

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, February 01, 2021 - 5:00 PM

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

I. **Call Public Meeting to Order**

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 Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development)
2. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments 'alternates' and Rockwall Central Appraisal District Board) pursuant to Section 551.074 (Personnel Matters)
3. Discussion regarding sale of city-owned real property off of IH-30 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding zoning and entitlements in the vicinity of the Old Town Rockwall (OTR) Historic District pursuant to §551.071 (Consultation with Attorney).
5. Discussion regarding city's lease of property on Ridge Road pursuant to Section 551.072 (Real Property) and Section 551.071 (Consultation with Attorney)

III. **Adjourn Executive Session**

IV. **Reconvene Public Meeting (6:00 P.M.)**

V. **Invocation and Pledge of Allegiance - Mayor Pro Tem Fowler**

VI. **Proclamations**

1. Black History Month

VII. **Open Forum**

VIII. **Take any Action as a Result of Executive Session**

IX. **Consent Agenda**

1. Consider approval of the minutes from the January 19, 2021 regular City Council meeting, and take any action necessary.
2. **Z2020-055** - Consider a request by Caroline Harklau of Southern Roots, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *General Retail Store* on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary **(2nd Reading)**.

3. **Z2020-056** - Consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of an **ordinance** for a *Zoning Change* from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary **(2nd Reading)**
4. **Z2020-058** - Consider a request by David LeCour for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary **(2nd Reading)**.
5. **Z2020-060** - Consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary **(2nd Reading)**.
6. **P2020-052** - Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Replat* for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.
7. **P2021-002** - Consider a request by Anna C. Blackwell of Carrillo Engineering on behalf Harry J. Kuper of SVEA Industrial II, LLC for the approval of a *Replat* for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.
8. **P2021-003** - Consider a request by Corby Bell and Mandy Dorman for the approval of a *Final Plat* for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1006 Ridge Road, and take any action necessary.
9. Consider authorizing the Interim City Manager to renew a concession agreement with Sail with Scott and take any action necessary.
10. Consider authorizing the Interim City Manager to execute an agreement with Rockwall County for Municipal Court Judge services associated with "No Refusal Weekends" for 2021, and take any action necessary.
11. Consider approval of a resolution calling a General Election to be held on May 1, 2021 for the purpose of electing the following Rockwall City Council Member positions: Mayor, Place 1, Place 3, and Place 5 (each for two-year terms) and Place 6 (for a one-year term), and take any action necessary.

X. Action Items

1. **Z2020-057** - Discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of an **ordinance** for a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39)* and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary **(2nd Reading)**.
2. Discuss and consider approval of a resolution expressing support for Rockwall County's efforts to designate SH-66 as the "David Magness Highway" throughout the limits of the corridor extending from the Dallas/Rockwall County line to the Rockwall/Hunt County line, including the portion of SH-66 that runs thru the City of Rockwall, and take any action necessary.
3. Discuss and consider appointment(s) to the city's Airport Advisory Board, and take any action necessary.
4. Discuss and consider approval of a resolution to nominate a candidate to fill a vacancy on the Rockwall Central Appraisal District (CAD) Board of Directors, and take any action necessary.

XI. 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 Monthly Report - December 2020
2. Fire Department Monthly Report - December 2020
3. Parks & Recreation Department Monthly Report - December 2020
4. Police Department Monthly Report - December 2020
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XII. 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 Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development)
2. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments 'alternates' and Rockwall Central Appraisal District Board) pursuant to Section 551.074 (Personnel Matters)
3. Discussion regarding sale of city-owned real property off of IH-30 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding zoning and entitlements in the vicinity of the Old Town Rockwall (OTR) Historic District pursuant to §551.071 (Consultation with Attorney).
5. Discussion regarding city's lease of property on Ridge Road pursuant to Section 551.072 (Real Property) and Section 551.071 (Consultation with Attorney)

XIII. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XIV. 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 Cole, 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 29th day of January, 2021 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

Rockwall,  Texas

Proclamation

Whereas, Black History Month began in 1926 as part of an initiative by writer and educator Dr. Carter G. Woodson who launched Negro History Week in 1926 proclaiming that it should always occur the second week of February between the birthdays of Frederick Douglass and Abraham Lincoln; and

Whereas, during this year's Black History Month, we celebrate the following theme: **The Black Family: Representation, Identity, and Diversity;** and

Whereas, we recognize that 158 years ago, in 1863, President Abraham Lincoln signed the Emancipation Proclamation, setting the U.S. on the pathway to end slavery; and

Whereas, one hundred years later, in 1963, tens of thousands of Americans of all races, nationalities and religious beliefs marched in Washington, D.C. to the memorial of Abraham Lincoln and listened as Dr. Martin Luther King, Jr. delivered his famous "I Have a Dream" speech; and

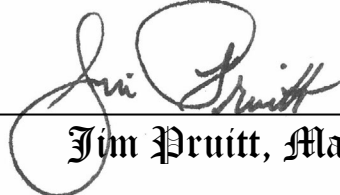
Whereas, Dr. King's speech helped solidify the ideal of equality of citizenship for all Americans and helped lead the way to end segregation in our nation.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of **February 2021** as

BLACK HISTORY MONTH

in the City of Rockwall and encourage all citizens to celebrate black families living in our community, recognizing that each family offers a rich tapestry of images for exploring the African American past and present.

In Witness Whereof, I hereunto set my hand and official seal on this 1st day of February, 2021.



Jim Pruitt, Mayor

ROCKWALL CITY COUNCIL REGULAR MEETING

TUESDAY, JANUARY 19, 2021 - 4:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Fowler called the meeting to order at 4:00 p.m. Present were Mayor Pro Tem Kevin Fowler, Mayor Jim Pruitt and Council Members Anna Campbell, John Hohenshelt, and Bennie Daniels. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Joey Boyd and City Attorney Frank Garza. Council Member Dana Macalik arrived to the meeting at 4:42 p.m. (at the close of the work session discussion), and Council Member Trace Johannesen was absent for the entirety of the meeting.

II. WORK SESSION

1. Hold a work session to discuss vacant, entitled, or designated residential property in the City's corporate limits.

Planning Director, Ryan Miller came forth and provided a presentation to Council concerning this work session item.

Councilmember Macalik arrived to the meeting at 4:42 p.m. (at the end of the work session discussion).

Mayor Pruitt then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 4:43 p.m.

III. 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 the appointment/employment process for the position of City Manager, and appointment of Interim City Manager pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).
2. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments 'alternates') pursuant to Section 551.074 (Personnel Matters)
3. Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors, pursuant to Section 551.074 (personnel matters)
4. Discussion regarding land lease and airport management agreements at the Ralph M Hall / Rockwall Municipal Airport pursuant to Section §551.071 (Consultation with Attorney).
5. Discussion regarding City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
6. Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

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

VI. INVOCATION AND PLEDGE OF ALLEGIANCE - MAYOR PRUITT

Mayor Pruitt delivered the invocation and led the Pledge of Allegiance.

VII. PROCLAMATIONS

Mayor Pruitt called forth City Manager, Rick Crowley, and his family – wife, Lauren; daughters Kayla and Rachel; and grandson, Hudson. Mayor Pruitt then read and presented to Mr. Crowley a proclamation congratulating him on his upcoming retirement and acknowledging his 37 years of service to the City of Rockwall and his 42 years of service in local government administration. He also presented him with a gift from Senator Bob Hall - a Texas flag recently flown over the state capitol in honor of Mr. Crowley’s service.

1. Health for Humanity Yogathon

Mayor Pruitt called forth Ashwini Gurwale and her colleague. He then read and presented a proclamation related to this Yogathon, which recently took place from January 16 – 31, 2021 throughout the United States. A brief presentation about yoga and its health benefits then took place. Mayor Pruitt thanked them for their information and presentation.

VIII. OPEN FORUM

Darby Burkey, President of the Rockwall Area Chamber of Commerce, came forth and offered kind words of gratitude to Mr. Crowley in honor of him and his upcoming retirement.

Dennis Lewis (former city councilman) came forth and provided kind words to Mr. Crowley, indicating that his wife, Clarissa Lewis, sends “Congratulations” to Rick on his upcoming retirement. Mr. Lewis went on to offer kind words to Mr. Crowley concerning his years of dedication and service to the City.

Mr. Crowley’s wife, Lauren, came forth and shared that Mr. Crowley has great admiration and respect for each member of Council. She thanked them.

Mayor Pruitt spoke briefly, sharing that his wife, Kenda, likes Rick more than she likes him. He thanked Rick for his years of dedicated service to the City.

Mr. Crowley then spoke, sharing that he recently attended his 1,000th city council meeting since he began his career in 1979. He thanked the mayor and council as well as city staff. He went on to thank the residents of the city for their help in supporting his work on behalf of the City over the years since he started his career with Rockwall in 1984. He went on to thank his wife and family members for their support over the years.

John Brown, owner of Rudy’s Aviation Flight Service, a business located at the Ralph M. Hall Municipal Airport came forth and thanked the Council for the city recently issuing him a license to operate his new business out of the airport.

Jerry Welch, Vice Chairman of the city’s Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight’s meeting agenda. He then wished Mr. Crowley well in his retirement.

IX. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

See action taken at the end of the public meeting agenda.

X. CONSENT AGENDA

1. Consider approval of the minutes from the January 4, 2021 regular City Council meeting, and take any action necessary.
2. **SNC2021-001** - Consider approval of a resolution changing the name of Sable Glen Drive to Sable Drive, and take any action necessary.
3. Consider awarding bids to Caldwell Country Chevrolet \$342,687 and Pursuit Safety \$166,000 and authorizing the City Manager to execute Purchase Orders for new Vehicles and Equipment for a total amount of \$508,687 to be funded out of General Fund Reserves, and take any action necessary.
4. Consider awarding a bid to multiple vendors and authorizing the City Manager to execute Purchase Orders for Parks Department Equipment in the amount of \$45,953.39 to be funded out of the General Fund Reserves and \$72,403.22 out of Recreation Development Fund, and take any action necessary.
5. Consider awarding a contract to FileOnQ and authorizing the City Manager to execute the contract for a Police Digital Evidence Management System in the amount of \$51,445 to be funded out of General Fund Reserves, and take any action necessary.
6. Consider amendment to current eligibility criteria for youth sports programs as a coach with the Rockwall Baseball & Softball League, and take any action necessary.
7. Consider authorizing the City Manager to execute an umpire agreement with Baseball Nation for the Rockwall Baseball Softball League, and take any action necessary.
8. Consider authorizing the City Manager to execute a tournament agreement with Baseball Nation for Leon Tuttle Athletic Complex, and take any action necessary.

Mayor Pruitt pulled item #1 for discussion.

Mayor Pro Tem Fowler moved to approve the remaining Consent Agenda Items (#s 2, 3, 4, 5, 6, 7, and 8). Councilmember Macalik seconded the motion, which passed by a vote of 6 ayes to 0 nays (with Johannesen being absent).

Mayor Pruitt asked that the minutes be corrected to reflect that he participated in the 01/04/21 Executive Session by teleconference/telephone. He then moved to approve the minutes with that correction being made. Councilmember Hohenshelt seconded the motion, which passed unanimously (6 ayes to 0 nays with 1 absence (Johannesen)).

XI. PUBLIC HEARING ITEMS

1. **Z2020-055** - Hold a public hearing to discuss and consider a request by Caroline Harklau of Southern Roots, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *General Retail Store* on a 0.23-acre parcel of land identified as Lot 1, Block A, TCB Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary **(1st Reading)**.

Ryan Miller, Planning Director, provided background information pertaining to this agenda item. The Planning & Zoning Commission has recommended approval of this request. Notices were sent out to adjacent property owners and residents located within 500' of the property. Overall, six notices/replies were received back in favor of the request. The Council is being asked to approve, approve with conditions, or deny the SUP request.

Mayor Pruitt opened the Public Hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing.

Caroline Harklau of Southern Roots

312 Dartbrook
Rockwall, TX

Ms. Harklau came forth and briefly commented that her business has been doing very well, despite the pandemic, and she is making this request so that she may move out of her current space and into a new space that will allow her business a larger space to grow.

Mayor Pro Tem Fowler moved to approve Z2020-055. Councilmember Campbell seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GENERAL RETAIL STORE ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 6 ayes with 1 absence (Johannesen).

2. **Z2020-056** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of an ordinance for a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information pertaining to this agenda item. This is for a 260 lot, residential subdivision that will incorporate lots that are 60' x 120' (i.e. a minimum of 7,000 SF), 70' x 120' (i.e. a minimum of 8,400 SF), and 72' x 120' (i.e. a minimum of 8,600 SF). The subject property is located at southeast corner of the intersection of FM-1141 and FM-552. Notices were sent out to 37 property owners and residents within 500' of the subject property. Staff has received one (1) property owner notification from a property owner within the notification area (i.e. within the 500-foot buffer) opposed to the applicant's request; eight (8) emails from property owners outside of the notification area, but within the City limits of the City of Rockwall, opposed to the applicant's request; and six (6) emails from people who live outside of the City limits.

1189 Waters Edge Drive

Rockwall, TX

Adam Buczek
8214 Westchester Drive, Suite 900
Dallas, TX

Mr. Buczek came forth and briefed the Council on the substantive changes that were made to this proposed residential subdivision since he initially brought it forth at the November 16, 2020 city council meeting.

Mayor Pruitt opened up the public hearing, asking if anyone would like to come forth and speak at this time.

Steve Curtis
2130 FM-1141
Rockwall (County), TX

Mr. Curtis came forth to address the Council, expressing concern about the large pond / lake that is located within the boundaries of the proposed, residential subdivision. He believes this is a FEMA floodplain area, and the lake has snakes and poses dangers to kids and residents who will be living here if this residential subdivision is approved. He expressed that this proposal does not match up with the Hometown "master plan" that the Council has previously approved. It has too high a density, and the developer is trying to fit too many homes on the acreage. He stated that this acreage was supposed to be developed as a 'custom home community,' not a residential subdivision with too many jam-packed lots. He believes the Hometown Plan reflects 'rural estate lots,' and what is being proposed does not match that description. He urged Council to deny this request, send it back to the Planning & Zoning Commission, and tell the developer to submit a new plan that more appropriately reflects what was previously promised.

Jim Turner
1691 E Old Quail Run Road
Rockwall, TX

Mr. Turner came forth and provided commentary, speaking in opposition of this proposal and its approval. He does not understand the zoning change to an SF-10 when the applicant applied for an SF-7. He has concerns about the traffic that will result from this new development if it comes to fruition. He urged the Council to deny this proposal at this time. He does not believe that this proposal is in line with / consistent with the city's Comprehensive Plan. He went on to read this statement by City Attorney, Frank Garza regarding the legal purpose of the Comprehensive Plan: "recommendations by Planning and Zoning and decisions of the Board of Adjustment and City Council are easier to defend if challenged if the decisions are consistent with the Comprehensive Plan." He believes there is nothing about this proposal that is consistent with the city's Comp. Plan.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker shared that he recently spoke with the school district, who indicated to him that this development will pose no problem for the district – they can handle the increased number of students. He pointed out that metal structures could be built on this acreage instead of what this developer is proposing. He generally spoke in favor of approval of this request. He believes the homes that are built will be quality homes.

There being no one else wishing to come forth and speak, Mayor Pruitt closed the Public Hearing.

At Mayor Pruitt's request, Mr. Miller clarified that the modified 'lot mix' was considered to be a 'substantial change' by the Planning & Zoning Commission.

Councilmember Daniels asked for the estimated "median" price of the homes that are proposed to be built. Mr. Buczek indicated that the median home price will be about \$550,000.

Councilmember Hohenshelt moved to approve Z2020-056. Mayor Pro Tem Fowler seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A NEIGHBORHOOD SERVICES (NS) DISTRICT AND A SINGLE-FAMILY 16 (SF-16) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 121.16-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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.

Following brief, clarifying comments, the motion to approve passed by a vote of 6 ayes to 0 nays (with one absence – Johannesen).

Mayor Pruitt recessed the meeting, calling for a short break at 7:29 p.m. He called the meeting back to order at 7:43 p.m.

3. **Z2020-057** - Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of an **ordinance** for a Zoning Change superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39)* and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information pertaining to this agenda item. On December 18, 2020, the applicant – *Doug Galloway of Viaduct Development* -- submitted an application requesting to change the zoning of the 2.96-acre subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses. In the applicant's letter, the applicant indicated the intent of the zoning change was to provide two (2) additional pad sites to allow the construction of two (2) office buildings. On December 19, 2020, staff mailed 756 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Shores on Lake Ray Hubbard, Lakeview Summit, Caruth Lakes, and the Hillcrest at the Shores Homeowner's Associations (HOA's), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following: 16 property owner notifications, one (1) online Zoning & Specific Use Permit Input Form, and one (1) email from property owners within the notification area (i.e. within the 500-foot buffer) opposed to the applicant's request; however, staff should point out that several of these notices site an opposition a land use not being proposed with this case (i.e. retail and multifamily); One (1) email from a property owner within the notification area (i.e. within the 500-foot buffer) stating no objection to the applicant's request; and Two (2) emails and one (1) online Zoning & Specific Use Permit Input Form from property owners outside of the notification area (i.e. outside of the 500-foot buffer) opposed to the applicant's request. On January 12, 2021 the Planning and Zoning Commission approved the applicant's request to rezone the subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land development District 41 (PD-41) for limited General Retail (GR) District land uses by a vote of 6-1, with Commissioner Moeller dissenting.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

The applicant then came forth:

Doug Galloway
3508 Edgewater
Dallas, TX

Mr. Galloway came forth and addressed the Council concerning this request.

Councilmember Hohenshelt moved to approve Z2020-057. Councilmember Macalik seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS
AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [ORDINANCE NO.'S
94-15 & 01-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38]**

OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.46-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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.

Mayor Pruitt commented that there has been a lot of opposition to this proposal, and he believes that people should be able to decide what they will and will not have located beside them. Mayor Pro Tem Fowler pointed out that he believes there was a lot of misunderstanding and misinformation floating around about what is being proposed. Councilmember Campbell commented that she lives nearby in The Shores, and traffic is a concern in the area; however, she does understand that traffic associated with the types of businesses that will be occupying the space will be sporadic.

