

ROCKWALL CITY COUNCIL REGULAR MEETING

Tuesday, January 03, 2023 - 6:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

- I. Call Public Meeting to Order
- II. Invocation and Pledge of Allegiance - Councilmember Daniels
- III. Proclamations / Awards / Recognitions

1. Swearing in of Dennis Lewis, newly appointed City Council Member, Place 5

- IV. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kteague@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

- V. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please let the City Secretary know before the meeting starts so that you may speak during "Open Forum."

- 1. Consider approval of the minutes from the December 19, 2022 regular City Council meeting, and take any action necessary
- 2. **Z2022-051** - Consider a request by Mariel Street on behalf of Cathy Strother for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street §H-205], and take any action necessary **(2nd Reading)**.
- 3. **Z2022-054** - Consider a request by Scott Clements on behalf of Dana Moffatt for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision allowing the construction of a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary **(2nd Reading)**.
- 4. **Z2022-055** - Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Ryan Lewis and Scott Sutton of Crosspoint Community Church for the approval of an **ordinance** for a Zoning Change amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary **(2nd Reading)**.

5. **P2022-058** - Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Final Plat* for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.
6. **P2022-059** - Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Replat* for Lots 2 & 3, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.
7. **P2022-060** - Consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a *Replat* for Lots 4 & 5, Block B, Town Place Marriott Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

VI. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. Discuss and consider appointments to the city's Main Street Advisory Board, and take any action necessary.

VII. City Manager's Report, Departmental Reports and related discussions pertaining to current city activities, upcoming meetings, future legislative activities, and other related matters.

1. Building Inspections Department Monthly Report - November 2022
2. Fire Department Monthly Report - November 2022
3. Parks & Rec Department Monthly Report - November 2022
4. Police Department Monthly Report - November 2022
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

VIII. Adjournment

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of Dec., 2022 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Teague, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, December 19, 2022 - 5:00 PM

City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem Trace Johannesen and Councilmembers Clarence Jorif, Dana Macalik, Anna Campbell, Bennie Daniels and Mark Moeller. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

Mayor Fowler then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

II. EXECUTIVE SESSION.

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

1. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments (BOA) - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).
3. **PULLED FROM PUBLIC MEETING AGENDA - Z2022-055** - Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Ryan Lewis and Scott Sutton of Crosspoint Community Church for the approval of an **ordinance** for a Zoning Change amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary **(1st Reading)**

III. ADJOURN EXECUTIVE SESSION

Council adjourned Executive Session at 5:27 p.m.

IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

Mayor Fowler reconvened the public meeting at 6:00 p.m.

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER CAMPBELL

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

VI. PROCLAMATIONS / AWARDS / RECOGNITIONS

1. Recognition of outgoing Councilmember, Place 5 - Dana K. Macalik

Mayor Fowler read and presented Councilmember Macalik with a proclamation and a plaque in honor of her service on the city council. Dana then spoke, thanking her husband, family members, fellow councilmembers and others for their help and support over the years.

VII. OPEN FORUM

Mayor Fowler explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember Jorif moved to reappoint Shannon Bennett to the Board of Adjustments (BOA) (for a term thru August of 2024) and appoint Kyle Thompson to a full voting member (moving up from an 'alternate' BOA member and replacing G. David Smith, who has termed out), and appoint James Smith and Joseph Wright as "alternate" board members on the BOA. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the December 5, 2022 regular City Council meeting, and take any action necessary.
2. Consider approval of the minutes from the December 14, 2022 Special City Council Meeting, and take any action necessary.
3. Consider bid award to Caldwell Country Chevrolet in the amount of \$36,275 for a new Police CID vehicle and authorize City Manager to execute associated purchase order, and take any action necessary.
4. Consider authorizing the City Manager to execute an agreement with Rockwall County for Municipal Court Judge services associated with upcoming 'No Refusal Weekends,' and take any action necessary.
5. Consider approval of HOT subcommittee recommendations for Texas K9 Conference (\$22,400), RHS Wrestling Program state-wide championship (\$18,000), Rockwall Historical Foundation (\$5,249) and Rockwall Summer Musicals (\$5,000); authorize the City Manager to execute funding agreements and take any action necessary.

Mayor Pro Tem Johannesen moved to approve the Consent Agenda, as presented (#s 1, 2, 3, 4 and 5). Councilmember Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENT ITEMS

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Dereck Deckard, Vice Chair of the city's P&Z Commission, came forth and briefed the Council on recommendations of the Commission concerning planning-related items on tonight's meeting agenda. Council took no action as a result of this briefing.

XI. PUBLIC HEARING ITEMS

1. **Z2022-051** - Hold a public hearing to discuss and consider a request by Mariel Street on behalf of Cathy Strother for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Commercial (C) District for a two (2) acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information pertaining to this agenda item. This is located on the west side of SH-205 just south of the intersection of S. Goliad Street and Ralph Hall Parkway. He generally explained that much of the adjacent area is comprised of industrial type development and businesses. The applicant became the tenant of this bar not long ago, and they reconstructed and renovated the building to establish a tavern. They would like to rezone this property in order to have a food truck on site. They are attempting to rezone to “commercial” so that they can have a food truck on site. Seventeen notices were sent out to adjacent land and property owners located within 500’ of the subject property. One notice was received back in opposition. The city’s P&Z Commission recently met and voted unanimously to recommend approval of this request to the Council.

Mayor Fowler opened the public hearing, but no one came forth to speak. So he closed the Public Hearing. Councilmember Moeller then moved to approve Z2022-051. Councilmember Daniels seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 2.00-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROADSIDE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT ‘A’ AND FURTHER DEPICTED IN EXHIBIT ‘B’ OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

2. **Z2022-054** - Hold a public hearing to discuss and consider a request by Scott Clements on behalf of Dana Moffatt for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* allowing the construction of a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N.

SH-205 OV) District, addressed as 211 Jacob Crossing, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information pertaining to this agenda item. The applicant would like to construct a single-family home at this location. The Council is being asked to consider the size, location, and architecture of this proposed home compared to existing, adjacent housing. The only real major difference in this proposed house is that the applicant would like to utilize more hardyboard than the adjacent, existing housing. So it will have a slightly different 'look' than the surrounding housing. He went on to explain that this is a discretionary decision on the part of Council. The city's P&Z Commission has unanimously voted to recommend approval of this request to the Council this evening. 129 notices were sent out to adjacent property owners, and nearby HOAs were also notified. Two notices were received back in favor of this request.

Mayor Fowler opened the public hearing, but no one came forth to speak. So he closed the Public Hearing.

Councilmember Jorif moved to approve Z2022-054. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1837-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK B, NORTH TOWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

3. **Z2022-055** - Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Ryan Lewis and Scott Sutton of Crosspoint Community Church for the approval of an **ordinance** for a Zoning Change amending Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as a Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the

southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller provided background information pertaining to this agenda item. The subject property was annexed on February 6, 1961 by *Ordinance No. 60-01 [Case No. A1960-001]*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least January 3, 1972. On July 14, 2000, the City Council approved a final plat for a portion of this property (*i.e. 7.409-acres*), establishing it as Lot 1, Block 1, Indalloy Addition by *Case No. PZ2000-055-01*. On November 19, 2018, the City Council approved a change in zoning [*Case No. Z2018-032; Ordinance No. 18-46*] from a Light Industrial (LI) District to Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District, and Light Industrial (LI) District land uses. On July 15, 2019, the City Council approved a preliminary plat [*Case No. P2019-026*] for the purpose of establishing a lot layout for a townhome development (*i.e. Park Station, Phase 1*). This preliminary plat expired on July 15, 2020. The subject property is currently vacant with the exception of a private driveway that connects the property south of the subject property to E. Washington Street.

The Planning & Zoning Commission originally recommended denial of this request back in August, so the applicant withdrew his application at that time, and it was never heard at a previous council meeting since Council granted his request to withdraw. The applicant more recently resubmitted his request with substantive changes being included when compared to the original submittal at that time.

Mr. Miller went on to share that 70 notices were mailed by staff to property owners and occupants located within 500-feet of the subject property. 18 notices from 12 property owners have been received back in opposition of the request. In addition, thirty-six (36) responses from thirty (30) property owners have been received back in favor of the applicant's request. In addition, notices were sent out to nearby HOAs, and the city's Planning & Zoning Commission has recommended approval of the case by a vote of 4 in favor with 3 against with Commissioners Womble, Deckard and Thomas dissenting.

Mayor Fowler called the applicant forth to speak at this time.

Scott Sutton
1200 E. Washington
Rockwall, TX

Mr. Sutton came forth and identified himself as the Executive Pastor of the proposed church (Crosspoint) at this location. Mr. Sutton proceeded to give a presentation to Council concerning what his church is proposing to build at this location, including the estimated traffic that may ensue, especially on Sundays.

Bill Bricker
505 Westway Drive
Rockwall, TX 75087

Bill Bricker then came forth and spoke on behalf of the Park Place subdivision. He provided a brief history of the piece of property over the years (since the year 1981 when Columbia

Extrusion purchased it as part of the plant that was opened). He explained that this piece of property was originally purchased in case it was needed for future expansion of the plant. It, however, ended up not being needed for expansion. So around 2017, he began efforts to rezone the property. He went on to explain how it came to be that Crosspoint Church approached him wanting to purchase 8 acres (initially) and then ultimately wanting to purchase the entire tract (15(ish) acres).

Mayor Fowler then opened the public hearing.

Jeffrey Mateer
405 Park Place Boulevard
Rockwall, TX

Mr. Mateer came forth and shared that his and his wife's home is located closest to this piece of land. He went on to share that he is strongly in favor of this request, and he believes a church is best, highest use for this piece of property. He believes this church at this location will be greatly beneficial to this location and to the community as a whole. He went on to share that he is a constitutional lawyer with over thirty-two years of legal experience. He served as first assistant attorney general of Texas from 2016 to 2020 where he oversaw the entire operations of the Texas Attorney General's Office. Prior to that, he was in private practice and then worked for First Liberty Institute, the largest religious liberty law firm in the country. First Liberty has offered the church its pro bono assistance if this request is denied this evening. He went on to share various comments about the legal-related ramifications – both state and federally - should the Council end up denying this request this evening. At the inquiry of Mayor Fowler, Mr. Mateer confirmed that the church has asked him/his firm for legal advice. He confirmed that – on a pro bono basis – his firm is in fact giving the church legal advice. The Pastor shared that he has had a ZOOM teleconference with Mr. Mateer to seek advice but there is no formal 'engagement' between the church and Mr. Mateer's firm.

Ronnie Howell
434 Jordan Farm Circle
Rockwall

Mr. Howell generally expressed support for the church's proposed project. He believes this project is the best of what could otherwise be bad options. He believes the church will be 'good neighbors' and will listen and try to remedy any concerns, should they arise in the future. Also, the developer allowing Park Place to annex the townhomes that will be built into the Park Place HOA so that the HOA will have a voice regarding those townhomes.

Dennis Fox
1027 St. Thomas Ct.
Rockwall, TX 75087

Mr. Fox came forth and shared that his home borders Washington Street. He is an ordained minister and is very pro-church. He believes that churches are to unite the community, but this one is dividing the community. He has concerns about the 'blind entry' that is near this area, and it resulted in a notable traffic accident near this location that he was personally involved in while on his motorcycle, and he sustained some noteworthy injuries. He has large concerns about 300+

cars that will factually be present and will result in concerning, notable traffic backups. He believes this will take a long time to clear out, multiple times on any given Sunday. He believes this project will result in unsafe conditions, and the city has an obligation to disapprove anything they know will create unsafe conditions. He went on to encourage the Council to protect everyone's safety and protect the community. He urged the Council to potentially wait and hire a traffic expert to further evaluate this project.

**Karen Fox
1027 St. Thomas Ct.
Rockwall, TX 75087**

Mrs. Fox came forth and shared that her husband was hit on his motorcycle near this area, and it was one of the worst days of her life. She found her husband lying flat in a ditch and saw his motorcycle and parts of it scattered all across the roadway. She passed out some photos of her husband's motorcycle accident. She has concerns about several hundred cars being present during each church service. She has concerns about visibility in and around this property and Harry Myers Park. With 'safety' having been a reason why the city's Planning & Zoning Commission previously voted against approval of this church back in August, she pointed out that nothing about the roadway and area has changed since that time – safety is still of utmost concern. She urged Council to think very carefully and clearly as they vote to do the right thing for the community. She urged that a traffic and roadway study be conducted to really see if this is a viable, safe option for this property.

**Judy Dubreuil
1023 St. Thomas Ct.
Rockwall, TX 75087**

Ms. Dubreuil thanked Councilmember Macalik for her service. She went on to share that she grew up right across from a church that her grandfather built. The church brought a lot of activities – not only on Sundays but for additional reasons (weddings, funerals, etc.). She went on to share that she does not believe a church at this location is a good idea. Mostly, she is concerned about safety and the 'blind spots' on the roadway in this area. She is also concerned about the increased traffic. She told a story about a little boy recently involved in an accident when he was hit near Washington St. She is also concerned about the impact that will be realized related to Myers Park. She thanked Council for its time and for all they do for our community.

**Dianna Johnson
1035 St. Thomas Court
Rockwall, TX**

Mrs. Johnson came forth, indicating she is speaking for both herself and on behalf of her husband. She went on to generally explain that she is in opposition of this project (a church) on this property. She is a member of First Baptist Church, she grew up here, graduated from Rockwall High School, and she has seen a lot of growth and changes in the city over time. She indicated that she would prefer a coffee shop or a nail salon at this location, and she would probably walk over and use a nail salon from time-to-time. She went on to express that she is concerned about the hundreds of cars, including where even more cars may park for 'overflow parking.' She is concerned about the property value of her home and other homes in the Park

Place subdivision. She pointed out that line of cars is already backed up daily related to Dobbs Elementary School traffic, and a church at this location will just exacerbate the traffic concerns. She is against this request this evening.

Cynthia Olson
1039 St. Thomas Ct.
Rockwall, TX 75087

Mrs. Olson came forth and shared that she is a Christian, and she loves that she lives in a community that opens its public (Council) meeting with prayer. She is very disappointed that the first speaker came forth and essentially threatened the city with a lawsuit. She shared that Crosspoint is already a large church, and they are planning to build a church to accommodate 750 to 1,000 people. Also, they will likely make plans for future expansion as well. She has concerns about 30 minutes being allotted in between Sunday morning church services – she does not believe this is an adequate timeframe for drivers to come and go in between. She understands that previous churches expressed interest in this property but were told ‘no.’ Perhaps those previous churches would have been smaller and have less of an impact. She generally has concern about the increased traffic. In addition, a lot of investment has been made to Harry Myers Park, including its playground and the disc golf course. She wonders what sort of negative impact this church may have on that city park. She knows many of her neighbors have embraced this proposed church project; however, she wonders if we are allowing ‘popular decision’ to dictate zoning in this community. She generally spoke in opposition of approval of this case.

Rick Carroll
1523 Shady Grove Circle
Rockwall, TX

Mr. Carroll came forth and spoke on behalf of the Child Advocacy Center, which is currently located right adjacent to this property. He believes that the CAC will be able to positively interact with the church, its leadership and its members. He generally spoke in favor of approval of this request this evening.

Mike Mishler
1009 Ivy Lane
Rockwall, TX

Mr. Mishler shared that he knows Washington Street will eventually be reconstructed to a four-lane roadway. He thinks that Sunday mornings will be a good, ideal time for there to be increased traffic in this area. He seemed to generally speak in favor of this request this evening.

David David
1020 St. Charles Court
Rockwall, TX

Mr. David commented on other types of businesses that could possibly occupy this land/location if the church is not approved and does not move in (including restaurants and other ‘higher use’

type developments). Those other possibilities could be a lot worse than a church. He urged the Council to consider those things and what is best for Rockwall when voting.

Frosine Rubertino
1048 Michael Gardens
Rockwall, TX

Mrs. Rubertino came forth and shared that she is not going to criticize what other speakers have shared this evening. She spoke about the Hometown Vision Plan (which is the city's comprehensive plan) as related to the concept of 'community character.' She does not believe that things like 'light commercial' or 'retail' or 'industrial' meet the vision of the city's Comp Plan and of the community. She can think of nothing better to have next door to her home than a church, especially this one. She generally spoke in favor of this request.

Joe Rubertino
1048 Michael Gardens
Rockwall, TX

Mr. Rubertino came forth and shared that he disagrees that this church has already divided the community. He also disagrees that this project won't affect those who do not live on St. Thomas – it will affect others who live elsewhere in the Park Place subdivision too. He acknowledged there will be more traffic. He's only lived here 2.5 years, as he just moved here that long ago from Ohio. He enjoys the lights and kids and 'community' that gathers and creates additional traffic, lights, and people from nearby ball fields (including the high school football field on Friday nights), and he equates a church and all that comes with it to being very similar to that. He wishes those who are opposed would try to come together and find some common ground so that we can all get along. He generally spoke in favor of this church project and its approval this evening.

Marsha Mason
901 Ivy Lane
Rockwall, TX

Mrs. Mason shared that she has been friends with the pastor and his family for about 20 years. She is, without reservation, in favor of this church and its request this evening. She went on to share examples of other, potential businesses could possibly be built on this tract of land if the church is not approved and built. She prefers to coexist with the church than any other business that could otherwise, potentially be built at this location. She generally spoke in favor of approval of this request.

Ky Martin
266 Windy Lane
Rockwall, TX

Mr. Martin came forth and shared that he is the pastor of this church and also a member of the community. He went on to speak in favor of approval of this request this evening. He went on to share all the ways that his church is involved in the community, including related to various non-profit organizations and the police department. He pointed out how much his and other

churches help serve the community and its citizens. He strongly believes the church is the 'highest and best use' that can be found for this particular piece of property. He generally urged the Council to approve this request this evening.

Bruce Ivey
1026 St. Thomas Ct.
Rockwall, TX 75087

Mr. Ivey came forth and shared that the church presented that 260 cars per service (with three services) are anticipated every Sunday morning. The roadway on Washington is in bad condition. The Park Place HOA Board of Directors sent a letter to the City Council; however, that letter was not voted on by the residents who actually live in the subdivision. He went on to share that Jean Conway, who serves on the city's Planning & Zoning Commission, is a spouse to a man who sits on the Park Place HOA Board. He therefore believes Mrs. Conway should have recused herself from voting on this case when it went before the P&Z Commission. He has no problem with churches, in general, but he believes there will be bumper-to-bumper traffic. He believes that the traffic will end up driving down Park Place Blvd., and he is not in favor of this. He attends a large church elsewhere in the community. He recently asked himself "if this were my church that was going to be built at this location, would I be in favor of it?" The answer he gave himself was 'no, he would not be in favor of it.' He generally spoke in opposition of this case being approved this evening.

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

Councilmember Moeller asked the applicant to come forth to answer several questions.

Mayor Pro Tem Johannesen spoke, sharing extensive thoughts regarding various points of view that have been brought up by various people who have both emailed the Council and spoke at the public meetings. He shared that the city always has a traffic-related plan for its annual 4th of July fireworks event at Harry Myers Park. He believes the city's thoroughfare plan will result in a wider, better roadway being built in the future. Mr. Miller explained that it will end up being a four-lane divided roadway. However, the city is at the mercy of TXDOT, as it is a state roadway, so funding and construction will be up to the State. Johannesen went on to share his various thought processes related to the many thoughts and concerns that have been expressed by both the speakers who shared thoughts in opposition to approval of this request and those who've expressed support for it.

Councilmember Macalik wonders – if traffic does become problematic in the future – would the church consider employing off-duty police officers to direct traffic. The pastor indicated that – yes – the church would absolutely be open to doing so should that become necessary and be helpful. She is not sure if traffic accidents in this area have been a result of the roadway itself or a result of drivers themselves.

Mayor Fowler asked if this project would need a 'traffic impact analysis.' Mr. Miller went on to share that the church is not considered to be creating a 'higher intensity use,' so one is not necessarily required.

Councilmember Jorif went on to share his own comments regarding this case. He believes everything comes down to ‘the best use’ for this piece of property, and he cannot think of a better use at this location. He pointed out that what ends up going here, if it isn’t the church, could be a lot worse (i.e. past examples with the Kroger and the Tom Thumb). He generally expressed support for approval of this case this evening.

Councilmember Macalik asked for clarification on the church’s relationship with First Liberty (Mr. Mateer, the first public speaker this evening who is an attorney). Pastor Sutton generally indicated that one ZOOM call has transpired with the church and Mr. Mateer.

Following additional comments, Councilmember Macalik moved to approve Z2022-055. Councilmember Daniels seconded the motion. Mayor Pro Tem Johannesen provided additional, brief comments. The ordinance caption was then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 87 (PD-87) [*ORDINANCE NO. 18-46*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH *ORDINANCE NO. 18-46*, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT ‘A’* AND DEPICTED HEREIN BY *EXHIBIT ‘B’*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve the case / ordinance passed by a vote of 7 ayes to 0 nays.

XII. ACTION ITEMS

1. Discuss and consider adoption of an **ordinance** authorizing the issuance and sale of City of Rockwall, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2023; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.

Sam Gill, the city’s bond counsel with McCall, Parkhurst and Horton and Dan Mahoney, Financial Advisory with Hilltop Securities, came forth and spoke to Council to brief them on the bond sale that happened this morning. The information in the presentation covered details pertaining to this agenda item as well as the next one (Action Item #2). Mr. Gill briefly explained that these two agenda items are related to the city’s issuance of Certificates of Obligation, which were

successfully priced in the bond market today. The second item is related to the issuance of GO bonds for new money street projects which were approved in elections in 2012 and 2018. A refunding component is also part of that, and it has saved the city some money today. These two ordinances and associated documents will authorize the sales. Bond purchase agreements have been negotiated on behalf of the city with investment bankers who have purchased the bonds and will sell them to investors. Mr. Gill went on to share brief details of 'next steps' moving forward in the process.

Mr. Mahoney then came forth and provided the Council with a detailed presentation on the bond sales that occurred today on behalf of the city. He generally shared that the bond sale was very successful for both the GO and CO bonds. The yields were better than expected, and investor interest was strong overall. The bond ratings on the offerings of the securities were rated very high by both Standard and Poors and Moody's.

Following Mr. Mahoney's presentation, Mayor Pro Tem Johannesen moved for approval of the ordinance authorizing the issuance and sale of City of Rockwall, Texas, combination tax and limited surplus revenue certificates of obligation, series 2023; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. Councilmember Jorif seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-63**

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF ROCKWALL, TEXAS, COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING THE OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

The motion passed by a vote of 7 ayes to 0 nays.

2. Discuss and consider adoption of an **ordinance** authorizing the issuance and sale of City of Rockwall, Texas General Obligation Refunding and Improvement Bonds, Series 2023; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date and enacting other provisions relating to the subject.

Mayor Pro Tem Johannesen moved for approval of the ordinance authorizing the issuance and sale of City of Rockwall, Texas general obligation refunding and improvement bonds, series 2023; levying an annual ad valorem tax and providing for the security for and payment of said bonds; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. Councilmember Daniels seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-64**

AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF ROCKWALL, TEXAS GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2023; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID BONDS; APPROVING THE OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT

The motion passed by a vote of 7 ayes to 0 nays.

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

Mrs. Smith shared that this rate increase is part of the solid waste collection contract in place with Republic Waste. The contract sets a 3% rate increase annually. The rate increase for garbage collection, coupled with the rate increase for household hazardous waste collection services will result in a .73 cent increase per month for residents. Following Mrs. Smith's comments, Councilmember Jorif moved to approve the resolution. Councilmember Macalik seconded the motion, which passed unanimously of Council present (7 to 0).

XIII. EXECUTIVE SESSION.

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

1. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Board of Adjustments (BOA) - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).

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

Council did not convene in Executive Session following the close of the public meeting agenda.

XV. ADJOURNMENT

Mayor Fowler adjourned the meeting at 8:10 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3rd DAY OF JANUARY, 2023.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 23-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 2.00-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, ROADSIDE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mariel Street on behalf of Cathy Strother for the approval of a *Zoning Change* from an Agricultural (AG) District to a Commercial (C) District for a 2.00-acre parcel of land identified as Lot 1, Block A, Roadside Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2410 S. Goliad Street [SH-205], and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 04.01, *General Commercial District Standards*; Section 04.04, *Commercial (C) District*, of Article 05; and Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF JANUARY, 2023.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 19, 2022

2nd Reading: January 3, 2023

CITY OF ROCKWALL

ORDINANCE NO. 23-02

SPECIFIC USE PERMIT NO. S-291

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1837-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK B, NORTH TOWN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Scott Clements on behalf of Dana Moffatt for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1837-acre parcel of land identified as Lot 7, Block B, North Towne Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 211 Jacob Crossing, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

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

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3rd DAY OF JANUARY, 2023.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

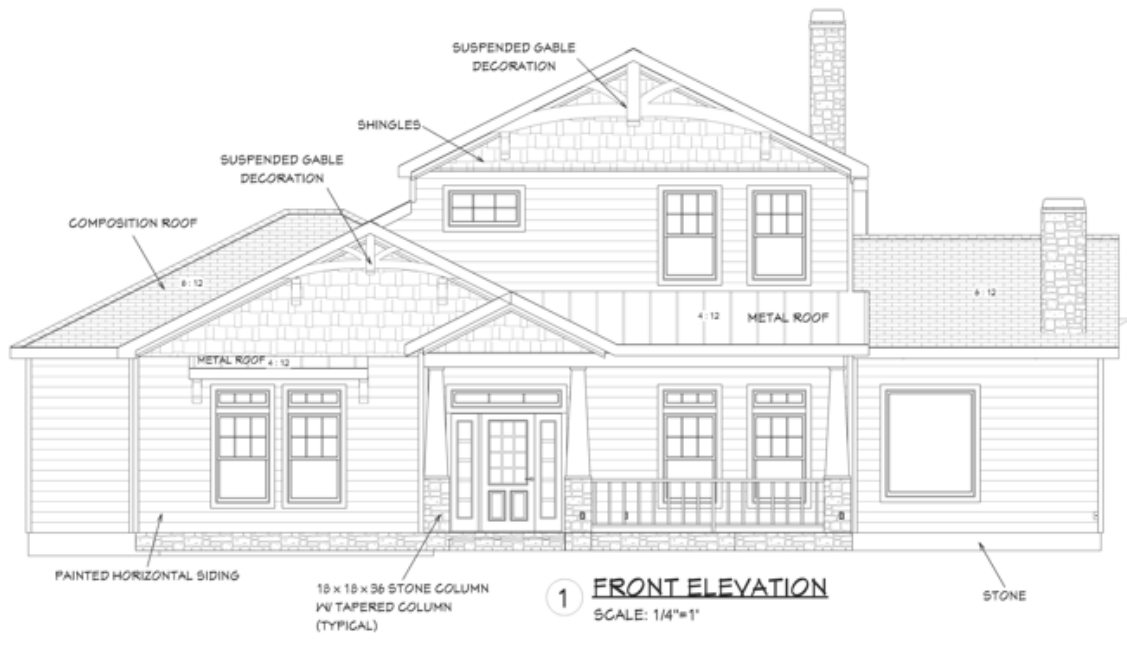
1st Reading: December 19, 2022

2nd Reading: January 3, 2023

Address: 211 Jacobs Crossing

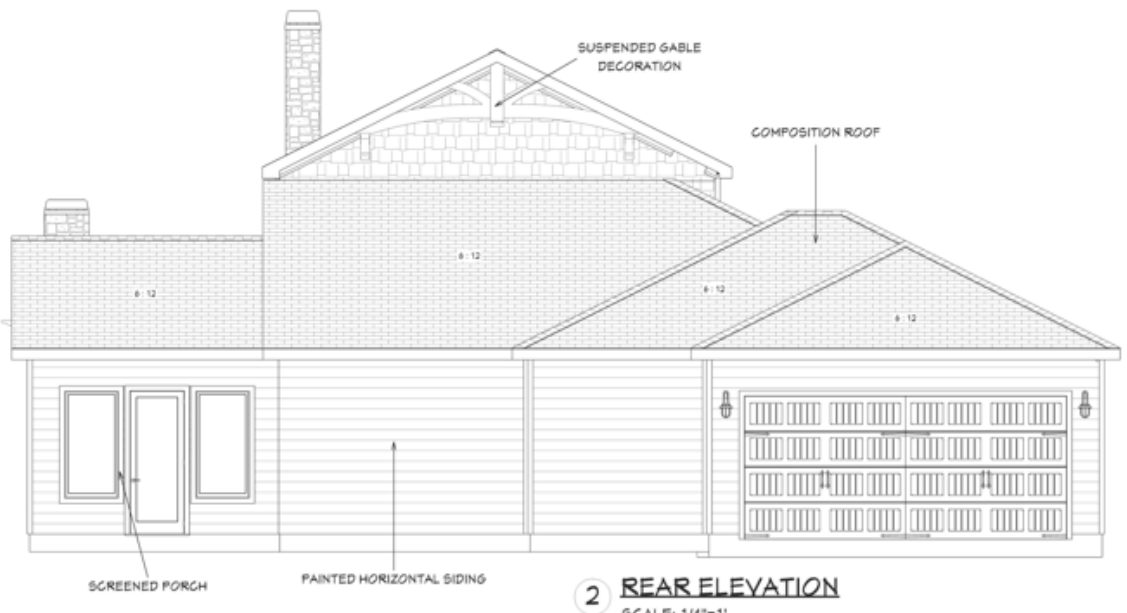
Legal Description: Lot 7, Block B, North Town Addition



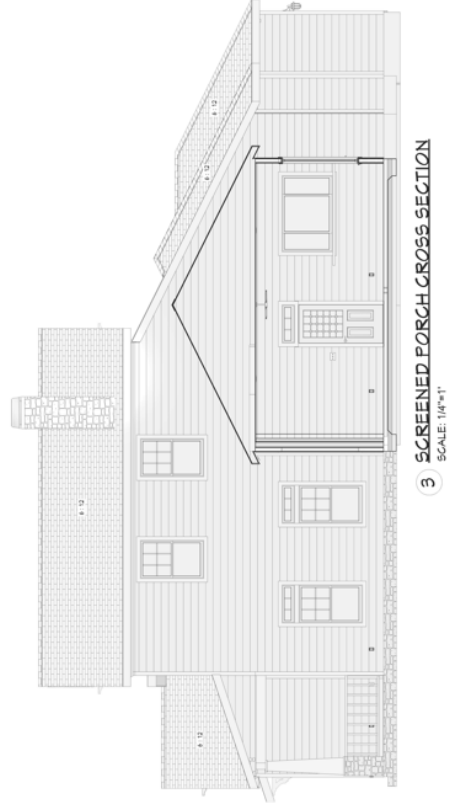
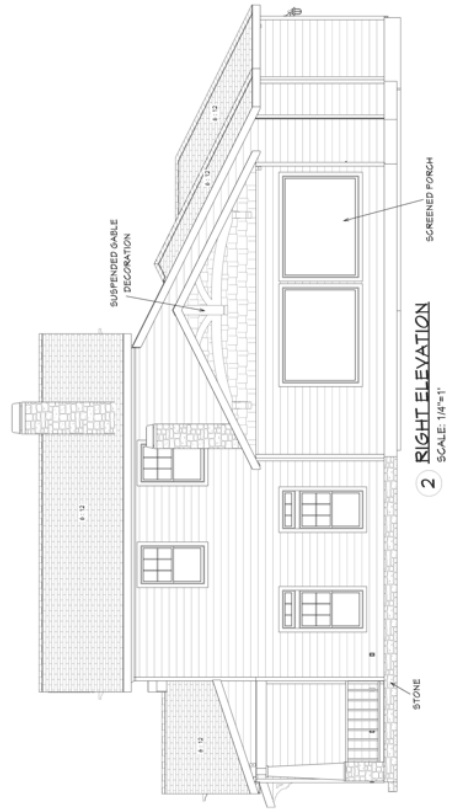
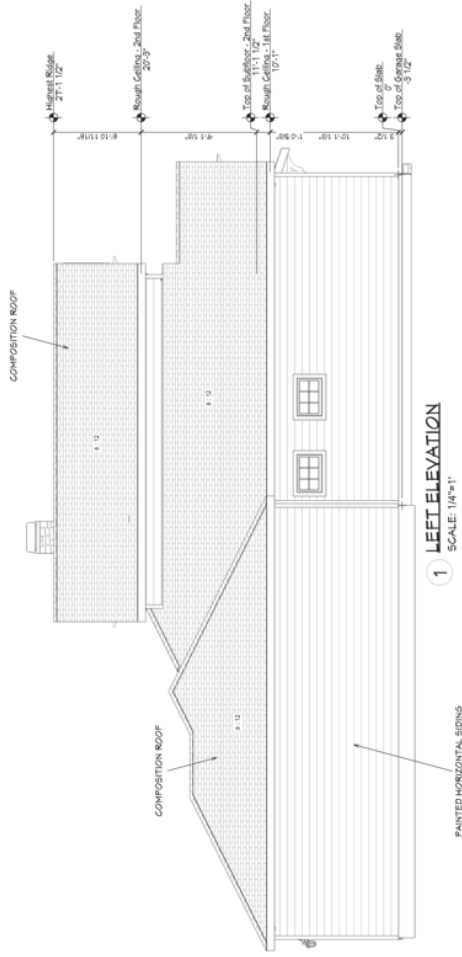


1 FRONT ELEVATION
SCALE: 1/4"=1'

NOTE:
BRICK PAVERS ON PORCH



2 REAR ELEVATION
SCALE: 1/4"=1'



CITY OF ROCKWALL

ORDINANCE NO. 23-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 87 (PD-87) [ORDINANCE NO. 18-46] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE PLANNED DEVELOPMENT CONCEPT PLAN AND DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 18-46, BEING A 16.26-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, INDALLOY ADDITION AND TRACT 31 OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Dub Douphrate of Douphrate and Associates on behalf of Bill Bricker of Columbia Development Company, LLC, for of an amendment to Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] being a 16.26-acre tract of land identified as Lot 1, Block 1, Indalloy Addition and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 87 (PD-87) for Single-Family 10 (SF-10) District, General Retail (GR) District and Light Industrial (LI) District land uses, located on the southside of E. Washington Street east of the intersection of Park Place Boulevard and E. Washington Street and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 87 (PD-87) [*Ordinance No. 18-46*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 18-46*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

SECTION 5. That a preliminary plat for the entire *Subject Property* -- as depicted in *Exhibits 'B' & 'C'* of this ordinance -- shall be submitted prior to any other submittal for any portion of the *Subject Property*.