The motion passed by a vote of 5 ayes, 1 nay (Pruitt) and 1 absence (Johannesen).

4. **Z2020-058** - Hold a public hearing to discuss and consider a request by David LeCour for the approval of an ordinance for a *Specific Use Permit (SUP)* for an accessory structure on a 0.50-acre parcel of land identified as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director, provided background information pertaining to this agenda item. The property owner and applicant -- David LeCour -- is requesting the approval of a Specific Use Permit (SUP) to allow the construction of an accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC). He indicated that there used to be an accessory building located on the property; however, it was wiped out in 2019 due to a storm. This proposed accessory building exceeds the maximum allowable size. This is a discretionary decision on the part of Council. The Planning & Zoning Commission has recommended approval of this request by a vote of 5 ayes to 2 nays. Notices were sent out to adjacent property owners and residents, and 3 notices were received back in favor of the request.

Mayor Pruitt opened up the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing and called forth the applicant:

David LeCour
507 S. Clark
Rockwall, TX

Mr. LeCour came forth and shared that a bad storm destroyed the previous accessory building back in 2018. The insurance company gave him money for materials to replace the previous structure.

Clarification was given that the previous structure was a legally, non-conforming structure (it had been 'grandfathered'), and rebuilding it could have been approved by the Board of Adjustments (BOA); however, Mr. LeCour missed the deadline associated with making that sort of request before the BOA.

Mr. Miller shared that the proposed structure doesn't have a concrete slab – rather, it has poles set down in concrete. So it does not meet the city's accessory building standards.

Mayor Pruitt moved to approve Z2020-058. Councilmember Hohenshelt seconded the motion. Discussion ensued pertaining to the powers of the Board of Adjustments and how Mr. LeCour could have requested to rebuild his structure, which was destroyed by an Act of God, if he had done so within six months of it having been destroyed.

The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-XXX**

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) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.50-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 107, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 to approve passed by a vote of 6 ayes with 1 absence (Johannesen).

5. **Z2020-060** - Hold a public hearing to discuss and consider a request by Matthew Deyermond of TC Planning and Design Group on behalf of the owners Donald Wallace for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District and a Single-Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District on a 8.17-acre portion of a larger 123.00-acre tract of land identified as Tract 44-01 and all of Tracts 45-02 & 45-07 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, generally located on the north side of H. Wallace Lane north of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is proposing to establish three residential land parcels.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing. The applicant then came forth to speak:

Matthew Deyermond (applicant) provided clarifying comments to Council concerning this request so split this 8 acres into three, separate parcels of land.

Councilmember Hohenshelt moved to approve Z2020-060. Councilmember Macalik seconded the motion. The ordinance was read as follows:

The motion passed unanimously of those present (6 ayes with Johannesen absent).

XII. ACTION ITEMS

1. Discuss and consider approval of a resolution to nominate a candidate to fill a vacancy on the Rockwall Central Appraisal District (CAD) Board of Directors, and take any action necessary.

Mayor Pruitt shared that this topic will be delayed until the next, regular council meeting.

2. Discuss and consider an update regarding the Complete Count Committee for the 2020 Census, and take any action necessary.

Councilmember Daniels shared that the official census count has been completed. Rockwall County had the second highest “self-response” rate within the State, second only to Fort Bend County. He went on to thank staff members Joey Boyd and Lauri Dodd for all of their work on promoting the Census count and associated ‘self-reporting.’

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 the appointment/employment process for the position of City Manager, and appointment of Interim City Manager pursuant to Section 551.074 (Personnel Matters) and 551.071 (Consultation with Attorney).
2. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments 'alternates') pursuant to Section 551.074 (Personnel Matters)
3. Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors, pursuant to Section 551.074 (personnel matters)
4. Discussion regarding land lease and airport management agreements at the Ralph M Hall / Rockwall Municipal Airport pursuant to Section §551.071 (Consultation with Attorney).
5. Discussion regarding City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
6. Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).

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

Mayor Pro Tem Fowler moved to authorize the mayor to negotiate and execute a contract with Mary Smith for her to serve as interim City Manager. Councilmember Hohenshelt seconded the motion. The motion passed by a vote of 6 ayes with 1 absence (Johannesen).

XV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:19 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 1st DAY OF FEBRUARY, 2021.

JIM PRUITT, MAYOR

ATTEST:

KRISTY COLE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 21-08

SPECIFIC USE PERMIT NO. S-242

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *GENERAL RETAIL STORE* ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Caroline Harklau of Southern Roots, LLC for the approval of a Specific Use Permit (SUP) for a *General Retail Store* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*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) allowing for the establishment of a *General Retail Store* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50)*, and *Subsection 01.01, Use of Land and Buildings*,

of Article 04, Permissible Uses, and Subsection 04.02, Residential Office (RO) District, of Section 04, Commercial Districts, of Article 05, District Development Standards, and Subsection 06.04, North Goliad Corridor Overlay (NGC OV) District, of Section 06, Overlay Districts, of Article 05, District Development Standards, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *General Retail Store* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *General Retail Store* shall be limited to the area on the first floor and shall generally conform to the *Floor Plan* depicted in *Exhibit 'C'* of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require the approval of an amendment to this Specific Use Permit (SUP) and will require additional parking spaces to be added to the subject property;
- 4) Parking along, adjacent to, or in the right-of-way of N. Goliad Street [SH-205] shall be prohibited; and,
- 5) Parking in the front of the building (*i.e. between the front façade of the building and the right-of-way of N. Goliad Street [SH-205]*) shall be prohibited.

2.2 COMPLIANCE

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

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment 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 1ST DAY OF FEBRUARY, 2021.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Block 20B, Amick Addition
Address: 505 N. Goliad Street

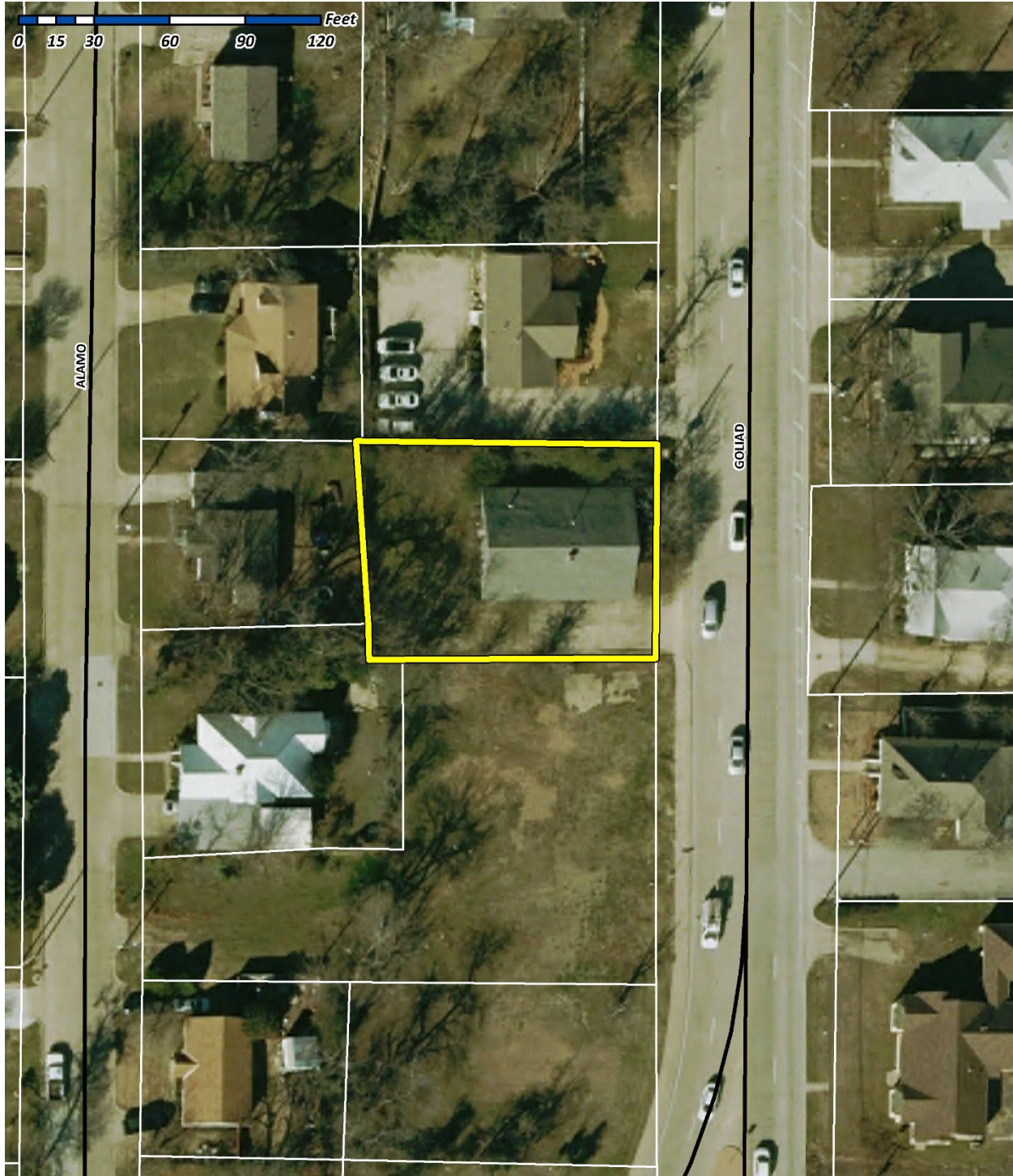
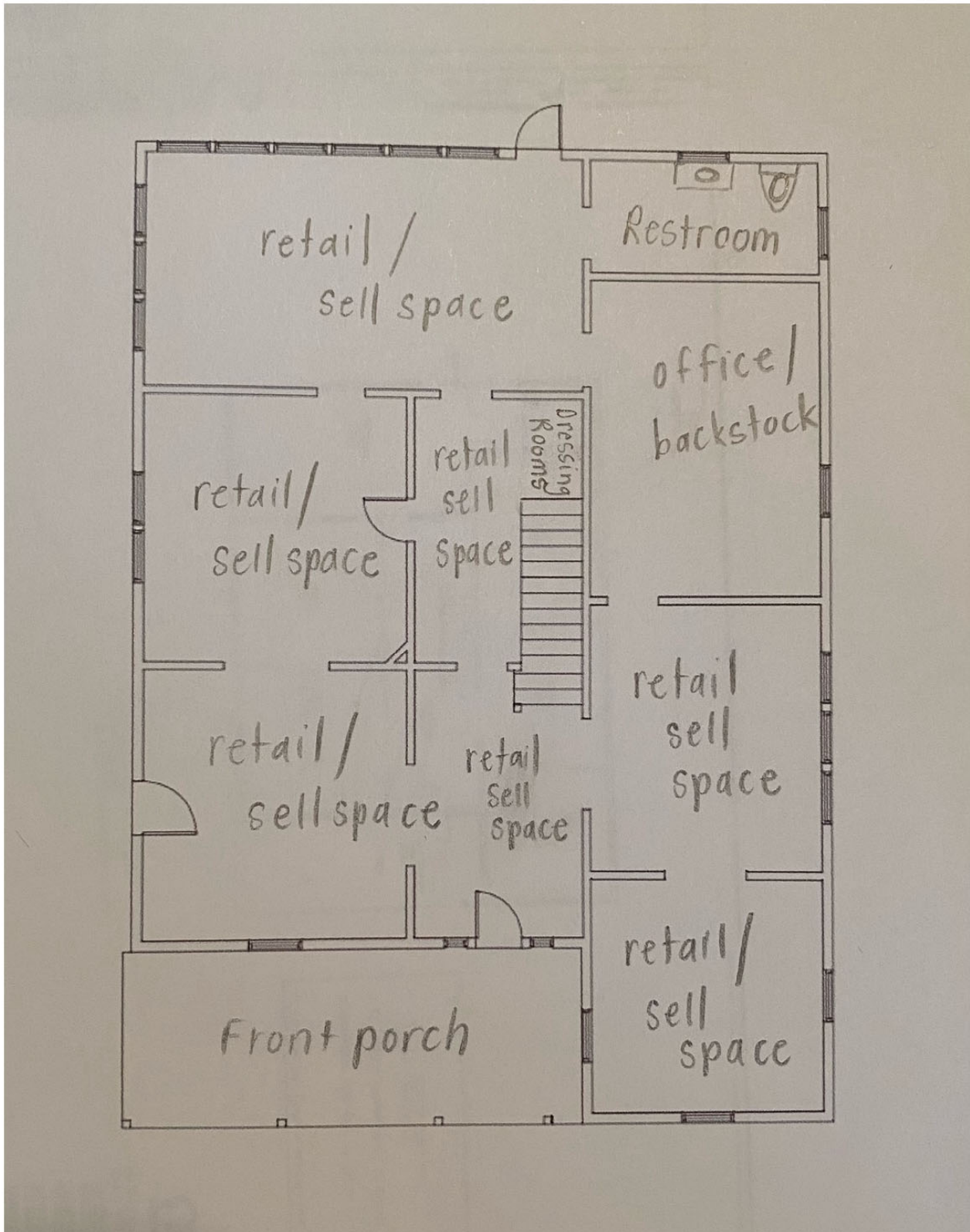


Exhibit 'C'
Floor Plan



CITY OF ROCKWALL

ORDINANCE NO. 21-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A NEIGHBORHOOD SERVICES (NS) DISTRICT AND A SINGLE-FAMILY 16 (SF-16) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 90 (PD-90) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 121.16-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 Ryan Joyce of Ryan Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of a zoning change from a Neighborhood Services (NS) District and a Single-Family 16 (SF-16) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas 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 [*Ordinance No. 04-38*] should be amended as follows:

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

SECTION 1. 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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted 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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* 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 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (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*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, 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 for the development.

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

SECTION 6. 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 7. 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 8. 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 9. 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 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A':
Legal Description

All that certain lot, tract or parcel of land situated in the *J.M. GLASS SURVEY, ABSTRACT NO. 88*, Rockwall County, Texas, and being all of that tract of land as described in a Warranty Deed from Charles I. Cheshire to Marvin Menaker, *Trustee*, dated April 23, 1980, and being recorded in *Volume 154, Page 625* of the *Deed Records* of Rockwell County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found for corner at the east cut back corner at the intersection of the east right-of-way line of FM-1141 (80' ROW) with the South right-of-way line of FM-552 (80' ROW);

THENCE along the south right-of-way line of said FM-552 the following:

S. 89 DEG. 44 MIN. 00 SEC. E. (*Controlling Bearing*) a distance of 1681.27-feet to a ½-inch iron rod found for corner;

N. 88 DEG. 45 MIN. 05 SEC. E. a distance of 700.30-feet to a tack found in wood monument for corner;

N. 54 DEG. 06 MIN. 00 SEC. E. a distance of 77.79-feet to a ½-inch iron rod found for corner;

THENCE S. 87 DEG. 51 MIN. 31 SEC. E. leaving the South line of said FM-552, a distance of 156.34-feet to a ½-inch iron rod set for corner at the base of a fence corner post for corner at the northeast corner of said *Menaker Tract*;

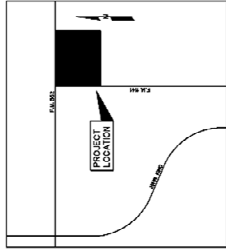
THENCE S. 00 DEG. 06 MIN. 49 SEC. E. along the east line of said *Menaker Tract* a distance of 2,041.03-feet to a 3/8-inch iron rod found for corner in the center of North Country Lane;

THENCE N. 89 DEG. 56 MIN. 19 SEC. W. along and near said center of North Country Lane a distance of 2,645.47-feet to a ½-inch iron rod found for corner at the southwest corner of said *Menaker Tract* at the intersection of the center of said road with the east right-of-way line of said FM-1141;

THENCE N. 00 DEG. 01 MIN.46 SEC. W. with the east right-of-way line of said FM-1141 a distance of 1,941.18-feet to a ½-inch iron rod found for corner;

THENCE N.45 DEG. 02 MIN. 47 SEC. E. along the east right-of-way line of said highway a distance of 70.50-feet to the *POINT OF BEGINNING* and containing 121.16-acres or 5,277,595 SF of land.

Exhibit 'C': Concept Plan



LEGEND

TYPICAL LOT SIZES
 - 80' X 120' - 134 LOTS
 - 79' X 127' - 88 LOTS
 - 72' X 127' - 58 LOTS
 - PUBLIC OPEN SPACE / LANDSCAPE BUFFER - 89.14 AC.
 - AMENITY CENTER - 1,149 AL.

NOTE: TOTAL NUMBER OF RESIDENTIAL LOTS SHALL NOT EXCEED 282 LOTS. ALTERNATE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER/DA.

OPEN SPACE INSIDE FLOORPLAN 38.77 AC.
OPEN SPACE OUTSIDE FLOORPLAN 13.83 AC.

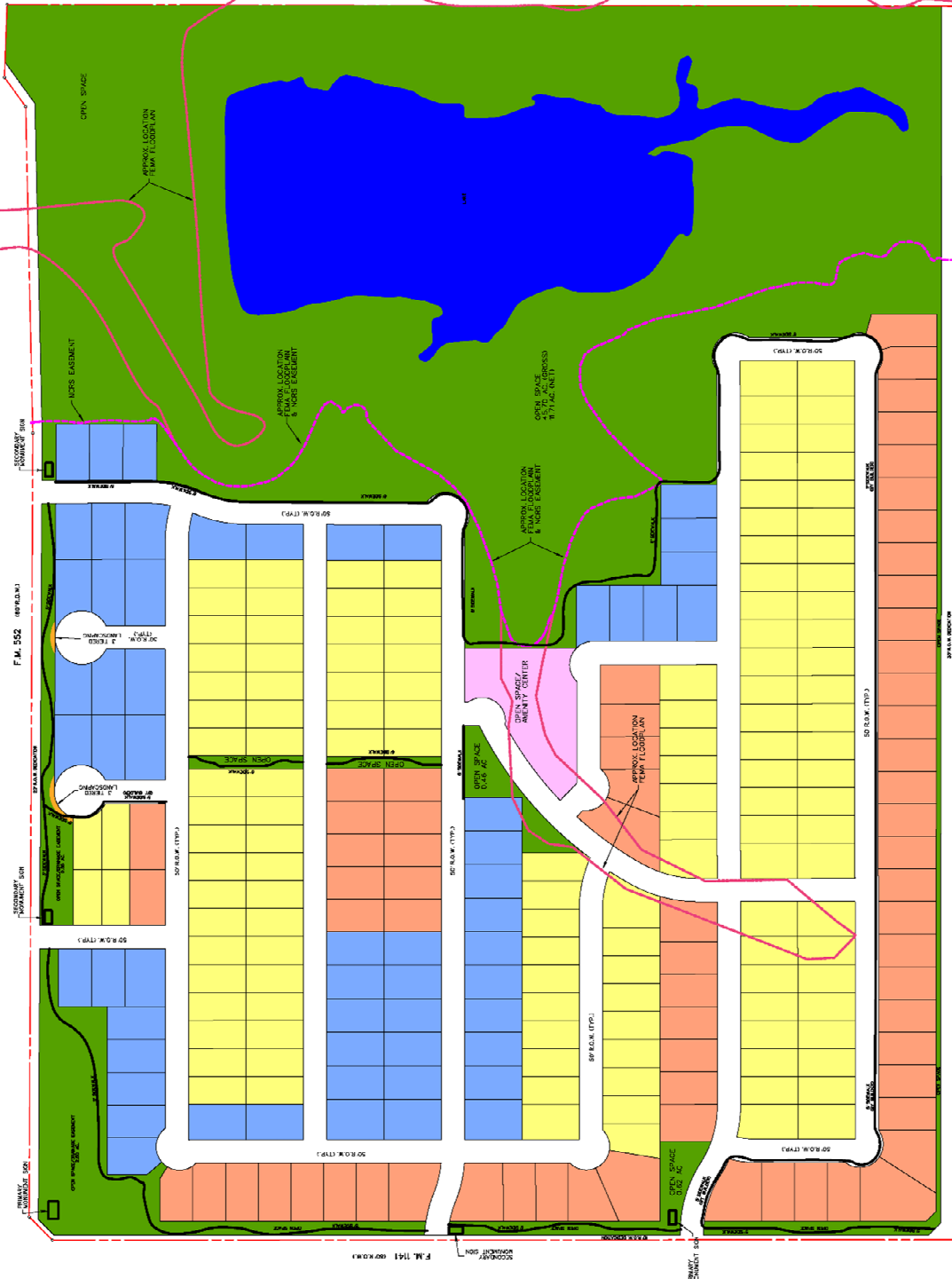
CONCEPT PLAN
OF
NELSON LAKE ESTATES
STATED IN THE
J.M. GLASS SURVEY, ABSTRACT NO. 88
IN THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
1700 W. STATE ST., SUITE 200
ROCKWALL, TEXAS 75087

UNISON INVESTMENT
2384 S. GREENWAY, SUITE 200
FORSYTHE, CA 94503

JANUARY 2021 SCALE: 1" = 100'

CASE NO. Z2020-056



TOTAL ACRES	121.158
CURRENT FLOORPLAN ACRES	38.87
PROPOSED FLOORPLAN ACRES (AFTER RECLAMATION)	33.15
TOTAL RESIDENTIAL LOTS	282
RESIDENTIAL DENSITY	2.346

**Exhibit 'D':
Density and Development Standards**

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within 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), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	60' x 120'	7,000 SF	134	51.54%
B	70' x 120'	8,400 SF	68	26.15%
C	72' x 120'	8,600 SF	58	22.31%
<i>Maximum Permitted Units:</i>			260	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.15 dwelling units per gross acre of land; however, in no case should the proposed development exceed 260 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width ⁽¹⁾	60'	70'	72'
Minimum Lot Depth	120'	120'	120'
Minimum Lot Area	7,000 SF	8,400 SF	8,600 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'
Minimum Side Yard Setback	5'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}	20'	20'	20'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height ⁽³⁾	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	2,200 SF	2,200 SF	2,200 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 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: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of

Exhibit 'D':
Density and Development Standards

the encroaching faces.

- 6: Flat front entry garage configurations are permitted on up to 35% (*i.e. a maximum of 91 lots*) of the total number of lots provided that: [1] no more than 45% (*i.e. a maximum of 60 lots*) of the lots for Lot Type 'A' have a flat front entry garage, [2] no more than 25% (*i.e. a maximum of 31 lots*) of the combined total of the Lot Type 'B' and Lot Type 'C' may have a flat front entry garage, and [3] the front yard building setback for all lots with a flat front entry garage is increased to a minimum of 25-feet.

(4) **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the total exterior façade area of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only. Excluding dormers and walls over roof areas, siding products (*e.g. HardiBoard or Hardy Plank*) shall not be visible on homes abutting any major thoroughfare (*i.e. FM-552 and FM-1141 as shown on Exhibit 'C' of this ordinance*).
- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements:
- (1) **Type 'A' Lots.** Garages shall be oriented in a *traditional swing* (or *j-swing*) -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration* -- or in a flat front entry configuration (*i.e. even with the front façade of the primary structure*). On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. Garages configured in a flat front entry configuration shall be allowed on a maximum of 45% of the lots (*i.e. a maximum of 60 lots*) provided that the front yard building setback is increased to 25-feet. All garage configurations not conforming to this section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).
- (2) **Type 'B' and 'C' Lots.** Garages shall be oriented in a *traditional swing* (or *j-swing*) -- *where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration* -- or in a flat front entry configuration (*i.e. even with the front façade of the primary structure*). On *traditional swing* (or *j-swing*) garage configurations, a second single garage door facing the street is permitted if it is located behind the width of the double garage door. Garages configured in a flat front entry configuration shall be allowed on a maximum of 25% of the lots (*i.e. a maximum of 31 lots of the combined total of the Lot Type 'B' and Lot Type 'C' Lots*) provided that the front yard building setback is increased to 25-feet. All garage configurations not conforming to this

Exhibit 'D':
Density and Development Standards

section shall meet the requirements of Article 09, *Parking and Loading*, of the Unified Development Code (UDC).

All garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

Figure 1. Examples of Enhanced Garage Door



Carriage Hardware

- (5) Anti-Monotony Restrictions. The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	60' x 120'	(1), (2), (3), (4)
B	70' x 120'	(1), (2), (3), (4)
C	72' x 120'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, FM-552, FM-1141, or North Country Lane shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories

Exhibit 'D':
Density and Development Standards

- (2) Permitted Encroachment Type and Layout
- (3) Roof Type and Layout
- (4) Articulation of the Front Façade

- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.

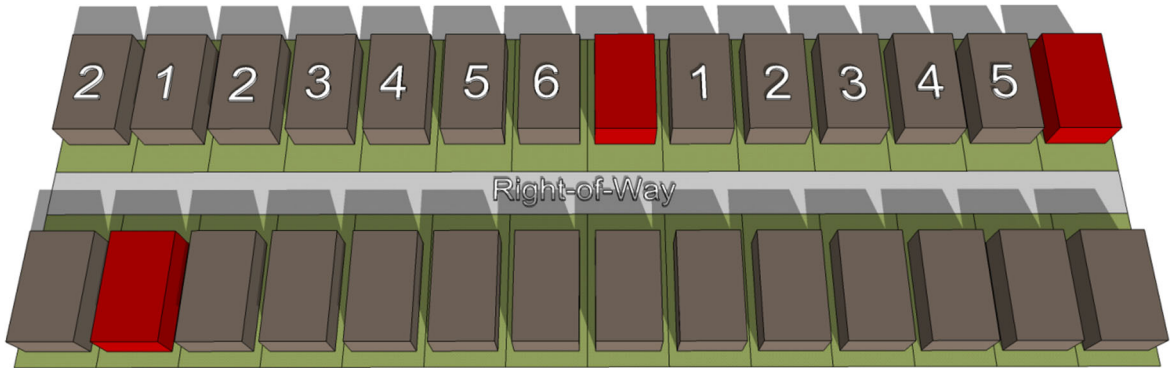
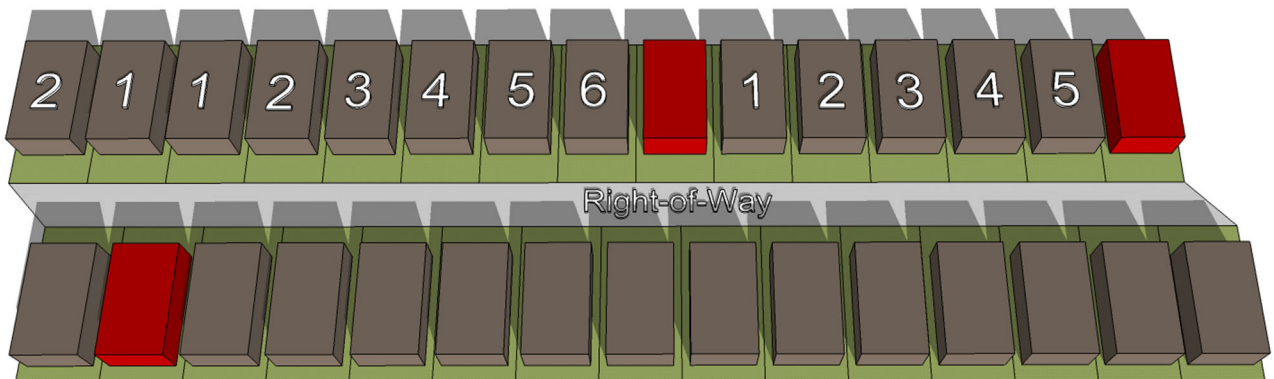


Figure 4: Properties do not line up on opposite side of the street. Where **RED** is the subject property.



- (6) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Front Yard Fences. Front yard fences shall be prohibited.

Exhibit 'D':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
 - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-552, FM-1141 and North Country Lane*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
 - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (7) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *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. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (1) Landscape Buffer and Sidewalks (FM-552). A minimum of a 30-foot landscape buffer shall be provided along FM-552 (*outside of and beyond any required right-of-way dedication*), that shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer. In addition, additional three (3) tiered landscaping (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be required adjacent to the cul-de-sacs along FM-552 as depicted in *Exhibit 'C'* of this ordinance.

Exhibit 'D':
Density and Development Standards

- (2) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery 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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering five (5) foot sidewalk shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (North Country Lane). A minimum of a 10-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*). This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on 15-foot centers along the entire frontage of North Country Lane. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to North Country Lane, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved by the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate

Exhibit 'D':
Density and Development Standards

development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) Open Space. The development shall consist of a minimum of 20% open space (or a minimum of 24.232-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be maintained by the Homeowner's Association (HOA).
- (13) Trails. A concrete trail system shall be constructed in generally the same areas and of the same sizes as what is depicted in *Exhibit 'C'* of this ordinance.
- (14) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (15) 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. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development.
- (16) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 21-11

SPECIFIC USE PERMIT NO. S-243

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) TO ALLOW AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.50-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 107, B. F. BOYDSTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 from David LeCour for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.50-acre parcel of land described as Block 107 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 507 S. Clark Street, and being more specifically depicted and described 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) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as *heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 700 SF.
- (3) The subject property shall not have more than one (1) accessory building.

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 compliance to the following:

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

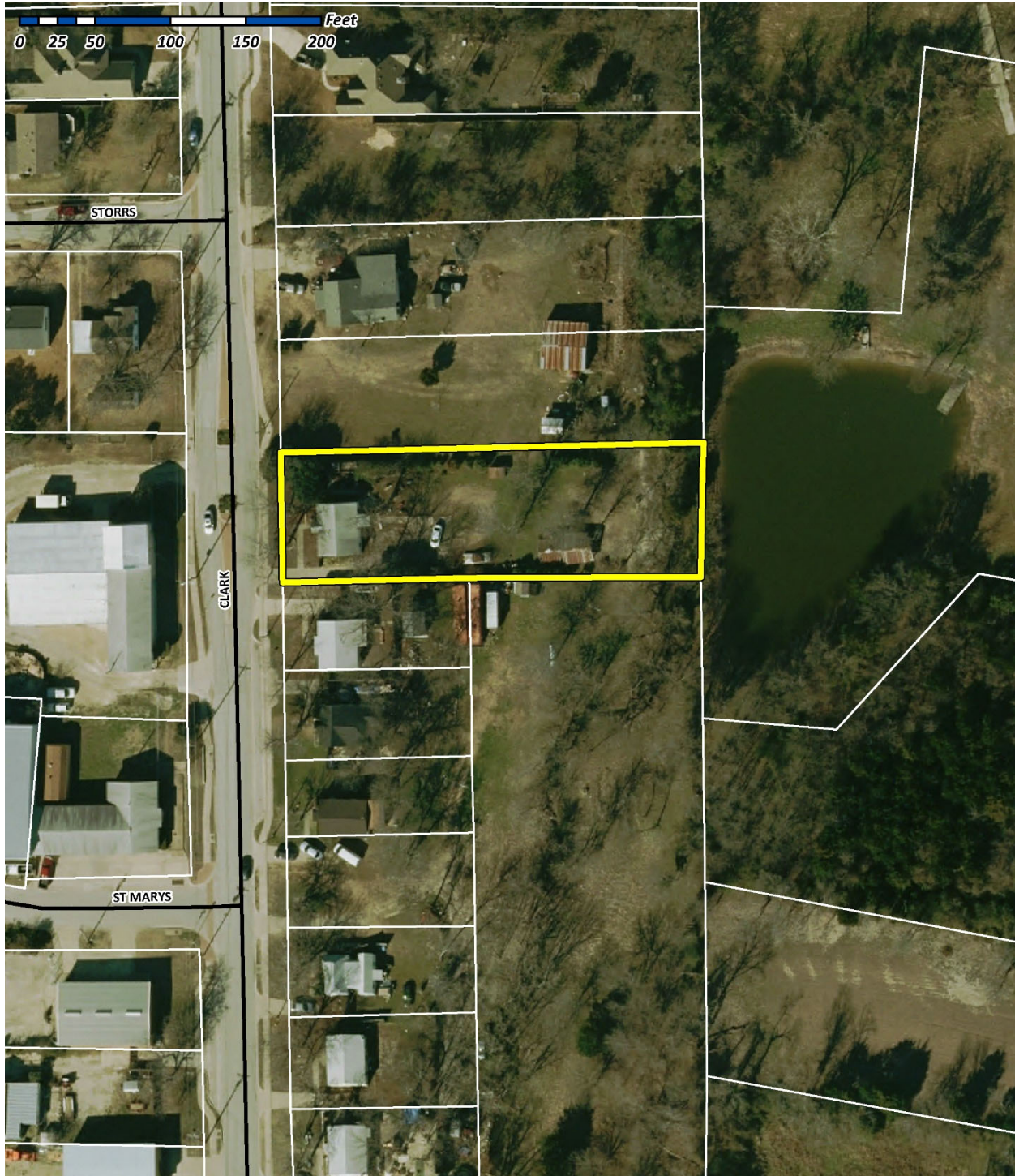
1st Reading: January 19, 2021

2nd Reading: February 1, 2021

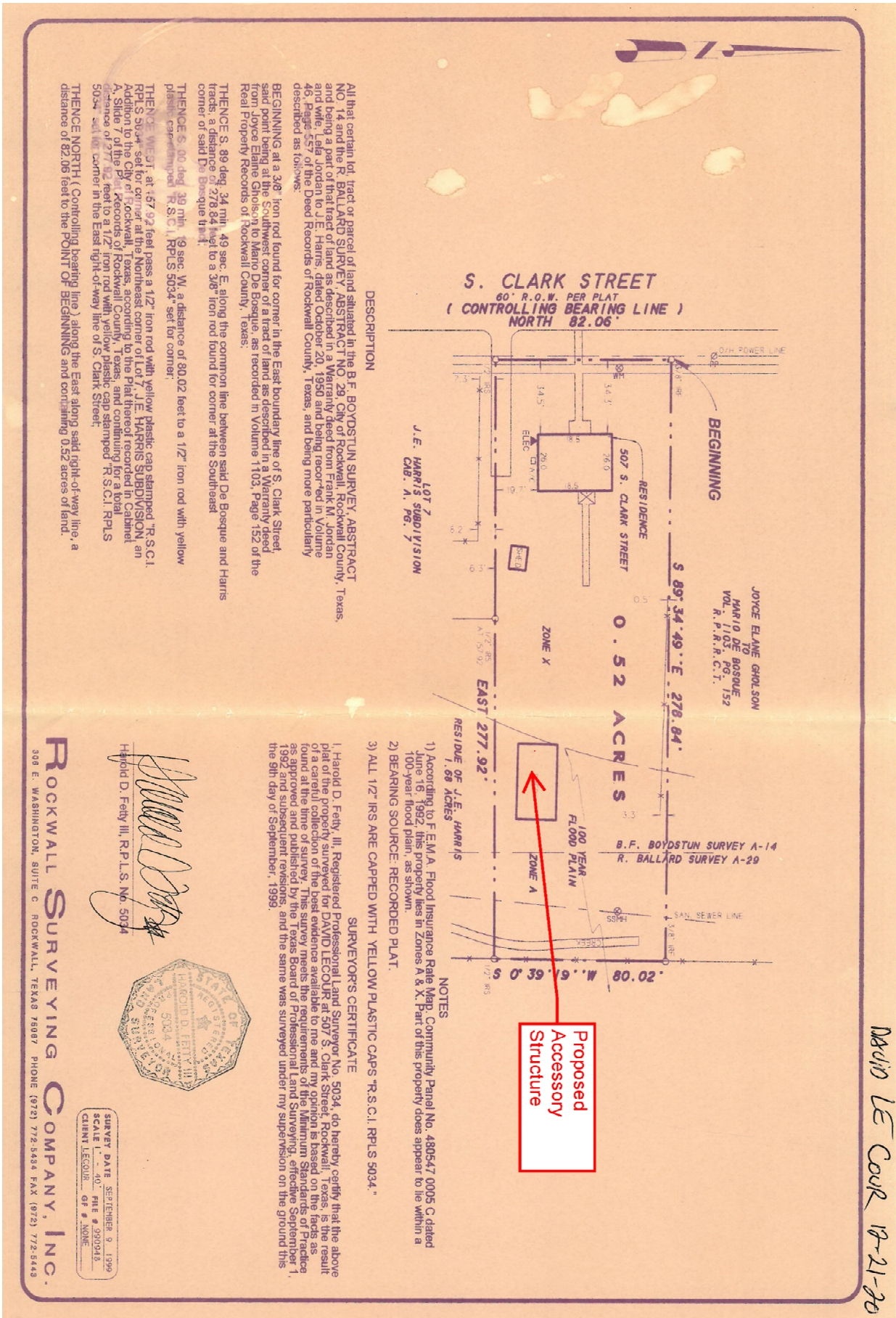
Exhibit 'A'
Zoning Exhibit

Address: 507 S. Clark Street

Legal Description: Block 107, B. F. Boydston Addition



**Exhibit 'B':
Site Plan**



CITY OF ROCKWALL

ORDINANCE NO. 21-12

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 AND SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR AN 8.17-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 AND ALL OF TRACTS 45-02 & 45-07 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY 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 from Matthew Deyemond of TC Planning and Design on behalf of the owner Donald Wallace for a change in zoning from an Agricultural (AG) District and a Single-Family Estates 2.0 (SFE-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District for an 8.17-acre tract of land identified as a portion of Tract 44-01 and all of Tracts 45-02 & 45-07 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Single-Family Estate 2.0 (SFE-2.0) District, and more fully depicted in *Exhibit 'A'* 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 [*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 [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is 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 and a Single-Family Estate 2.0 (SF-2.0) District to a Single-Family Estate 1.5 (SFE-1.5) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 1.5 (SFE-1.5) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.02, *Single-Family Estate 1.5 (SFE-1.5) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*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 offence 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 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.