SECTION 6. That development of *Tract 1* of the *Subject Property* -- as depicted in *Exhibits 'B' & 'C'* of this ordinance -- shall be in conformance with the schedule listed below (except as set forth below with regard to simultaneous processing and approvals).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 6(b) through 6(d) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). If required, the City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) PD Site Plan/Open Space Master Plan
 - (2) Final Plat
- (c) *PD Site Plan/Open Space Master Plan.* A *PD Site Plan/Open Space Master Plan* covering all of *Tract 1* as depicted in *Exhibit 'C'* of this ordinance shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat Application* after engineering approval.
- (d) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, for all of *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be submitted for approval.

SECTION 7. That development of *Tract 2* on the *Subject Property* -- as depicted in *Exhibits 'B' & 'C'* of this ordinance -- shall be in conformance with the procedures set forth in the Unified Development Code [*Ordinance No. 20-02*];

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

SECTION 9. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

SECTION 11. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF JANUARY, 2023.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: December 19, 2022

2nd Reading: January 3, 2023

All that certain lot, tract or parcel of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 29*, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block 1, *INDALLOY ADDITION*, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas, and also being a part of a 98.319 acres tract of land as described in a Warranty deed from Alumax Aluminum Corporation to Columbia Extrusion Corporation, dated December 22, 1988 and being recorded in Volume 444, Page 102 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northeast corner of said Lot 1, Block 1, said point being in the south right-of-way line of E. Washington Street;

THENCE S. 06 deg. 42 min. 50 sec. E. along the east boundary line of Lot 1, a distance of 718.54 feet to a 1/2" iron rod found for corner;

THENCE N. 85 deg. 37 min. 16 sec. W. a distance of 435 .64 feet to a 1/2" iron rod found for corner on the West boundary line of said Lot 1, Block 1;

THENCE N. 83 deg. 23 min. 14 sec. W. a distance of 274.94 feet to a 1/2" iron rod found for corner;

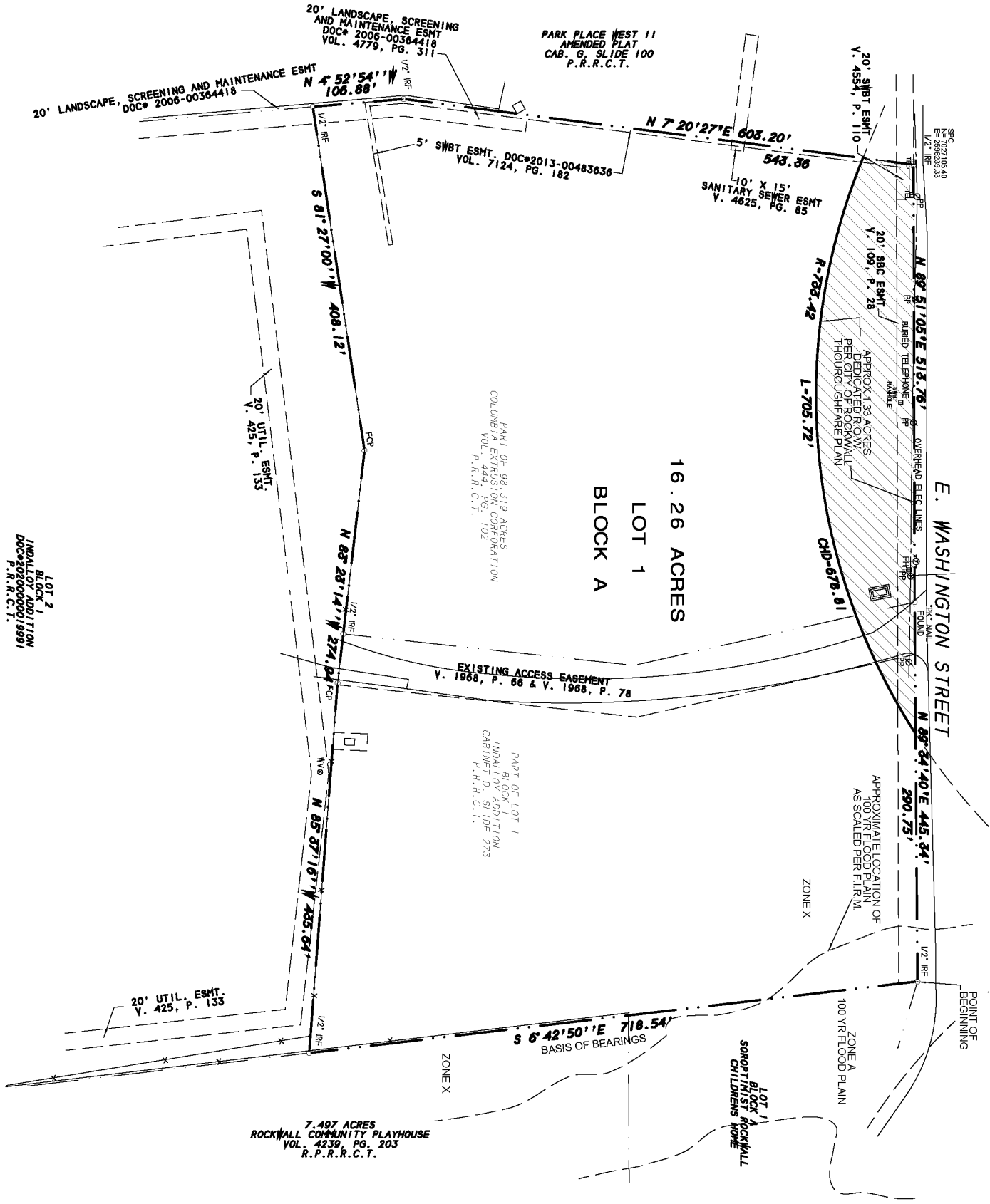
THENCE S. 81 deg. 27 min. 00 sec. W. a distance of 408.12 feet to a Y," iron rod found for corner in the east boundary line of *PARK PLACE WEST II*, according to the Amended plat thereof recorded in Cabinet G, Slide 100, of the Plat Records of Rockwall County, Texas;

THENCE N. 04 deg. 52 min. 54 sec. W. along said addition, a distance of 106.88 feet to a W' iron rod found for corner;

THENCE N. 07 deg. 20 min. 27 sec. E. along said addition, a distance of 603.20 feet to a W' iron rod found for corner in the south line of E. Washington Street;

THENCE N. 89 deg. 51 min. 05 sec. E. along the south line of said street, a distance of 513.76 feet to a P-K nail found for corner at the northwest corner of said Lot 1, Block 1;

THENCE N. 89 deg. 34 min. 40 sec. E. along the south line of said street and north line of said Lot 1, a distance of 445.34 feet to the *POINT OF BEGINNING* and containing 16.26 acres of land.



20' LANDSCAPE, SCREENING AND MAINTENANCE ESMT
 DOC# 2006-00364418
 VOL. 4779, PG. 311

PARK PLACE WEST II
 AMENDED PLAT
 CAB. C, SLIDE 100
 P.R.R.C.T.

5' SWBT ESMT, DOC#2013-00483636
 VOL. 7124, PG. 182

10' X 15'
 SANITARY SEWER ESMT
 V. 4625, PG. 85

20' SWBT ESMT
 V. 4551, P. 110

20' SBC ESMT
 V. 109, P. 28

APPROX 1.33 ACRES
 DEDICATED ROW
 PER CITY OF ROCKWALL
 THOROUGHFARE PLAN

PART OF 98.319 ACRES
 COLUMBIA EXTRUSION CORPORATION
 VOL. 444, PG. 102
 P.R.R.C.T.

16.26 ACRES
 LOT 1
 BLOCK A

LOT 2
 BLOCK 2
 INDALLOY ADDITION
 DOC#2020000015951
 P.R.R.C.T.

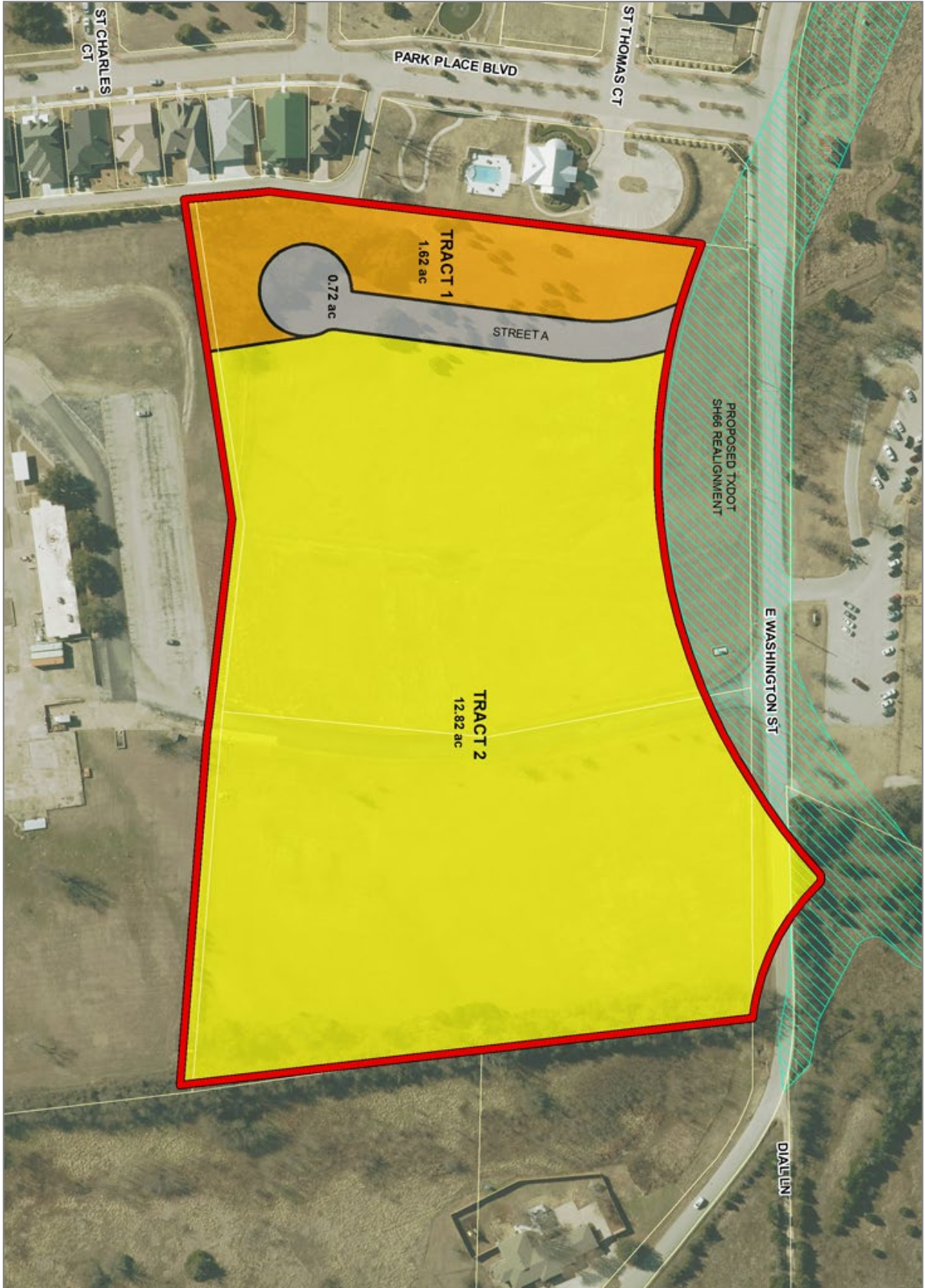
EXISTING ACCESS EASEMENT
 V. 1968, P. 66 & V. 1968, P. 78

PART OF LOT 1
 BLOCK 1
 INDALLOY ADDITION
 CABINET D, SLIDE 273
 P.R.R.C.T.

APPROXIMATE LOCATION OF
 100 YR FLOOD PLAIN
 AS SCALED PER F.I.R.M.

20' UTIL. ESMT.
 V. 425, P. 133

7.497 ACRES
 ROCKWALL COMMUNITY PLAYHOUSE
 VOL. 4239, PG. 203
 R.P.R.R.C.T.



Tracts 1 & 2 (16.26-Acres): Development Standards for all Tracts

(1) *Landscaping Standards.*

- (a) *Landscape Requirements.* Landscaping shall be reviewed and approved with a *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height.
- (b) *Landscape Buffers (Street A).* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of *Street A* as depicted in *Exhibit 'C'* of this ordinance, and shall incorporate a minimum of one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage unless otherwise specified in this ordinance. Any streets added to the subject property that are not depicted on the Concept Plan in *Exhibit 'C'* of this ordinance or referenced in *Exhibit 'E'* of this ordinance shall also be subject to this requirement.
- (c) *Landscape Buffer and Sidewalks (SH-66/SH-66 Right-of-Way).* A minimum of a 30-foot landscape buffer shall be provided along the future right-of-way for SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.
- (d) *Landscape Buffer (Adjacent to Residential).* A minimum of a 20-foot landscape buffer shall be provided along the western boundary of *Tract 2 (i.e. areas adjacent to residential land uses)*. The landscape buffer shall incorporate a combination of shrubbery and ground cover along the entire length of the adjacency for the purpose of screening the commercial areas from the residential areas without using a physical barrier. In addition, the landscape buffer shall incorporate canopy trees planted on 20-foot centers along the entire length of the adjacency.
- (e) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(2) *Washington Street.* The applicant shall not be responsible for upgrading E. Washington Street to a M4U (*major collector, four [4] lane, undivided roadway*) as shown on the Master Thoroughfare Plan in the Comprehensive Plan.

(3) *Buried Utilities.* All transmission and distribution power-lines located internally or along the perimeter of the *Subject Property*, shall be underground. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between a home and the property line.

(4) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code [*Ordinance No. 20-02*] shall apply to any application for variances to any provisions of this ordinance.

Tract 1: Townhomes (2.38-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the land uses permitted for the Single Family 10 (SF-10) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be permitted on the *Tract 1* in addition to the land uses permitted in the Single Family 10 (SF-10) District:

- Townhomes

However, the following land uses shall be expressly prohibited on *Tract 1*:

- Accessory Building
- Guest Quarters/Secondary Living Unit
- Portable Buildings
- Church/House of Worship
- Day Care
- Private or Public School
- Railroad Yard or Shop

- (2) *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, *Tract 1* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the development standards for the Single Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. The maximum permissible density for the *Subject Property* shall not exceed 5.10 dwelling units per gross acre of land; however, in no case should the proposed development exceed 12 dwelling units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> ⁽¹⁾	28'
<i>Minimum Lot Depth</i>	115'
<i>Minimum Lot Area</i>	3,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (4)}	20'
<i>Minimum Side Yard Setback</i>	0'
<i>Minimum Distance Between Buildings</i>	10'
<i>Minimum Length of Driveway Pavement</i>	20'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	1,400 SF
<i>Garage Orientation</i>	Rear Entry
<i>Maximum Number of Attached Units Per Buildings</i>	5 Units
<i>Maximum Lot Coverage</i>	75%

General Notes:

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

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

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

home.

4: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front and Rear Yard Building Setbacks* by up to five (5) feet for any property; however, the encroachment shall not exceed three (3) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

- (3) *Garage Orientation.* All garages are required to be rear entry (*i.e. access from Road 'A'*) and shall generally conform to the Concept Plan depicted in *Exhibit 'C'* of this ordinance (*i.e. the Townhomes will front towards the Park Place Subdivision*).
- (4) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'D'* of this ordinance; however, all development shall adhere to the following building standards:
 - (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementaceous products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*
 - (c) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.
- (5) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'D'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:
 - (a) Identical brick blends and paint colors may not occur on adjacent (*i.e. side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
 - (b) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
 - (c) The rear elevation of the homes, backing to the public right-of-way (*i.e. Street A*), shall not repeat without at least two (2) (*i.e. side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (1) Front Encroachment (*i.e. Porch and/or Sunroom*) Type and Layout

- (2) Roof Type and Layout
 - (3) Articulation of the Front Façade
 - (4) Differing Primary Exterior Materials
- (6) *Sidewalks.* The sidewalk adjacent to *Road 'A'* as depicted in *Exhibit 'C'* of this ordinance shall be constructed adjacent to the roadway with the exception of the area directly adjacent to the townhomes. In this area the sidewalk may be deviated to run in between the western property line of the *Subject Property* and the front facades of the townhomes. Where the sidewalk is on private property it shall be in a *pedestrian access easement*.
- (7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (8) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. As an alternative -- *and pending the approval of an adjacent HOA* --, this property can be incorporated into an existing HOA. The HOA shall also maintain all neighborhood parks, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.

Tract 2: Commercial/Retail (12.82-Acres)

- (1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Tract 2* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the land uses permitted for the General (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on *Tract 2*:

- Convent or Monastery
- Hotel or Motel
- Residence Hotel
- Cemetery/Mausoleum
- Convalescent Care Facility/Nursing Home
- Emergency Ambulance Services (*Ground*)
- Hospital
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Golf Driving Range
- Astrologer, Hypnotist, or Psychic Art and Science
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Auto Repair Garage (*Minor*)

- Car Wash/Auto Detail
- Car Wash (*Self Service*)
- Retail Store with Gasoline Product Sales (*Any Amount of Dispensers*)
- Service Station
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

- (2) *Density and Dimensional Requirements.* Any development on *Tract 2* as depicted in *Exhibits 'B' & 'C'* of this ordinance shall be subject to the development standards required for properties in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) *Building Standards.* The building elevations shall generally conform to the *Overlay District Standards*; however, all development shall adhere to the following building standards:
- (a) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural or quarried stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Stucco*) and/or similar cementaceous products may be used for up to 50% of the exterior of the building.
- (b) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (*i.e. HVAC, satellite, vents, etc.*) shall be visible from any direction. Parapets must be finished on both sides in the same material as the exterior facing elevation. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: January 3, 2023

SUBJECT: P2022-058; FINAL PLAT FOR LOTS 1 & 2, BLOCK A, ROCKWALL ISD ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Final Plat* for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the Final Plat.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: January 3, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2022-058; *Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition*

SUMMARY

Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall ISD Addition being a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 76.068-acre tract of land (*i.e. Tracts 14-01 & 14-11 of the J.M Glass Survey, Abstract No. 88*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Rockwall ISD Addition*) and the fire lanes and utility easements necessary to develop a *Public Secondary School* on the subject property.
- On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20 [Case No. A1998-002]*. On May 2, 2022, City Council approved a zoning change through *Ordinance No. 22-24 [Case No. Z2022-014]* changing the zoning of the subject property from an Agricultural (AG) District to Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat* and denied *Infrastructure Variances [Case No. P2022-029]* for the subject property. On July 12, 2022, the Planning and Zoning approved a Site Plan [*Case No. SP2022-018*] for the construction of a *Public Secondary School* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Rockwall ISD Addition* staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On December 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2850 FM 1141, Rockwall, Texas 75098

SUBDIVISION Rockwall ISD Addition

LOT 1 BLOCK A

GENERAL LOCATION Northwest corner of Quail Run Road and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS Uses

CURRENT USE Public School

PROPOSED ZONING

PROPOSED USE

ACREAGE 69.539 acres

LOTS [CURRENT]

1 & 2

LOTS [PROPOSED]

1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corporation

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive, Ste 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972.717.5151

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM SALEE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

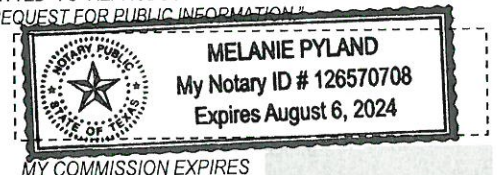
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,690.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

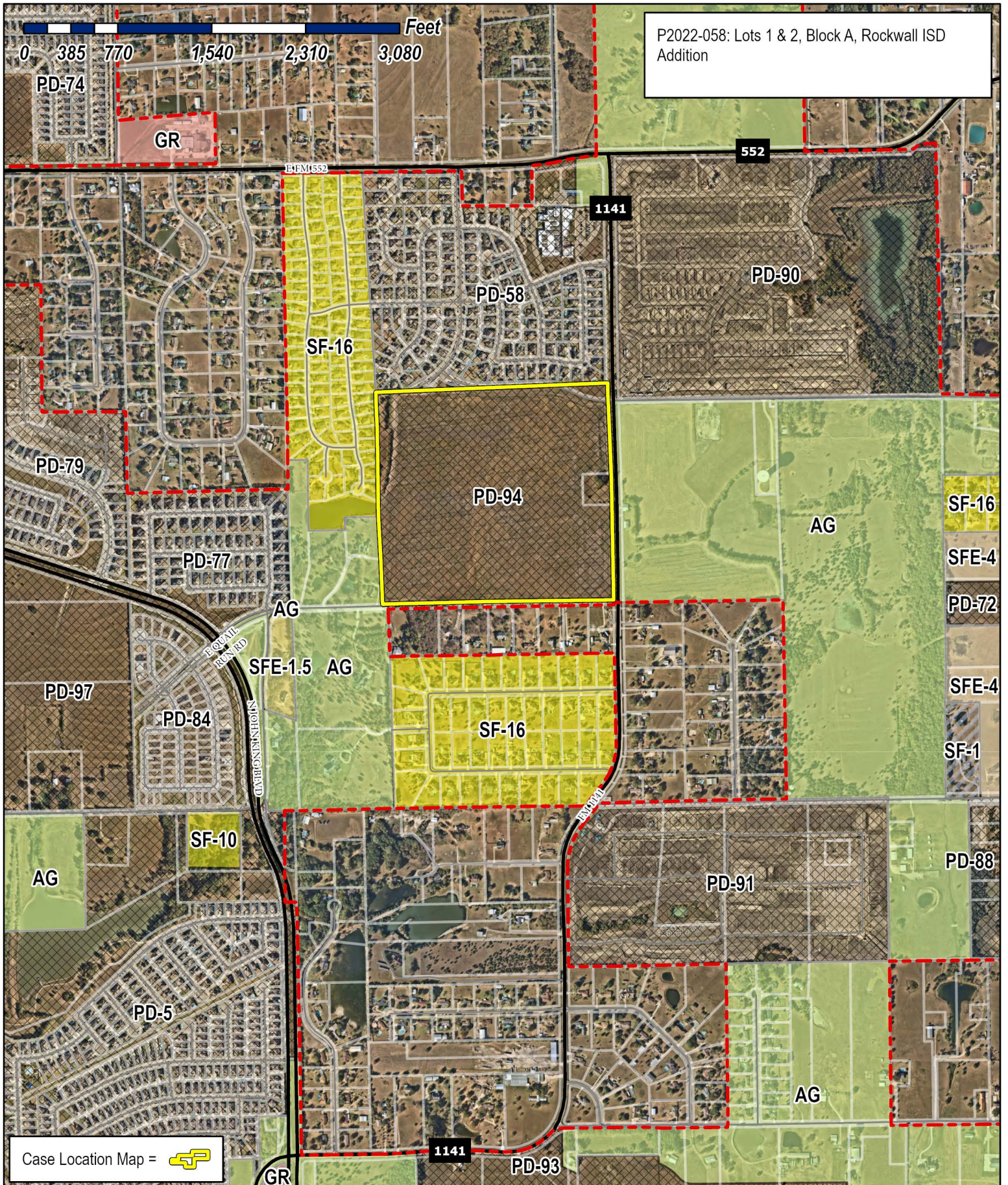
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

William Salee
Melanie Pyland





P2022-058: Lots 1 & 2, Block A, Rockwall ISD Addition

Case Location Map = 

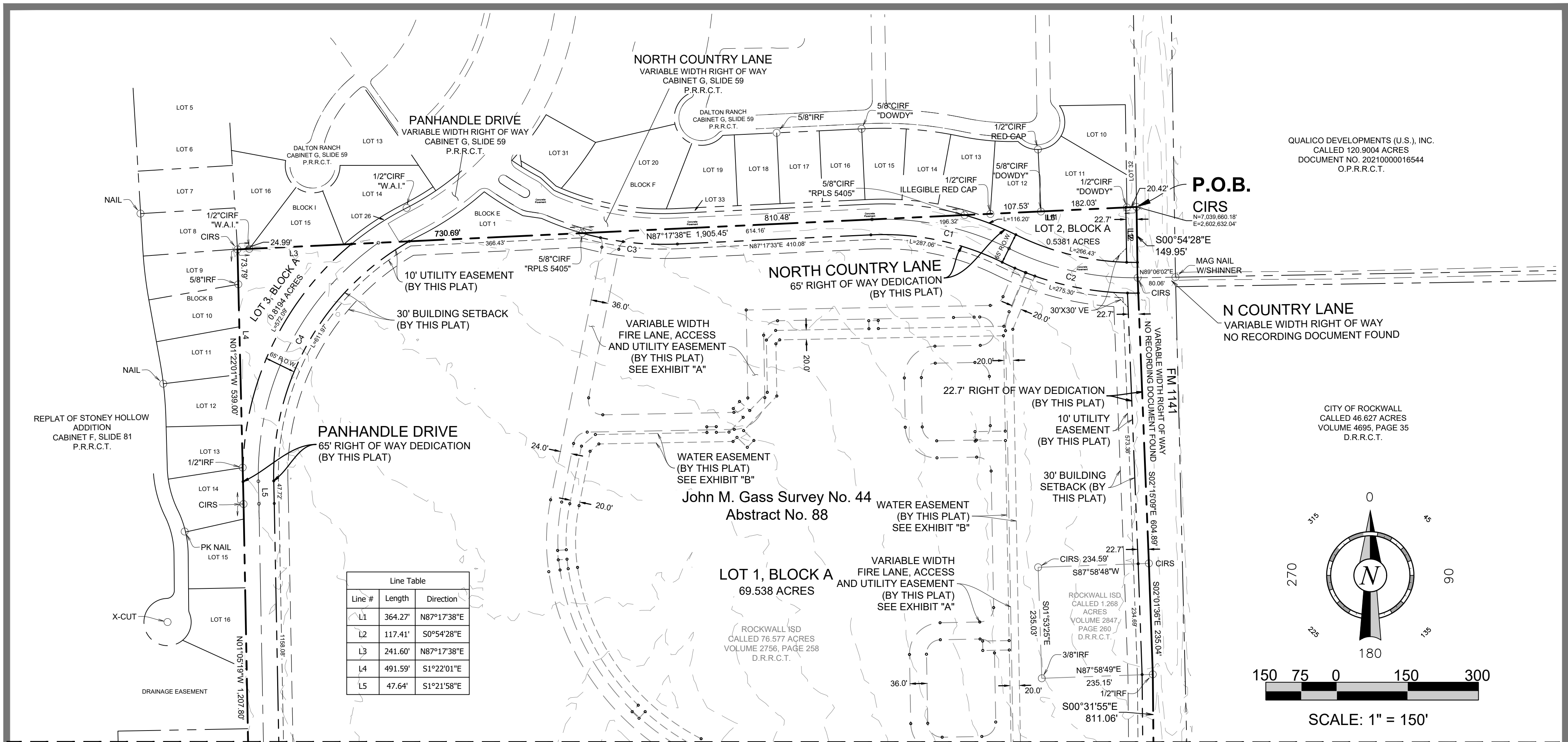


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



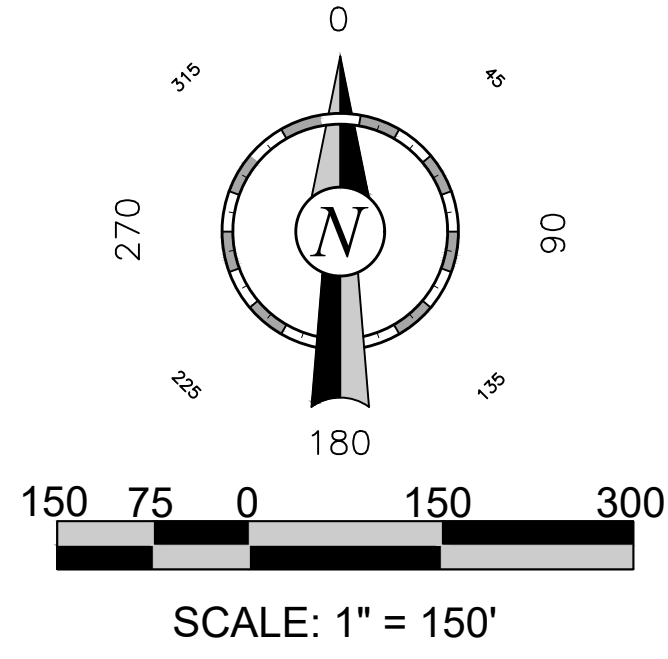


QUALICO DEVELOPMENTS (U.S.), INC.
 CALLED 120.9004 ACRES
 DOCUMENT NO. 2021000016544
 O.P.R.R.C.T.

P.O.B.
CIRS
 N=7,039,660.18'
 E=2,602,632.04'

N COUNTRY LANE
 VARIABLE WIDTH RIGHT OF WAY
 NO RECORDING DOCUMENT FOUND

CITY OF ROCKWALL
 CALLED 46.627 ACRES
 VOLUME 4695, PAGE 35
 D.R.R.C.T.



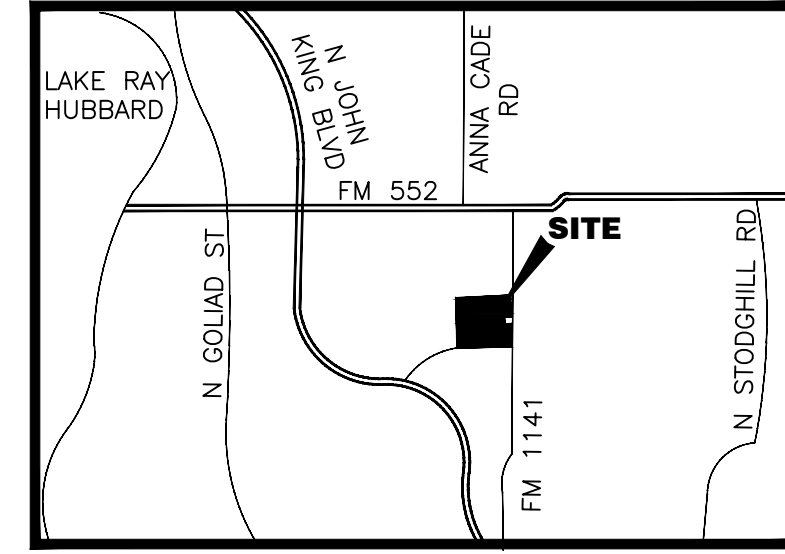
Line #	Length	Direction
L1	364.27'	N87°17'38"E
L2	117.41'	S0°54'28"E
L3	241.60'	N87°17'38"E
L4	491.59'	S1°22'01"E
L5	47.64'	S1°21'58"E

Match Line - See Sheet 2

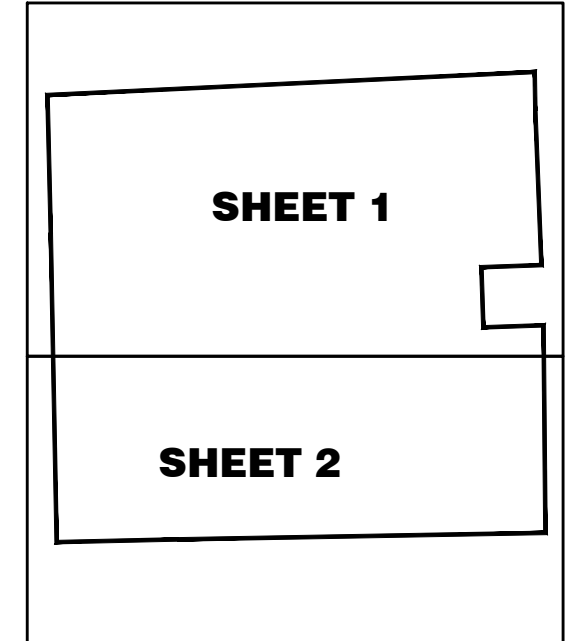
OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104



LOCATION MAP
 NOT TO SCALE



DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF	IRON ROD FOUND	PROPOSED ROW LINE	---
CIRF	CAPPED IRON ROD FOUND AS NOTED	EXISTING LOT LINE	---
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED CENTERLINE	---
MNF	MAG NAIL FOUND	BUILDING SETBACK LINE	---
MNS	MAG NAIL SET	PROPOSED EASEMENT LINE AS NOTED	---
P.O.B.	POINT OF BEGINNING	PROPOSED FIRE LANE EASEMENT	---
A.E.	ACCESS EASEMENT	PREVIOUS TRACT LINE	---
B.L.	BUILDING LINE	BOUNDARY LINE	---
D.E.	DRAINAGE EASEMENT		
N.G.E.	NATURAL GAS EASEMENT		
U.E.	UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
W.E.	WATER LINE EASEMENT		
D.U.E.	DRAINAGE AND UTILITY EASEMENT		
DIM	DIMENSION		
V.E.	VISIBILITY EASEMENT		

FINAL PLAT

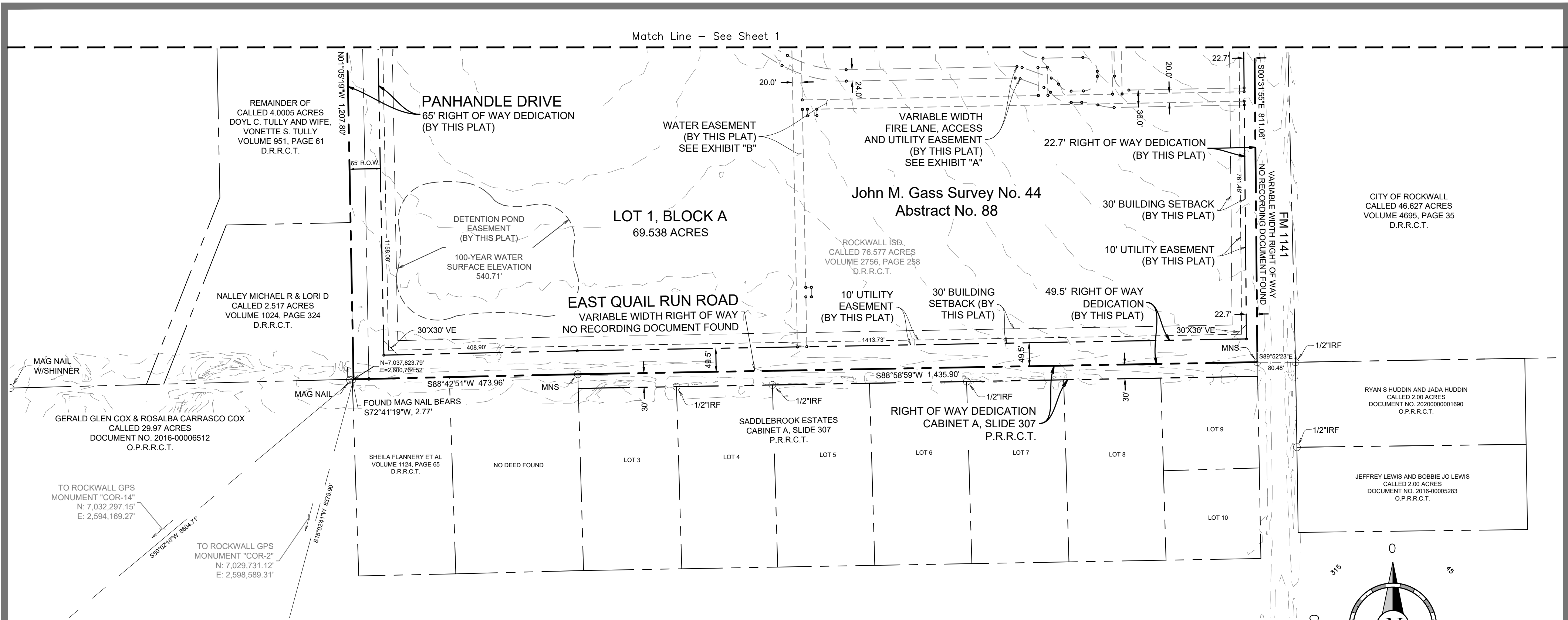
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

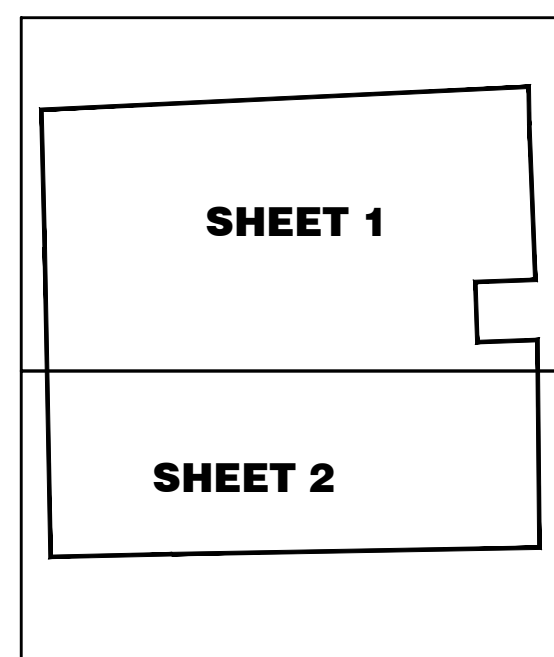
Bowman

© 2021 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
 Phone: (214) 484-8586
 www.bowman.com

Bowman Job No.: 10305 Drawn By: RAH Sheet: 1 of 6

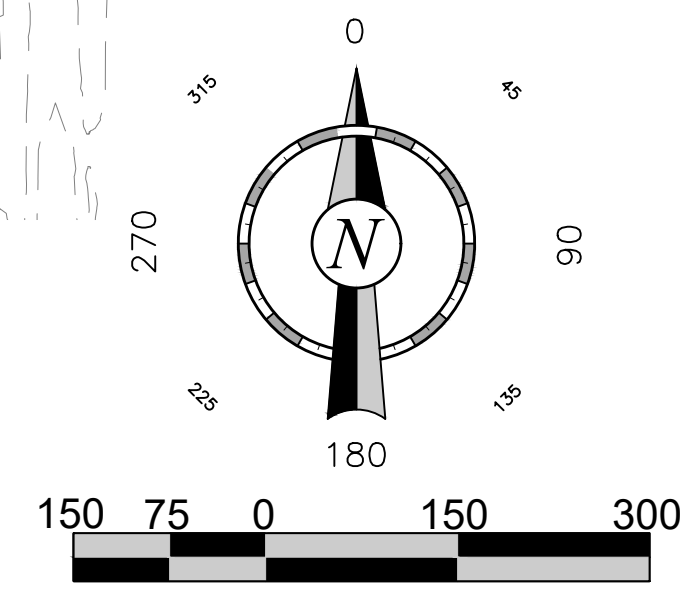


LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
C1	S78°01'54"E	296.49'	299.59'	600.08'	28°36'17"
C2	S77°11'02"E	279.26'	281.85'	600.09'	26°54'37"
C3	S83°29'06"E	202.79'	203.67'	632.59'	18°26'48"
C4	S26°43'30"W	565.15'	588.45'	600.09'	56°11'02"



OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

- DEED RECORDS, ROCKWALL COUNTY, TEXAS**
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS**
- PLAT RECORDS ROCKWALL COUNTY, TEXAS**
- IRF IRON ROD FOUND
 - CIRF CAPPED IRON ROD FOUND AS NOTED
 - CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
 - MNF MAG NAIL FOUND
 - MNS MAG NAIL SET
 - P.O.B. POINT OF BEGINNING
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - N.G.E. NATURAL GAS EASEMENT
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - W.E. WATER LINE EASEMENT
 - D.U.E. DRAINAGE AND UTILITY EASEMENT
 - DIM DIMENSION
 - V.E. VISIBILITY EASEMENT

- LEGEND**
- PROPOSED ROW LINE ————
 - EXISTING LOT LINE - - - - -
 - PROPOSED CENTERLINE ————
 - BUILDING SETBACK LINE ————
 - PROPOSED EASEMENT LINE AS NOTED - - - - -
 - PROPOSED FIRE LANE EASEMENT ————
 - PREVIOUS TRACT LINE ————
 - BOUNDARY LINE ————

FINAL PLAT

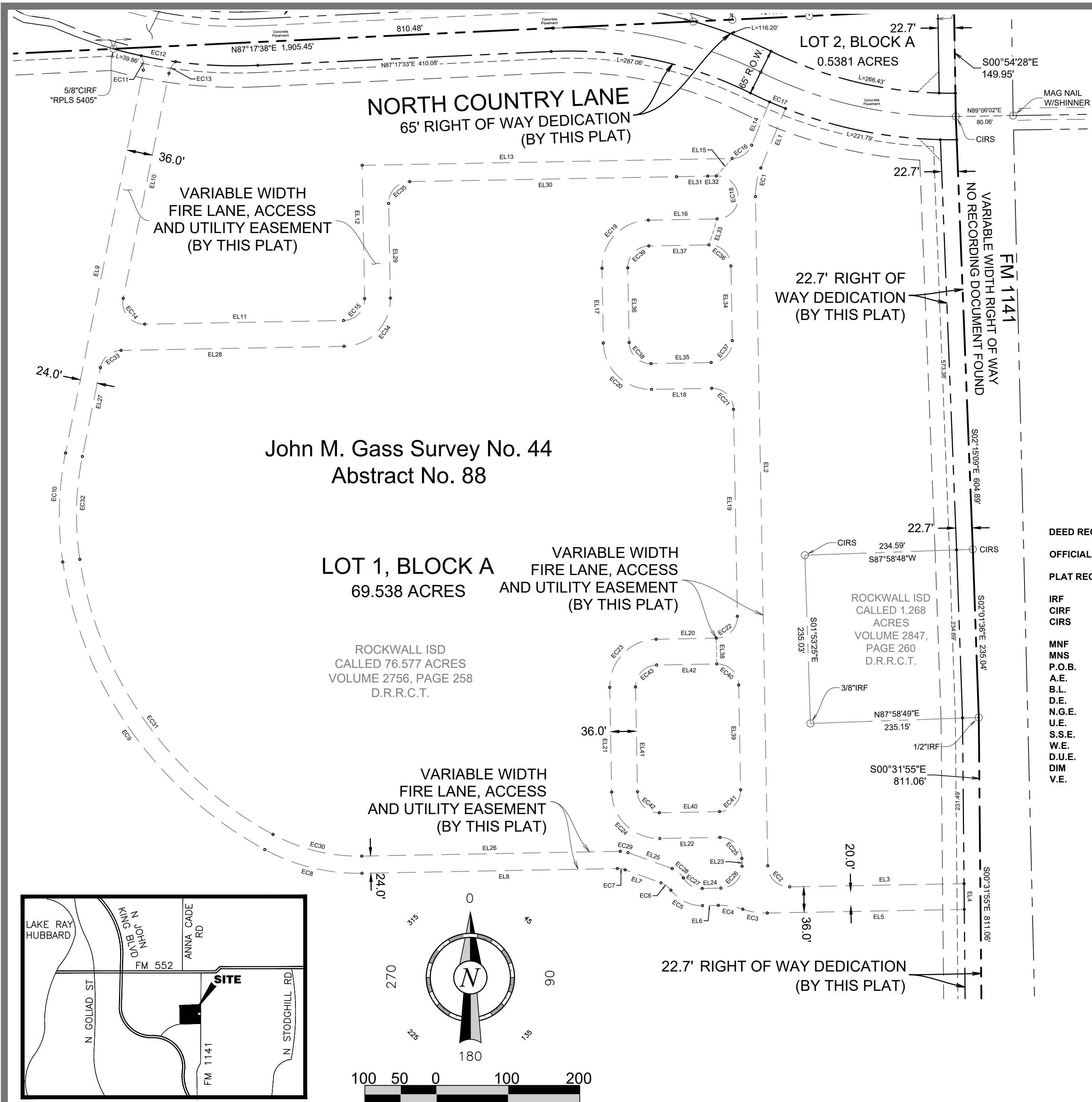
ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-028

Bowman

© 2021 Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
Phone: (214) 484-8586
www.bowman.com
TBPELS #10120600

Bowman Job No.: 10305 Drawn By: RAH Sheet: 2 of 6



John M. Gass Survey No. 44
Abstract No. 88

LOT 1, BLOCK A
69.538 ACRES

ROCKWALL ISD
CALLED 76.577 ACRES
VOLUME 2756, PAGE 258
D.R.R.C.T.

LOT 2, BLOCK A
0.5381 ACRES

ROCKWALL ISD
CALLED 1.268
ACRES
VOLUME 2847,
PAGE 260
D.R.R.C.T.

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

LEGEND

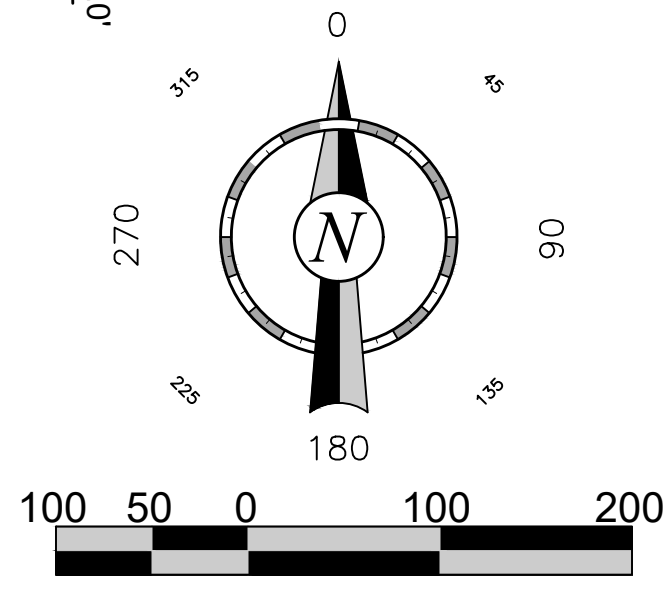
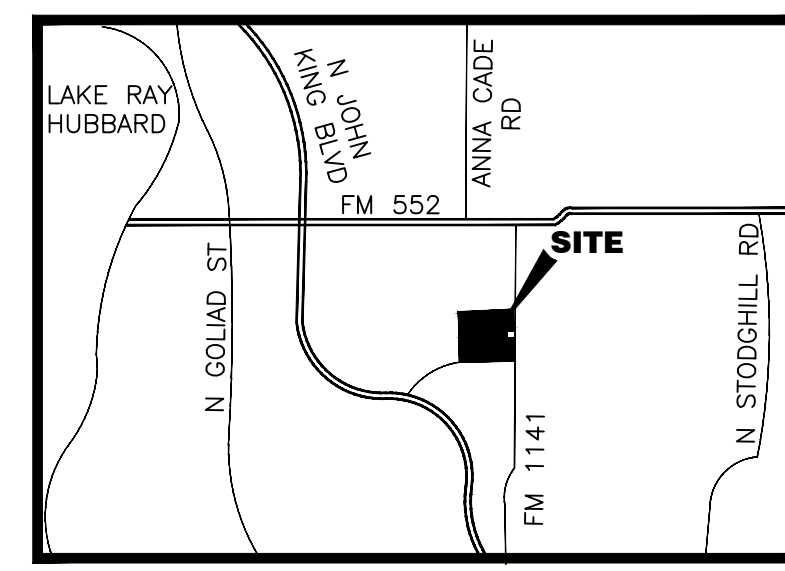
DEED RECORDS, ROCKWALL COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

PLAT RECORDS ROCKWALL COUNTY, TEXAS

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING
- A.E. ACCESS EASEMENT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- N.G.E. NATURAL GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER LINE EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- DIM DIMENSION
- V.E. VISIBILITY EASEMENT

- PROPOSED ROW LINE
- EXISTING LOT LINE
- PROPOSED CENTERLINE
- BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE AS NOTED
- PROPOSED FIRE LANE EASEMENT
- PREVIOUS TRACT LINE
- BOUNDARY LINE



SCALE: 1" = 100'

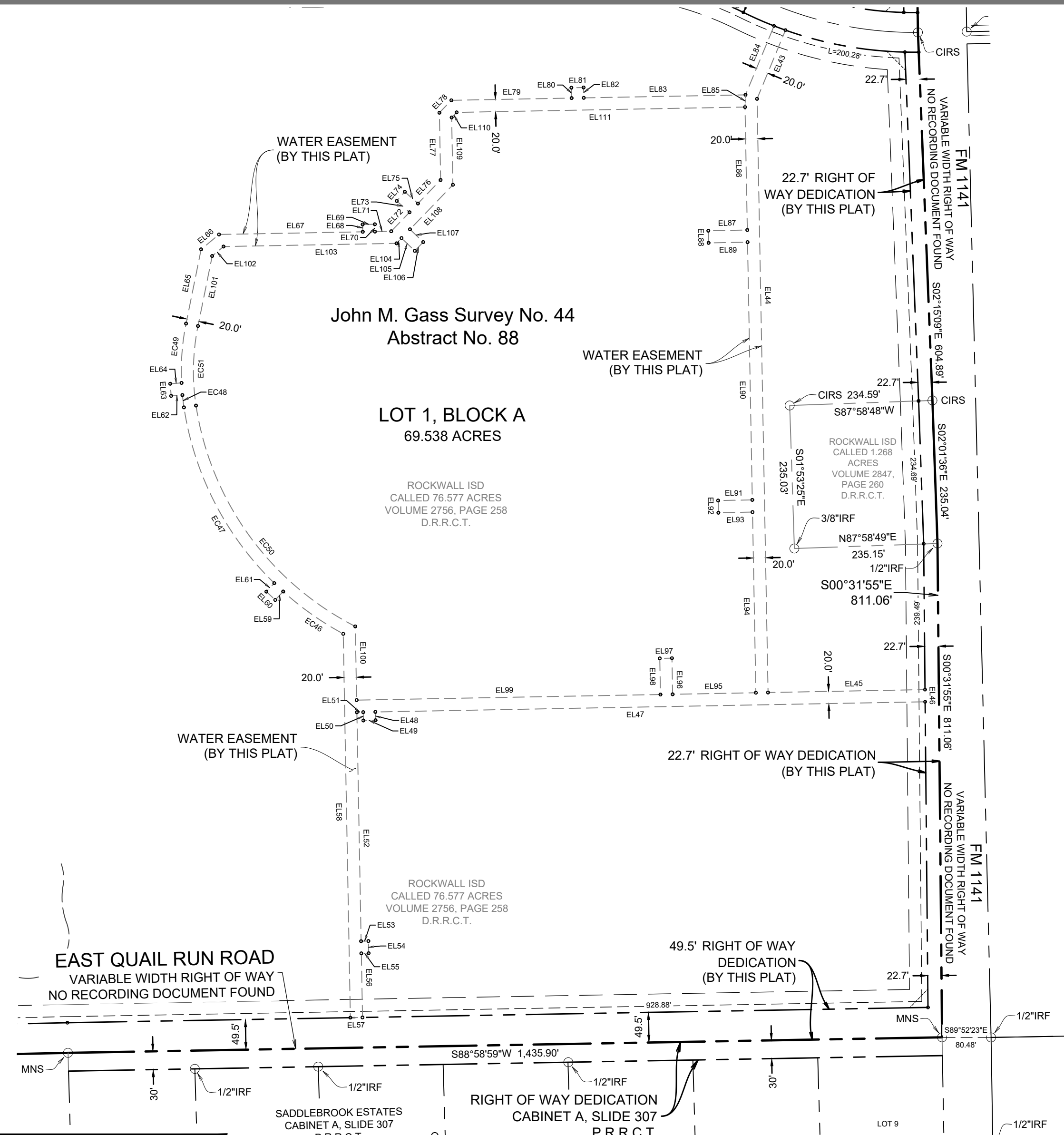
EXHIBIT "A"

FINAL PLAT
ROCKWALL I.S.D. ADDITION
LOTS 1 AND 2, BLOCK A
BEING 76.536 ACRES
SITUATED WITHIN THE
JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-028

Bowman

© 2021 Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
Phone: (214) 484-8586
www.bowman.com
TBPELS #10120600

Bowman Job No.: 10305 Drawn By: RAH Sheet: 3 of 6



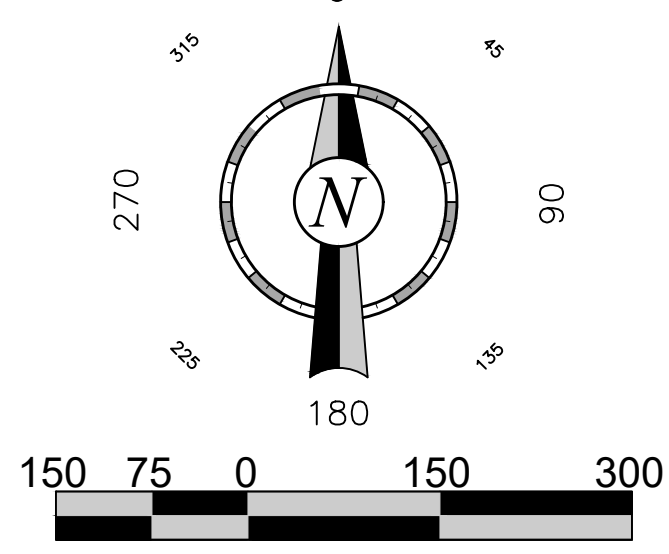
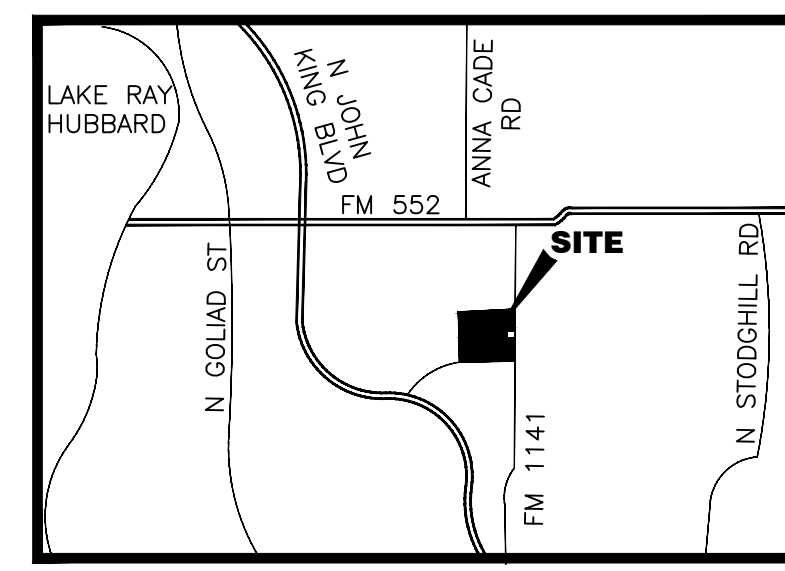
OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS		PROPOSED ROW LINE	---
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS		EXISTING LOT LINE	---
PLAT RECORDS ROCKWALL COUNTY, TEXAS		PROPOSED CENTERLINE	---
IRF	IRON ROD FOUND	BUILDING SETBACK LINE	---
CIRF	CAPPED IRON ROD FOUND AS NOTED	PROPOSED EASEMENT LINE AS NOTED	---
CIRS	1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"	PROPOSED FIRE LANE EASEMENT	---
MNF	MAG NAIL FOUND	PREVIOUS TRACT LINE	---
MNS	MAG NAIL SET	BOUNDARY LINE	---
P.O.B.	POINT OF BEGINNING		
A.E.	ACCESS EASEMENT		
B.L.	BUILDING LINE		
D.E.	DRAINAGE EASEMENT		
N.G.E.	NATURAL GAS EASEMENT		
U.E.	UTILITY EASEMENT		
S.S.E.	SANITARY SEWER EASEMENT		
W.E.	WATER LINE EASEMENT		
D.U.E.	DRAINAGE AND UTILITY EASEMENT		
DIM	DIMENSION		
V.E.	VISIBILITY EASEMENT		



FINAL PLAT

ROCKWALL I.S.D. ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

Bowman

© 2021 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8586
 Fort Worth, TX 76104 www.bowman.com
 TBPELS #10120600

Bowman Job No.:10305 Drawn By:RAH Sheet: 4 of 6

EXHIBIT "B"

Line Table		
Line #	Length	Direction
EL1	89.90'	S22°28'33"W
EL2	934.58'	S1°03'39"E
EL3	243.44'	N88°56'21"E
EL4	36.00'	S0°31'55"E
EL5	274.99'	S88°56'21"W
EL6	21.97'	S88°56'21"W
EL7	53.27'	N70°03'39"W
EL8	356.57'	S88°56'21"W
EL9	545.64'	N11°28'40"E
EL10	320.73'	S11°28'40"W
EL11	277.63'	N88°56'21"E
EL12	186.21'	N1°03'39"W
EL13	516.67'	N88°56'21"E
EL14	65.44'	N22°28'33"E
EL15	32.96'	S42°11'56"W
EL16	96.00'	S88°56'21"W
EL17	104.37'	S1°03'39"E
EL18	84.00'	N88°56'21"E
EL19	289.01'	S1°03'39"E
EL20	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL21	146.29'	S1°03'39"E
EL22	84.00'	N88°56'21"E
EL23	10.85'	S1°03'39"E
EL24	26.09'	S88°56'21"W
EL25	65.54'	N70°03'39"W
EL26	361.02'	S88°56'21"W
EL27	126.56'	N11°28'40"E
EL28	311.27'	N88°56'21"E
EL29	132.21'	N1°03'39"W
EL30	372.50'	N88°56'21"E
EL31	43.59'	N88°56'21"E
EL32	12.00'	N88°56'21"E
EL33	37.95'	S17°22'25"W
EL34	104.37'	S1°03'39"E
EL35	84.00'	S88°56'21"W
EL36	104.37'	N1°03'39"W
EL37	84.00'	N88°56'21"E
EL38	36.00'	S1°03'39"E
EL39	146.29'	S1°03'39"E
EL40	84.00'	S88°56'21"W