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 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

Exhibit 'A'
Legal Description

TRACT ONE (1):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and all of a tract of land conveyed to Donald J. & Catherine Wallace, as recorded in Volume 6568, Page 258, of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for comer, being the South comer of said "Wallace 750" tract, also being the East comer of a tract of land conveyed to Billy R. and Margaret Morton, as recorded in Volume 3603, Page 1, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 46 degrees 20 minutes 56 seconds West, at a distance of 361.50 feet passing the North comer of said Morton tract, said comer also being the Eastern most comer of a tract of land conveyed to Margaret Wallace Morton as recorded in Volume 180, Page 592, of the Deed Records of Rockwall County, Texas, continuing for a total distance of 500.00 feet to a 3/8 inch iron rod found for comer, being the West comer of said "Wallace tract 750";

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to 1/2 inch yellow-capped iron rod set for comer, being on the Northwest line of said "Wallace tract 750";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 331.22 feet to the PLACE OF BEGINNING and containing 165,611.50 square feet or 3.802 acres of land.

TRACT TWO (2):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, and being a portion of a tract of land conveyed to Donald J. Wallace (hereinafter referred to as "Wallace tract 750"), as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, and a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for comer, being the South corner of said "Wallace tract 750", also being the East comer of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 331.22 feet to a PK nail set for comer, being on the Southeast line of said "Wallace tract 750," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a PK nail set for corner, being in the Northwest line of said "Wallace tract 750";

Exhibit 'A'
Legal Description

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 119.28 feet passing the North corner of said "Wallace tract 750," also being the East corner of said "Wallace tract 570," continuing a total distance of 180.32 feet to 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 180.32 feet to the PLACE OF BEGINNING and containing 90,159 square feet or 2.07 acres of land.

TRACT THREE (3):

BEING a tract of land situated in the WILLIAM W. FORD SURVEY, Abstract No. 80, in Rockwall County, Texas, being a portion of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 570 (hereinafter referred to as "Wallace tract 570"), of the Deed Records of Rockwall County, Texas, as shown on survey, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set for corner, being the South corner of a tract of land conveyed to Donald J. Wallace, as recorded in Volume 177, Page 750, of the Deed Records of Rockwall County, Texas, also being the East corner of a tract of land conveyed to Billy and Margaret Morton, as recorded in Volume 3603, Page I, of the Deed Records of Rockwall County, Texas, and in the approximate center line of H. Wallace Lane;

THENCE North 43 degrees 39 minutes 04 seconds East, a distance of 511.54 feet to a PK nail set for corner, being on the Southeast line of said "Wallace tract 570," and being in the approximate center line of H. Wallace Lane, and being the POINT OF BEGINNING;

THENCE North 46 degrees 20 minutes 56 seconds West, a distance of 500.00 feet to a 1/2 inch yellow-capped iron rod set for corner, being on the Northwest line of said "Wallace tract 570";

THENCE North 43 degrees 39 minutes 04 seconds East, at a distance of 200.32 feet to a 1/2-inch orange-capped iron rod found for corner, being the North corner of said "Wallace tract 570";

THENCE South 46 degrees 20 minutes 56 seconds East, a distance of 500.00 feet to a PK nail set for corner, from which a 1/2-inch orange-capped iron rod found for reference bears North 46 degrees 20 minutes 56 seconds East, a distance of 33.05 feet, and being in the approximate center line of H. Wallace Lane;

THENCE South 43 degrees 39 minutes 04 seconds West, a distance of 200.32 feet to the PLACE OF BEGINNING and containing 100,159 square feet or 2.30 acres of land.

Exhibit 'C'
Location Map & Legal Description

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]

Legal Description: An 8.17-Acre Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80





MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: February 1, 2021

SUBJECT: P2020-052; LOTS 2-4, BLOCK A, NORTH LAKE SHORE DAYCARE ADDITION

Attachments

Case Memo
Development Application
Location Map
Applicant's Letter
Parking Agreement
Replat

Summary/Background Information

Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Replat* for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the replat.



CITY OF ROCKWALL
CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: February 01, 2021
APPLICANT: Doug Galloway; *Viaduct Development*
CASE NUMBER: P2020-052; *Lots 2-4, Block A, North Lake Shore Daycare Addition*

SUMMARY

Consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Replat for Lots 2, 3 & 4, Block A, North Lake Shore Daycare Addition being a replat of a 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.96-acre tract of land identified as Lot 1, Block A, North Lake Shore Daycare Addition for the purpose of creating three (3) lots (*i.e. Lots 2-4, Block A, North Lake Shore Daycare Addition*) to facilitate the development of two (2) office buildings.
- ☑ On July, 6, 1959 the subject property was annexed into the City of Rockwall [*Ordinance No. 59-02*]. On August 4, 2008, City Council approved a Specific Use Permit (SUP) [*Ordinance No. 08-39*], which allowed for a *Daycare (7 or more children)* on the subject property. On October 11, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-019*] for a 13,432 SF daycare facility on the subject property. On May 5, 2017, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2017-014*] for an ~13,142 SF daycare facility. On September 5, 2017 City Council approved a final plat [*Case No. P2017-043*] establishing the subject property as Lot 1, Block A, North Lake Shore Daycare Addition.
- ☑ In conjunction with this case the applicant has submitted a zoning request [*Case No. Z2020-057*] for an amendment to Planned Development District 41 (PD-41). Currently a portion of the subject property is zoned Planned Development District 41 (PD-41) and a portion is zoned Single-Family 10 (SF-10) District. The proposed amendment would rezone the subject property to Planned Development District 41 (PD-41) and designate it for General Retail (GR) District land uses. In addition, the amendment would also change the minimum lot depth to accommodate this proposed subdivision of land.
- ☑ The applicant has provided a parking agreement with this replat request, showing conformance to the parking standards. The approval and subsequent filing of the parking agreement has been added as a condition of approval of this case.
- ☑ 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 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 replat for *Lots 2-4, Block A, North Lake Shore Daycare 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) The parking agreement proposed with this case must be filed with Rockwall County prior to the replat being filed.
- (3) Rezoning of Planned Development District 41 (PD-41), by the ordinance contained within Case No. Z2020-057, must be approved before the replat may be filed.
- (4) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 26, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address **1940 N Lakeshore Dr**

Subdivision **North Lakeshore Daycare**

Lot **1**

Block **A**

General Location **NW corner of East Fork and N Lakeshore**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **GR / PD-41 & R-12**

Current Use **Daycare & land**

Proposed Zoning **GR / PD-41**

Proposed Use **Daycare & office**

Acreage **2.96**

Lots [Current] **1**

Lots [Proposed] **3**

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

Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

Viaduct Development

Doug Galloway

2560 Technology Ste 100 Plano Tx 75074

512-698-9494

doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

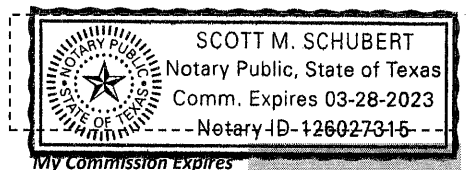
Before me, the undersigned authority, on this day personally appeared William Galloway [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 359.20, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th 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 17th day of December, 20 20

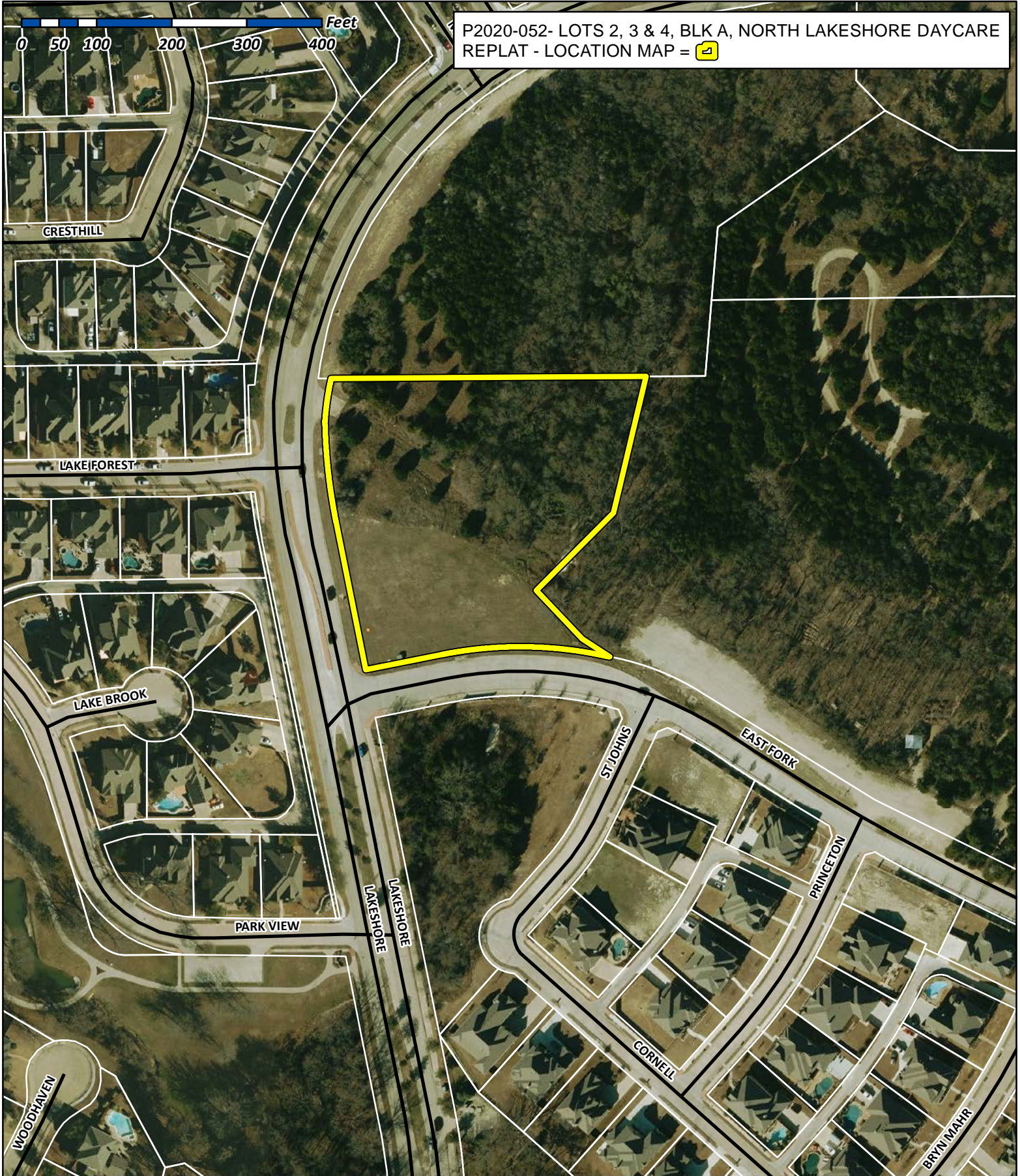
Owner's Signature

Notary Public in and for the State of Texas



0 50 100 200 300 400 Feet

P2020-052- LOTS 2, 3 & 4, BLK A, NORTH LAKESHORE DAYCARE REPLAT - LOCATION MAP = 



City of Rockwall

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

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





City of Rockwall
Planning & Development

12/22/20

Plat & Zoning Applications

Lakeshore Office Building

Mr Miller,

In regards to our Phase II project on Lakeshore, it has come to our attention that due to our request for zoning and plat approvals as well as where the city approval dates are falling this year we need an additional 30 days for our plat approval.

Please accept this letter and approval for the extended timeline.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Galloway".

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494



PARKING POOL AGREEMENT

THIS PARKING POOL AGREEMENT (this "Agreement") is made and entered into as of the 19th day of January, 2021, by **Gotrocks RE LLC**, ("Grantor")

W I T N E S S E T H:

A. Grantor is the fee owner of that certain tract of land (the "Grantor Parcels") situated in the City of Rockwall, Rockwall County, Texas, as more particularly described on Exhibit "A", attached hereto and made a part hereof.

B. Grantor has agreed to grant between the grantor parcels, and its successors, assigns, tenants, occupants, contractors and invitees, a perpetual non-exclusive reciprocal access easement upon and across the Grantor Parcel for a parking pool, as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises, Grantor does hereby state as follows:

1. Grant of Parking Pool. Grantor does hereby create a perpetual non-exclusive parking pool for it's tenants, employees, agents, customers, contractors and invitees for vehicular parking thereon, for pedestrian traffic to adjacent properties, and for vehicular access over the Grantor Parcels and for vehicular access across Grantor Parcel to such parking spaces (the "pool"), and each of their tenants, invitees, successors, or assigns forever, subject to the terms hereof.

2. Duration of Parking Pool. The pool shall be for a term commencing with the date hereof and continuing perpetually.

3. Indemnification. Each party shall hold the other parties harmless from and against any and all loss, cost, damage, liability or expense (including reasonable attorneys' fees actually incurred and court costs) incurred by such parties in connection with the exercise by a party, its employees, tenants, contractors, invitees, agents or licensees of the Easement and rights created herein, except to the extent caused by the negligence or willful act of another party to this Agreement, its employees, tenants, contractors, agents or licensees.

4. Miscellaneous.

(a) Any notice, demand, request or communication required or permitted hereunder shall be in writing and sent by hand delivery, United States certified mail, postage prepaid, or by recognized overnight delivery service, addressed to the party at the address contained under their signatures or to such other address or to the attention of such other person as hereafter shall be designated in writing by the applicable parties sent in accordance herewith. Any such notice, demand, request or communication shall be deemed to have been given as of the date of receipt or refusal at the address, and in the manner, provided herein.

(b) In the event that any provision of this Agreement shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remaining provisions of this Agreement. The failure of any party hereto to insist upon strict performance of any of the servitudes, easements, privileges, rights, covenants, agreements, terms and conditions hereunder, irrespective of the length of time for which such failure continues, shall not be a waiver of any of such party's rights. No consent or waiver, express or implied, to or of any breach or default in the performance of any obligation hereunder shall constitute a

consent or waiver to or of any other breach or default in the performance of the same or any obligation hereunder.

(c) This Agreement may be changed, modified, amended or terminated only by an instrument in writing duly executed and acknowledged by all of the owners of the Parcels.

(d) Any party who is the prevailing party in any legal proceeding against any other party brought under or in connection with this agreement or the subject matter hereof, is additionally entitled to recover reasonable attorney’s fees, expert fees, and all other litigation expenses.


(e) This Agreement and the rights and obligations hereunder of the parties hereto shall be governed by the laws of the State of Texas.

[Signatures on following pages]

EXECUTED as of the date first written above.

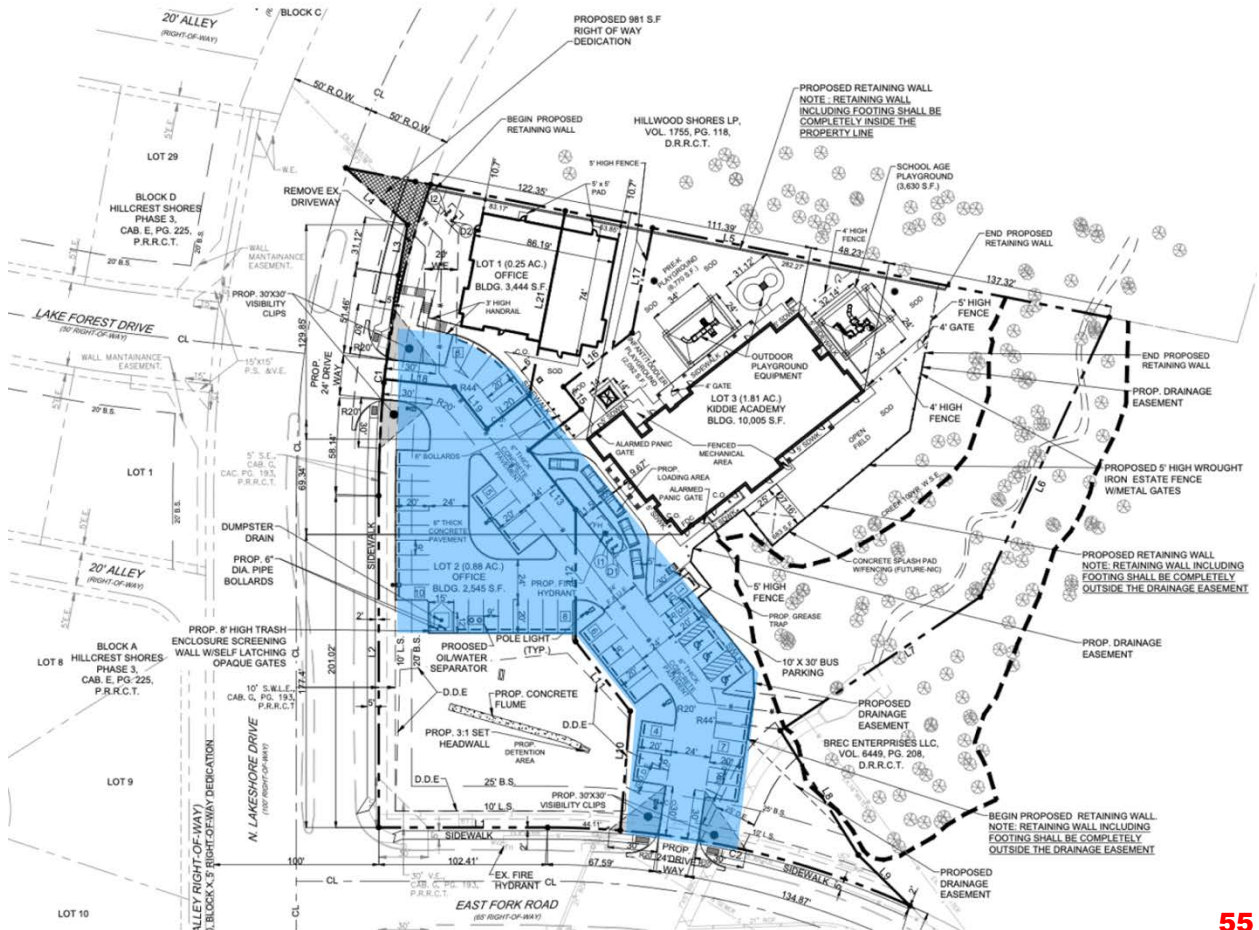
GRANTOR:

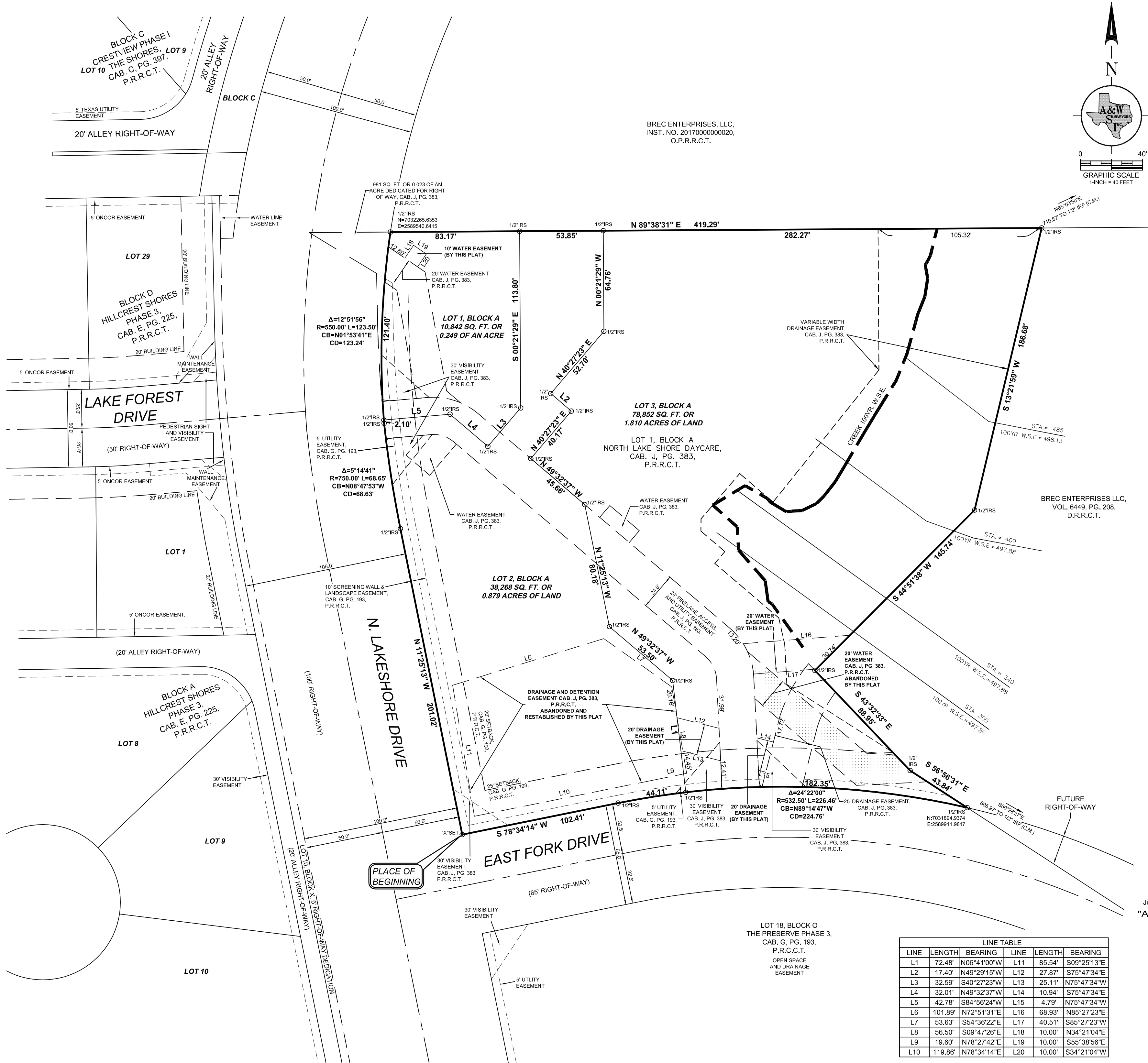
Gotrocks RE LLC,

By: 
Name: Doug Galloway
Title: Member

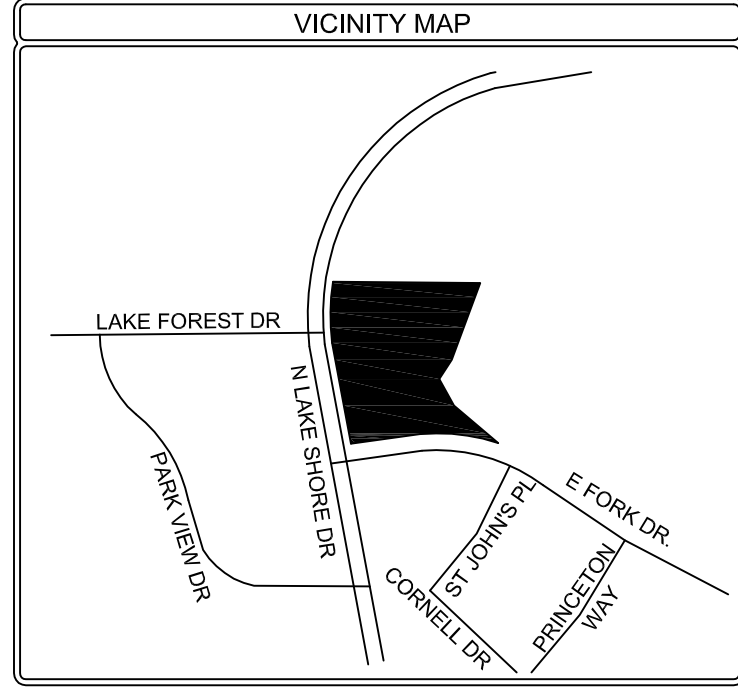
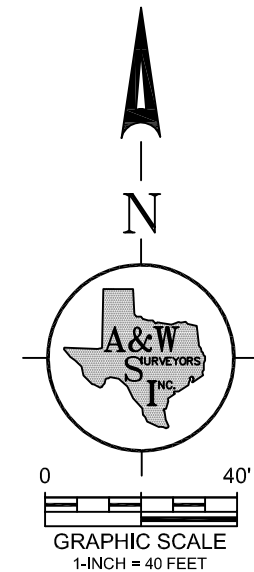
Address: 2560 Technology Ste 100
Plano, Tx 75074

Exhibit "A" Parking Pool





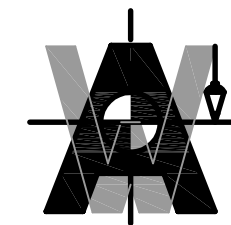
BREC ENTERPRISES, LLC,
INST. NO. 20170000000020,
O.P.R.R.C.T.



- GENERAL NOTES**
- 1) Any structure new or existing may not extend across new property lines.
 - 2) The purpose of this plat is to add and remove certain easements.
 - 3) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).
 - 4) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection
 - 5) 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.
 - 6) Property owner shall be responsible for maintenance, repair and reconstruction of drainage and detention systems on this site.

LEGEND

D.R.R.C.T.	Deed Records, Rockwall County, Texas
P.R.R.C.T.	Plat Records, Dallas County, Texas
O.P.R.R.C.T.	Official Public Records, Rockwall County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set
SQ. FT.	square feet



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC
~ 2560 Technology Drive, Suite 100 ~
~ Plano, Texas, 75074 ~

Job No: 20-2614 | Drawn by: 517 | Date: 12-16-2020 | Revised:
"A professional company operating in your best interest"

PAGE 1 OF 2

FINAL PLAT
LOTS 1 - 3, BLOCK A
NORTH LAKE SHORE DAYCARE

2.938 ACRES OF LAND
BEING A REPLAT OF LOT 1, BLOCK A
NORTH LAKE SHORE DAYCARE
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
A. HANNA SURVEY ABSTRACT NO. 98
CASE FILE NO. P2020-052

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	72.48'	N06°41'00"W	L11	85.54'	S09°25'13"E
L2	17.40'	N49°29'15"W	L12	27.87'	S75°47'34"E
L3	32.59'	S40°27'23"W	L13	25.11'	N75°47'34"W
L4	32.01'	N49°32'37"W	L14	10.94'	S75°47'34"E
L5	42.78'	S84°56'24"W	L15	4.79'	N75°47'34"W
L6	101.89'	N72°51'31"E	L16	68.93'	N85°27'23"E
L7	53.63'	S54°36'22"E	L17	40.51'	S85°27'23"W
L8	56.50'	S09°47'26"E	L18	10.00'	N34°21'04"E
L9	19.60'	N78°27'42"E	L19	10.00'	S55°38'56"E
L10	119.86'	N78°34'14"E	L20	10.00'	S34°21'04"W

LOT 18, BLOCK O
THE PRESERVE PHASE 3,
CAB. G, PG. 193,
P.R.R.C.T.
OPEN SPACE
AND DRAINAGE
EASEMENT

OWNER'S CERTIFICATE

WHEREAS, Gotrocks Properties LLC, is the sole owner of a tract of land located in the A. HANNA SURVEY, Abstract No. 98, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, of North Lake Shore Daycare, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Page 383, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Gotrocks Properties LLC, recorded in Instrument No. 2019000000140, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at an "X" set in concrete at the intersection of the North line of E. Fork Drive, a 65' right-of-way, and the East line of N. Lakeshore Drive, a 100' right-of-way, said point being the Southwest corner of Lot 1, Block S, of The Preserve Phase 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 193, Plat Records, Rockwall County, Texas;

Thence North 11°25'13" West, along said East line, a distance of 201.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the right, having a central angle of 05°14'41", a radius of 750.00', and a chord bearing and distance of North 08°47'53" West, 68.63';

Thence Northwesteasterly, along said East line and said curve to the right, an arc distance of 68.65' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a curve to the right, having a central angle of 12°51'56", a radius of 550.00', and a chord bearing and distance of North 01°53'41" East, 123.24';

Thence Northeasterly, along said East line and said curve to the right, an arc distance of 123.50' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Southwest corner of a tract of land described in deed to Brec Enterprises, LLC, recorded in Instrument No. 2017000000020, Official Public Records, Rockwall County, Texas;

Thence North 89°38'31" East, a distance of 419.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the most Westerly Northwest corner of a tract of land described in deed to BREC Enterprises LLC, recorded in Volume 6449, Page 208, Deed Records, Rockwall County, Texas;

Thence South 13°21'59" West, a distance of 186.68' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 44°51'38" West, a distance of 145.74' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the Northeast line of said Lot 1, at the most Westerly Southwest corner of said BREC Enterprises LLC tract, at the Southerly corner of said Master Developers-SNB LLC tract;

Thence South 43°32'33" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 88.95' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 56°56'31" East, along the Southwesterly line of said BREC Enterprises LLC tract, a distance of 43.84' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the said North line of E. Fork Drive, and being in a non-tangent curve to the left, having a central angle of 24°22'00", a radius of 532.50', and a chord bearing and distance of North 89°14'47" West, 224.76';

Thence Westerly, along said North line, and said curve to the left, an arc distance of 226.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 78°34'14" West, continuing along said North line, a distance of 102.41' to the PLACE OF BEGINNING and containing 127,962 square feet or 2.938 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Rockwall, Texas.

Witness my hand at Mesquite, Texas, This ___ day of ___, 20__.

John S. Turner Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This ___ day of ___, 20__.

Notary Public In and for the State of Texas

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

That, Gotrocks Properties LLC, the undersigned owners of the land shown on this plat, designated herein as LOTS 1 - 3, BLOCK A, NORTH LAKE SHORE DAY CARE 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, watercourses, 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 NORTH LAKE SHORE DAY CARE 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. All drainage and detention on site will be maintained, repaired, and replaced by the property owner.

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 (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.

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 20__.

Notary Public In and for The State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 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 ___, 20__.

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 ___, 20__.

Mayor, City of Rockwall City Secretary City Engineer



A&W SURVEYORS, INC. Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM

Owner: Gotrocks Properties LLC - 2560 Technology Drive, Suite 100 - Plano, Texas, 75074 -

PAGE 2 OF 2 FINAL PLAT LOTS 1 - 3, BLOCK A NORTH LAKE SHORE DAYCARE

2,938 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK A NORTH LAKE SHORE DAYCARE AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS A. HANNA SURVEY ABSTRACT NO. 98 CASE FILE NO. P2020-052



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: February 1, 2021

SUBJECT: P2021-002; LOT 7, BLOCK A, ELLIS CENTER, PHASE TWO ADDITION

Attachments

Case Memo
Development Application
Applicant Authorization Form
Location Map
Replat

Summary/Background Information

Consider a request by Anna C. Blackwell of Carrillo Engineering on behalf Harry J. Kuper of SVEA Industrial II, LLC for the approval of a *Replat* for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the replat.



CITY OF ROCKWALL
CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: February 01, 2021
APPLICANT: Anna Blackwell
CASE NUMBER: P2021-002; Lot 7, Block A, Ellis Center, Phase Two Addition

SUMMARY

Consider a request by Anna C. Blackwell of Carrillo Engineering on behalf Harry J. Kuper of SVEA Industrial II, LLC for the approval of a Replat for Lot 7, Block C, Ellis Center, Phase Two Addition being a 1.905-acre tract of land identified as a portion of Lot 3 and all of Lot 3A-R, Block C, Ellis Center, Phase Two Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1203 Sigma Court, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 1.905-acre tract of land identified as Lot 3A-R, Block C and a portion of Lot 3, Block C of the Ellis Center Phase Two Addition for the purpose of establishing one (1) lot (*i.e. Lot 7, Block C, Ellis Center Phase Two Addition*) to facilitate the expansion of the parking areas for an existing ~8781 SF office building.
- On March 2, 1960, the subject property was annexed into the City of Rockwall by *Ordinance No. 60-01*. On February 15, 1985 the subject property was platted as Lot 3, Block C, Ellis Center Phase Two Addition. On December 5, 2000 the subject property was replatted as Lots 3A-R and part of Lot 3, Block C, Ellis Center Phase Two Addition. On April 25, 2007 the Director of Planning and Zoning administratively approved a site plan [*Case No. SP2007-004*] for the construction of an existing office building. On October 30, 2020 the Director Planning and Zoning approved an administrative site plan [*Case No. SP2020-025*] for the construction of an addition to the existing building.
- 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 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 replat for *Lot 7, Block C, Ellis Center Phase Two 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 plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 26, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



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

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1203 Sigma Ct, Rockwall, Texas, 75087

Subdivision Ellis Center Phase Two Lot 3A-R Block C

General Location .2 miles north of TL Townsend Dr and I-30 Frontage Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Office Building

Proposed Zoning Light Industrial

Proposed Use Office Building

Acreage 1.915 Lots [Current] 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 SVEA Industrial II, LLC

Contact Person Harry J Kuper

Address 1614 Lavca Street

City, State & Zip Austin, Texas 78701

Phone 830-431-0326

E-Mail j.kuper@SVEARE.COM

Applicant Carrillo Engineering

Contact Person Anna C. Blackwell

Address 301 Commerce St., Ste. 1410

City, State & Zip Fort Worth Tx 76102

Phone 817. 697. 4996

E-Mail anna.blackwell@carrilloeng.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Harry J Kuper [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 Harry Kuper

Notary Public in and for the State of Texas

SEE ATTACHED ACKNOWLEDGEMENT

My Commission Expires _____

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)

City County of Manatee)

On 09/16/2020 before me, Sherri Joy Small,
Date Notary Name

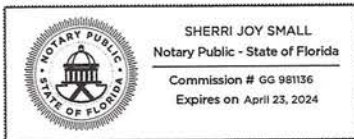
personally appeared Harry J Kuper
Name(s) of Signer(s)

personally known to me -- OR --

proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

proved to me on the basis of satisfactory evidence: passport
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Sherri Joy Small

Notary Name: Sherri Joy Small

Notary Commission Number: GG 981136

Notary Commission Expires: 04/23/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Application

Document Date: 9/16/2020 Number of Pages (w/ certificate): 2

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Harry Kuper

- Corporate Officer Title: _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer Is Representing: SELF


Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer Title: _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian of Conservator
- Other: _____