Line Table		
Line #	Length	Direction
EL41	146.29'	N1°03'39"W
EL42	84.00'	N88°56'21"E
EL43	122.04'	S22°28'33"W
EL44	975.16'	S1°03'39"E
EL45	257.87'	N88°56'21"E
EL46	20.00'	S0°31'55"E
EL47	903.09'	S88°56'21"W
EL48	13.59'	S1°03'39"E
EL49	20.00'	S88°56'21"W
EL50	13.59'	N1°03'39"W
EL51	10.42'	S88°56'21"W
EL52	375.96'	S1°03'39"E
EL53	12.00'	N88°56'21"E
EL54	20.00'	S1°03'39"E
EL55	12.00'	S88°56'21"W
EL56	105.28'	S1°03'39"E
EL57	20.00'	S88°58'59"W
EL58	630.46'	N1°03'39"W
EL59	19.01'	S43°06'14"W
EL60	20.00'	N46°53'46"W

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	S10°42'26"W	40.79'	41.08'	100.00'	23°32'15"
EC2	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC3	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC4	N81°05'11"W	34.64'	34.82'	100.00'	19°56'54"
EC5	N63°56'27"W	49.23'	51.12'	54.00'	54°14'24"
EC6	N53°26'27"W	17.16'	17.40'	30.00'	33°14'24"
EC7	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC8	N76°17'12"W	139.75'	141.31'	274.00'	29°32'54"
EC9	N35°04'05"W	490.75'	508.62'	551.00'	52°53'20"
EC10	N1°25'38"E	152.18'	152.97'	436.00'	20°06'05"
EC11	N8°16'15"W	20.27'	20.68'	30.00'	39°29'50"
EC12	S80°04'36"E	48.68'	48.69'	632.59'	4°24'36"
EC13	S29°36'27"W	18.67'	18.99'	30.00'	36°15'34"
EC14	S39°47'29"E	46.81'	53.69'	30.00'	102°32'19"
EC15	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N55°42'27"E	32.88'	34.80'	30.00'	66°27'48"
EC17	S67°29'18"E	24.00'	24.00'	632.59'	2°10'26"
EC18	S1°03'37"E	60.00'	94.25'	30.00'	180°00'04"
EC19	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC20	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC22	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC23	S43°56'21"W	93.34'	103.67'	66.00'	90°00'00"
EC24	S46°03'39"E	93.34'	103.67'	66.00'	90°00'00"
EC25	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC26	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N60°46'47"W	30.25'	31.71'	30.00'	60°33'43"
EC28	N50°16'47"W	20.31'	20.71'	30.00'	39°33'43"
EC29	N80°33'39"W	10.93'	11.00'	30.00'	21°00'00"
EC30	N76°17'12"W	127.50'	128.93'	250.00'	29°32'54"
EC31	N35°04'05"W	469.38'	486.47'	527.00'	52°53'20"
EC32	N1°25'38"E	143.80'	144.54'	412.00'	20°06'05"
EC33	N50°12'31"E	37.54'	40.56'	30.00'	77°27'41"
EC34	N43°56'21"E	93.34'	103.67'	66.00'	90°00'00"
EC35	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC36	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"
EC37	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC38	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC39	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC40	S46°03'39"E	42.43'	47.12'	30.00'	90°00'00"

Line Table		
Line #	Length	Direction
EL61	19.01'	N43°06'14"E
EL62	18.54'	S85°47'38"W
EL63	20.00'	N4°12'22"W
EL64	18.54'	N85°47'38"E
EL65	124.37'	N11°28'40"E
EL66	38.23'	N50°12'31"E
EL67	236.20'	N88°56'21"E
EL68	12.00'	N1°03'39"W
EL69	20.00'	N88°56'21"E
EL70	12.00'	S1°03'39"E
EL71	26.70'	N88°56'21"E
EL72	43.33'	N43°56'21"E
EL73	28.06'	N48°25'58"W
EL74	20.00'	N41°34'02"E
EL75	28.89'	S48°25'58"E
EL76	53.64'	N43°56'21"E
EL77	110.48'	N1°03'39"W
EL78	28.28'	N43°56'21"E
EL79	197.54'	N88°56'21"E
EL80	17.00'	N1°03'39"W

Line Table		
Line #	Length	Direction
EL81	20.00'	N88°56'21"E
EL82	17.00'	S1°03'39"E
EL83	265.72'	N88°56'21"E
EL84	122.54'	N22°28'33"E
EL85	20.03'	S2°17'21"W
EL86	201.94'	S1°03'39"E
EL87	64.00'	S88°56'21"W
EL88	20.00'	S1°03'39"E
EL89	64.00'	N88°56'21"E
EL90	423.35'	S1°03'39"E
EL91	56.10'	S88°56'21"W
EL92	20.00'	S1°03'39"E
EL93	56.10'	N88°56'21"E
EL94	296.73'	S1°03'39"E
EL95	136.77'	S88°56'21"W
EL96	59.29'	N1°03'39"W
EL97	20.00'	S88°56'21"W
EL98	59.29'	S1°03'39"E
EL99	499.06'	S88°56'21"W
EL100	121.08'	N1°03'39"W

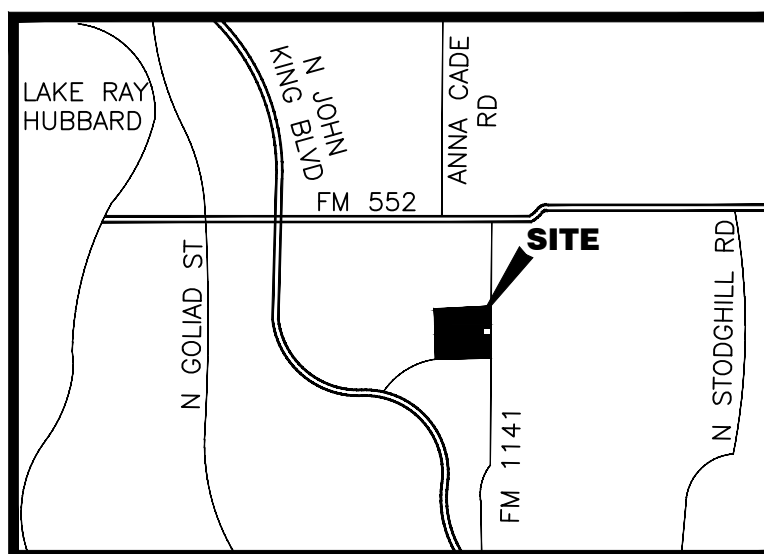
Line Table		
Line #	Length	Direction
EL101	117.34'	N11°28'40"E
EL102	24.17'	N50°12'31"E
EL103	284.16'	N88°56'21"E
EL104	12.00'	N43°56'21"E
EL105	30.21'	S46°03'39"E
EL106	20.00'	N43°56'21"E
EL107	30.21'	N46°03'39"W
EL108	101.56'	N43°56'21"E
EL109	110.48'	N1°03'39"W
EL110	11.72'	N43°56'21"E
EL111	473.81'	N88°56'21"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S43°56'21"W	42.43'	47.12'	30.00'	90°00'00"
EC42	N46°03'39"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N43°56'21"E	42.43'	47.12'	30.00'	90°00'00"
EC46	N54°49'25"W	120.71'	120.99'	509.50'	13°36'21"
EC47	N27°11'51"W	324.58'	330.34'	509.50'	37°08'53"
EC48	N7°08'28"W	20.41'	20.41'	394.50'	2°57'53"
EC49	N4°21'43"E	97.74'	97.99'	394.50'	14°13'54"
EC50	N35°48'15"W	447.20'	464.43'	489.50'	54°21'41"
EC51	N1°25'38"E	130.71'	131.39'	374.50'	20°06'05"

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104



LOCATION MAP
 NOT TO SCALE

FINAL PLAT

ROCKWALL I.S.D.
ADDITION

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-028

Bowman

© 2021 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8586
 Fort Worth, TX 76104 www.bowman.com
 TBPELS #10120600

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 69.538 acre tract of land situated within the John M Gass Survey No. 44, Abstract No. 88, City of Rockwall, Rockwall County, Texas, and being all of a called 76.577 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2756, Page 258 of the Deed Records of Rockwall County, Texas (hereafter referred to as the ISD Tract). Said 69.538 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of said ISD Tract, being on the west right of way line of FM 1141, a variable width right of way, as evidenced by the plat designated as "Dalton Ranch" recorded in Cabinet G, Slide 59 of the Plat Records of Rockwall County, Texas;

THENCE SOUTH 00 degrees 54 minutes 28 seconds EAST, 149.95 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE SOUTH 02 degrees 15 minutes 09 seconds EAST, 604.89 feet with the west right of way line of said FM 1141 to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northeast corner of a called 1.268 acre tract of land as described in the deed to Rockwall ISD recorded in Volume 2847, Page 260 of said Deed Records;

THENCE SOUTH 02 degrees 01 minute 36 seconds EAST, 235.04 feet with the with the west right of way line of said FM 1141 to a 1/2-inch iron rod found at the southeast corner of said called 1.268 acre tract of land;

THENCE SOUTH 00 degrees 31 minutes 55 seconds EAST, 811.06 feet with the west right of way line of said FM 1141 to a MAG nail with shiner set at the southeast corner of said ISD Tract, being the northeast corner of a 30-foot right of way dedication for East Quail Run Road as dedicated on the plat designated as "Saddlebrook Estates" recorded in Cabinet A, Slide 307 of said Plat Records;

THENCE SOUTH 88 degrees 58 minutes 59 seconds WEST, 1,435.90 feet with the south line of said ISD Tract, being the north line of said right of way dedication and the approximate centerline of said East Quail Run Road to a MAG nail with shiner set at the northwest corner of said right of way dedication;

THENCE SOUTH 88 degrees 42 minutes 51 seconds WEST, 473.96 feet with the south line of said ISD Tract and the approximate centerline of said East Quail Run Road to the southwest corner of said ISD Tract from which a found MAG nail bears SOUTH 72 degrees 41 minutes 19 seconds WEST, 2.77 feet;

THENCE NORTH 01 degree 05 minutes 19 seconds WEST, 1,207.80 feet with the west line of said ISD Tract and being the east line of a called 2.517 acre tract of land as described in the deed to Michael R and Lori D Nalley recorded in Volume 1024, Page 324 of said Deed Records, the east line of the remainder of a called 4.0005 acre tract of land as described in the deed to Doyl C. Tully and wife, Vonette S. Tully recorded in Volume 951, Page 61 of said Deed Records and being the east line of Block B of the plat designated as "Replat of Stoney Hollow Addition" recorded in Cabinet F, Slide 81 of said Plat Records to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;

THENCE NORTH 01 degree 22 minutes 01 second WEST, 539.00 feet with the west line of said ISD Tract and being the east line of said Block B to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the northwest corner of said ISD Tract and being the southwest corner of said Dalton Ranch;

THENCE NORTH 87 degrees 17 minutes 38 seconds EAST, 1,905.45 feet with the north line of said ISD Tract and being the south line of said Dalton Ranch to the POINT OF BEGINNING containing 69.538 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL I.S.D. ADDITION** a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL I.S.D. ADDITION** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
 Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
 Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

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

Rockwall Independent School District

Rockwall Independent School District - Dr. John Villarreal
 Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, 2022.

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

PLAT NOTES:

- The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
- Lot, block and ROW corners will be set after substantial completion of the infrastructure.
- According to Map No. 48397C0035L and 48397C0030L, both dated 09/26/2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, Panel 30 and 35 of 145, this property is within Zone X unshaded, based on scaled imaging.

GENERAL NOTES:

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
- Site is zoned Planned Development 94 (PD-94) District for Neighborhood Services (NS) District land uses.

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSLs & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released to the City for review. 2022-12

ROBERT A. HANSEN
 LSLs & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE:

**STATE OF TEXAS
 COUNTY OF
 ROCKWALL**

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

Given upon my hand and seal of office this _____ day of _____, 2022.

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

RECOMMENDED FOR FINAL APPROVAL:

 Planning & Zoning Commission, Chairman Date

APPROVED:
 I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary City Engineer

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

FINAL PLAT

**ROCKWALL I.S.D.
 ADDITION**

LOTS 1 AND 2, BLOCK A
 BEING 76.536 ACRES
 SITUATED WITHIN THE
 JOHN M. GASS SURVEY NO. 44, ABSTRACT NUMBER 88
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No: P2022-028

Bowman

© 2021 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8888
 Fort Worth, TX 76104 www.bowman.com
 TBPELS #10120600

Bowman Job No.: 10305 Drawn By: RAP Sheet: 6 of 6



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: January 3, 2023

SUBJECT: P2022-059; REPLAT FOR LOTS 2 & 3, BLOCK A, ROCKWALL-CCA ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a *Replat* for Lots 2 & 3, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the Replat.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: January 3, 2023
APPLICANT: Robert Howman; *Glenn Engineering*
CASE NUMBER: P2022-059; *Replat for Lots 2 & 3, Block A, Rockwall-CCA Addition*

SUMMARY

Consider a by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Replat for Lots 2 & 3, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 173.00-acre parcel of land (*i.e. Lot 1, Block A, Rockwall – CCA Addition*) for the purpose of establishing two (2) parcels of land (*i.e. Lots 2 & 3, Block A, Rockwall – CCA Addition*) and the fire lanes and utility easements necessary to develop a *Public Secondary School* on the subject property.
- On August 30, 1999, the subject property was annex by the City Council through *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant since annexation. On May 2, 2022, the City Council approved a zoning change through *Ordinance No. 22-25 [Case No. Z2022-015]* changing the subject property from an Agricultural (AG) District to Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses. On July 5, 2022, the City Council approved a *Preliminary Plat and Infrastructure Variances [Case No. P2022-028]* for the subject property. On July 12, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-017*] for the construction of a *Public Secondary School* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 2 & 3, Block A, Rockwall – CCA Addition* staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On December 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Conway and Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall CCA Addition

LOT 1R & 2 BLOCK A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD for NS Uses

CURRENT USE Public School

PROPOSED ZONING

PROPOSED USE

ACREAGE 107.44 acres

LOTS [CURRENT]

2

LOTS [PROPOSED]

2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corporation

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive, Ste 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972.717.5151

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glennengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM SALEE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

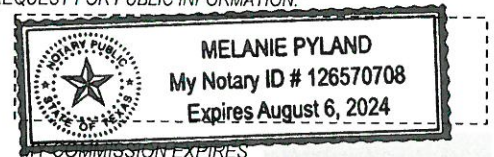
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2,448.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE NINTH DAY OF DECEMBER, 20 20 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

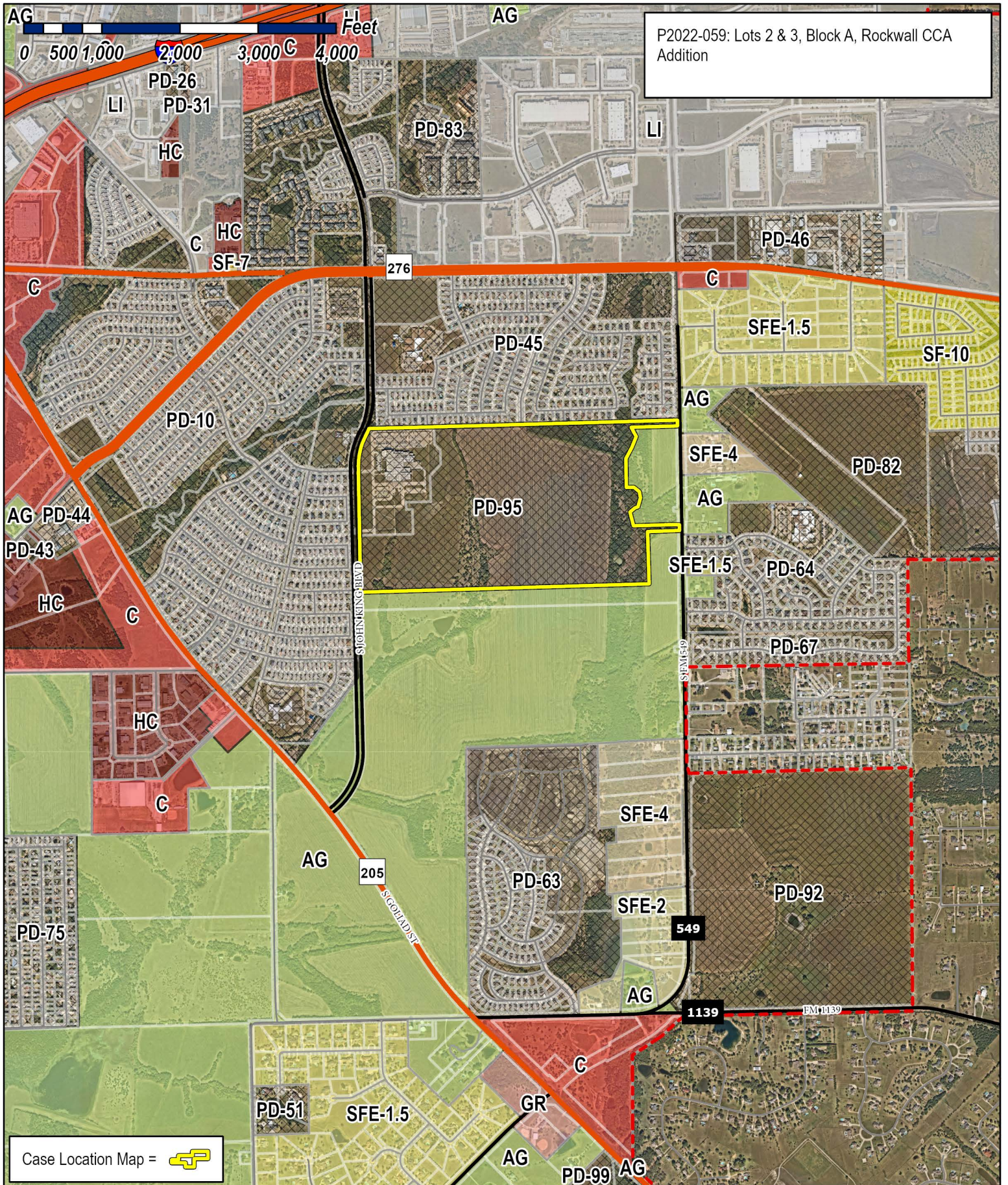
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8th DAY OF December, 20 20

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melanie Pyland



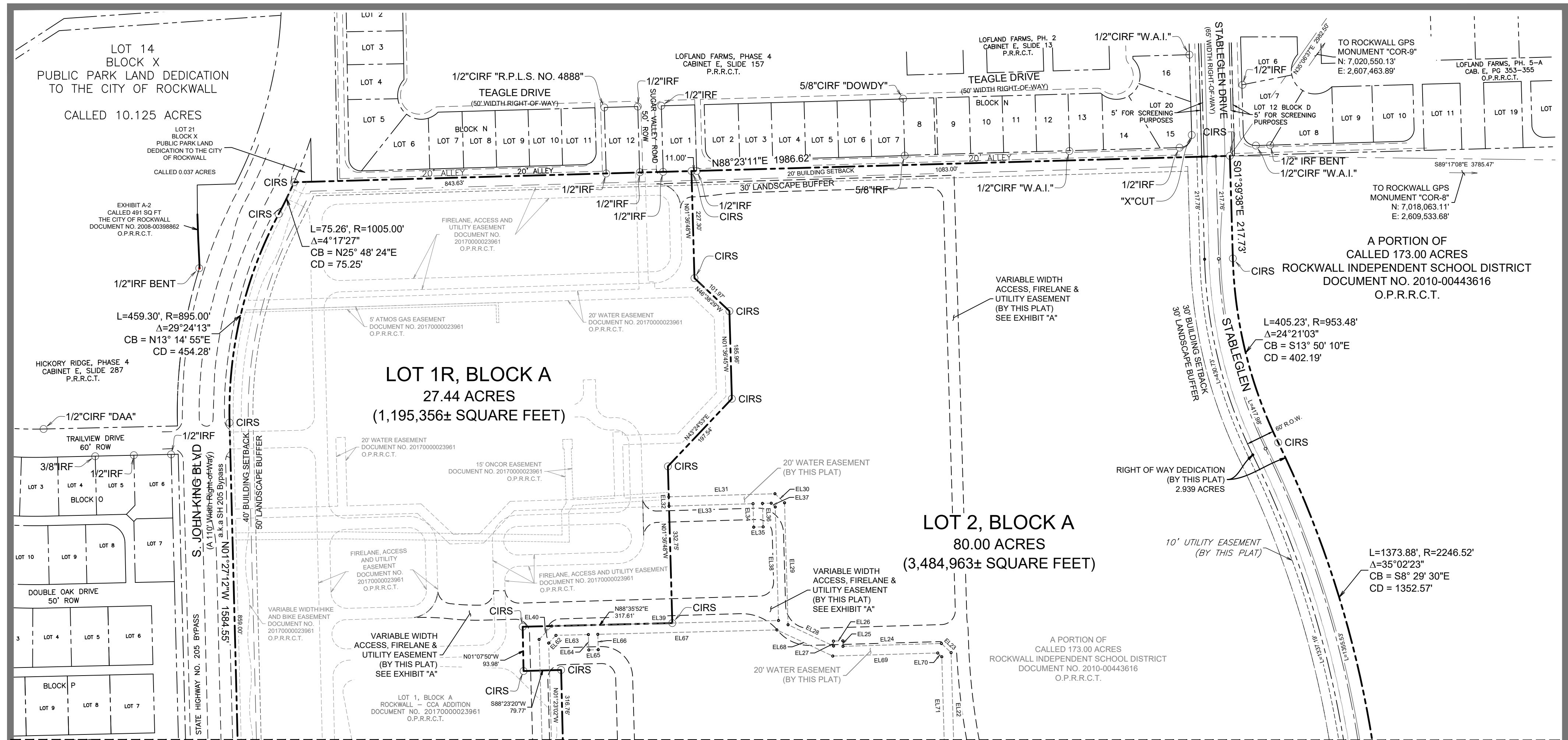


City of Rockwall

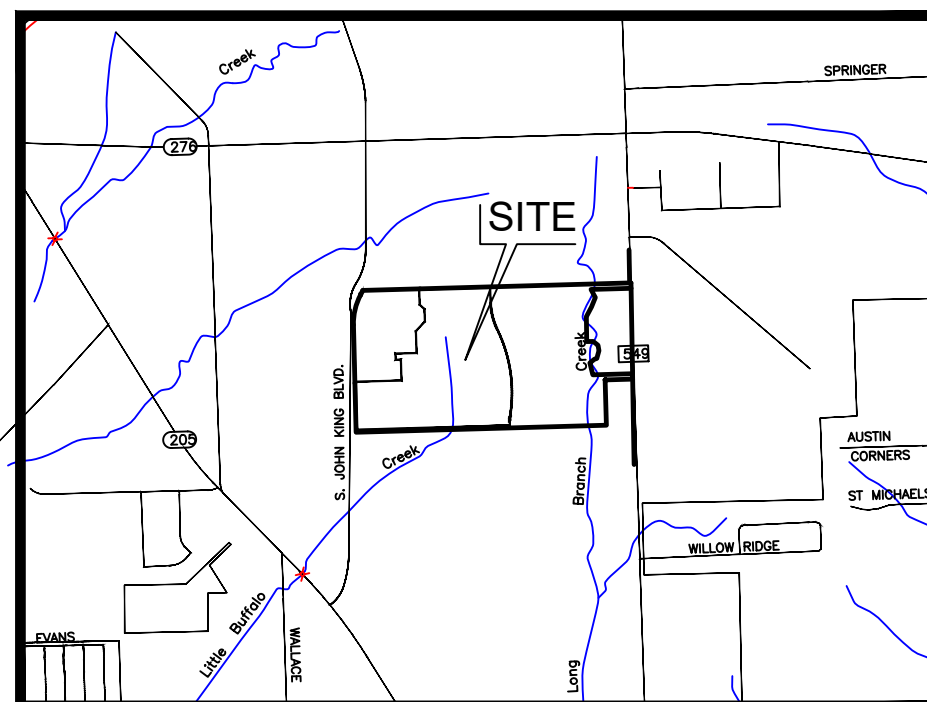
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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

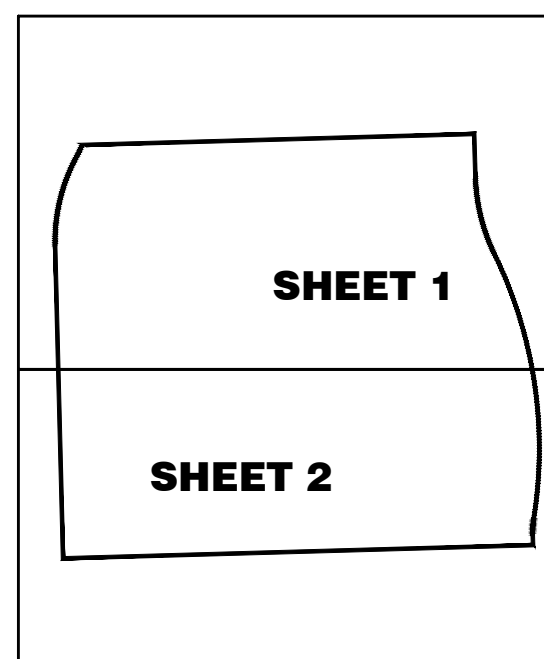




Match Line - See Sheet 2



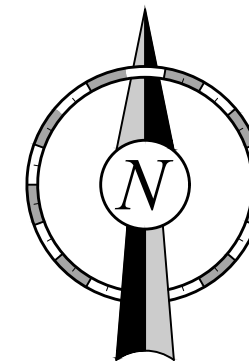
LOCATION MAP
NOT TO SCALE



SHEET KEY MAP

OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman



SCALE: 1" = 150'

LEGEND

- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

FINAL PLAT

ROCKWALL - CCA ADDITION

LOT 1R & LOT 2, BLOCK A

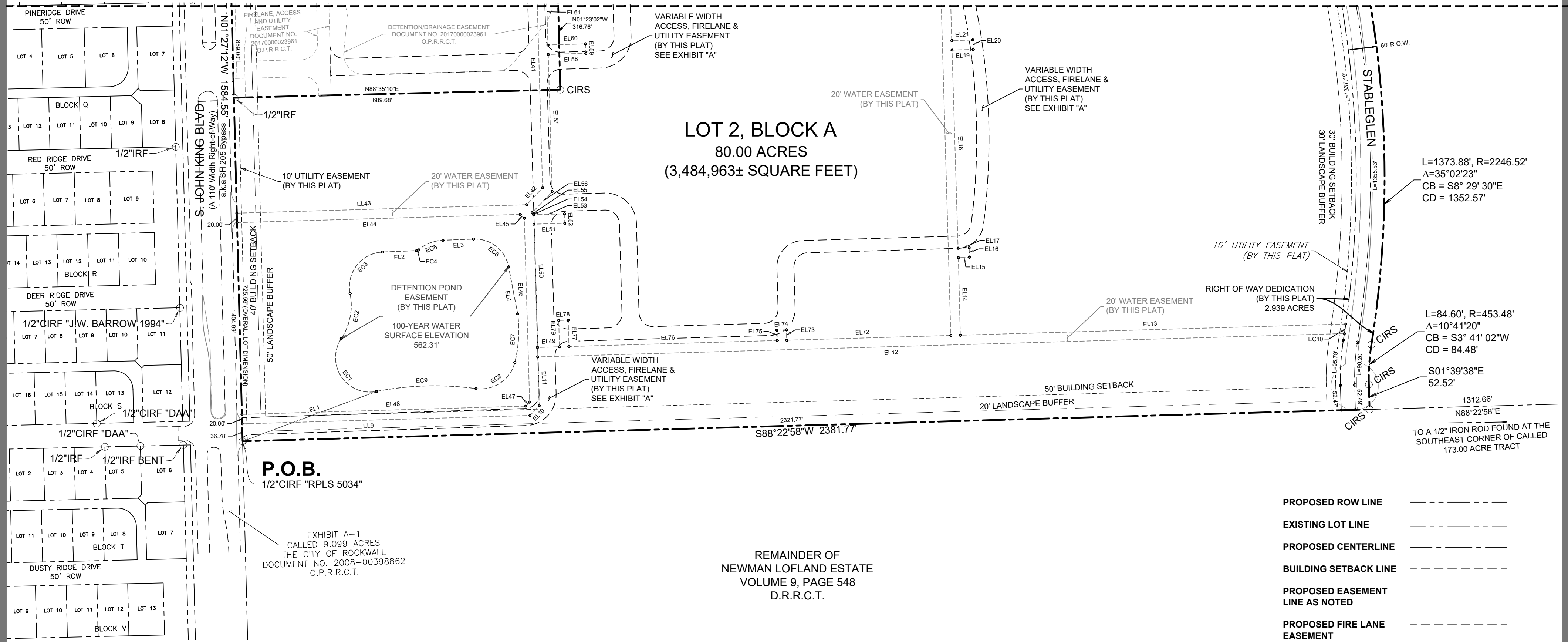
BEING 110.38 ACRES
SITUATED WITHIN THE
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-029

Bowman

© 2021 Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
Phone: (214) 484-8586
www.bowman.com
TBPELS #10120600

Bowman Job No.: 210146 Drawn By: RAH Sheet: 1 of 5

Match Line - See Sheet 1



L=1373.88', R=2246.52'
 $\Delta=35^{\circ}02'23''$
 CB = S8° 29' 30"E
 CD = 1352.57'

L=84.60', R=453.48'
 $\Delta=10^{\circ}41'20''$
 CB = S3° 41' 02"W
 CD = 84.48'

S01°39'38"E
 52.52'

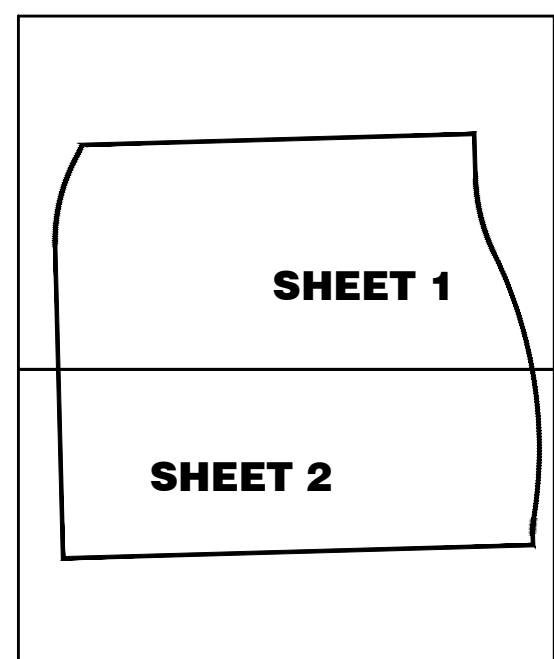
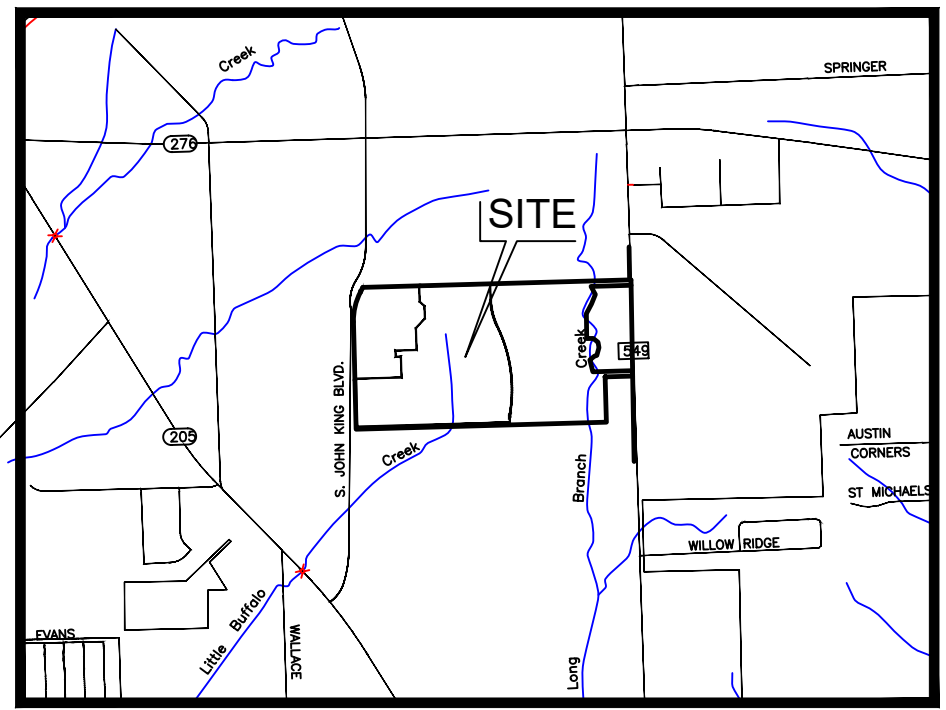
1312.66'
 N88°22'58"E
 TO A 1/2" IRON ROD FOUND AT THE
 SOUTHEAST CORNER OF CALLED
 173.00 ACRE TRACT

- PROPOSED ROW LINE -----
- EXISTING LOT LINE -----
- PROPOSED CENTERLINE -----
- BUILDING SETBACK LINE -----
- PROPOSED EASEMENT LINE AS NOTED -----
- PROPOSED FIRE LANE EASEMENT -----
- PREVIOUS TRACT LINE -----
- BOUNDARY LINE -----

REMAINDER OF
 NEWMAN LOFLAND ESTATE
 VOLUME 9, PAGE 548
 D.R.R.C.T.

EXHIBIT A-1
 CALLED 9.099 ACRES
 THE CITY OF ROCKWALL
 DOCUMENT NO. 2008-00398862
 O.P.R.R.C.T.

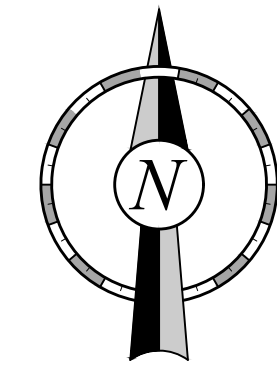
P.O.B.
 1/2" CIRF "RPLS 5034"



SHEET KEY MAP

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman



SCALE: 1" = 150'

LEGEND

- DEED RECORDS, ROCKWALL COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- PLAT RECORDS ROCKWALL COUNTY, TEXAS

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND AS NOTED
- CIRS 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
- MNF MAG NAIL FOUND
- MNS MAG NAIL SET
- P.O.B. POINT OF BEGINNING

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

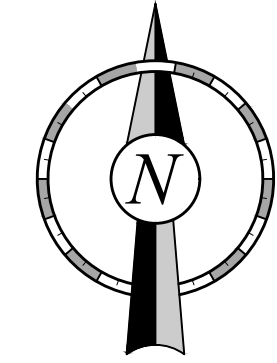
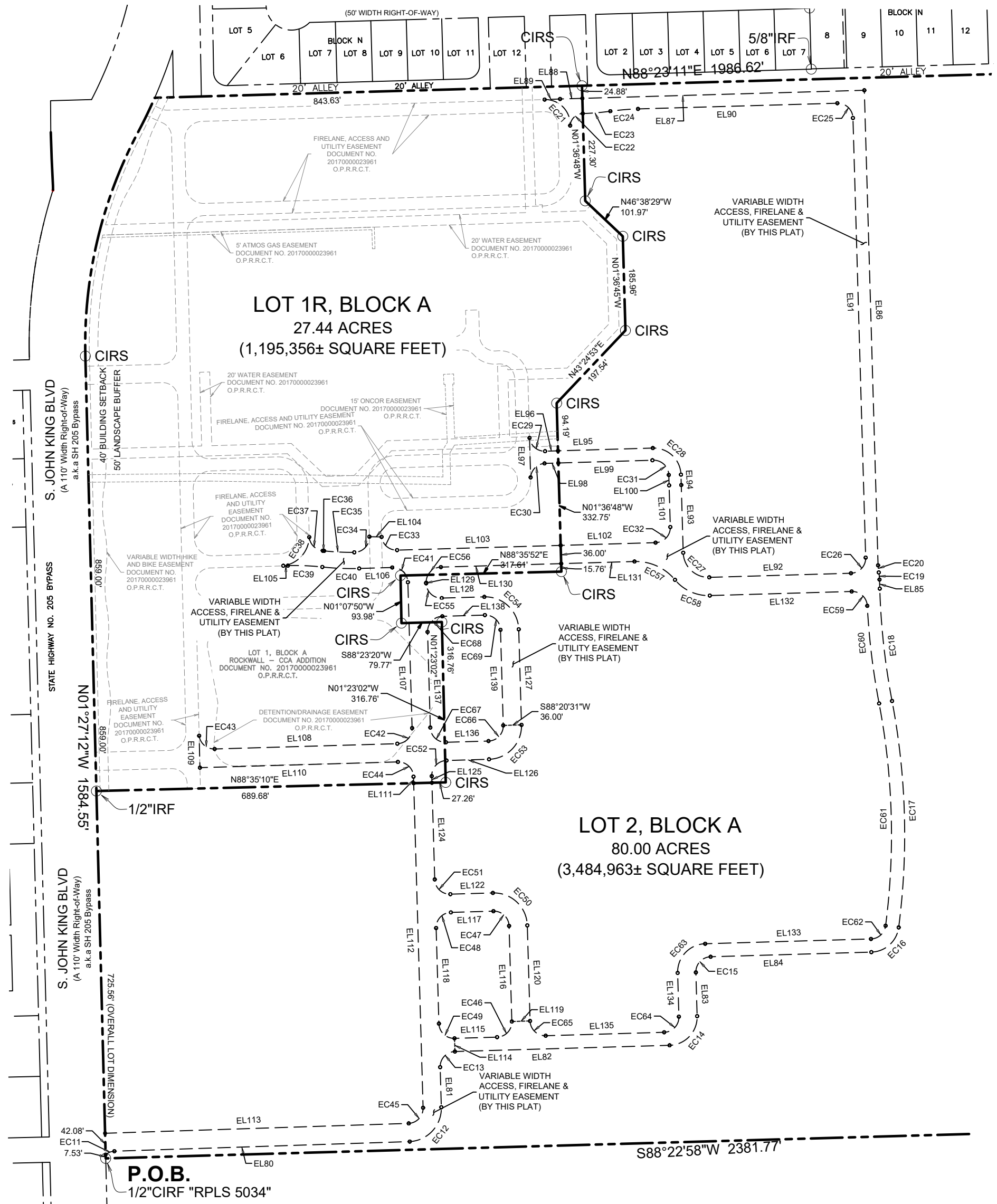
FINAL PLAT
**ROCKWALL - CCA
 ADDITION**

LOT 1R & LOT 2, BLOCK A

BEING 110.38 ACRES
 SITUATED WITHIN THE
 W.H. BAIRD SURVEY, ABSTRACT NUMBER 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Case No: P2022-029

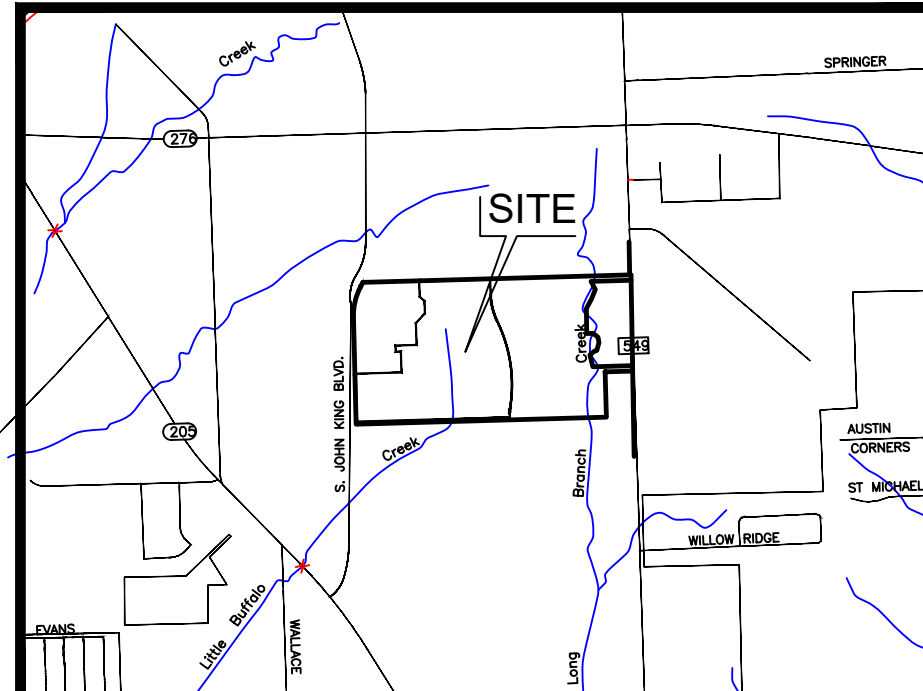
Bowman

© 2021 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
 Phone: (214) 484-8886
 www.bowman.com
 TBPELS #10120600



SCALE: 1" = 200'

LOCATION MAP
NOT TO SCALE



OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

PROPOSED ROW LINE	---
EXISTING LOT LINE	---
PROPOSED CENTERLINE	---
BUILDING SETBACK LINE	---
PROPOSED EASEMENT LINE AS NOTED	---
PROPOSED FIRE LANE EASEMENT	---
PREVIOUS TRACT LINE	---
BOUNDARY LINE	---

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF
CIRF
CIRS
MNF
MNS
P.O.B.

IRON ROD FOUND
CAPPED IRON ROD FOUND AS NOTED
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
MAG NAIL FOUND
MAG NAIL SET
POINT OF BEGINNING

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

EXHIBIT "A"

FINAL PLAT

ROCKWALL - CCA ADDITION

LOT 1R & LOT 2, BLOCK A

BEING 110.38 ACRES
SITUATED WITHIN THE
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-029

Bowman

© 2021 Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300 Fort Worth, TX 76104
Phone: (214) 484-8586
www.bowman.com
TBPELS #10120600

Bowman Job No.: 210146 Drawn By: RAH Sheet: 3 of 5

Line Table		
Line #	Length	Direction
EL1	301.76'	N69°35'45"E
EL2	71.64'	N87°37'10"E
EL3	64.94'	N87°45'49"E
EL4	101.03'	S10°53'26"E
EL9	608.38'	S88°20'04"W
EL10	28.28'	S43°20'18"W
EL11	103.11'	S1°39'29"E
EL12	1704.75'	S88°20'31"W
EL13	814.77'	S88°20'31"W
EL14	163.80'	N1°23'35"W
EL15	23.34'	N88°20'31"E
EL16	20.00'	N1°39'29"W
EL17	23.46'	S88°20'31"W
EL18	418.42'	N1°44'46"W
EL19	44.66'	N88°20'31"E
EL20	20.00'	N1°39'29"W
EL21	44.66'	S88°20'31"W
EL22	250.05'	N1°39'29"W
EL23	28.28'	N46°39'29"W
EL24	208.90'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL25	11.60'	N1°39'29"W
EL26	20.00'	S88°20'31"W
EL27	10.41'	S1°39'29"E
EL28	106.60'	N64°56'45"W
EL29	258.92'	N1°39'29"W
EL30	27.95'	N46°39'29"W
EL31	225.44'	S88°20'31"W
EL32	19.77'	N1°36'48"W
EL33	178.37'	N88°20'31"E
EL34	49.78'	S1°39'29"E
EL35	20.00'	N88°20'31"E
EL36	49.78'	N1°39'29"W
EL37	11.71'	S46°39'29"E
EL38	240.99'	S1°39'29"E
EL39	481.22'	S88°35'52"W
EL40	39.15'	S43°20'31"W
EL41	589.05'	S1°39'29"E
EL42	48.99'	S43°20'31"W
EL43	612.64'	S88°20'31"W
EL44	598.57'	S88°20'31"W

Line Table		
Line #	Length	Direction
EL45	11.72'	N46°39'29"W
EL46	388.34'	N1°39'29"W
EL47	11.72'	N43°20'18"E
EL48	600.02'	N88°20'04"E
EL49	46.41'	S88°20'31"W
EL50	260.40'	N1°39'29"W
EL51	65.24'	N88°20'31"E
EL52	20.00'	N1°39'29"W
EL53	65.24'	S88°20'31"W
EL54	1.40'	N1°39'29"W
EL55	4.14'	N46°39'29"W
EL56	61.42'	N43°20'31"E
EL57	289.59'	N1°39'29"W
EL58	79.49'	N88°20'31"E
EL59	20.00'	N1°39'29"W
EL60	79.49'	S88°20'31"W
EL61	279.46'	N1°39'29"W
EL62	22.53'	N43°20'31"E
EL63	68.84'	N88°35'52"E
EL64	32.73'	S1°39'29"E

Line Table		
Line #	Length	Direction
EL127	188.80'	N1°39'29"W
EL128	84.00'	S88°20'31"W
EL129	1.20'	N1°39'29"W
EL130	237.49'	N88°20'31"E
EL131	144.80'	N88°20'31"E
EL132	280.09'	N88°20'31"E
EL133	327.35'	S88°20'31"W
EL134	86.41'	S1°39'29"E
EL135	233.87'	S88°20'31"W
EL136	84.00'	S88°20'31"W
EL137	188.80'	N1°39'29"W
EL138	84.00'	N88°20'31"E
EL139	188.80'	S1°39'29"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N33°45'28"W	133.91'	170.39'	72.62'	134°25'49"
EC2	N11°05'40"E	97.17'	99.68'	127.69'	44°43'34"
EC3	N38°10'31"E	111.51'	126.65'	73.38'	98°53'17"
EC4	N69°23'21"E	3.90'	3.98'	5.62'	40°34'04"
EC5	N68°26'04"E	55.86'	56.93'	84.38'	38°39'30"
EC6	S51°33'48"E	94.35'	102.76'	72.38'	81°20'44"
EC7	S3°16'40"W	102.48'	103.09'	273.78'	21°34'28"
EC8	S55°53'58"W	99.22'	108.62'	74.38'	83°40'08"
EC9	S88°22'49"W	210.32'	211.26'	647.04'	18°42'24"
EC10	N8°23'29"E	20.31'	20.31'	2186.52'	0°31'56"
EC11	N68°54'17"E	18.47'	18.77'	30.00'	35°51'19"
EC12	N42°35'14"E	92.10'	101.93'	66.00'	88°29'25"
EC13	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC14	N43°20'31"E	79.20'	87.96'	56.00'	90°00'00"
EC15	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC16	N47°52'49"E	72.68'	79.09'	56.00'	80°55'23"
EC17	N1°40'36"W	447.29'	449.17'	1414.73'	18°11'28"
EC18	N6°14'19"W	223.07'	223.30'	1410.06'	9°04'25"
EC19	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"
EC20	N5°42'46"W	14.14'	14.15'	100.00'	8°06'35"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC21	S44°31'56"E	71.96'	80.69'	49.23'	93°54'20"
EC22	N46°20'04"E	34.34'	37.67'	25.50'	84°37'50"
EC23	N85°12'53"E	54.65'	54.68'	500.00'	6°15'57"
EC24	N85°13'18"E	54.77'	54.80'	500.00'	6°16'46"
EC25	S46°38'54"E	42.42'	47.11'	30.00'	89°58'50"
EC26	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC27	N46°39'29"W	70.71'	78.54'	50.00'	90°00'00"
EC28	N46°39'29"W	76.37'	84.82'	54.00'	90°00'00"
EC29	N49°30'25"W	40.27'	44.14'	30.00'	84°18'08"
EC30	N44°49'33"E	38.96'	42.40'	30.00'	80°58'38"
EC31	S48°03'19"E	43.50'	48.63'	30.06'	92°42'04"
EC32	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC33	N49°32'27"W	40.24'	44.11'	30.00'	84°14'04"
EC34	S44°00'44"W	42.90'	47.68'	30.27'	90°15'34"
EC35	N87°13'38"W	59.65'	59.69'	500.00'	6°50'23"
EC36	N83°56'52"W	2.61'	2.61'	532.00'	0°16'52"
EC37	N44°47'59"W	37.99'	41.14'	30.00'	78°34'39"
EC38	S42°04'52"W	76.23'	82.88'	59.00'	80°29'23"
EC39	S87°42'33"E	68.05'	68.10'	500.00'	7°48'14"
EC40	S87°43'57"E	72.84'	72.90'	532.00'	7°51'03"

Line Table		
Line #	Length	Direction
EL65	20.00'	N88°20'31"E
EL66	32.64'	N1°39'29"W
EL67	380.17'	N88°35'52"E
EL68	130.76'	S64°56'45"E
EL69	222.99'	N88°20'31"E
EL70	11.72'	S46°39'29"E
EL71	863.98'	S1°39'29"E
EL72	346.81'	S88°20'31"W
EL73	21.90'	N2°07'12"W
EL74	20.00'	S88°20'31"W
EL75	21.90'	S2°07'12"E
EL76	440.30'	S88°20'31"W
EL77	55.78'	N1°39'29"W
EL78	20.00'	S88°20'31"W
EL79	55.78'	S1°39'29"E
EL80	583.31'	N88°08'03"E
EL81	79.19'	N1°39'29"W
EL82	423.87'	N88°20'31"E
EL83	86.41'	N1°39'29"W
EL84	317.36'	N88°20'31"E

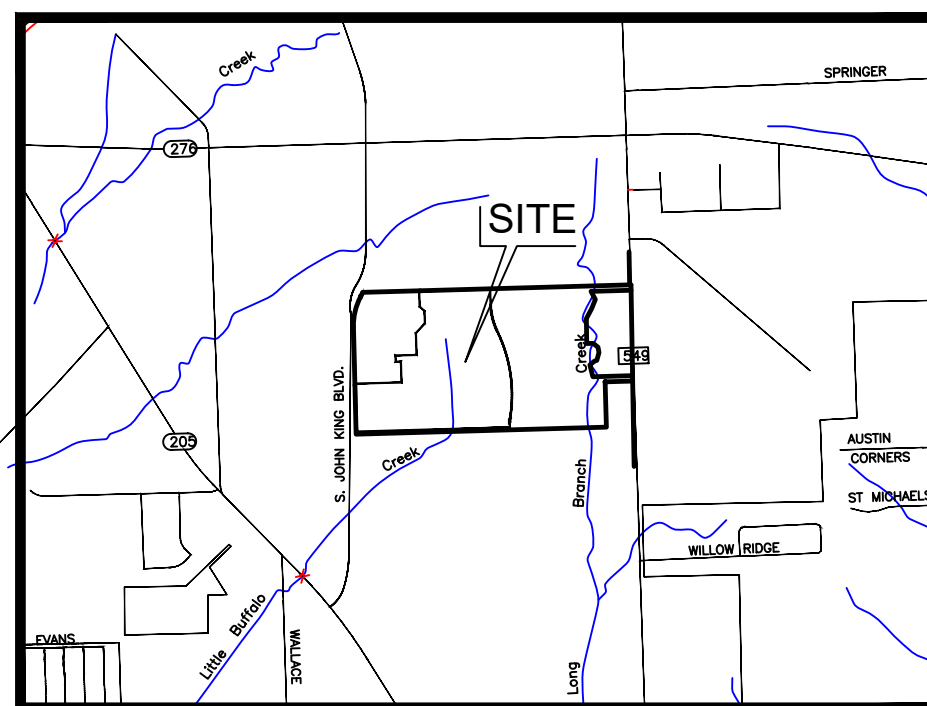
Line Table		
Line #	Length	Direction
EL85	17.94'	N1°39'29"W
EL86	938.24'	N1°39'29"W
EL87	556.75'	S88°21'41"W
EL88	43.98'	S88°23'15"W
EL89	30.51'	S87°48'53"W
EL90	393.52'	N88°21'41"E
EL91	868.36'	S1°39'29"E
EL92	279.68'	S88°20'31"W
EL93	133.82'	N1°39'29"W
EL94	20.51'	N1°39'29"W
EL95	187.23'	S88°20'31"W
EL96	25.55'	S88°20'31"W
EL97	77.89'	S1°34'37"E
EL98	27.25'	N88°19'51"E
EL99	185.75'	N88°19'51"E
EL100	20.51'	S1°39'29"E
EL101	82.28'	S1°39'29"E
EL102	187.37'	S88°20'31"W
EL103	322.99'	S88°20'31"W
EL104	24.02'	N89°06'21"W

Line Table		
Line #	Length	Direction
EL105	9.02'	N88°23'20"E
EL106	65.18'	N88°20'31"E
EL107	288.00'	S1°39'29"E
EL108	360.70'	S88°20'31"W
EL109	62.91'	S1°22'51"E
EL110	390.85'	N88°20'31"E
EL111	12.88'	S1°39'29"E
EL112	641.11'	S1°39'29"E
EL113	599.62'	S88°08'06"W
EL114	26.00'	N1°39'29"W
EL115	84.00'	N88°20'31"E
EL116	188.80'	N1°39'29"W
EL117	84.00'	S88°20'31"W
EL118	188.80'	S1°39'29"E
EL119	36.00'	N88°20'31"E
EL120	188.80'	N1°39'29"W
EL122	84.00'	S88°20'31"W
EL124	190.97'	N1°39'29"W
EL125	13.03'	N1°39'29"W
EL126	84.00'	N88°20'31"E

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC41	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC42	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC43	N49°37'04"W	40.18'	44.02'	30.00'	84°04'49"
EC44	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC45	S42°35'14"W	41.86'	46.33'	30.00'	88°29'25"
EC46	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC47	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC48	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC49	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"
EC50	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC51	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC52	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC53	N43°20'31"E	93.34'	103.67'	66.00'	90°00'00"
EC54	N46°39'29"W	93.34'	103.67'	66.00'	90°00'00"
EC55	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC56	N43°20'31"E	42.43'	47.12'	30.00'	90°00'00"
EC57	S65°38'58"E	87.70'	90.79'	100.00'	52°01'02"
EC58	S65°38'58"E	75.42'	78.08'	86.00'	52°01'02"
EC59	S47°20'33"E	41.92'	46.41'	30.00'	88°37'51"
EC60	S6°54'05"E	194.05'	194.20'	1436.00'	7°44'55"

Curve Table					
Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC61	S1°40'31"E	439.07'	440.92'	1388.00'	18°12'03"
EC62	S47°53'01"W	38.93'	42.37'	30.00'	80°55'00"
EC63	S43°20'31"W	79.20'	87.96'	56.00'	90°00'00"
EC64	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC65	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC66	S43°20'31"W	42.43'	47.12'	30.00'	90°00'00"
EC67	N46°39'29"W	42.43'	47.12'	30.00'	90°00'00"
EC68	N43°20'31"E	42.43'	47.12'	30.00'	89°59'59"
EC69	S46°39'29"E	42.43'	47.12'	30.00'	90°00'00"

**LOCATION MAP
NOT TO SCALE**



OWNER:
Rockwall ISD
801 East Washington St.
Rockwall Texas, 75087
(469) 698-7031
Contact: William Salee

ENGINEER:
Glenn Engineering Corp.
105 Decker Court, Suite 910
Irving, Texas 75062
TBPE FIRM NO. F-303
(972) 989-2174 Cell
(972) 717-5151 Office
Contact: Robert Howman

LEGEND

DEED RECORDS, ROCKWALL COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
PLAT RECORDS ROCKWALL COUNTY, TEXAS

IRF
CIRF
CIRS
MNF
MNS
P.O.B.

IRON ROD FOUND
CAPPED IRON ROD FOUND AS NOTED
1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR"
MAG NAIL FOUND
MAG NAIL SET
POINT OF BEGINNING

PROPOSED ROW LINE ---
EXISTING LOT LINE ---
PROPOSED CENTERLINE ---
BUILDING SETBACK LINE ---
PROPOSED EASEMENT
LINE AS NOTED ---
PROPOSED FIRE LANE
EASEMENT ---
PREVIOUS TRACT LINE ---
BOUNDARY LINE ---

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104

FINAL PLAT

**ROCKWALL - CCA
ADDITION**

LOT 1R & LOT 2, BLOCK A

BEING 110.38 ACRES
SITUATED WITHIN THE
W.H. BAIRD SURVEY, ABSTRACT NUMBER 25
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Case No: P2022-029

Bowman

© 2021 Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
Phone: (214) 484-8886
www.bowman.com
TBPELS #10120600

Bowman Job No.: 210146 Drawn By: RAH Sheet: 4 of 5

PLAT PERIMETER LEGAL DESCRIPTION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Independent School District being the owner of a 110.38 acre tract of land situated within the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, and being a portion of a called 173.00 acre tract of land as described in the deed to Rockwall Independent School District recorded under Document No. 2010-00443616 of the Official Public Records of Rockwall County, Texas (hereafter referred to as the ISD Tract), and being all of Lot 1, Block A of the plat titled "Rockwall - CCA Addition" recorded under Document No. 2017000023961 of said Official Public Records. Said 110.38 acre tract of land being more particularly describes by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "RPLS 5034" found at the southwest corner of said Lot 1, being on the east right of way line of S. John King Boulevard, a 110-foot right of way, as described in the deed to the City of Rockwall recorded under Document No. 2008-00398862 of said Official Public Records;

THENCE the following three (3) calls coincident with the east right of way line of said S. John King Boulevard:

1. NORTH 01 degree 27 minutes 12 seconds WEST, 1584.55 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set (hereafter referred to as CIRS) at the beginning of a tangent curve;
2. northerly, coincident with said tangent curve, concave to the east, having a radius of 895.00 feet and a chord bearing and distance of NORTH 13 degrees 14 minutes 55 seconds EAST, 454.28 feet, an arc length of 459.30 feet to a CIRS at the beginning of a non-tangent curve;
3. northerly, coincident with said non-tangent curve, concave to the west, having a radius of 1005.00 feet and a chord bearing and distance of NORTH 25 degrees 48 minutes 24 seconds EAST, 75.25 feet, an arc length of 75.26 feet to a CIRS at the northwest corner of said Lot 1;

THENCE NORTH 88 degrees 23 minutes 11 seconds EAST, 1986.62 feet with the north line of said Lot 1 and the north line of said ISD Tract to a CIRS;

THENCE the following five (5) calls through the interior of said ISD Tract:

1. SOUTH 01 degree 39 minutes 38 seconds EAST, 217.73 feet to a tangent curve;
2. southerly, coincident with said tangent curve, concave to the EAST, having a radius of 953.48 feet and a chord bearing and distance of SOUTH 13 degrees 50 minutes 10 seconds EAST, 402.19 feet, an arc length of 405.23 feet to the point of reverse curve;
3. southerly, coincident with said reverse curve, concave to the west, having a radius of 2246.52 feet and a chord bearing and distance of SOUTH 08 degrees 29 minutes 30 seconds EAST, 1352.57 feet, an arc length of 1373.88 feet to the point of reverse curve;
4. southerly, coincident with said reverse curve, concave to the east, having a radius of 453.48 feet and a chord bearing and distance of SOUTH 03 degrees 41 minutes 02 seconds WEST, 84.48 feet, an arc length of 84.60 feet;
5. SOUTH 01 degree 39 minutes 38 seconds EAST, 52.52 feet to a CIRS set on the south line of said called 173.00 acre tract of land;

THENCE SOUTH 88 degrees 22 minutes 58 seconds WEST, 2381.77 feet with the south line of said ISD Tract to the POINT OF BEGINNING containing 110.38 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **ROCKWALL - CCA ADDITION, LOT 1R & LOT 2, BLOCK A**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL - CCA ADDITION, LOT 1R & LOT 2, BLOCK A** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
 Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or
 Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.

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

Rockwall Independent School District

 Rockwall Independent School District - Dr. John Villarreal
 Superintendent

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

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

PLAT NOTES:

1. The Basis of Bearings for this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone. To obtain a grid distance, multiply the ground distance by 0.999853886.
2. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. All corners are 1/2" iron rods set with a plastic cap stamped "BOWMAN PROP COR" unless otherwise noted.
4. Lot, block and ROW corners will be set after substantial completion of the infrastructure.

GENERAL NOTES:

1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.
2. Site is zoned Planned Development 95 (PD-95) District for Neighborhood Services (NS) District land uses

CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A LSL & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document. Released to the City for review. 2022-10

 ROBERT A. HANSEN
 LSL & REGISTERED PROFESSIONAL
 LAND SURVEYOR, NO. 6439
 RHANSEN@BOWMAN.COM
 DATE: _____

**STATE OF TEXAS
 COUNTY OF
 ROCKWALL**

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

Given upon my hand and seal of office this _____ day of _____, **2022**.