Signer Is Representing: _____

0 50 100 200 300 400 Feet

P2021-002- LOT 7, BLOCK A,
ELLIS CENTER PHASE II ADDITION
REPLAT - LOCATION MAP = 

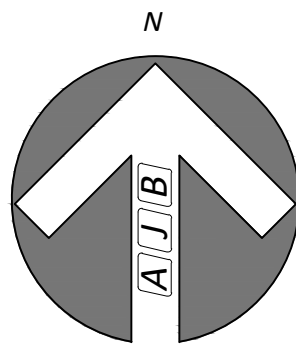


City of Rockwall

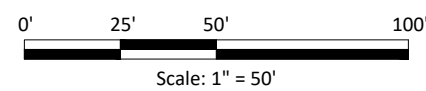
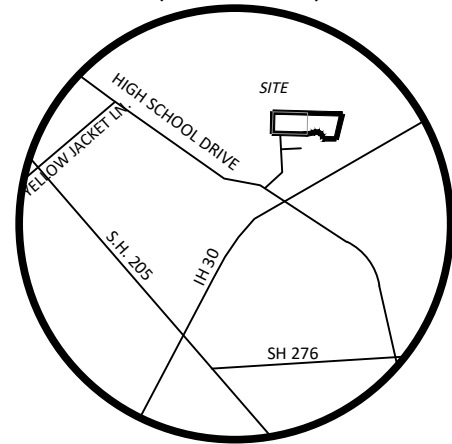
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





Vicinity Map (Not to Scale)



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
PRRRT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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"

Frank R. Owens
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

SVEA INDUSTRIAL II, LLC, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 1.905 acre tract of land situated in the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas and being all of Lot 6, Block C of Ellis Center Phase Two Addition an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 227, Plat Records, Rockwall County, Texas (PRRCT) and being all of Replat of Part of Lot 3, Block C of Ellis Center Phase Two Addition an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 203, Plat Records, Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner located in the west line of Alpha Drive (60' Right-of-Way) and being the southeast corner of Lot 1, Block D, Ellis Center Phase Two according to the plat recorded in Cabinet B, Slide 391, (PRRCT);

THENCE departing the west line of said Alpha Drive and along common line of said Lot 6 and said Lot 1, SOUTH 88°22'26" EAST a distance of 264.10 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along the common line of said Lot 6 and said Lot 1, SOUTH 88°23'06" EAST a distance of 259.21 feet to a 1/2 inch iron rod with cap Stamped "OWENS 5387" set for corner and being the north east corner of said Lot 3 and being located in the west line of Lot 1 of Rockwall Industrial Foundation Addition (unrecorded);

THENCE along the common line of said Lot 3 and said Lot 1 of Rockwall Industrial Foundation Addition, SOUTH 13°36'00" WEST a distance of 193.72 feet to a 60d nail found for corner and being the northeast corner of Lot 2A-R, Block C, of Ellis Center Phase Two addition, per plat recorded in Cabinet F, Slide 55, (PRRCT);

THENCE along the common line of said Lot 3 and said Lot 2A-R, NORTH 88°31'20" WEST a distance of 99.92 feet to a 1/2 inch iron rod found for corner and being located at the most easterly point in a cul de sac of Sigma Court and being the beginning of a curve to the left with a radius of 50.00 feet and a chord bearing of NORTH 59°26'01" WEST;

ALONG said curve to the left through a central angle of 121°36'45" for an arch length of 106.13 feet to a 1/2 inch iron rod found for corner and being the beginning of a curve to the right with a radius of 80.00 feet and a chord bearing of SOUTH 76°00'26" WEST;

ALONG said curve to the right through a central angle of 32°11'01" for an arch length of 44.94 feet to a 1/2 inch iron rod found for corner and being the southeast corner of said Lot 6 and being located in the north line of said Sigma Court (60' Right-of-Way at this point);

THENCE along the north line of said Sigma Court, NORTH 88°30'17" WEST a distance of 264.17 feet to a 1/2 inch iron rod with cap Stamped "OWENS 5387" set for corner located in the east line of said Alpha Drive;

THENCE along the east line of said Alpha Drive, NORTH 01°39'20" EAST a distance of 160.01 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.903 acres or 82,887 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, SVEA INDUSTRIAL II, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ELLIS CENTER PHASE TWO ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the ELLIS CENTER PHASE TWO ADDITION subdivision have been notified and signed this plat. 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. 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 systems 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;
- Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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.

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; We, my (our) 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.

SVEA INDUSTRIAL II, LLC

Name: Harry J. Kuper, Jr.
Title: Manager

STATE OF TEXAS
COUNTY OF BEAR

Before me, the undersigned authority, on this day personally appeared Harry J. Kuper, Jr., Manager, 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 _____, 2021

Notary Public in and for the State of Texas

A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Case No.: RP _____

REPLAT
ELLIS CENTER PHASE TWO ADDITION
LOT 7, BLOCK A

1 LOT TOTALING 1.905 ACRES
BEING A REPLAT OF A LOT 6, BLOCK A ELLIS CENTER ADDITION & REMAINDER
OF 3R, BLOCK A OF ELLIS CENTER ADDITION
A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
SVEA INDUSTRIAL II LLC
110 E. HOUSTON ST.
7TH FLOOR, BOX 171
SAN ANTONIO, TX 78205

Engineer:
Carrillo Engineering
301 Commerce Street, Ste 1410
Fort Worth, Texas 76102 817-697-4996

Scale: 1" = 50'
Date: November 30, 2020
Technician: Bedford/Spradling
Drawn By: Bedford/Spradling

Checked By: F.R. OWENS
P.C.: Cryer/Spradling
File: SIGMA
Job. No. 718-001
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.ajbedfordgroup.com

Sheet: 1
Of: 1



TBPLS REG#10118200

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission 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 _____, 2021.

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 _____, 2021.

Mayor, City of Rockwall City Secretary City Engineer



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: February 1, 2021

SUBJECT: P2021-003; LOT 1, BLOCK A, R.S. LOFLAND SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Corby Bell and Mandy Dorman for the approval of a *Final Plat* for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1006 Ridge Road, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the final plat.



CITY OF ROCKWALL
CITY COUNCIL CASE MEMO

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

TO: Mayor and City Council
DATE: February 01, 2021
APPLICANT: Corby Bell and Mandy Dorman
CASE NUMBER: P2021-003; *Lot 1, Block A, R.S. Lofland Subdivision*

SUMMARY

Consider a request by Corby Bell and Mandy Dorman for the approval of a Final Plat for Lot 1, Block A, R. S. Lofland Subdivision being a 0.304-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1006 Ridge Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for Lot 1, Block A, R.S. Lofland Subdivision being a 0.304-acre tract of land currently identified as Tract 23 of the B.J.T. Lewis Survey, Abstract No. 255 for the purpose of establishing the necessary cross access and a drainage/detention easement for the establishment of an office building on the subject property.
- The subject property was annexed into the City of Rockwall on July 6, 1959 by *Ordinance No. 59-02*. On January 3, 1972, **the City's historic zoning map indicates the subject property was** zoned Single-Family 2 (SF-2) District. On May 16, 1983, **the City's historic zoning map indicates the subject property was zoned** Single-Family 10 (SF-10) District. On June 1, 2003, the City Council approved a zoning change for the subject property changing the zoning designation from a Single-Family 10 (SF-10) District to Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] for Residential Office (RO) land uses. On June 9, 2020, the Planning and Zoning Commission approved site plan [SP2020-009] for the purpose of converting the existing single-family home situated on the subject property into an office.
- 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 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 Lot 1, Block A, R. S. Lofland Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 26, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-083

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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1006 Ridge Rd.
 SUBDIVISION R.S. Lofland LOT 48 BLOCK 447
 GENERAL LOCATION At the intersection of Ridge Road and Hwy 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING R/O CURRENT USE R/O
 PROPOSED ZONING R/O PROPOSED USE R/O
 ACREAGE _____ LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

<input checked="" type="checkbox"/> OWNER	<u>Corby Bell</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Mandy Dorman</u>	CONTACT PERSON	
ADDRESS	<u>1006 Ridge Rd.</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	
PHONE	<u>(214) 736-7168</u>	PHONE	
E-MAIL	<u>mandy@dormanbell.com</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

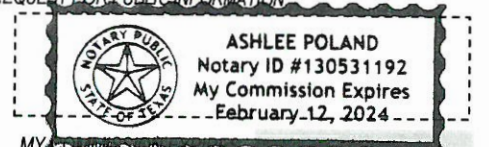
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF January, 2021. BY SIGNING THIS APPLICATION, 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 15th DAY OF January, 2021.

OWNER'S SIGNATURE

[Signature]
Ashlee Poland

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

02-12-2024



P2021-003- LOT 1, BLOCK A,
 R.S. LOFLAND SUBDIVISION
 FINAL PLAT - LOCATION MAP =

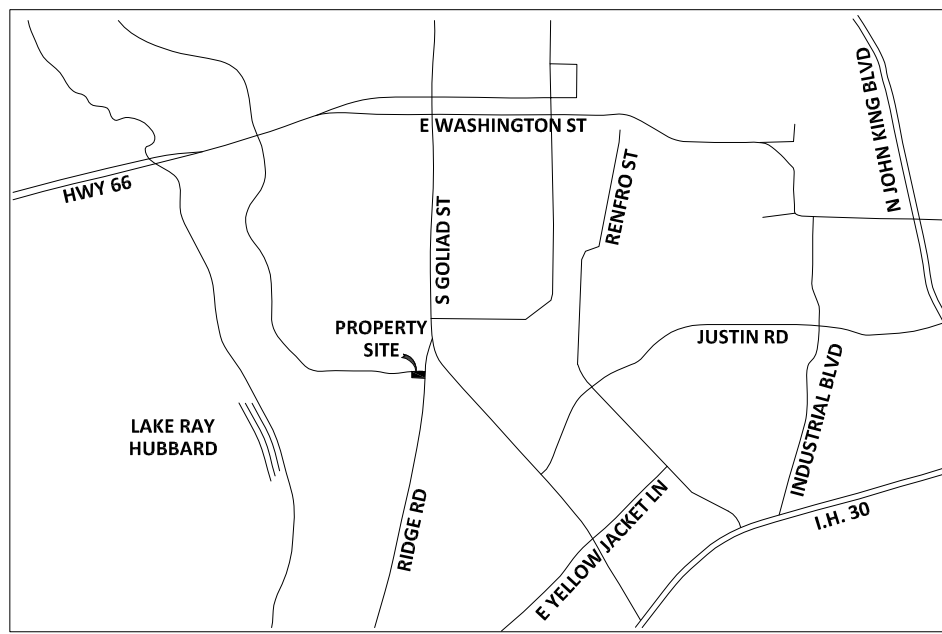


City of Rockwall

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

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





VICINITY MAP: N.T.S.

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) BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)
- 3) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE FOLLOWING FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONES AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) No. 48397C 0040 L ZONE X DATED 9-26-2008:

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

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 **LOT 1R, R.S. LOFLAND**, 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 **LOT 1R, R.S. LOFLAND** 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 all maintenance, repair, and replacement of detention and drainage systems on-site.

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.

STATE OF TEXAS:
COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared _____ 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 expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires _____

STATE OF TEXAS:
COUNTY OF _____:

Before me, the undersigned authority, on this day personally appeared _____ 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 expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires _____

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:
WHEREAS, Corby Bell, is the owner of all that tract of land situated in the City of Rockwall, Rockwall County, Texas, being recorded in Instrument No. 2020000004976, Deed Records, Rockwall County, Texas (D.R.R.C.T) and also being a portion of Lot 1, of the R.S. LOFLAND SUBDIVISION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 48, Page 447, Plat Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner on the Southwest right-of-way line of Summit Ridge Drive, being the Northeast corner of Lot 3, Block D, of RIDGE ROAD VILLIAGE ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 36, of the Plat Records, Rockwall County, Texas, said point also being the Northwest corner of said Bell tract;

THENCE South 85 degrees 01 minutes 07 seconds East, with said Southwest right-of-way line of Summit Ridge Drive, a distance of 170.78 feet to a TXDOT monument found for corner;

THENCE South 39 degrees 20 minutes 25 seconds East, a distance of 28.35 feet to a TXDOT monument found for corner on the Northwest right-of-way line of Ridge Road (Farm to Market Road 740), from which an "X" found for reference bears South 25 degrees 22 minutes 02 seconds East, a distance of 0.30 feet;

THENCE South 04 degrees 44 minutes 32 seconds West, with the said Northwest right-of-way line of Ridge Road, a distance of 50.49 feet to an aluminum disk found for corner, said point being the Northeast corner of Lot 1, Block A, of the GOODMAN ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 15 (P.R.R.C.T.);

THENCE North 84 degrees 47 minutes 09 seconds West, a distance of 191.99 feet to a 1/2 inch iron rod found for corner on the Southeast line of said Lot 3, RIDGE ROAD VILLIAGE ADDITION and being the Northwest corner of said Lot 1, Block A, of the GOODMAN ADDITION ;

THENCE North 05 degrees 57 minutes 02 seconds East, a distance of 70.00 feet to the PLACE OF BEGINNING and containing 13,260 square feet or 0.304 of an acre of land.

SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

-FOR REVIEW PURPOSES ONLY-

Barry S. Rhodes
Registered Professional Land Surveyor No. 3691

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 _____, 2020.

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 _____, 2020.

Rockwall County Judge _____ Date _____

CITY SIGNATURE BLOCK

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 _____, _____.

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 _____, _____.

Mayor, City of Rockwall _____ City Secretary _____

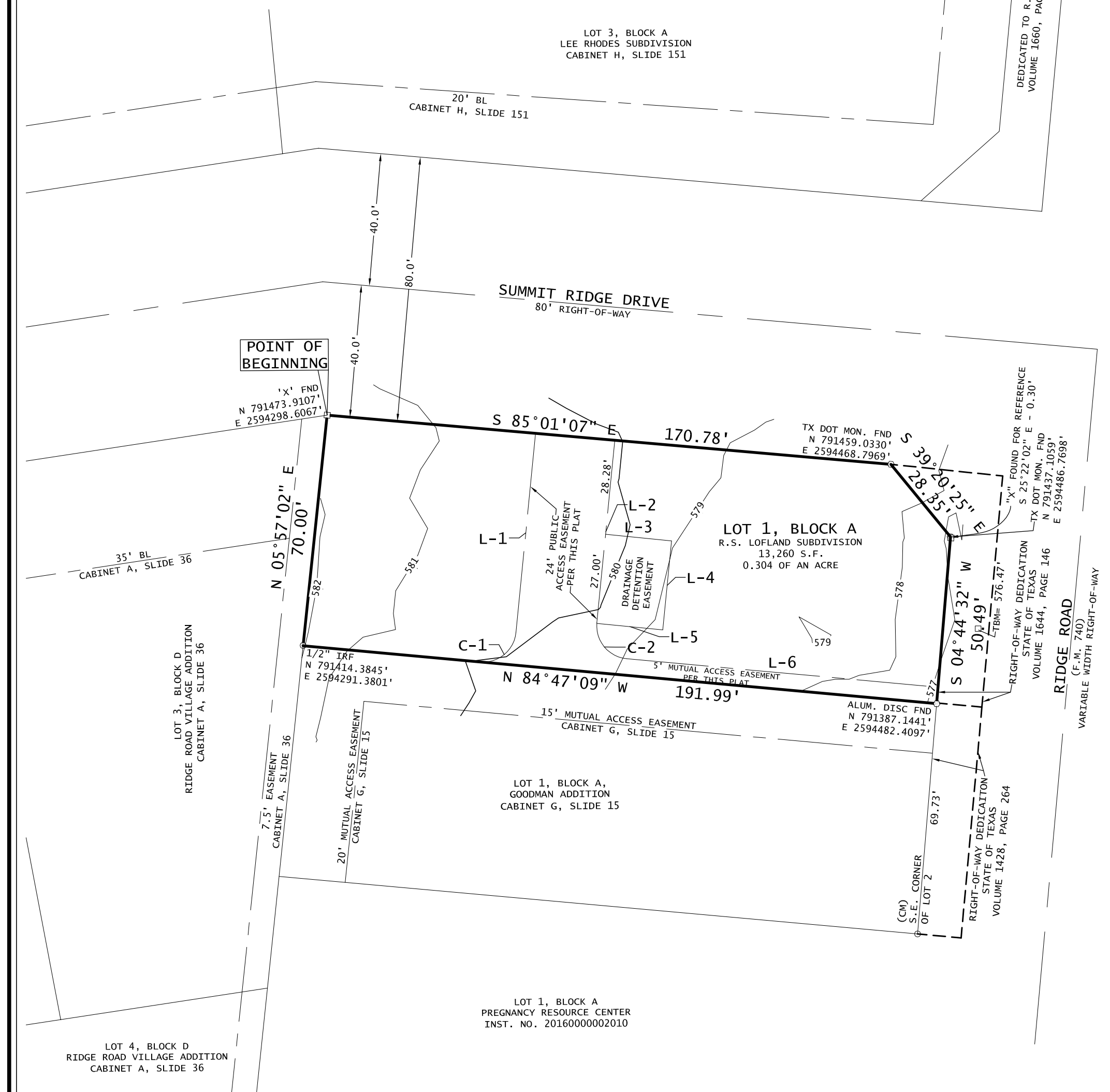
City Engineer _____

**FINAL PLAT
LOT 1, BLOCK A
R.S. LOFLAND SUBDIVISION**
BEING A REPLAT OF LOT 1, R.S. LOFLAND SUBDIVISION
BEING A 13,260 SQ.FT. OR 0.304 OF AN ACRE
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: CORBY BELL
5800 E. CAMPUS CIRCLE, IRVING, TX 75063

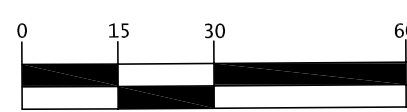
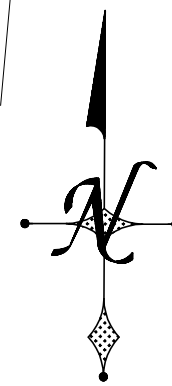
SURVEYOR: BARRY S. RHODES, REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENNRIDGE CIRCLE, ROWLETT, TX 75088
(214)326-1090 - Platting@BurnsSurvey.com
FIRM NO. 10194366

DATE 7-2-2020
DRAWN BY: MSO - PROJECT NO. 202001541-02



Curve #	Length	Radius	Delta	CHORD
C-1	15.64'	10.00'	089°35'47"	N 50°24'57" E 14.09'
C-2	15.78'	10.00'	090°24'13"	S 39°35'03" E 14.19'

Line #	Direction	Length
L-1	S 05°37'04" W	60.32'
L-2	S 05°37'04" W	55.01'
L-3	N 84°22'56" W	20.01'
L-4	S 05°37'04" W	27.00'
L-5	N 84°22'56" W	20.00'
L-6	N 84°47'09" W	94.34'





CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

CC: Mary Smith, Interim City Manager
Joey Boyd, Assistant City Manager

FROM: Travis E. Sales, Director of Parks and Recreation

DATE: February 1, 2021

SUBJECT: Sail with Scott LLC (5-year renewal)

Sail With Scott, LLC currently operates a 40' wooden catamaran sailboat "Seawolf". The Seawolf docks on the north side of the lighthouse jetty. To safely load and unload passengers,

The current franchise agreement for Sail with Scott LLC expires in March 2021. This agreement allows for a 5-year renewal. The current agreement has had an addendum added. The original agreement and the addendum are attached including the COI for Sail with Scott LLC.

Unfortunately, Scott Self passed away in the Fall of 2020 and his son Billy Self will be operating the company moving forward.

Billy Self and the City Attorney have both reviewed the agreement and addendum. Both parties are ready to move forward with a 5-year renewal and extension through 2027.

Parks and Recreation Staff request that the City Council review and consider this request.

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

**FRANCHISE AGREEMENT
AMENDMENT NO. 1**

This **FRANCHISE AGREEMENT** Amendment (“Amendment”) is made and entered into by and between **SWS LLC** (“Service Provider”), and the City of Rockwall, Texas (“City”).

WHEREAS, the City and Firm, entered into a Franchise Agreement (hereinafter referred to as the “Agreement”), effective in June 2016, to conduct boat tours and charters of Lake Ray Hubbard from the dock area at the Harbor; and

WHEREAS, Agreement term between the City and Firm was for a period of five (5) years from the date with the ability to renew for additional five (5) year periods, upon the written mutual consent of both parties and with the current Agreement set to expire in June 2021, the City and Firm wish to extend the Agreement through this Amendment for another five year period ; and

WHEREAS, the Amendment will grant to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the docks located at the Harbor until June 2026;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and agreements set forth herein, the Service Provider and the City hereby agree as follows:

Section 1. The City hereby grants to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the dock area at the Harbor.

Section 2. The term for this Agreement shall be for a period of five (5) years until June 2027, with the ability to renew for additional five (5) year periods, upon the written mutual consent of both parties. Any failure by the Service Provider, or his successors and assigns, to observe the terms and conditions of this Agreement shall, if continuing or persisting without remedy for more than thirty (30) days after the receipt of due written notice from the City, constitute grounds for forfeiture and immediate termination of all the Service Provider’s rights under this Agreement, and all such rights shall become null and void.

Section 3: This Amendment outlined in Section 1 and 2 are the only changes to the original Agreement and all other provisions of the original Agreement shall remain in full force.

This Agreement shall be effective as of the last date signed by either party below.

SWS LLC

By: _____
Scott Self
Title: _____
Its Authorized Representative

Date: _____
CITY OF ROCKWALL

By: _____
Rick Crowley, City Manager

Date: _____

ATTEST:

Kristy Cole, City Secretary

CERTIFICATE OF COMMERCIAL MARINE LIABILITY INSURANCE

PRODUCER: GALLAGHER CHARTER LAKES 3940 Peninsular Drive SE, Ste 100 Grand Rapids, MI 49546-6107	THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
---	--

INSURED: Sail With Scott LLC Texas Novacem, Inc Scott L Self 1830 East Interstate 30 Rockwall TX 75087	COMPANY A AFFORDING COVERAGE: Great American Insurance Group COMPANY B AFFORDING COVERAGE:
--	--

COVERAGES:
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. BY ISSUANCE OF THIS ENDORSEMENT, THE COMPANY DOES NOT WAIVE ITS RIGHT OF SUBROGATION. THE COVERAGE AFFORDED BY THIS ENDORSEMENT SHALL ARISE OUT OF LIABILITY THAT RESTS SOLELY WITH THE INSURED. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH POLICIES.

Type of Insurance	Policy Number	Policy Effective	Policy Expiration	Limits
PASSENGER VESSEL LIABILITY	GIV0000177	3/13/2020	3/13/2021	1,000,000
LIABILITY DEDUCTIBLE	GIV0000177	3/13/2020	3/13/2021	1,000
MEDICAL PAYMENTS	GIV0000177	3/13/2020	3/13/2021	25,000

DESCRIPTION:

2008 39' Malcolm Tennant Design TXZ331508067 Seawolf

CANCELLATION:
 SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

ADDITIONAL INSURED: Form CL-7: Rev 1/20/16

FOR INFORMATIONAL PURPOSES ONLY

Authorized Agent:



Date: January 18, 2021

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT ("Agreement") is made and entered into by and between **SWS LLC** ("Service Provider"), and the City of Rockwall, Texas ("City").

WHEREAS, the City, subject to the terms and conditions set forth herein, desires to grant to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the docks located at the Harbor;

NOW THEREFORE, in consideration of the premises and the mutual promises, covenants and agreements set forth herein, the Service Provider and the City hereby agree as follows:

Section 1. The **FRANCHISE AGREEMENT** executed May 9, 2007 between the City of Rockwall (City) and Sail with Scott LLC (Service Provider) was terminated and replaced by a second Franchise Agreement dated August 25, 2011 which was replaced by a third Franchise Agreement dated September 17, 2013 is hereby terminated and is being replaced by this document upon on the last date of execution by either party.

Section 2. The City hereby grants to the Service Provider the non-exclusive franchise, license and privilege to conduct boat tours and charters of Lake Ray Hubbard from the dock area at the Harbor.

Section 3. The Service Provider shall file with the City's Park and Recreation Department a description of the boats and watercraft to be used in the conduct of the tours plus an inspection certificate that the vessels are fit for use by the public. Any additional vessels or boats that are desired to be added to the fleet permitted by this document (40' wooden catamaran "Seawolf") must be approved by the City of Rockwall. All maintenance and repairs of the vessels shall be the responsibility of the Service Provider. The Service Provider shall observe all federal and state rules and or regulations regarding safety measures. The City reserves the right to conduct a routine safety inspection on the vessels on a monthly basis.

Section 4. The Service Provider shall provide to the City's Park and Recreation Department a schedule of fees to be charged for the tours, and any increase in fees from those established as of the date of this Agreement shall first be approved by the City's Park and Recreation Director and Park Board, whose approval shall not be unreasonably withheld. In addition, a schedule of the sailing times or hours of operation shall be furnished to the City's Park and Recreation Department. Any signage advertising the tours shall be in conformance with the City's sign code.

Section 5. The Service Provider agrees to remit to the City, on a monthly basis, a concession fee of:

- 4.75% of gross revenue up to \$100,000 collected from patrons either embarking or disembarking at the Harbor dock area.
- 6.25% of gross revenue between \$100,101 and 199,999 collected from patrons either embarking or disembarking at the Harbor dock area.

- 7.25% of gross revenue of \$200,000 and above collected from patrons either embarking or disembarking at the Harbor dock area.

The graduated fee schedule will be waived in 2016 and be in effect beginning January 1, 2017 and there shall be a set rate of 4.75% of gross revenue for revenue generated beginning from the date of execution through December 31, 2016.

The Service Provider shall maintain at his respective place of business adequate books and records relating to the fees collected for the boat tour and charter service. Such books and records shall be available at any time during normal business hours for inspection by the City, at the City's expense, upon reasonable advance notice. In consideration of the City of Dallas' consent to this agreement, the City agrees to remit to the City of Dallas its share of the concession fee collected from the Service provider as provided for in Exhibit B, attached hereto and made part of this agreement.

Section 6. The Service Provider and the City agree that should any modification or alteration of the dock be necessary to accommodate the service provided herein, such modification or alteration shall be done at the sole expense of the Service Provider, contingent upon the plans and specifications being reviewed by the City's engineer. Any modification or alteration of the dock area shall be ADA compliant. If the Service Provider ceases operation of the tours, or should this Agreement be terminated for any reason, the Service Provider, at its sole expense, will return the docks so altered to their original condition within thirty (30) days of said cessation of operations or termination. Attachment "A" provided herein describes the location for each vessel to be docked while at the Harbor. Any variation from the approved docking plan due to a fluctuation in water level, etc must be approved by the Director of Parks and Recreation or designee.

Section 7. The term for this Agreement shall be for a period of five (5) years from the date hereof, with the ability to renew for additional five (5) year periods, upon the written mutual consent of both parties. Any failure by the Service Provider, or his successors and assigns, to observe the terms and conditions of this Agreement shall, if continuing or persisting without remedy for more than thirty (30) days after the receipt of due written notice from the City, constitute grounds for forfeiture and immediate termination of all the Service Provider's rights under this Agreement, and all such rights shall become null and void.

Section 8. The Service Provider shall not deny employment to any person on the basis of race, creed, gender, or religion, and will insure that all federal and state laws pertaining to salaries, wages and operating requirements are met or exceeded.

Section 9. The Service Provider shall carry at all times during the term of this Agreement, or any extensions thereof, at a minimum, comprehensive liability insurance for bodily injury, including death, and property damage in the amounts of \$1,000,000 per person, and \$3,000,000 per occurrence, with the City and the City of Dallas being named as an additional insured. Such certificates of insurance shall be filed with the City Secretary, a copy of which shall also be submitted by the City to the Director of Water Utilities Department of the City of Dallas for its records.

Section 10. The Service Provider assumes all risks of loss or injury to property or persons arising from its performance of the services provided herein. The Service Provider agrees to indemnify and hold harmless the City and the City of Dallas, its agents, officers, and employees from and against any and all suits, actions, legal proceedings, claims, demands, costs, liabilities, losses or expenses (including, but not limited to, reasonable attorneys' fees) incident to the services provided under this

Agreement. It shall be understood that the City of Dallas is a third party beneficiary of this agreement and shall have the right to enforce the terms of this agreement.

Section 11. Notices under this Agreement shall be deemed sufficient if sent to the following:

Service Provider:

SWS LLC
c/o Scott Self
319 Harborview Drive
Rockwall, Texas 75032

City of Rockwall:

Rick Crowley, City Manager
385 S. Goliad
Rockwall, Texas 75087

Section 12. This Agreement shall be governed by the laws of the State of Texas, and venue for this Agreement shall be in Rockwall County, Texas.

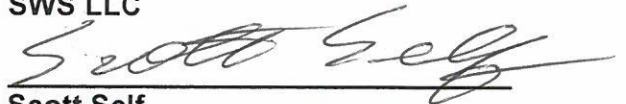
Section 13. The City shall not be liable or responsible for any loss of revenue because of suspension or inability to provide the service at the docking area due to causes beyond the reasonable control of either the City or Service Provider. Such causes shall include, but not be limited to, acts of God, acts of war, accident, explosion, fire, flood, riot, sabotage, or unusually severe weather conditions.

Section 14: This **FRANCHISE AGREEMENT** is not assignable or transferable to any other party.

This Agreement shall be effective as of the last date signed by either party below.

SWS LLC

By:



Scott Self

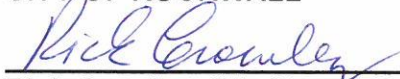
Title: Owner

Its Authorized Representative

Date: 6/9/16

CITY OF ROCKWALL

By:



Rick Crowley, City Manager

Date: 3/31/16

ATTEST:



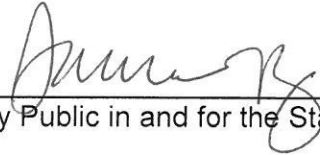
Kristy Cole, City Secretary

ACKNOWLEDGEMENTS

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

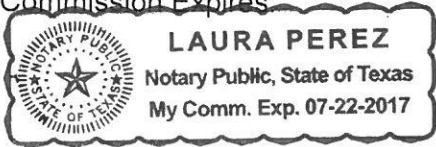
BEFORE ME, a notary public in and for said county and state, personally appeared Scott Self, owner of SWS LLC, and acknowledged to me that he executed the within and foregoing document as his free and voluntary act and deed; and the free and voluntary act deed of SWS LLC, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th day of June, 2016.



Notary Public in and for the State of Texas

My Commission Expires:

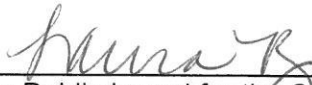


[SEAL]

STATE OF TEXAS)
COUNTY OF ROCKWALL)
CITY OF ROCKWALL)

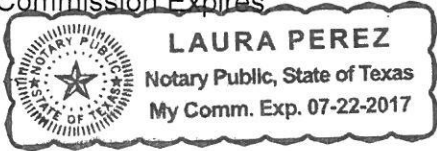
BEFORE ME, a notary public in and for said county and state, personally appeared Rick Crowley, City Manager of the City of Rockwall, and acknowledged to me that he executed the within and foregoing document as his free and voluntary act and deed, and the free and voluntary act deed of the City of Rockwall, for the uses and purposes set forth therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 31st day of March, 2016.



Notary Public in and for the State of Texas

My Commission Expires:



[SEAL]

INTERLOCAL COOPERATION AGREEMENT BETWEEN ROCKWALL COUNTY AND THE CITY OF ROCKWALL REGARDING MUNICIPAL JUDGE SERVICES

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into by and between Rockwall County, Texas, a political subdivision of the State of Texas (*hereinafter referred to as "COUNTY"*), and the City of Rockwall, a municipal corporation of the State of Texas (*hereinafter referred to as "CITY."*)

WHEREAS, the CITY is located within the COUNTY and its citizens are represented by the Rockwall County Criminal District Attorney in criminal matters; and

WHEREAS, both the CITY and the COUNTY seek to protect their citizens from harm and damage to property; and

WHEREAS, the COUNTY through the Rockwall County Criminal District Attorney intends to hold multiple "No Refusal Weekends" during the course of the year wherein warrants will be sought to draw blood from individuals suspected of driving while intoxicated who have refused to provide a breath or blood sample; and

WHEREAS, the CITY through its municipal court has the authority to issue evidentiary warrants in the State of Texas under certain conditions; and

WHEREAS, the CITY desires to make a municipal judge available to review, consider and sign, if appropriate, evidentiary warrants to obtain blood samples from individuals in Rockwall County suspected of driving while intoxicated during the periods set forth in this Agreement; and

WHEREAS, it is in the best interest of the citizens of Rockwall County to hold "No Refusal Weekends"; and

WHEREAS, both the COUNTY and CITY desire to enter into an Interlocal Cooperation Agreement, pursuant to chapter 791 of the Texas Government Code, whereby the COUNTY and the CITY will agree upon the terms of said written agreement;

NOW, THEREFORE, the COUNTY and the CITY mutually agree as follows:

I. TERM OF AGREEMENT

- A. The COUNTY and the CITY mutually agree that the term of this Agreement shall be for one (1) year commencing on the date it is formally and duly executed by both the COUNTY and the CITY.
- B. During the term of this Agreement the COUNTY shall perform the "No Refusal Weekend" on four occasions as follows:

- (1) New Year's Day – 12:01 a.m. December 30, 2020 through 5:00 p.m. January 4, 2021;
- (2) Memorial Day – 12:01 a.m. May 28, 2021 through 5:00 p.m. June 1, 2021;
- (3) Independence Day – 12:01 a.m. July 2, 2021 through 5:00 p.m. July 5, 2021; and
- (4) Labor Day – 12:01 a.m. September 3, 2021 through 5:00 p.m. September 7, 2021.

C. Notwithstanding the foregoing, this Agreement may be terminated by either party by giving thirty (30) days' written notice of intent to terminate this Agreement to the other party. Any notice of intent to terminate must be delivered by deposit in the United States mail, certified, return mail receipt requested, to the other party at the addresses set out herein. Upon termination of this Agreement, neither party will have any obligations to the other party under this Agreement, except with respect to payment for services already rendered under this Agreement, but not yet paid.

II. COUNTY RESPONSIBILITIES

The COUNTY will pay the CITY at a rate of \$120.00 an hour for a total amount not to exceed \$2500.00 for each of the aforementioned "No Refusal Weekend" periods, for the services of Associate Judge David Mallard to review, consider and sign, if appropriate, evidentiary warrants to obtain blood samples from individuals suspected of driving while intoxicated during the "No Refusal Weekend" periods. Payment of the judge's fee is specifically not made contingent upon approval of the warrant by the judge.

III. CITY RESPONSIBILITIES

The CITY through Associate Municipal Judge David Mallard shall review, consider and sign, if appropriate, evidentiary warrants to obtain blood samples from individuals suspected of driving while intoxicated during the "No Refusal Weekend" periods. The CITY agrees that Judge Mallard will be available to provide these services at times to be scheduled at a later date during the "No Refusal Weekend" periods. The CITY further agrees to submit an invoice to the COUNTY (c/o the Rockwall County Auditor) for the services provided by the Judge. Payment shall be made 30 days after receipt of the invoice by the Rockwall County Auditor.

IV. GENERAL PROVISIONS

A. **General Administration:**

The COUNTY and the CITY will designate their respective representatives for the general administration of this Agreement.

B. Alteration, Amendment or Modification:

This Agreement may not be altered, amended, or modified except in writing signed by all parties to this Agreement.

C. Notice:

All notices sent pursuant to this Agreement will be in writing and must be sent by registered or certified mail, postage prepaid, return-receipt requested.

Notices sent pursuant to this Agreement will be sent to the Rockwall County Judge's Office at the following address:

*County Judge
Rockwall County Judge's Office
101 East Rusk, Room 202
Rockwall, Texas 75087*

Notices sent pursuant to this Agreement may be delivered or sent to the City at the following address:

*Rick Crowley
City Manager of Rockwall
385 South Goliad Street
Rockwall, Texas 75087*

When notices sent pursuant to this Agreement are mailed by registered or certified mail, notices will be deemed effective three (3) days after deposit in a U.S. mail box or at a U.S. postal office.

D. Severability:

If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect the remaining provisions of this Agreement.

E. Breach:

The failure of either party to comply with the terms and conditions of this Agreement will constitute a breach of this Agreement. Either party will be entitled to any and all rights and remedies allowed under Texas law for any breach of this Agreement by the other party.