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

RECOMMENDED FOR FINAL APPROVAL:		

<i>Planning & Zoning Commission, Chairman</i>	<i>Chairman</i>	<i>Date</i>
APPROVED:		
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022 .		
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.		
WITNESS OUR HANDS, this _____ day of _____, 2022 .		
_____	_____	_____
<i>Mayor, City of Rockwall</i>	<i>City Secretary</i>	<i>City Engineer</i>

OWNER:
 Rockwall ISD
 801 East Washington St.
 Rockwall Texas, 75087
 (469) 698-7031
 Contact: William Salee

ENGINEER:
 Glenn Engineering Corp.
 105 Decker Court, Suite 910
 Irving, Texas 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 Cell
 (972) 717-5151 Office
 Contact: Robert Howman

SURVEYOR:
 Bowman Consulting Group, Ltd.
 1200 West Magnolia Blvd., Suite 300
 Fort Worth, TX 76104

FINAL PLAT		
ROCKWALL - CCA ADDITION		
LOT 1R & LOT 2, BLOCK A		
BEING 110.38 ACRES SITUATED WITHIN THE W.H. BAIRD SURVEY , ABSTRACT NUMBER 25 CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS Case No: P2022-029		
Bowman		
© 2021 Bowman Consulting Group, Ltd. 1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8866 Fort Worth, TX 76104 www.bowman.com TBPELS #10120600		
Bowman Job No.: 210146	Drawn By: RAH	Sheet: 5 of 5



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: January 3, 2023

SUBJECT: P2022-060; REPLAT FOR LOTS 4 & 5, BLOCK B, TOWN PLACE MARRIOTT ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat
Closure Report

Summary/Background Information

Consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a *Replat* for Lots 4 & 5, Block B, Town Place Marriott Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the *Replat*.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: January 3, 2023
APPLICANT: Daniel Stewart; DEC
CASE NUMBER: P2022-060; *Replat for Lots 4 & 5, Block B, Town Place Marriott Addition*

SUMMARY

Consider a request by Daniel Stewart of DEC on behalf of Randall Noe for the approval of a Replat for Lots 4 & 5, Block B, Town Place Marriott Addition being a 4.333-acre parcel of land identified as Lot 3, Block B, Town Place Marriott Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the northeast corner of the intersection of the IH-30 Frontage Road and Greencrest Boulevard, and take any action necessary

PLAT INFORMATION

- The applicant is requesting the approval of a Replat for a 4.33-acre parcel of land (*i.e. Lot 3, Block B, Town Place Marriott Addition*) for the purpose of creating two (2) parcels of land (*i.e. Lots 4 & 5, Block B, Town Place Marriott Addition*) and establishing the fire lanes and utility easements necessary to develop a *general retail store* on the subject property.
- On September 5, 1960, the subject property was annexed by *Ordinance No. 60-02 [Case No. A1960-002]*. According to the City's *Historic Zoning Maps*, between annexation and January 3, 1972 the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On August 31, 2022, the Planning and Zoning Commission approved a Site Plan [*Case No. SP2022-039*] for an 11, 896 SF *general retail store* to be built on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 4 & 5, Block B, Town Place Marriott Addition* staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On December 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 5-0, with Commissioners Conway and Womble absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 940 E. INTERSTATE 30

SUBDIVISION TOWN PLACE MARRIOT ADDITION

LOT 3 BLOCK B

GENERAL LOCATION NWC IH-30 & GREENCREST BLVD.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL

CURRENT USE UNDEVELOPED

PROPOSED ZONING COMMERCIAL

PROPOSED USE COMMERCIAL

ACREAGE 4.33 (1.933 AC) LOTS [CURRENT] 1 LOTS [PROPOSED] 2

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER *Randall Noe*

APPLICANT DEC

CONTACT PERSON *Randall Noe*

CONTACT PERSON DANIEL STEWART

ADDRESS *PO BOX 818*

ADDRESS 5300 TOWN & COUNTRY BLVD.

CITY, STATE & ZIP *Rockwall Tx 75087*

CITY, STATE & ZIP FRISCO, TX 75034

PHONE

PHONE 469-850-0060

E-MAIL *Randall@randallnoe.com*

E-MAIL DSTEWART@DEC-EN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____ 20____.

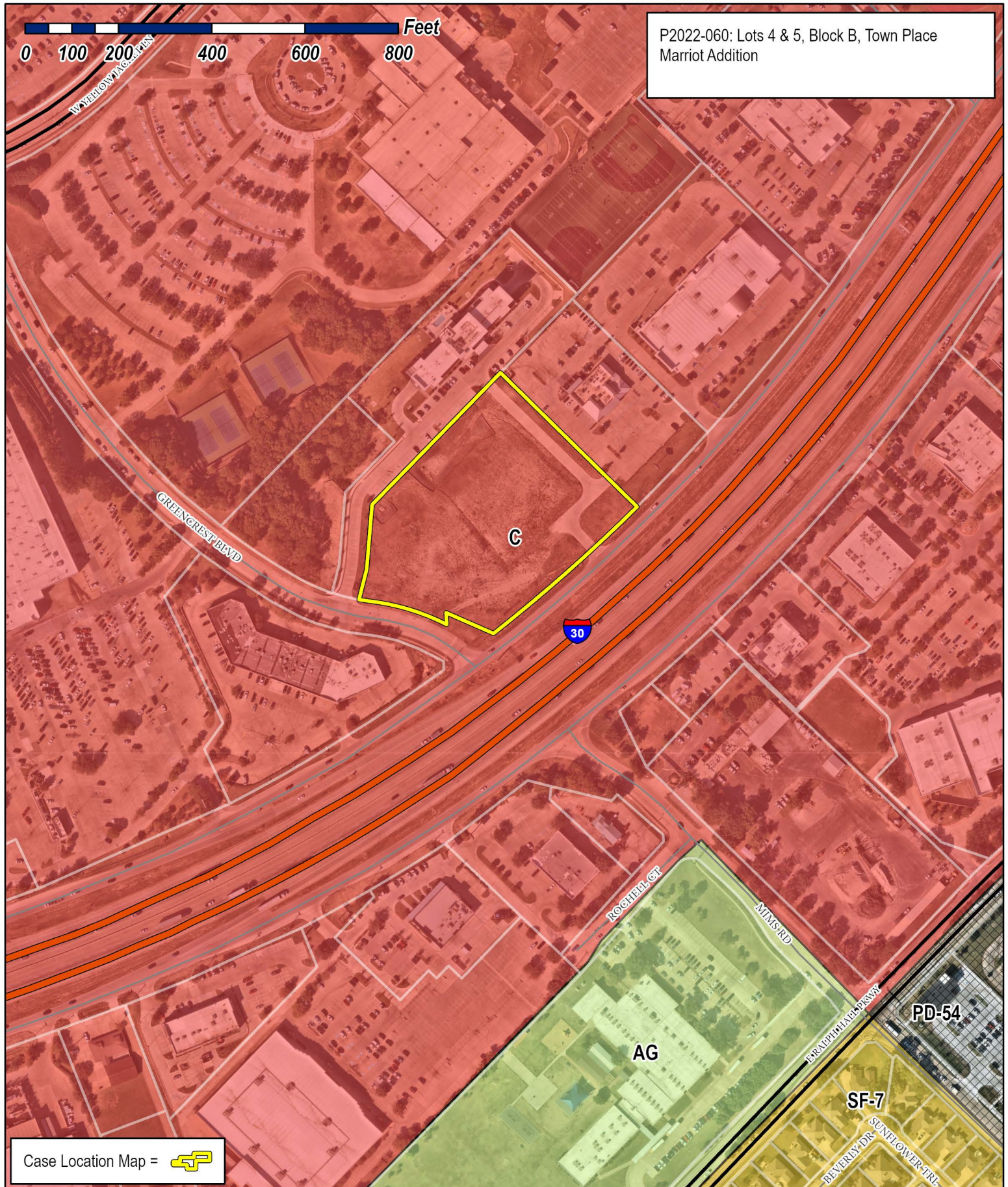
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



P2022-060: Lots 4 & 5, Block B, Town Place Marriot Addition



Case Location Map =



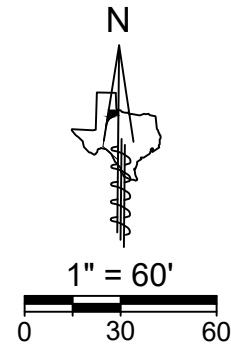
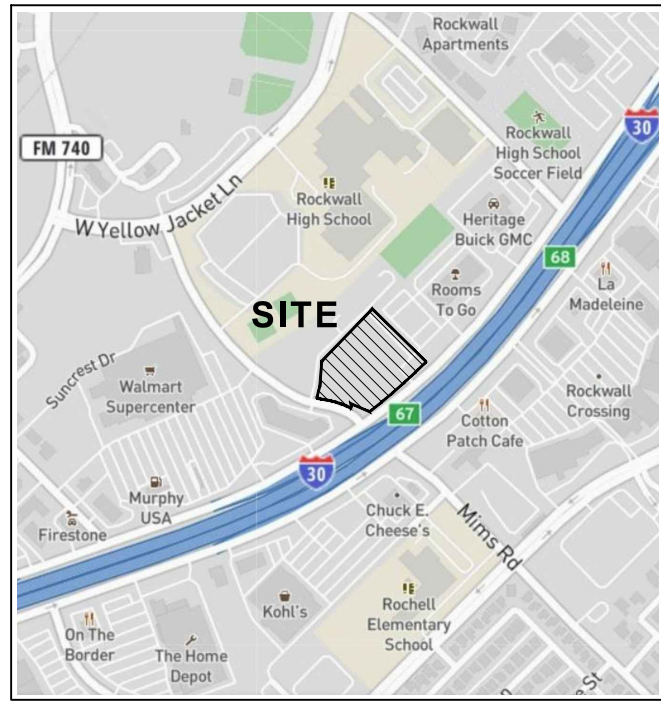
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



VICINITY MAP
NOT TO SCALE

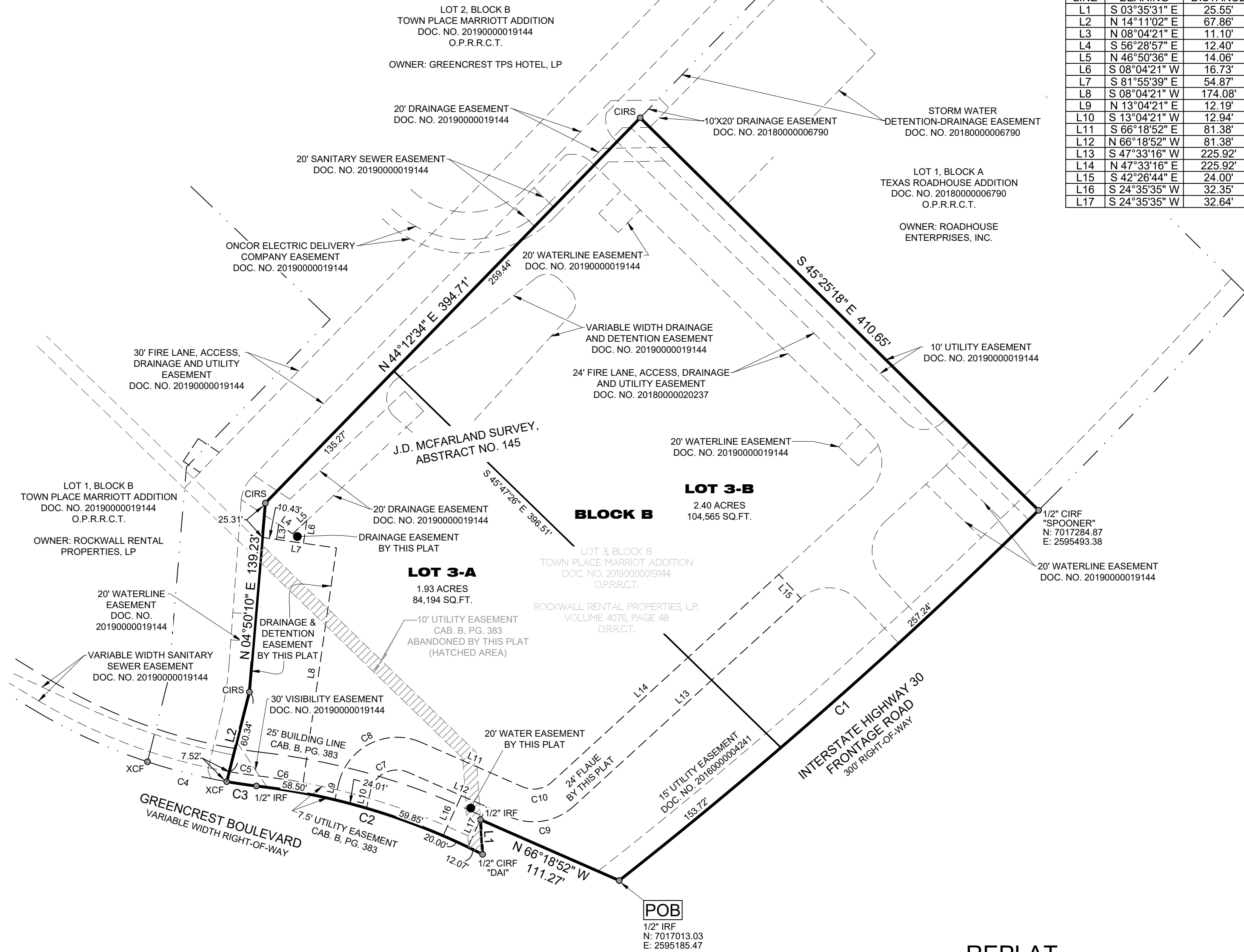


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	410.95'	3669.86'	6°24'58"	S 48°33'37" W	410.74'
C2	174.44'	485.00'	20°36'27"	N 73°10'49" W	173.50'
C3	22.04'	415.00'	3°02'37"	N 81°36'37" W	22.04'
C4	60.05'	415.00'	8°17'27"	N 75°56'35" W	60.00'
C5	21.06'	407.50'	2°57'42"	N 81°38'53" W	21.06'
C6	33.81'	492.50'	3°56'00"	N 81°30'52" W	33.80'
C7	35.12'	20.00'	100°36'47"	S 63°22'44" W	30.78'
C8	77.27'	44.00'	100°36'47"	N 63°22'44" E	67.71'
C9	50.79'	44.00'	66°07'52"	S 80°37'12" W	48.01'
C10	23.08'	20.00'	66°07'52"	N 80°37'12" E	21.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°35'31" E	25.55'
L2	N 14°11'02" E	67.86'
L3	N 08°04'21" E	11.10'
L4	S 56°28'57" E	12.40'
L5	N 46°50'36" E	14.06'
L6	S 08°04'21" W	16.73'
L7	S 81°55'39" E	54.87'
L8	S 08°04'21" W	174.08'
L9	N 13°04'21" E	12.19'
L10	S 13°04'21" W	12.94'
L11	S 66°18'52" E	81.38'
L12	N 66°18'52" W	81.38'
L13	S 47°33'16" W	225.92'
L14	N 47°33'16" E	225.92'
L15	S 42°26'44" E	24.00'
L16	S 24°35'35" W	32.35'
L17	S 24°35'35" W	32.64'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



LEGEND

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- FLAUE = FIRE LANE, ACCESS & UTILITY EASEMENT
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- - - - = EASEMENT

REPLAT
LOT 3-A & 3-B, BLOCK B
TOWN PLACE MARRIOTT
ADDITION
4.33 ACRES (188,759 SF)

BEING A REPLAT OF LOT 3, BLOCK B OF TOWN PLACE MARRIOTT ADDITION, RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.R.C.T., SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	12/12/2022	
Drafter	EN	

<p>SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p>ENGINEER Development Engineering Consultants, LLC Contact: Daniel Stewart, P.E. 5300 Town & Country Boulevard, Suite 150 Frisco, TX 75034 (469) 850-0060</p>
---	--

OWNER
Rockwall Rental Properties, L.P.
P.O. BOX B
Terrell, TX 75160

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS ROCKWALL RENTAL PROPERTIES, L.P. is the sole owner of a 4.33 acre tract of land situated in the J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 3, Block B of Town Place Marriott Addition, a subdivision of record in Document Number 20190000019144, of the Official Public Records of Rockwall County, Texas, conveyed to Rockwall Rental Properties, L.P. by Warranty recorded in Volume 4076, Page 48, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Greencrest Boulevard and the northwest right-of-way line of Interstate Highway 30 (300' right-of-way), being the southeast corner of said Lot 3;

THENCE, along the northeast right-of-way line of said Greencrest Boulevard, being the common southwest line of said Lot 3, the following four (4) bearings and distances:

1. N66°18'52"W, a distance of 111.27 feet to a 1/2" iron rod found;
2. S03°35'31"E, a distance of 25.55 feet to a 1/2" iron rod with yellow plastic cap stamped "DAI" found at the beginning of a non-tangent curve to the left;
3. In a northwesterly direction, along said non-tangent curve to the left, having a radius of 485.00 feet, a chord bearing of N73°10'49"W, a chord length of 173.50 feet, a delta angle of 20°36'27", an arc length of 174.44 feet to a 1/2" iron rod found at the end of said non-tangent curve to the left and the beginning of a reverse curve to the right;
4. In a northwesterly direction, along said reverse curve to the right, having a radius of 415.00 feet, a chord bearing of N81°36'37"W, a chord length of 22.04 feet, a delta angle of 03°02'37", an arc length of 22.04 feet to an X-cut in concrete found at the end of said reverse curve to the right, being a southerly corner of Lot 2, Block B of said Town Place Marriott Addition, and the southwest corner of said Lot 3;

THENCE, along the southeast line of said Lot 2, being the common northwest line of said Lot 3, the following three (3) bearings and distances:

1. N14°11'02"E, a distance of 67.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N04°50'10"E, a distance of 139.23 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N44°12'34"E, a distance of 394.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the west corner of Lot 1, Block A of Texas Roadhouse Addition, a subdivision of record in Document Number 20180000006790, of the Official Public Records of Rockwall County, Texas and the north corner of said Lot 3;

THENCE, S45°25'18"E, along the southwest line of said Lot 1, being the common northeast line of said Lot 3, a distance of 410.65 feet to a 1/2" iron rod with orange plastic cap stamped "SPOONER" found in the northwest right-of-way line of said Interstate Highway 30, being the south corner of said Lot 1 and the east corner of said Lot 3, at the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction and along said non-tangent curve to the right, having a radius of 3669.86 feet, a chord bearing of S48°33'37"W, a chord length of 410.74 feet, a delta angle of 06°24'58", an arc length of 410.95 feet to the **POINT OF BEGINNING**, containing 4.33 acres or 188,759 square feet, more or less;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ROCKWALL RENTAL PROPERTIES, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as **TOWN PLACE MARRIOTT ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **TOWN PLACE MARRIOTT ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

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

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

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

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

OWNER: ROCKWALL RENTAL PROPERTIES, L.P.

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of ROCKWALL RENTAL PROPERTIES, L.P., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
 Matthew Raabe _____ Date _____
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date _____
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **TOWN PLACE MARRIOTT ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 3-A & 3-B, BLOCK B
 TOWN PLACE MARRIOTT
 ADDITION
 4.33 ACRES (188,759 SF)**

BEING A REPLAT OF LOT 3, BLOCK B
 OF TOWN PLACE MARRIOTT ADDITION,
 RECORDED IN DOCUMENT NUMBER 20190000019144, O.P.R.C.T.,
 SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/12/2022	
Drafter	EN	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Brad Eubanks
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Development Engineering Consultants, LLC
 Contact: Daniel Stewart, P.E.
 5300 Town & Country Boulevard, Suite 150
 Frisco, TX 75034
 (469) 850-0060

OWNER
 Rockwall Rental Properties, L.P.
 P.O. BOX B
 Terrell, TX 75160

Lot Report
2022

Mon Dec 12 13:01:59

Lot File: Z:\OFFICE\PROJECTS\2022\2206- June 2022\2206.067 E I30 AND
GREENCREST BLVD\LOT\2206.067.lot
CRD File: Z:\OFFICE\COORD\2206.067.CRD

Lot: OVERALL BOUN, Block: B, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
111			7017013.03	2595185.47	0.00
	N 66°18'52" W	111.27			
106			7017057.73	2595083.57	111.27
	S 03°35'31" E	25.55			
107			7017032.23	2595085.17	136.82
	Radius: 485.00	Length: 174.44	Chord: 173.50	Delta: 20°36'27"	
	Chord BRG: N 73°10'49" W	Rad-In: S 27°07'24" W	Rad-Out: S 06°30'58" W		
	Radius Pt: R2 7016600.56,2594864.06	Tangent: 88.17	Dir: Left		
	Tangent-In: N 62°52'36" W	Tangent-Out: N 83°29'02" W	Non Tangential-In		
	Non Tangential-Out				
110			7017082.43	2594919.10	311.26
	Radius: 415.00	Length: 22.04	Chord: 22.04	Delta: 3°02'37"	
	Chord BRG: N 81°36'37" W	Rad-In: N 06°52'04" E	Rad-Out: N 09°54'41" E		
	Radius Pt: R3 7017494.45,2594968.72	Tangent: 11.03	Dir: Right		
	Tangent-In: N 83°07'56" W	Tangent-Out: N 80°05'19" W	Non Tangential-In		
	Non Tangential-Out				
109			7017085.65	2594897.29	333.30
	N 14°11'02" E	67.86			
S1			7017151.43	2594913.92	401.16
	N 04°50'10" E	139.23			
S2			7017290.17	2594925.66	540.39
	N 44°12'34" E	394.71			
S3			7017573.10	2595200.88	935.10
	S 45°25'18" E	410.65			
105			7017284.87	2595493.38	1345.75
	Radius: 3669.86	Length: 410.95	Chord: 410.74	Delta: 6°24'58"	
	Chord BRG: S 48°33'37" W	Rad-In: N 44°38'52" W	Rad-Out: N 38°13'54" W		
	Radius Pt: R1 7019895.75,2592914.40	Tangent: 205.69	Dir: Right		
	Tangent-In: S 45°21'08" W	Tangent-Out: S 51°46'06" W	Non Tangential-In		
	Non Tangential-Out				
111			7017013.03	2595185.47	1756.71
	Closure Error Distance>	0.0033	Error Bearing>	S 56°34'19" W	
	Closure Precision>	1 in 525962.8	Total Distance>	1756.71	
	Area: 188759 Sq. Feet,	4.3333	Acres		

Block B Total Area: 188759 Sq. Feet, 4.3333 Acres



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Kristy Teague, City Sect./Asst. to the City Manager

DATE: January 3, 2023

SUBJECT: MAIN ST. ADVISORY BOARD APPTS. NEEDED

Attachments

Grant English Application

Summary/Background Information

Jennifer Hoffman has recently resigned her seat on the MSAB for personal reasons, indicating that she may be interested in serving again sometime in future years. Councilmember Moeller has indicated a desire for Council to consider appointing applicant Grant English to replace her. If appointed, his term will run from Jan. 2023 thru Jan. 2025.

Action Needed

Council is asked to consider appointing Grant English to the Main St. Advisory Board to replace Jennifer Hoffman for a term to run thru January of 2025.

From: [Delaney, Margaret](#)
To: [Delaney, Margaret](#)
Subject: Boards & Commissions - Grant English
Date: Thursday, December 29, 2022 1:13:10 PM

 **Boards & Commissions**

NAME & ADDRESS

Grant English
[REDACTED]

VOTER REGISTRATION

Registered Voter: Yes

Voter Registration Number: 1075533934

PHONE NUMBER & EMAIL

Phone: [REDACTED] **Email:** [REDACTED]

PERSONAL DETAILS

I am a commercial real estate broker at Ridge Pointe Commercial Real Estate. I have been a broker for 13 years at firms such as CBRE, Transwestern and Venture Commercial. I have worked with a diversified mix of clients ranging from institutional landlords and mixed-use developers to local family offices and top-of-class tenants. I have been recognized by D Magazine with the "Power Broker" award. I am actively involved in adaptive redevelopment, investment sales, project leasing, tenant representation, strategic consulting and debt/equity financing. I have extensive redevelopment experience within the Dallas historic neighborhoods of Deep Ellum, Downtown Dallas, Cedars, Old East Dallas and Bishop Arts. I live, work and play in downtown Rockwall. I graduated from Texas Tech University.

BOARDS & COMMISSIONS

Interested in Special Committee or Projects? Yes

ART COMMISSION

MAIN STREET BOARD

You can [edit this submission](#) and [view all your submissions](#) easily.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

November 2022

Permits

Total Permits Issued:	300
Building Permits:	18
Contractor Permits:	282
Total Commercial Permit Values:	\$2,440,929.20
Building Permits:	\$2,440,929.20
Contractor Permits:	
Total Fees Collected:	\$122,821.42
Building Permits:	\$72,722.81
Contractor Permits:	\$50,098.61

Board of Adjustment

Board of Adjustment Cases: 2

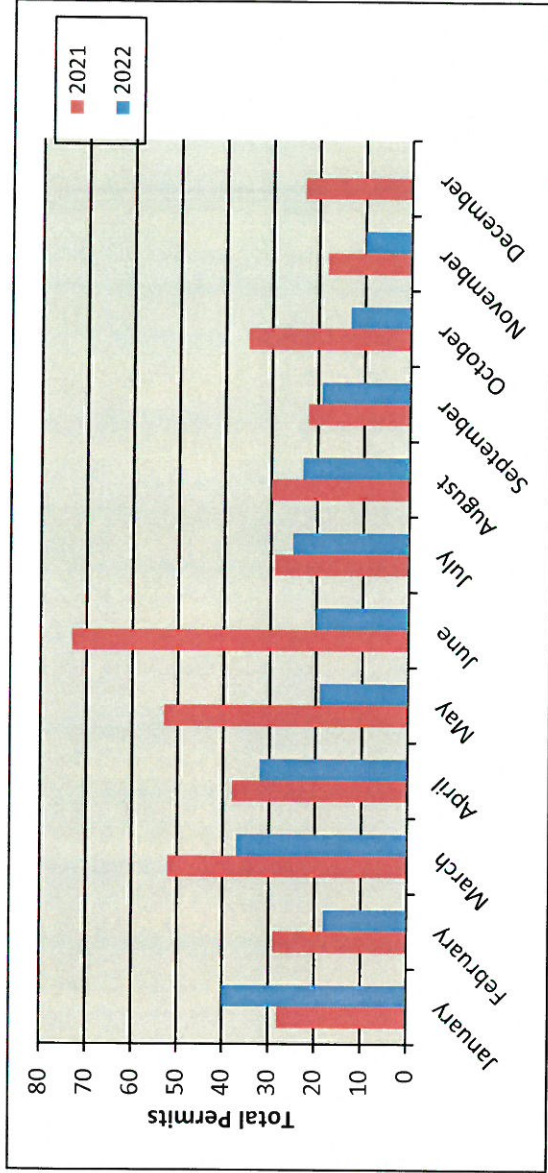
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 11/1/2022 to 11/30/2022

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	69	\$2,440,929.20	\$20,574.05
Certificate of Occupancy	12		\$907.50
Electrical Permit	1		\$127.50
Fence Permit	2	2.00	\$0.00
Irrigation Permit	2		\$153.00
Mechanical Permit	2	15,600.00	\$350.38
Plumbing Permit	2	2,875.20	\$160.09
Remodel	13	1,833,450.00	\$14,923.08
Retaining Wall Permit	2	48,000.00	\$102.00
Roofing Permit	17	357,524.00	\$1,300.50
Sign Permit	13	183,478.00	\$2,448.00
Temporary Construction Trailer	3		\$102.00
Residential Building Permit	231		\$102,247.37
Accessory Building Permit	4		\$473.23
Addition	4		\$1,126.54
Concrete Permit	9		\$1,104.65
Electrical Permit	7		\$1,451.06
Fence Permit	26		\$1,323.00
Generator	2		\$228.00
Irrigation Permit	27		\$2,056.50
Mechanical Permit	24		\$2,696.50
New Single Family Residential	10		\$71,123.04
Patio Cover/Pergola	10		\$994.22
Plumbing Permit	37		\$2,931.00
Pool	4		\$612.00
Remodel	3		\$1,465.01
Roofing Permit	41		\$3,130.50
Solar Panel Permit	12		\$5,591.88
Temporary Construction Trailer	1		\$5,431.24
Window & Door Permit	10		\$509.00
Totals:	300		\$122,821.42

New Residential Permits

Calendar Year

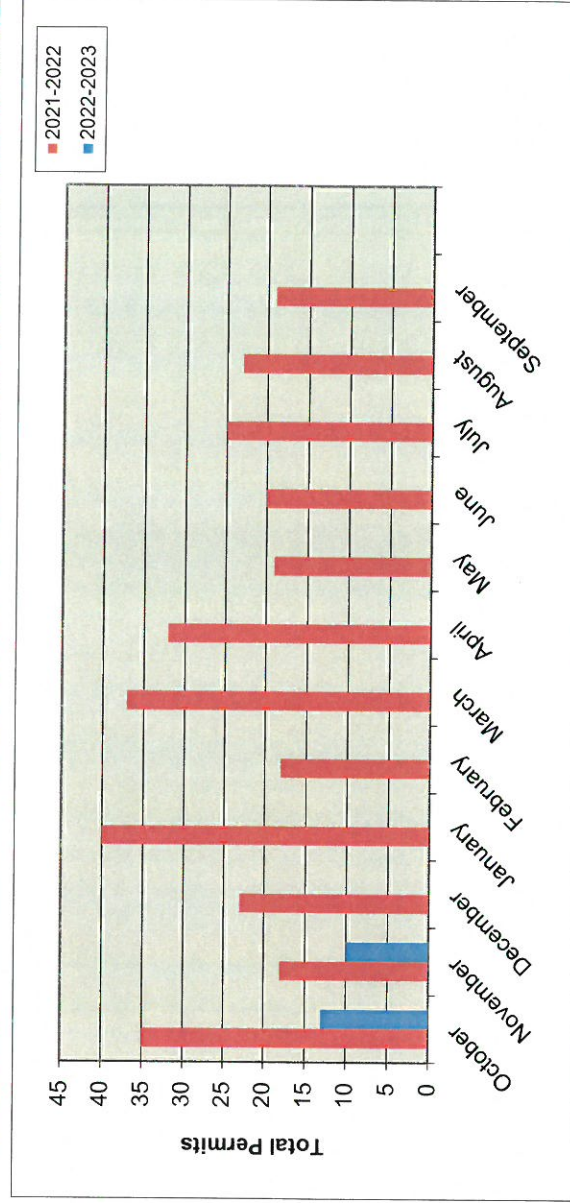
	Year	
	2021	2022
January	28	40
February	29	18
March	52	37
April	38	32
May	53	19
June	73	20
July	29	25
August	30	23
September	22	19
October	35	13
November	18	10
December	23	
Totals	430	256



New Residential Permits

Fiscal Year

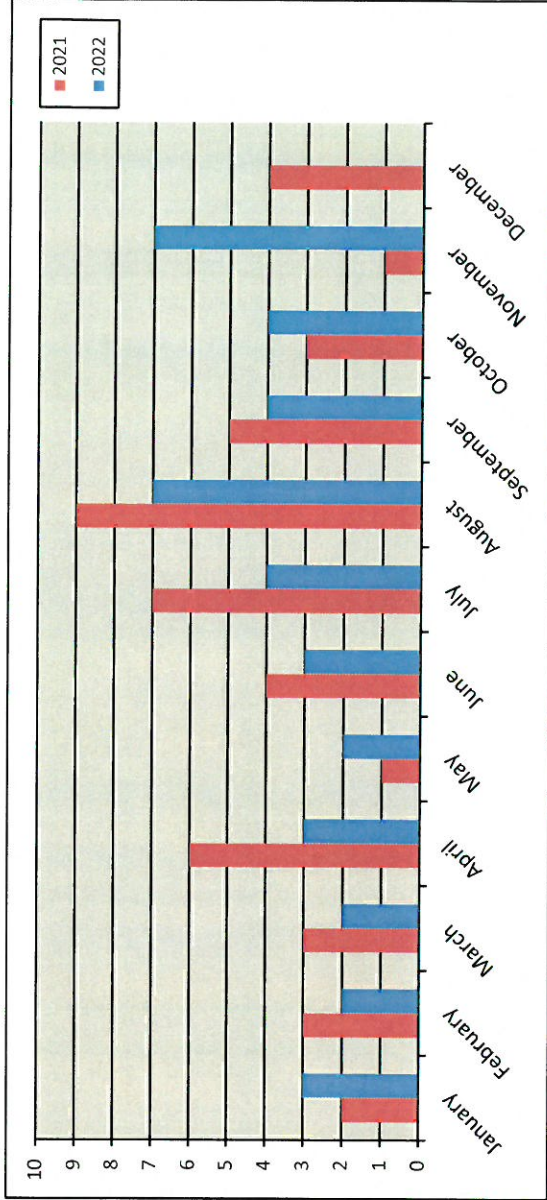
	Year	
	2021-2022	2022-2023
October	35	13
November	18	10
December	23	
January	40	
February	18	
March	37	
April	32	
May	19	
June	20	
July	25	
August	23	
September	19	
Totals	309	23



Residential Remodel Permits

Calendar Year

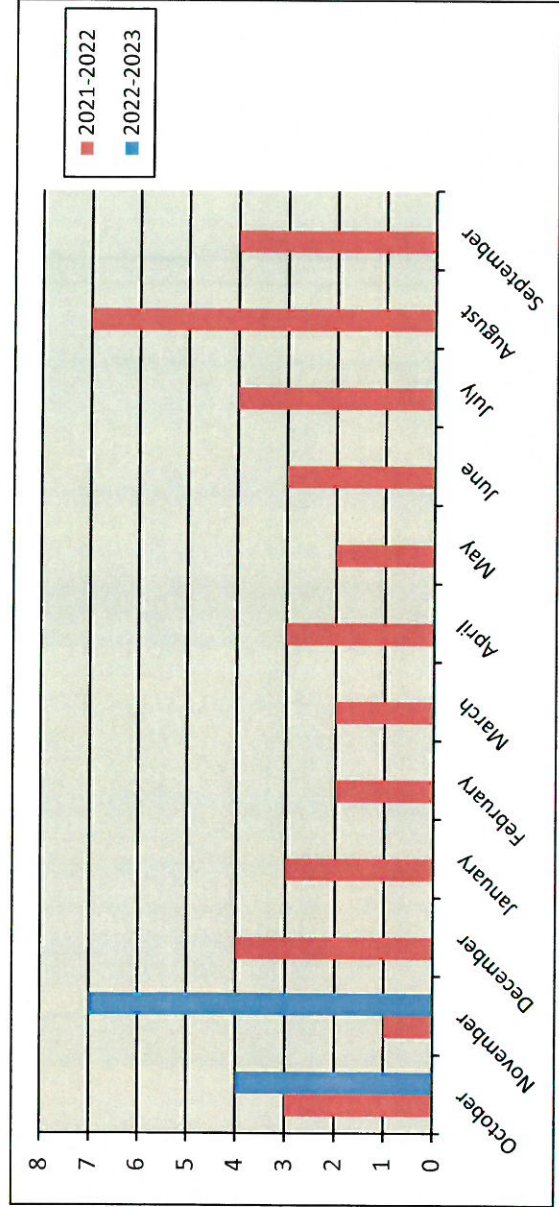
	Year	
	2021	2022
January	2	3
February	3	2
March	3	2
April	6	3
May	1	2
June	4	3
July	7	4
August	9	7
September	5	4
October	3	4
November	1	4
December	4	7
Totals	48	41



Residential Remodel Permits

Fiscal Year

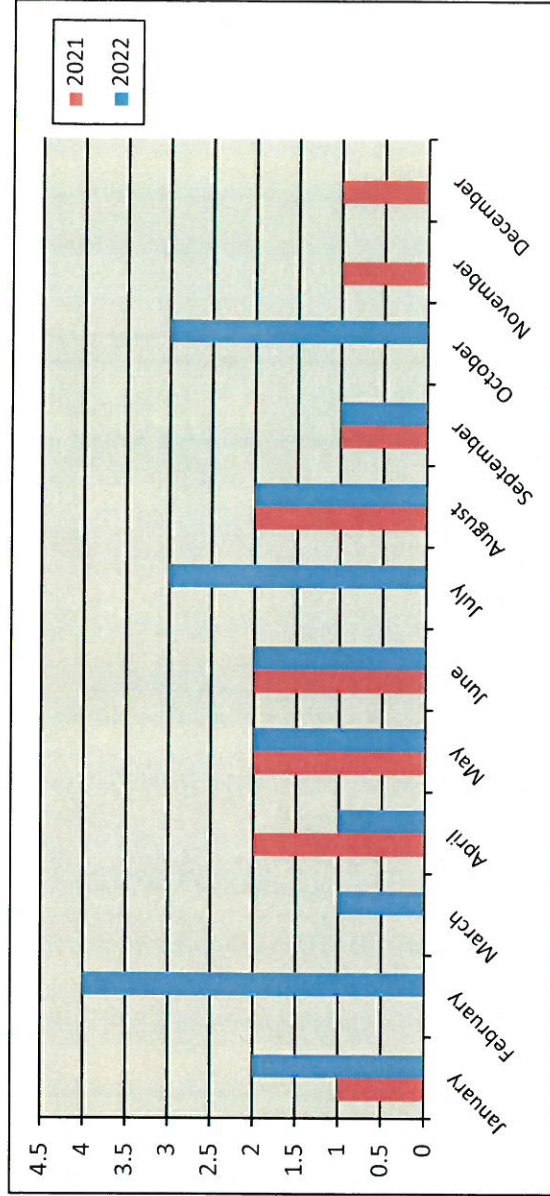
	Year	
	2021-2022	2022-2023
October	3	4
November	1	7
December	4	
January	3	
February	2	
March	2	
April	3	
May	2	
June	3	
July	4	
August	7	
September	4	
Totals	38	11



New Commercial Permits

Calendar Year

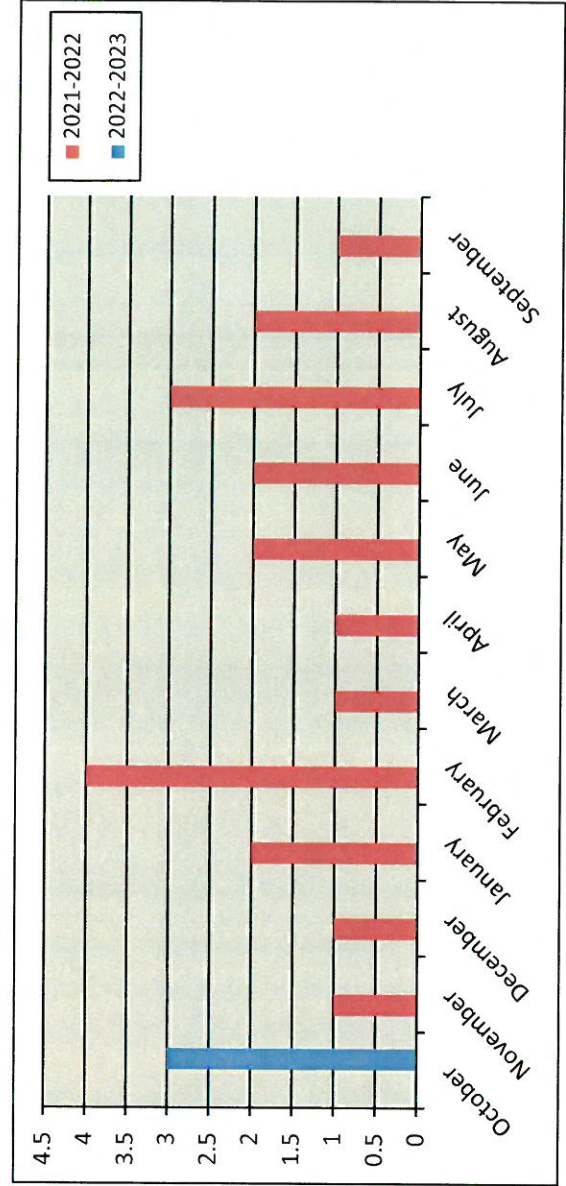
	Year	
	2021	2022
January	1	2
February	0	4
March	0	1
April	2	1
May	2	2
June	2	2
July	0	3
August	2	2
September	1	1
October	0	3
November	1	0
December	1	
Totals	12	21



New Commercial Permits

Fiscal Year

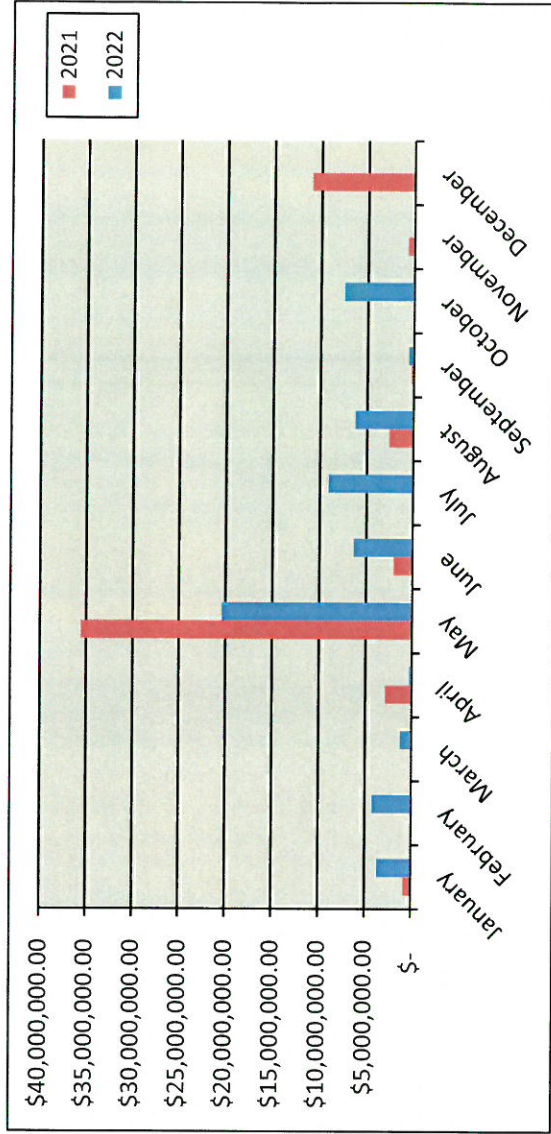
	Year	
	2021-2022	2022-2023
October	0	3
November	1	0
December	1	
January	2	
February	4	
March	1	
April	1	
May	2	
June	2	
July	3	
August	2	
September	1	
Totals	20	3



New Commercial Value

Calendar Year

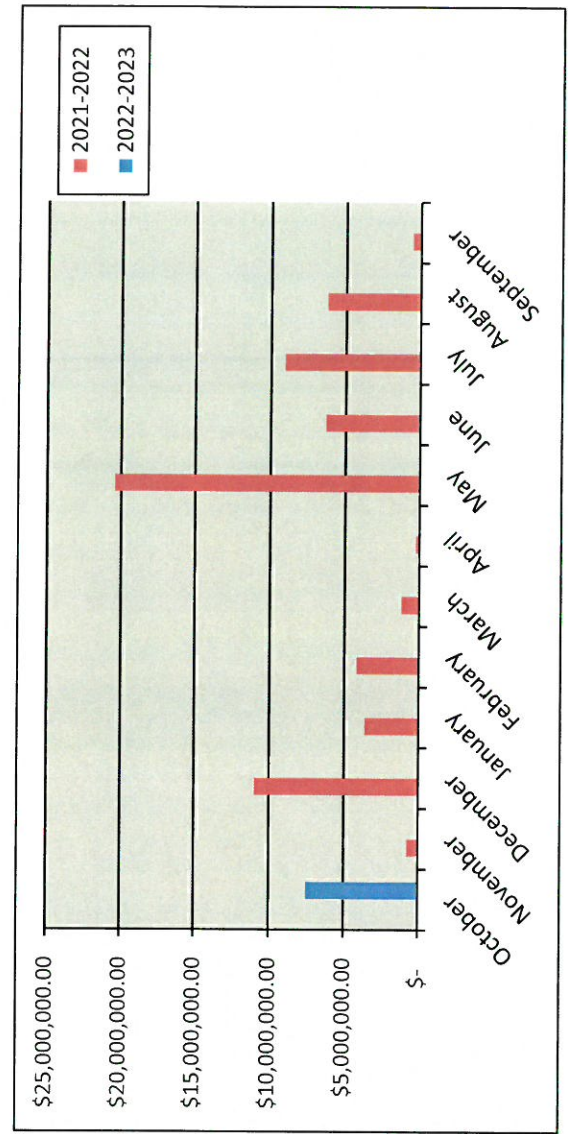
	Year	
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	\$ 250,000.00
May	\$ 35,500,000.00	\$ 20,400,000.00
June	\$ 2,080,000.00	\$ 6,300,000.00
July	\$ -	\$ 9,075,000.00
August	\$ 2,650,000.00	\$ 6,244,700.00
September	\$ 286,200.00	\$ 550,000.00
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	\$ -
December	\$ 11,000,000.00	\$ -
Totals	\$ 56,051,200.00	\$ 59,303,450.00



New Commercial Value

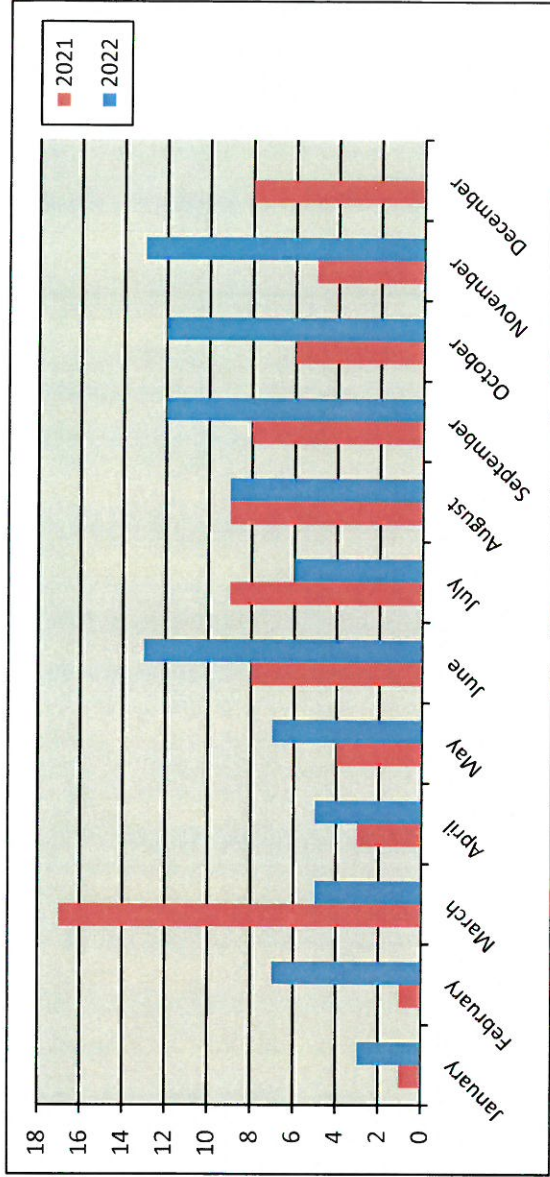
Fiscal Year

	Year	
	2021-2022	2022-2023
October	\$ -	\$ 7,472,450.00
November	\$ 750,000.00	\$ -
December	\$ 11,000,000.00	\$ -
January	\$ 3,625,000.00	\$ -
February	\$ 4,186,300.00	\$ -
March	\$ 1,200,000.00	\$ -
April	\$ 250,000.00	\$ -
May	\$ 20,400,000.00	\$ -
June	\$ 6,300,000.00	\$ -
July	\$ 9,075,000.00	\$ -
August	\$ 6,244,700.00	\$ -
September	\$ 550,000.00	\$ -
Totals	\$ 63,581,000.00	\$ 7,472,450.00



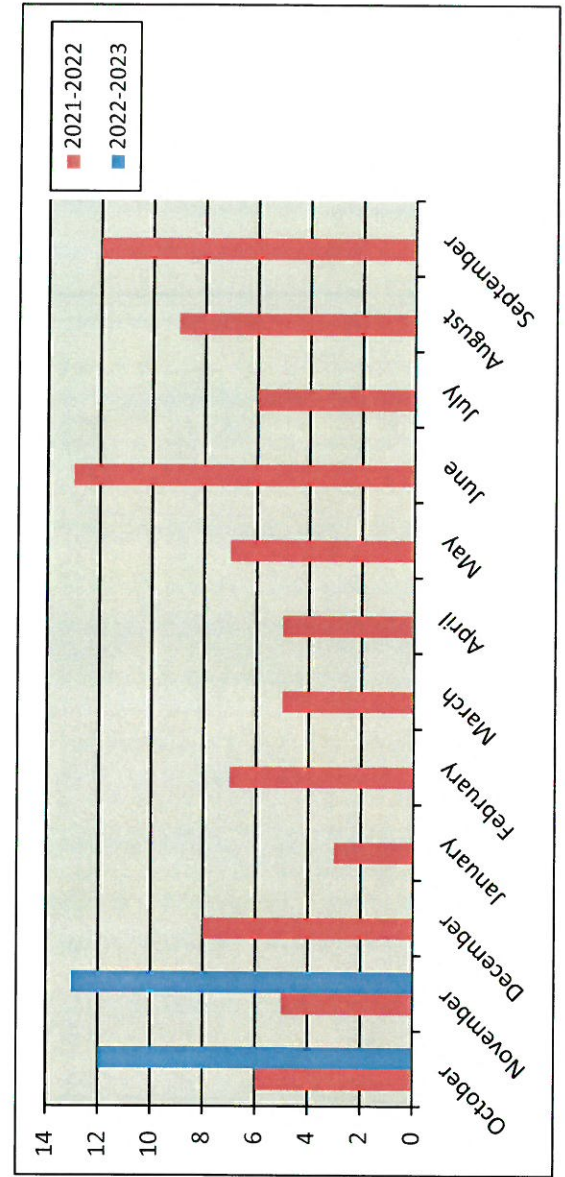
Commercial Remodel Permits Calendar Year

	Year	
	2021	2022
January	1	3
February	1	7
March	17	5
April	3	5
May	4	7
June	8	13
July	9	6
August	9	9
September	8	12
October	6	12
November	5	13
December	8	
Totals	79	92



Commercial Remodel Permits Fiscal Year

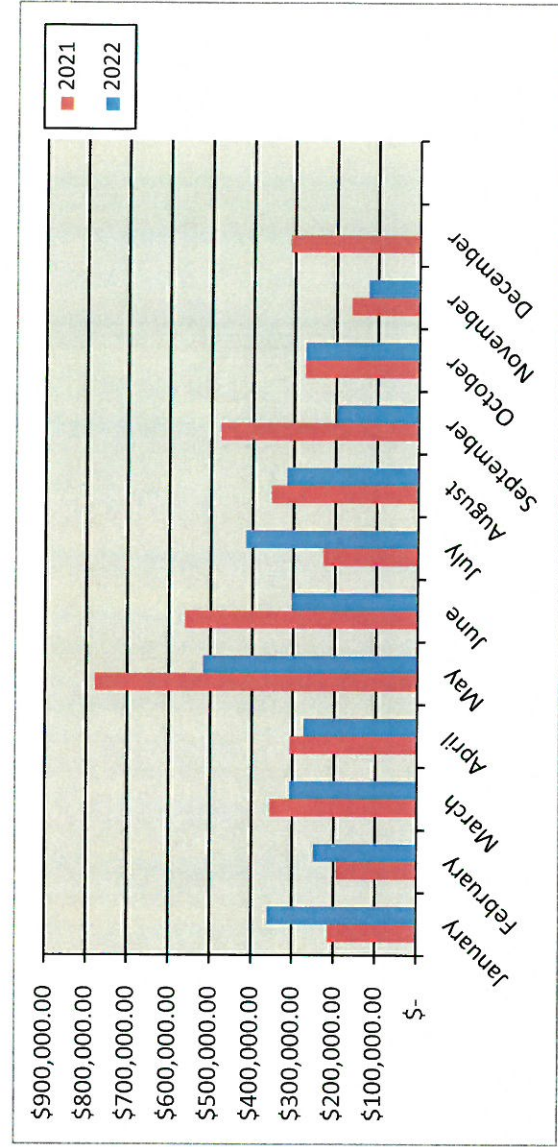
	Year	
	2021-2022	2022-2023
October	6	12
November	5	13
December	8	
January	3	
February	7	
March	5	
April	5	
May	7	
June	13	
July	6	
August	9	
September	12	
Totals	86	25



Total Fees Collected

Calendar Year

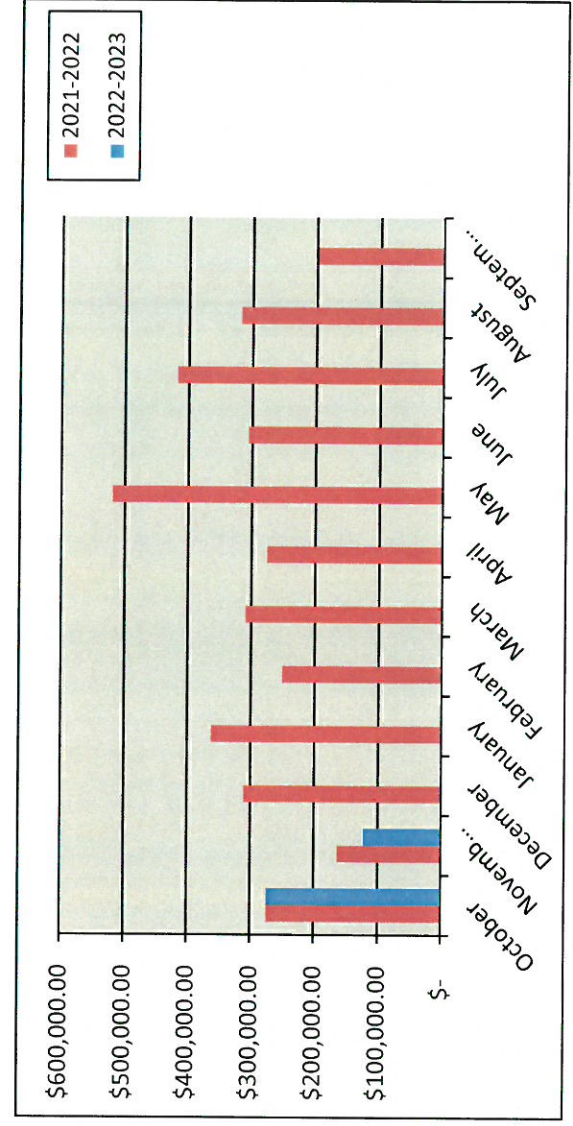
	Year	
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	\$ 274,768.54
May	\$ 778,422.17	\$ 518,725.96
June	\$ 561,245.38	\$ 304,895.03
July	\$ 228,777.52	\$ 416,616.46
August	\$ 353,601.69	\$ 317,170.14
September	\$ 476,935.40	\$ 197,419.77
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	\$ 122,821.42
December	\$ 310,002.73	
Totals	\$ 4,214,924.85	\$ 3,345,963.15



Total Fees Collected

Fiscal Year

	Year	
	2021-2022	2022-2023
October	\$ 273,670.22	\$ 274,314.07
November	\$ 163,206.06	\$ 122,821.42
December	\$ 310,002.73	
January	\$ 361,270.18	
February	\$ 250,094.89	
March	\$ 307,866.69	
April	\$ 274,768.54	
May	\$ 518,725.96	
June	\$ 304,895.03	
July	\$ 416,616.46	
August	\$ 317,170.14	
September	\$ 197,419.77	
Totals	\$ 3,695,706.67	\$ 397,135.49



3:40:19PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2022 to 11/30/2022

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name		
		Plan Number	Valuation	
COM2022-5020	Commercial Building Permit			
08/10/2022	Certificate of Occupancy	2930 RIDGE RD,	\$75.00	\$75.00
11/22/2022	ISSUED	ROCKWALL, TX 75032	7,000.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	HFRP1, LLC 817-870-2231	PO BOX 471819	Fort Worth	TX	76107
Property Owner	HF	PO BOX 471819	Fort Worth	TX	76107

Contractors

COM2022-5496	Commercial Building Permit			
08/30/2022	Certificate of Occupancy	1352 MIMS RD	\$76.50	\$76.50
11/01/2022	ISSUED		1,600.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Michael Bables 972-533-2538	1352 Mims Rd	Rockwall	TX	75032
Property Owner	DWAINE POWERS	PO BOX 850	Rockwall	TX	75087

Contractors

COM2022-5512	Commercial Building Permit			
08/31/2022	Certificate of Occupancy	811 E YELLOW JACKET	\$76.50	\$76.50
11/01/2022	ISSUED	LN 122	480.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Nina Nandoo 917-834-1744	811 E Yellow Jacket Ln	Rockwall	TX	75032
Property Owner	Dave Lowery	811 E Yellow Jackete	Rockwall	TX	75032

Contractors

COM2022-5564	Commercial Building Permit			
09/01/2022	Certificate of Occupancy	2313 RIDGE RD, 105A,	\$75.00	\$75.00
11/01/2022	ISSUED	ROCKWALL, TX, 75087	2,000.00	

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2022 to 11/30/2022

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
Plan Number			Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	William J Fieldsmith 972-345-8765	405 Dennis Bailey Ln	Heath	TX 75032	
Property Owner	Global Advance	2313 Ridge Rd	Rockwall	TX 75032	

Contractors

COM2022-6692	Commercial Building Permit				
10/20/2022	Certificate of Occupancy	2083 SUMMER LEE DR,		\$76.50	\$76.50
11/01/2022	ISSUED	111, ROCKWALL, TX, 75032		1,065.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Ha Le 469-456-7811	1717 Angel Parkway K106	Allen	TX 75002	
Property Owner	PA Harbor Retail LLC	8222 Douglass Ave	Dallas	TX 75225	

Contractors

COM2022-6764	Commercial Building Permit				
10/25/2022	Certificate of Occupancy	2231 RIDGE RD, 201,		\$76.50	\$76.50
11/14/2022	ISSUED	ROCKWALL, TX, 75087		950.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Beth Kelly 972-880-2065	2231 Ridge Rd, Suite 201	Rockwall	TX 75087	
Property Owner	JARA Partners, LTD.	1425 Hunters Glen	Royse City	TX 75189	

Contractors

COM2022-6769	Commercial Building Permit				
10/25/2022	Certificate of Occupancy	2455 RIDGE RD, 101,		\$76.50	\$76.50
11/04/2022	ISSUED	ROCKWALL, TX, 75087		2,740.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Drilon Smajli 214-971-0168	2455 Ridge Rd	Rockwall	TX 75087	
Property Owner	245 Ridge LLC	2701 Custer Pkwy	Richardson	TX 75080	

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2022 to 11/30/2022

Permit Number	Permit Type	Site Address	Parcel Number	Total Fees	
Application Date	Subtype	Subdivision Name		Total SQFT	Fees Paid
Issue Date	Status of Permit	Plan Number	Valuation		
Contractors					
COM2022-6921	Commercial Building Permit				
11/01/2022	Certificate of Occupancy	104 S SAN JACINTO ST		\$75.00	\$75.00
11/15/2022	ISSUED			3,323.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Matthew & Vanessa Colman 469-769-1081	104 S San Jacinto	Rockwall	TX	75087
Property Owner	Lori Hendricks	5903 Volunteer Pl.	Rockwall	TX	75032
Contractors					
COM2022-6951	Commercial Building Permit				
11/02/2022	Certificate of Occupancy	2101 SUMMER LEE DR,		\$75.00	\$75.00
11/29/2022	ISSUED	S. 109, ROCKWALL, TX, 75032		7,271.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Gail Fletcher 469-314-1103	2101 Summer Lee Dr, S. 109	Rockwall	TX	75032
Property Owner	PegasusAblon	8222 Douglas Ave	Dallas	TX	75225
Contractors					
COM2022-6959	Commercial Building Permit				
11/02/2022	Certificate of Occupancy	6531 HORIZON RD, B,		\$75.00	\$75.00
11/18/2022	ISSUED	ROCKWALL, TX, 75032		1,360.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Darrian Kendall 972-654-9600	3737 Sycamore Ln	Rockwall	TX	75032
Property Owner	5 Sharp Real Estate LLC	3021 Ridge Rd	Rockwall	TX	75032
Contractors					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2022 to 11/30/2022

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	
		Plan Number	Valuation	
COM2022-7113	Commercial Building Permit			
11/10/2022	Certificate of Occupancy	1053 E INTERSTATE 30	\$75.00	\$75.00
11/21/2022	ISSUED	STE 111	1,400.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Bhavik Patel	1575 Trowbridge Cir	Rockwall	TX	75032
Property Owner	Terrie Hatfield	1065 E Southlake Blvd	Southlake	TX	76092
Contractor	Aaron Knapp				

Contractors

COM2022-7259	Commercial Building Permit			
11/18/2022	Certificate of Occupancy	2640 SUNSET RIDGE	\$75.00	\$75.00
11/29/2022	ISSUED	DR, 120, ROCKWALL, TX, 75032	3,493.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Bill Shaddock 214-553-5505	2400 Dallas Parkway	Plano	TX	75093
Property Owner	HH Retail Center	2701 Sunset Ridge Dr	Rockwall	TX	75032

Contractors

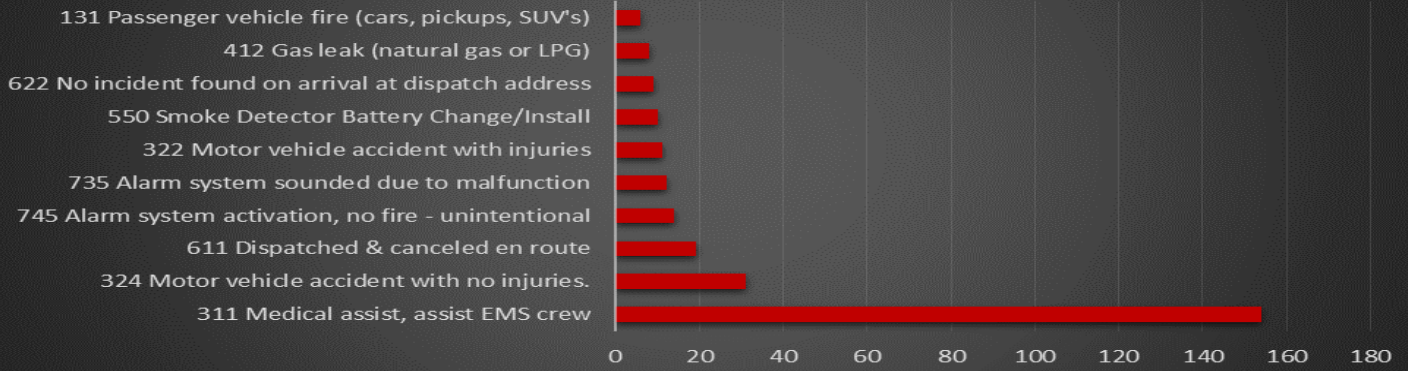
12

Total Valuation:
Total Fees: \$907.50
Total Fees Paid: \$907.50



November 2022 Monthly Report

Top 10 NFIRS Call Types



All Calls By NFIRS Call Type



Incident Count

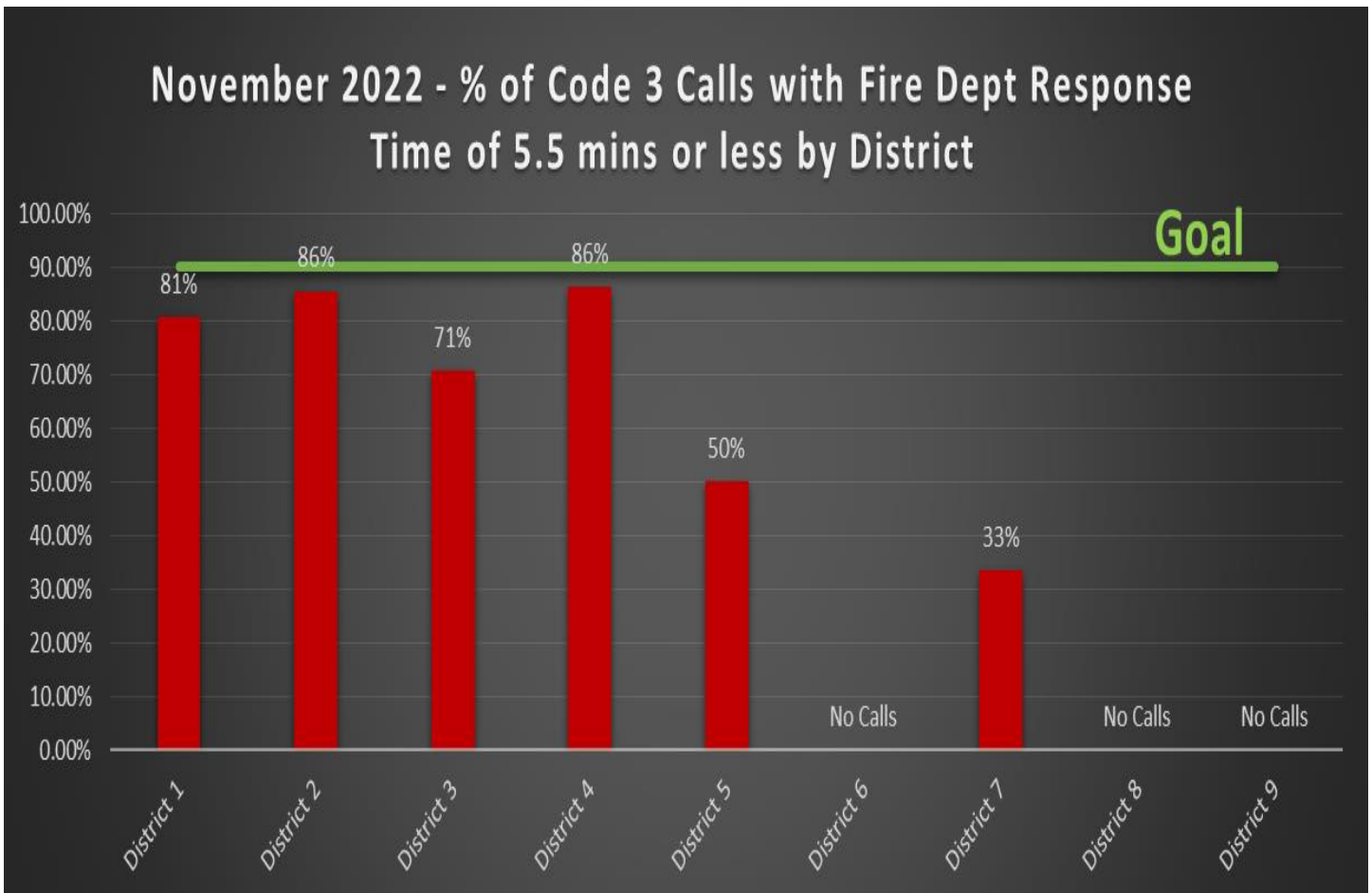
111 Building fire	4
131 Passenger vehicle fire (cars, pickups, SUV's)	6
138 Off-road vehicle or heavy equipment fire	1
151 Outside rubbish, trash or waste fire	1
300 Rescue, EMS incident, other	4
311 Medical assist, assist EMS crew	154
322 Motor vehicle accident with injuries	11
324 Motor vehicle accident with no injuries.	31
410 Combustible/flammable gas/liquid condition, other	1
411 Gasoline or other flammable liquid spill	2
412 Gas leak (natural gas or LPG)	8
424 Carbon monoxide incident	1
442 Overheated motor	1
444 Power line down	1
511 Lock-out	1
520 Water problem, other	2
521 Water evacuation	1
522 Water or steam leak	2
531 Smoke or odor removal	1
550 Smoke Detector Battery Change/Install	10
555 Defective elevator, no occupants	3
561 Unauthorized burning	1
611 Dispatched & canceled en route	19
622 No incident found on arrival at dispatch address	9
650 Steam, other gas mistaken for smoke, other	2
651 Smoke scare, odor of smoke	2
672 Biological hazard investigation, none found	1
711 Municipal alarm system, malicious false alarm	1
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	1
733 Smoke detector activation due to malfunction	2
735 Alarm system sounded due to malfunction	12
736 CO detector activation due to malfunction	2
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	5
744 Detector activation, no fire - unintentional	2
745 Alarm system activation, no fire - unintentional	14
746 Carbon monoxide detector activation, no CO	3

Grand Total

325

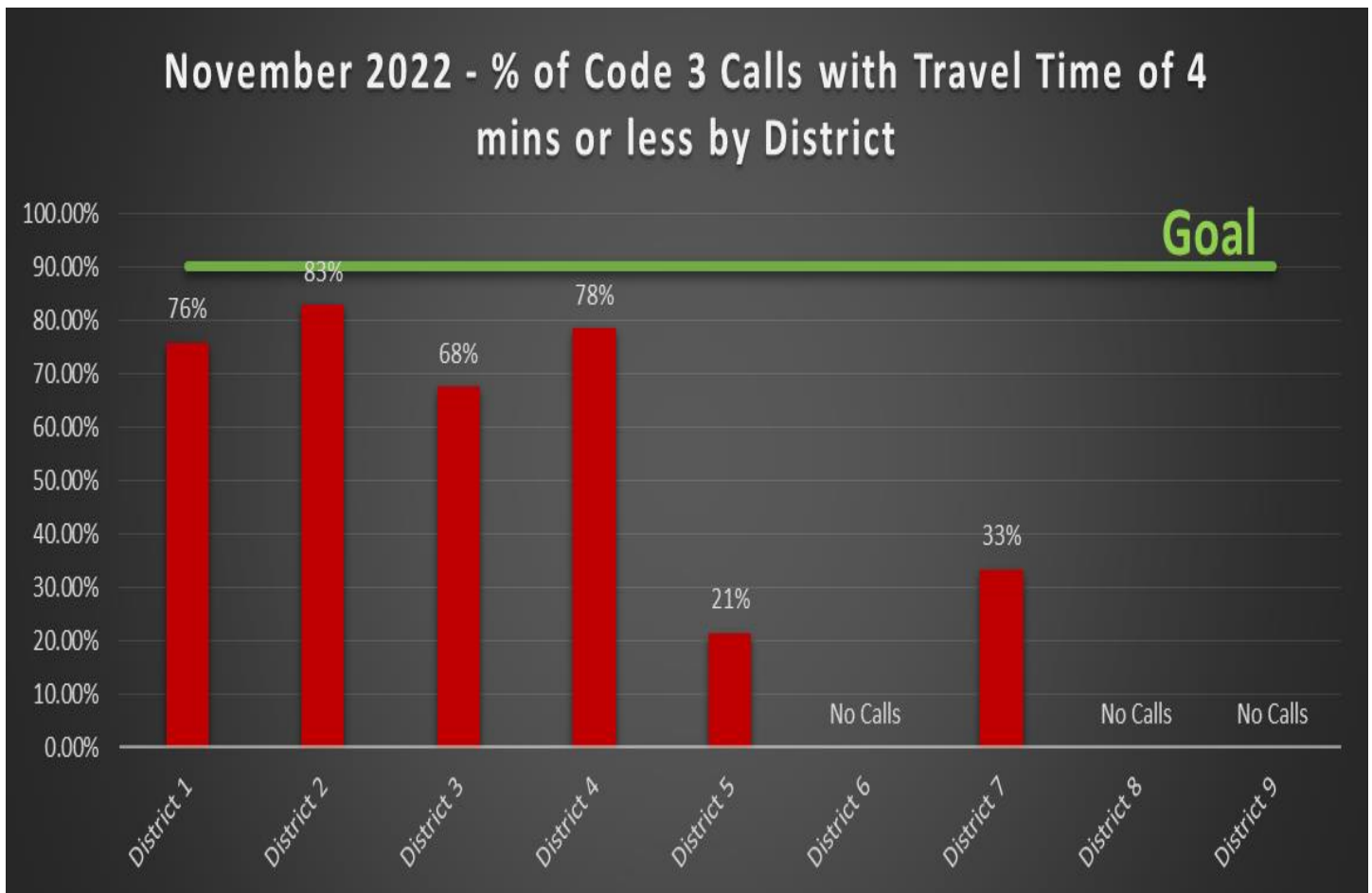
November 2022 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	83	32%	67	0:04:22	81%	90%
District 2	76	29%	65	0:03:42	86%	90%
District 3	34	13%	24	0:04:55	71%	90%
District 4	51	20%	44	0:04:10	86%	90%
District 5	14	5%	7	0:07:14	50%	90%
District 6	0	0%	0	0:00:00	No Calls	90%
District 7	3	1%	1	0:05:36	33%	90%
District 8	0	0%	0	0:00:00	No Calls	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	261	100%	208	0:04:22	80%	90%



November 2022 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	83	32%	63	0:03:21	76%	90%
District 2	76	29%	63	0:02:40	83%	90%
District 3	34	13%	23	0:03:40	68%	90%
District 4	51	20%	40	0:03:11	78%	90%
District 5	14	5%	3	0:06:09	21%	90%
District 6	0	0%	0	0:00:00	No Calls	90%
District 7	3	1%	1	0:04:19	33%	90%
District 8	0	0%	0	0:00:00	No Calls	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	261	100%	193	0:03:19	74%	90%





Total Dollar Losses

November 2022



City of Rockwall
The New Horizon

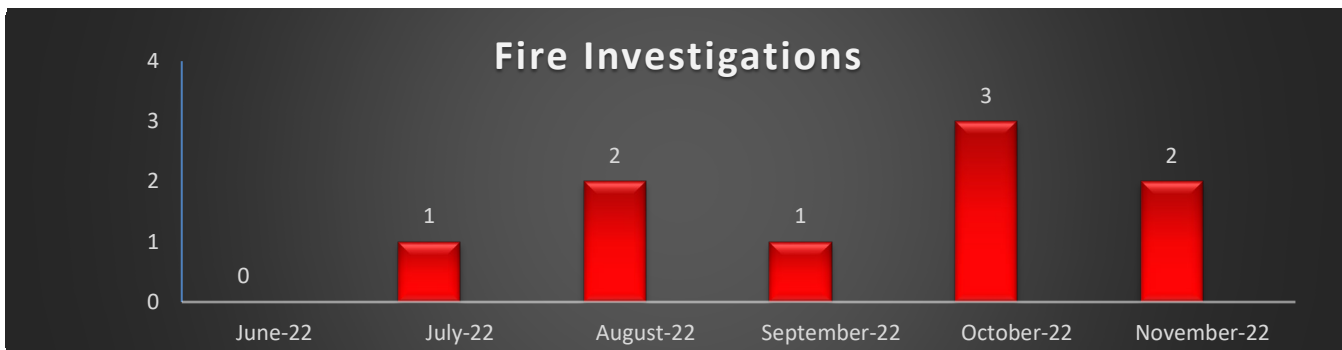
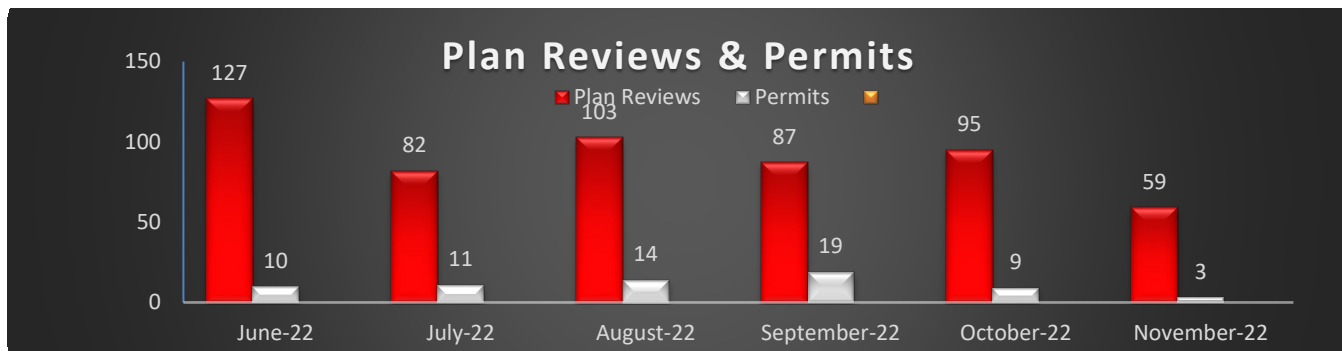
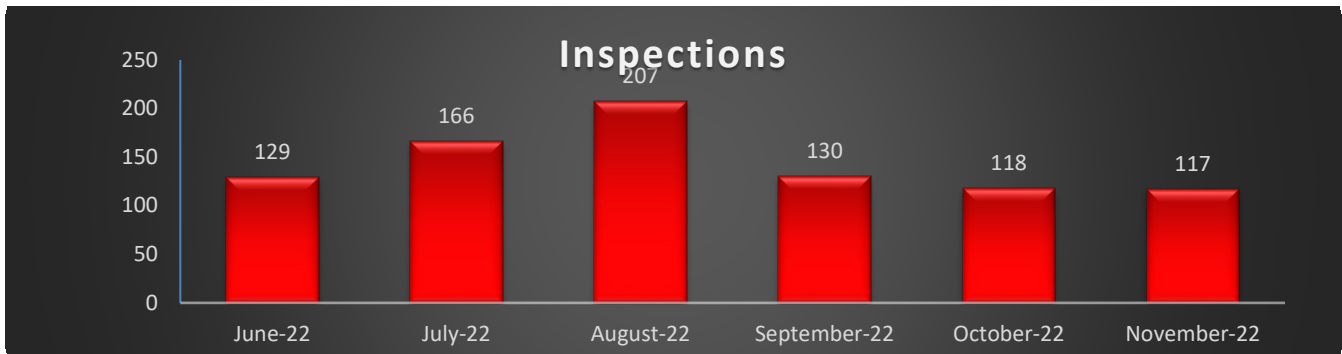
Rockwall Fire Department

Print Date/Time: 12/06/2022 09:40
 Login ID: rck\ldgang
 Layer: All
 Areas: All

ORI Number: TX504
 Incident Type: All
 Station: All

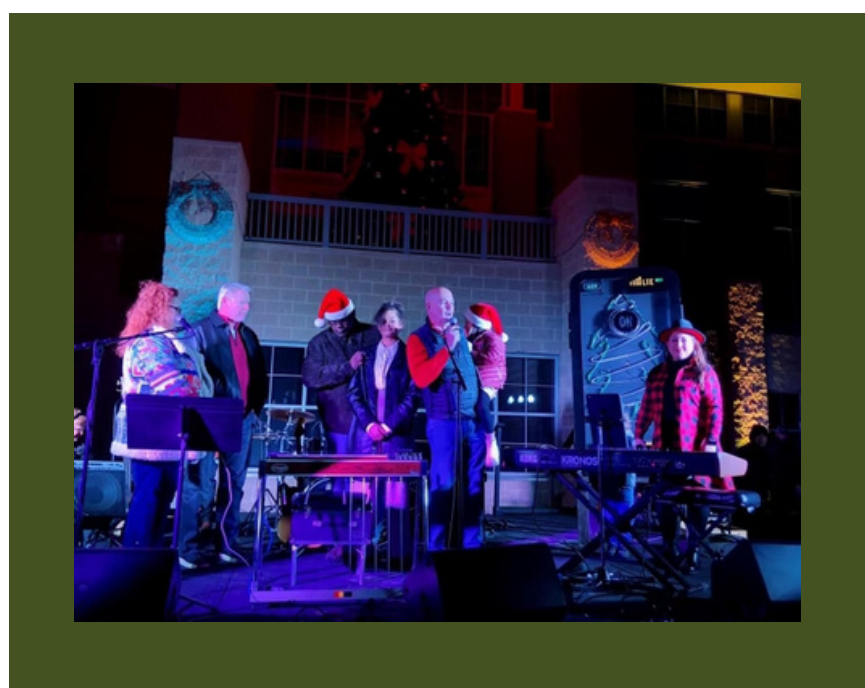
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$18,300.00	\$30,000.00	\$100,500.00	\$1,049,520.00	\$343,850.00
Total Content Loss:	\$600.00	\$25,150.00	\$150,000.00	\$896,250.00	\$246,600.00
Total Property Pre-Incident Value:	\$430,030.00	\$10,370,590.00	\$2,000,000.00	\$72,842,940.00	\$29,709,429.00
Total Contents Pre-Incident Value	\$175,165.00	\$100,000.00	\$500,000.00	\$22,272,140.00	\$11,657,699.60
Total Losses:	\$18,900.00	\$55,150.00	\$250,500.00	\$1,945,770.00	\$18,900.00
Total Value:	\$605,195.00	\$10,470,590.00	\$2,500,000.00	\$95,115,080.00	\$41,367,128.60

Fire Prevention, Education, & Investigations Division Monthly Report November 2022





Monthly Report November 2022



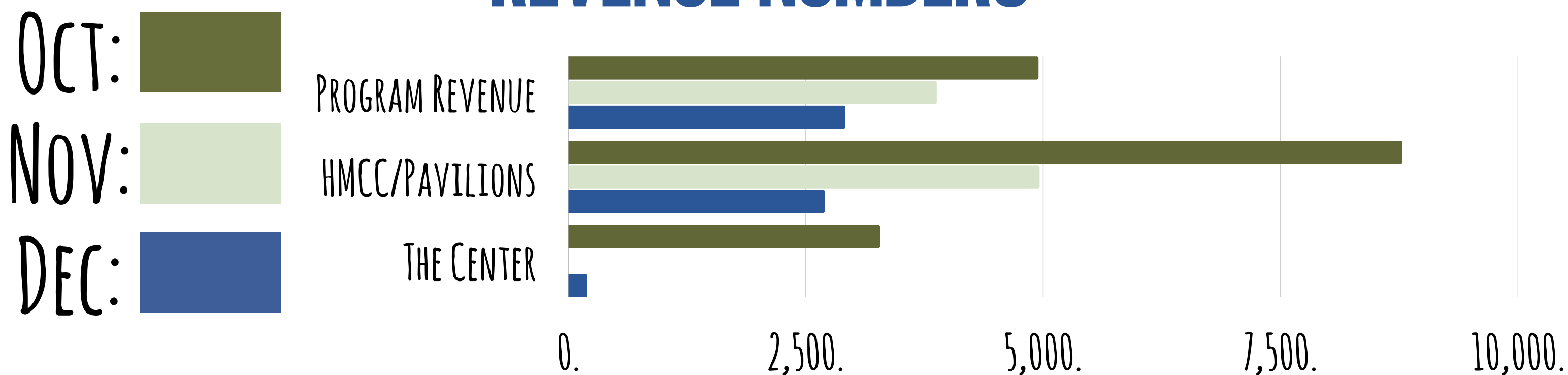
FISHING DERBY
2,000 ATTENDEES



THANKSGIVING SENIOR LUNCHEON
90 ATTENDEES



REVENUE NUMBERS



Upcoming:

Daddy Daughter Dance	Jan. 21 - The Hilton Bella Harbor
Tim Tebow's Night to Shine	Feb. 11 - Lakepointe Church
Spring Eggstravaganza	April 1 - The Harbor

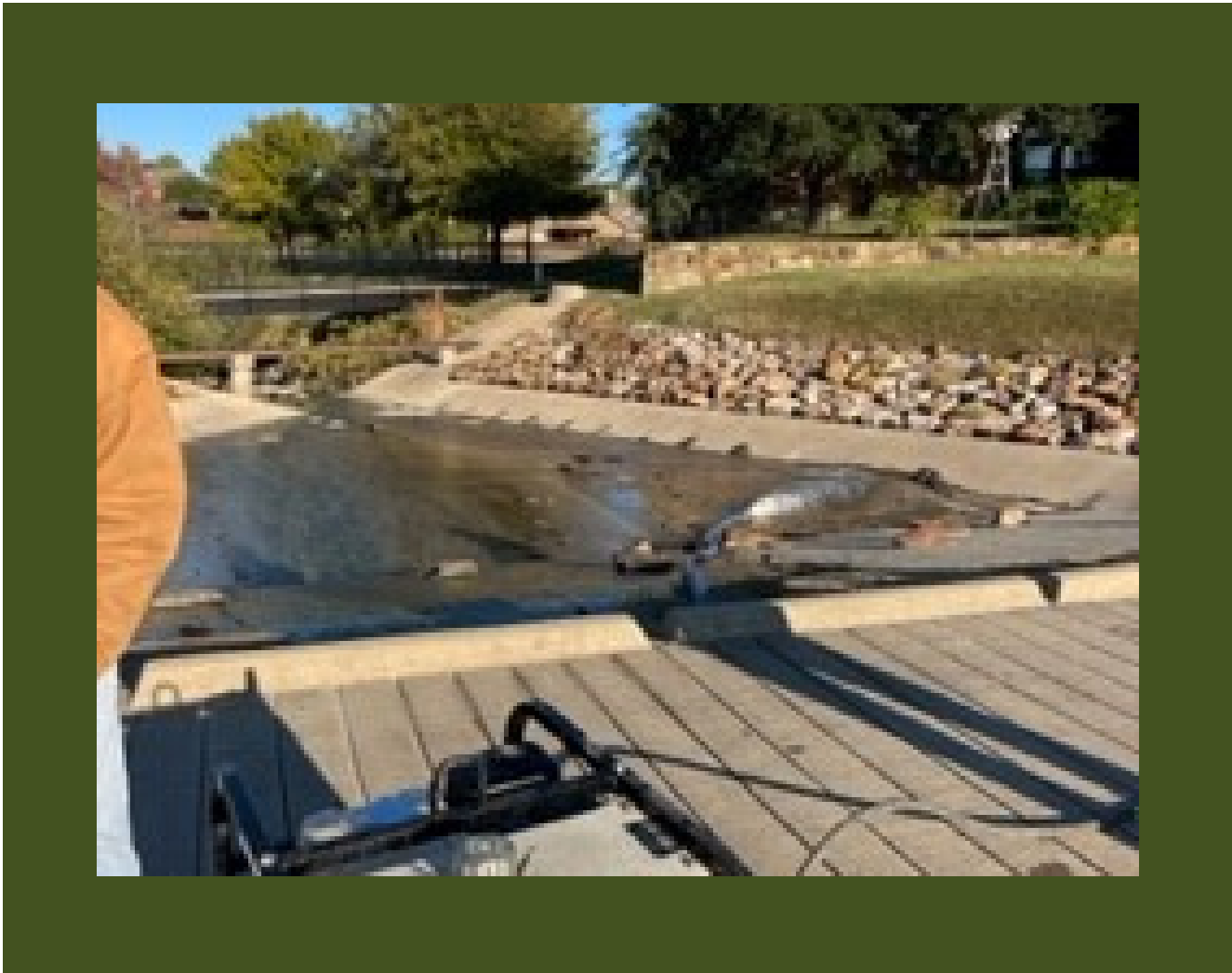
PARKS PROJECT UPDATE – NOVEMBER 2022



CRUSHED GRANITE REPAIR AT HARRY MYERS PARK



SNOW CLEANUP DOWNTOWN



EMERALD BAY DRAINED FOR REPAIR



TUTTLE LIP REPAIR

Other Projects

DIRT WORK LEVELING AT CITY HALL

CHRISTMAS DECORATION SETUP AT CITY HALL AND DOWNTOWN

Rockwall Police Department

Monthly Activity Report

November-2022

ACTIVITY	CURRENT MONTH NOVEMBER	PREVIOUS MONTH OCTOBER	YTD 2022	YTD 2021	YTD % CHANGE
----------	---------------------------	---------------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	12	17	-29.41%
Robbery	0	1	13	4	225.00%
Aggravated Assault	4	2	30	28	7.14%
Burglary	4	3	33	33	0.00%
Larceny	66	51	648	546	18.68%
Motor Vehicle Theft	3	3	52	49	6.12%
TOTAL PART I	78	60	788	677	16.40%
TOTAL PART II	127	120	1383	1319	4.85%
TOTAL OFFENSES	205	180	2171	1996	8.77%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	7	8	86	104	-17.31%
D.W.I.	12	11	154	184	-16.30%

ARRESTS

FELONY	24	20	262	238	10.08%
MISDEMEANOR	48	65	604	512	17.97%
WARRANT ARREST	4	7	74	87	-14.94%
JUVENILE	5	4	69	40	72.50%
TOTAL ARRESTS	81	96	1009	877	15.05%

DISPATCH

CALLS FOR SERVICE	1900	2165	21996	22594	-2.65%
-------------------	------	------	-------	-------	--------

ACCIDENTS

INJURY	4	0	37	50	-26.00%
NON-INJURY	92	103	863	786	9.80%
FATALITY	0	1	3	1	200.00%
TOTAL	96	104	903	837	7.89%

FALSE ALARMS

RESIDENT ALARMS	34	55	497	471	5.52%
BUSINESS ALARMS	150	157	1739	1491	16.63%
TOTAL FALSE ALARMS	184	212	2236	1962	13.97%
Estimated Lost Hours	121.44	139.92	1475.76	1294.92	13.97%
Estimated Cost	\$2,888.80	\$3,328.40	\$35,105.20	\$30,803.40	13.97%

ROCKWALL NARCOTICS UNIT

Number of Cases	4
Arrests	3
Arrest Warrants	1
Search Warrants	3
Seized	
Marijuana	6 ounces

Rockwall Police Department

Dispatch and Response Times

November 2022

Police Department

	Average Response Time	
Priority 1		Number of Calls 160
Call to Dispatch	0:00:36	
Call to Arrival	0:05:24	
% over 7 minutes	29%	
	Average Response Time	
Priority 2		Number of Calls 742
Call to Dispatch	0:02:04	
Call to Arrival	0:09:03	
% over 7 minutes	20%	
	Average Response Time	
Priority 3		Number of Calls 63
Call to Dispatch	0:02:31	
Call to Arrival	0:10:06	
% over 7 minutes	51%	

Average dispatch response time goals are as follows:

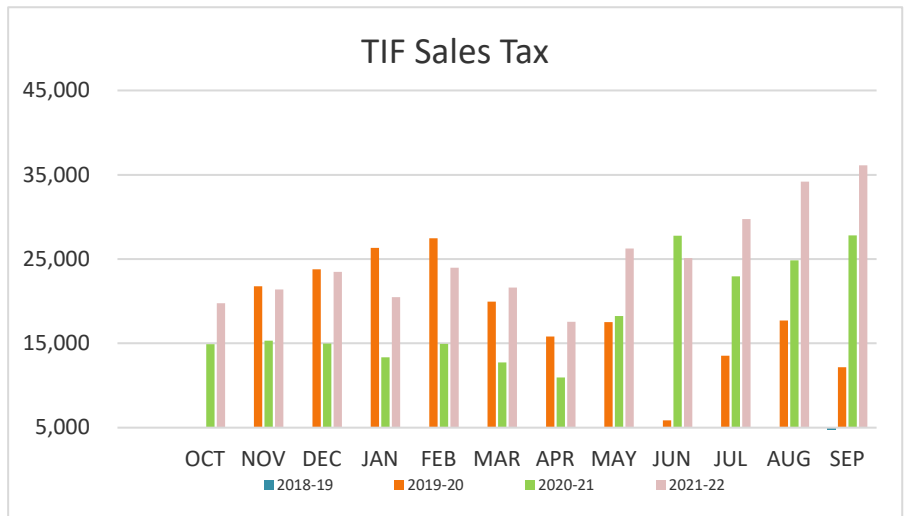
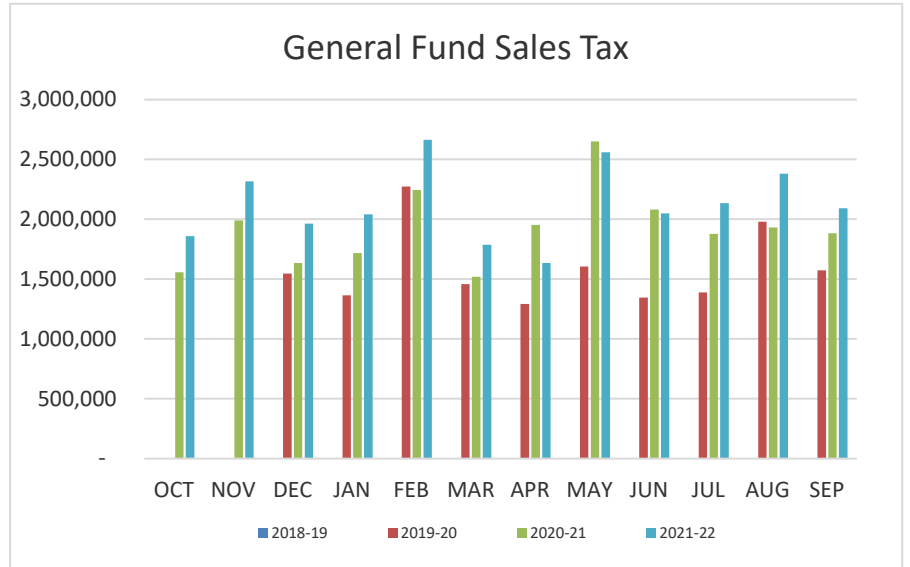
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u> <u>Sales Tax</u>	<u>TIF</u> <u>Sales Tax</u>
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990



Notes:
75% of total sales tax collected is deposited to the General Fund each month
Comptroller tracks sales tax generated in the TIF and reports it monthly
75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251

Source: SCADA Monthly Reports generated at the Water Pump Stations