F. Non-Waiver:

The waiver by either party of a breach of this Agreement will not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this Agreement is intended by either party to constitute a waiver of any immunity from suit or liability to which it is entitled under applicable law.

G. Entire Agreement:

This Interlocal Cooperative Agreement constitutes the entire Agreement between the COUNTY and the CITY. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement will be valid or binding.

H. Terms used in Document:

As used in this Agreement, the terms "Interlocal Cooperation Agreement", "Interlocal Agreement", "Agreement", and "Contract" are synonymous.

I. Non-Defined Terms:

If not specifically defined in this Agreement, words and phrases used in this Agreement will have their ordinary meaning as defined by common usage.

EXECUTED THIS 24th day of November 2020.

Rockwall County

By: 

Honorable David Sweet
Rockwall County Judge

EXECUTED THIS _____ day of _____ 2020.

City of Rockwall

By: _____
Mayor Jim Pruitt
City of Rockwall

CITY OF ROCKWALL, TEXAS
RESOLUTION NO. 21-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CALLING A GENERAL TO BE HELD JOINTLY WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT (RISD) AND DESIGNATING THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR AS THE ELECTION ADMINISTRATOR TO CONDUCT SAID GENERAL ELECTION ON BEHALF OF THE CITY OF ROCKWALL ON SATURDAY, MAY 1, 2021 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE (3) COUNCIL MEMBERS - ONE (1) FOR PLACE 1, ONE (1) FOR PLACE 3, AND ONE (1) FOR PLACE 5, EACH FOR A TWO (2) YEAR TERM AND ONE (1) COUNCIL MEMBER FOR PLACE 6 FOR A ONE (1) YEAR TERM; DESIGNATING THE ENTIRE CITY AS ONE ELECTION PRECINCT; DESIGNATING POLLING PLACES, DATES AND TIMES; DESIGNATING FILING DEADLINES; ORDERING NOTICES OF ELECTION TO BE POSTED AND PUBLISHED AS PRESCRIBED BY LAW IN CONNECTION WITH SAID ELECTION; PROVIDING FOR OTHER ELECTION-RELATED PROCEDURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 41.001 of the Texas Election Code, as amended (the "Code") specifies that the first Saturday in May shall be a "uniform election date" and that a general election of a city may be held on such day; and

WHEREAS, the City Council of the City of Rockwall, Texas (hereinafter referred to as the "City"), in accordance with the Rockwall City Charter, Section 5.01, has determined that a general municipal election shall be conducted on the first Saturday in May 2021; and

WHEREAS, Section 271.002 of the Texas Election Code authorizes two or more political subdivisions to enter into an agreement to hold elections jointly in the election precincts that can be served by common polling places; and

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and Rockwall County desire that a joint election be held in order to provide a convenient, simple, and cost-saving election for the voters; and

WHEREAS, the City of Rockwall, the Rockwall Independent School District, and Rockwall County will enter into a joint agreement setting out each entity's respective duties, responsibilities and costs associated with the May 1, 2021 election; and

WHEREAS, by this Resolution, it is the intention of the Rockwall City Council to: (1) call for said election to be held on the above named date, (2) designate the entire City as one election precinct, (3) designate the Rockwall County Library as the polling place for the election and (4) establish and set forth general procedures for conducting said election; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

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

Section 1. Findings. That the statements contained in the preamble of this Resolution are true and correct and are adopted as findings of fact hereby, which findings are conclusive and incontestable.

Section 2. Election Date, Purpose of Election, Officers and Terms of Office. That a General Election is hereby ordered to be held jointly with the Rockwall Independent School District in and throughout the City of Rockwall on Saturday, May 1, 2021, for the purpose of electing a (1) Mayor and three (3) Council Members - one (1) for Place 1, one (1) for Place 3, and one (1) for Place 5, each for a two (2) year term and one (1) Council Member for Place 6 for a one (1) year term.

Section 3. Eligibility for Candidacy & Winner(s) Declared via Plurality Vote. That in accordance with Section 5.02 of the City Charter of the City of Rockwall, no person shall be eligible for the office of Council Member, unless he is at least twenty-one years of age at the time of the election for which he is filing; is a qualified voter (of the City); has resided within the corporate limits of the City, or recently annexed territory, for at least twelve (12) months prior to the filing deadline; after notice of any delinquency, not in arrears in payment of taxes or other liabilities due the City. In accordance with Section 5.04(1) of the City Charter, a plurality vote is required to be elected and declared the winner.

Section 4. Application for a Place on the Ballot. That in accordance with Section 143.007 of the Texas Election Code, any eligible and qualified person may have his name printed upon the official ballot as a candidate for the offices herein before set forth by filing his sworn application with the City Secretary not earlier than 8:00 a.m. on January 13, 2021 and not later than 5:00 p.m. on February 12, 2021. Each such application shall be on a form as prescribed by Section 141.031 of the Texas Election Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by Section 52.094 of the Code. Notice of the time and place for said drawing shall be given in accordance with the Code.

Section 5. Election Precinct, Polling Place, and Election Hours. That the entire City of Rockwall, Texas shall constitute one (1) election precinct for the City's General Election, and the polling place is hereby designated to be located at the Rockwall County Library, 1215 E. Yellowjacket Lane, Rockwall, Texas 75087. In accordance with and pursuant to the requirements of the Code, said polling place shall be open from 7:00 a.m. until 7:00 p.m. on the date of the election.

Section 6. Early & Election Day Voting and Ballots by Mail. That early voting by personal appearance shall be administered by the Rockwall County Elections Administrator as set forth in the Election Contract and the Code. Early voting shall be conducted on/at the dates, times and locations specified below with the exception of Sunday and State holidays.

SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miercoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sabado)
	APR 19 8am–5pm Early Voting	APR 20 7am–7pm Early Voting	APR 21 8am – 5pm Early Voting	APR 22 7am – 7pm Early Voting	APR 23 8am - 5pm Early Voting	APR 24 10am - 3pm Early Voting

SUNDAY (Domingo)	MONDAY (Lunes)	TUESDAY (Martes)	WEDNESDAY (Miercoles)	THURSDAY (Jueves)	FRIDAY (Viernes)	SATURDAY (Sabado)
	APR 26 8am–5pm Early Voting	APR 27 8am–5pm Early Voting				MAY 1 7am-7pm ELECTION DAY *

CITY (ciudad)	LOCATION & ADDRESS (lugar y direccion)
ROCKWALL	COUNTY LIBRARY 1215 E. YELLOWJACKET LN ROCKWALL, TX 75087
HEATH	HEATH CITY HALL 200 LAURENCE DR. HEATH, TX 75032
FATE	FATE CITY HALL 1900 CD BOREN PKWY FATE, TX 75087
ROYSE CITY	ROYSE CITY CITY HALL 305 N. ARCH ST ROYSE CITY, TX 75189
MCLENDON- CHISHOLM	MCLENDON-CHISHOLM CITY HALL 1371 W FM 550 MCLENDON-CHISHOLM, TX 75032
<p>Note: The above listed locations are subject to change, pending a final determination from the Rockwall County Elections Administrator. For a final list of (early voting) locations countywide, please refer to the City of Rockwall’s “Notice of Election,” which will be published sometime between April 1 and April 21, 2021.</p>	

* NOTE: The designated Election Day polling location for Rockwall voters shall be: the Rockwall County Library (1215 E. Yellowjacket Lane, Rockwall, TX 75087). Voters who choose to vote on Election Day itself (Sat., May 1st) must vote at this location (only).

Applications for ballot by mail shall be requested from and mailed to the Rockwall County Election Administrator and Early Voting Clerk, Attn: Christopher Lynch, 915 Whitmore Drive, Suite D, Rockwall, TX 75087 (e-mail: clynch@rockwallcountytexas.com). Applications for ballots by mail must be received (not postmarked) no later than the close of business (5:00 p.m.) on Tuesday, April 20, 2021.

Section 7. Governing Law and Qualified Voters. That the election shall be held in accordance with the constitution of the State of Texas, the City Charter, and the Texas Election Code, and all resident, qualified electors of the city, shall be eligible to vote in the election.

Section 8. Notice and Conduct of the Election. That proper notice of the Election shall be given and, in all respects, the Election shall be conducted in accordance with the Code.

Section 9. Election Officers and Authorization of Further Procedures. That the Elections Administrator, early ballot board, voting judges, voting clerks and all other election officers and officials designated or to be designated pursuant to law and the Election Contract are hereby appointed and confirmed to hold the Election at said polling places and all early voting places. The Elections Administrator, the City and the County may employ other personnel necessary for the proper administration of the Election, including such part-time help as is necessary for the Election, to ensure the timely delivery of supplies during early voting and on Election Day.

The City Council hereby authorizes and directs the Mayor, (Interim) City Manager, Assistant City Manager(s), City Secretary, and all other officers, employees and agents of the City, in consultation with the City Attorney, if necessary, to do and perform all such acts and to execute, acknowledge and deliver in the name and on behalf of the City such documents, agreements, certificates and other instruments, whether or not mentioned in this Resolution, as may be necessary or desirable in order to carry out the terms, provisions and actions provided for in this Resolution.

Section 10. Delivery of Returns and Preservation of Election Records. That in accordance with the Code and the City's contract with the Rockwall County Elections Administrator, immediately after the closing of the poll on the day of the election, the election officers shall make and deliver the returns of the election in triplicate as follows: one copy shall be retained by the Presiding Election Judge and by the Presiding Election Judge of the Early Voting Ballot Board, one copy shall be delivered to the Mayor of the City, and one copy of the returns, together with the ballot boxes and all election supplies, shall be delivered to the Rockwall County Elections Administrator. All election records and supplies shall be preserved by the Rockwall County Elections Administrator in accordance with the Code.

Section 11. Representatives. That the following slate of officials and other designated persons are hereby authorized to be present to observe the election counting process:

- a. The Mayor and members of the City Council of the City of Rockwall;
- b. Candidates for Mayor and City Council of the City of Rockwall;
- c. The Rockwall City Secretary or her designated representative.

Section 12. Canvassing of Returns. That the City Council of the City shall convene between May 4, 2021 and May 12, 2021 to canvass the returns of the election in accordance with the Texas Election Code.

Section 13. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this resolution be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this resolution, but in all respects said remaining portion shall be and remain in full force and effect.

Section 14. Effective Date. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 1st day of February, 2021.

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary

CITY OF ROCKWALL

ORDINANCE NO. 21-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [ORDINANCE NO.'S 94-15 & 01-27] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.46-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A 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 Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a zoning change from Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses for a 1.46-acre tract of land being a portion of a larger 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*] for Single-Family 10 (SF-10) land uses, addressed as 1940 N. Lakeshore Drive, and more fully described in *Exhibit 'A'* of this ordinance as *Tract 2*, and depicted in *Exhibit 'B'* of this ordinance as a portion of *Area 4*, which hereinafter the combine acreage of *Tracts 1 & 2* in *Exhibit 'A'* 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 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*], Specific Use Permit (SUP) No. S-057 [*Ordinance No. 08-39*], 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 in *Ordinance No.'s 94-15, 01-27 & 08-39*;

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 maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, 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 generally be in accordance with the *PD Development Standards*, described 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 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 6. 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 7. 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 [*Ordinance No. 04-38*], 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 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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 9. 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 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

EXHIBIT 'A':
Legal Description

Tract 1: Existing Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as *Tract 1*, in Special Warranty Deed, recorded in *Volume 147, Page 474* Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in *Volume 100, Page 293*, and being part of a 85.873-acre tract of land conveyed to H. L. Williams by deed recorded in *Volume 51, Page 397*, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in *Volume 100, Page 677*, and part of a tract being conveyed from W. F. Barrow Jr. to R.S. Folsom by deed recorded in *Volume 102, Page 403*, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the north line of Northshore Phase 2B, an addition to the City of Rockwall recorded in *Slide B, Page 324*, Plat Records, Rockwall County, Texas, with easterly line of N. Lakeshore Drive, 100-foot right-of-way;

THENCE along the easterly lines of N. Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66-feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450-feet, and a chord that bears North 30°37'30" East a distance of 391.72-feet;

Along said curve an arc distance of 405.28-feet to the end of said curve;

North 56°25'34" East a distance of 279.87-feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01-feet, and a chord that bears North 22°46'41" East a distance of 754.68-feet;

Along said curve an arc distance of 799.87-feet to the end of said curve;

North 10°52'11" West a distance of 800.41-feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00-feet, and a chord that bears North 5°44'36" West a distance of 134.03-feet;

Along said curve an arc distance of 134.21-feet to the end of said curve, and North 0°37'01" West a distance of 30.46-feet to the center of a public road (*Alamo Road*);

THENCE along the center of said public road as follows:

South 58°12'46" East a distance of 266.02-feet to a ½" iron rod set for corner;

South 24°18'28" East a distance of 129.52-feet to a ½" iron rod set for corner;

South 42°59'16" East a distance of 88.95-feet to a ½" iron rod set for corner;

South 56°23'18" East a distance of 465.30-feet to a ½" iron rod set for corner;

South 63°51'31" East a distance of 383.27-feet to a ½" iron rod set for corner at the northeast corner of said *Pickens Tract*;

THENCE South 1°08'58" East a distance of 25.74-feet to a ½" iron rod set for corner in a fence line on the southerly line of said road and at the northwest corner of said *Dickerson Tract*;

THENCE along said southerly line and generally with said fence line all ½" iron rods set for corner as follows:

South 65°56'58" East a distance of 403.91-feet;

South 81°00'39" East a distance of 206.91-feet;

North 88°14'11" East a distance of 1,150.00-feet;

EXHIBIT 'A':
Legal Description

North 81°00'39" East a distance of 965.12-feet;
South 63°00'39" East a distance of 247.93 feet-to a ½" iron rod set for corner at the northeast corner of said *Barrow Tract* and said *Tract 1*;

THENCE South 24°08'47" West a distance of 194.61-feet with the east line of said *Barrow Tract* and said *Tract 1* to a ½" iron rod set for corner at a fence post;

THENCE South 08°54'33" East a distance of 84.59-feet with an old fence line to a ½" iron rod set for corner on the north line of *Northshore Phase 3*, an addition to the City of Rockwall, recorded in *Slide A, Page 337*;

THENCE North 89°10'45" East a distance of 305.83-feet to the northeast corner of said addition;

THENCE South 01°10'53" West a distance of 522.77-feet with the east line of said addition to a point for a corner;

THENCE South 00°12'21" East a distance of 209.37-feet to the most northerly southeast corner of said addition;

THENCE South 89°26'01" West a distance of 252.98-feet to an "ell" corner of said addition;

THENCE South 00°58'56" West a distance of 232.75-to the southerly southeast corner of said addition and the most easterly northeast corner of *Northshore Phase 1*, recorded in *Slide A, Page 181*, Plat Records, Rockwall County, Texas;

THENCE with the north lines of said *Northshore Phase 1* and the south lines of said *Northshore Phase 3* as follows:

South 89°43'56" West a distance of 190.05-feet to a point for a corner;
South 00°58'56" West a distance of 3.55-feet to a point for a corner;
South 89°43'56" West passing at 318.51-feet to the southwest corner of said *Phase 3* and continuing a total distance of 1,595.56-feet to the most northerly northwest corner of said *Phase 1*;

THENCE North 00°16'04" West a distance of 300.00-feet to a ½" iron rod found for a corner;

THENCE South 89°43'56" West a distance of 127.37-feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00-feet, and a chord that bears South 77°43'56" West a distance of 270.29-feet;

THENCE along said curve an arc distance of 272.27-feet to a ½" iron rod found for a corner;

THENCE South 65°43'56" West a distance of 285.66-feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a radius of 350.00-feet, and a chord that bears South 72°58'09" West a distance of 88.18-feet;

THENCE along said curve an arc distance of 88.42-feet to a ½" iron rod found for a corner;

THENCE South 09°47'38" East passing at 297.25-feet to the northwest corner *Rockwall School Addition No. 2*, an addition to the City of Rockwall and continuing a total distance of 315.00-feet to ½" iron rod found for corner;

THENCE South 00°44'21" East a distance of 134.43-feet along the west line of said addition to a ½" iron rod set for corner at the northeast corner of that tract of land conveyed to N. L. Lofland by deed recorded in *Volume 29, Page 462*, Deed Records, Rockwall County, Texas;

THENCE South 89°36'50" West a distance of 377.53-feet generally along a fence and the north line of said Lofland tract to a ½" iron rod set for a corner;

EXHIBIT 'A':
Legal Description

THENCE North 89°28'21" West a distance of 307.93-feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE North 00°30'20" East a distance of 127.33-feet to a fence corner post for a corner;

THENCE North 89°29'00" West a distance of 544.40-feet to a ½" iron rod found for a corner at the most northerly southeast corner of the previously mentioned *Northshore Phase 2B*;

THENCE Along the east and then the north lines of said addition as follows:

North 00°31'00" East a distance of 190.00-feet to a ½" iron rod set for a corner;

North 89°29'00" West a distance of 5.01-feet to a ½" iron rod set for a corner;

North 00°31'00" East a distance of 140.00-feet to a ½" iron rod set for a corner at the most northerly northeast corner of said addition.

THENCE North 89°29'00" West a distance of 500.68 feet to the *POINT BEGINNING* and containing 145.744-acres of land.

Tract 2: Single-Family 10 (SF-10) District Tract of Land Being Incorporated into Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, Rockwall County, Texas, and part of the North Lakeshore Daycare Addition, as recorded on August 30, 2018 in the *Deed Records* of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most northeastern corner of the North Lakeshore Daycare Addition, an addition to the City of Rockwall, Block A, Lot 1, Rockwall Central Appraisal District *Property ID# 72086*;

THENCE Along the property lines and adjacent zoning boundary lines of said addition as follows:

South 13°21'59" West a distance of 186.68-feet for a corner;

South 45°34'42" West a distance of 148.33-feet for a corner;

North 24°52'10" West a distance of 129.52-feet for a corner;

North 58°46'28" West a distance of 266.02-feet for a corner;

North 89°38'31" East a distance of 52.33-feet along the North boundary of the subdivision for a point;

North 89°38'31" East continuing a distance of 419.29-feet to the *POINT BEGINNING* and containing 1.46-acres (63,457.121894 SF) of land.

EXHIBIT 'B':
Concept Plan

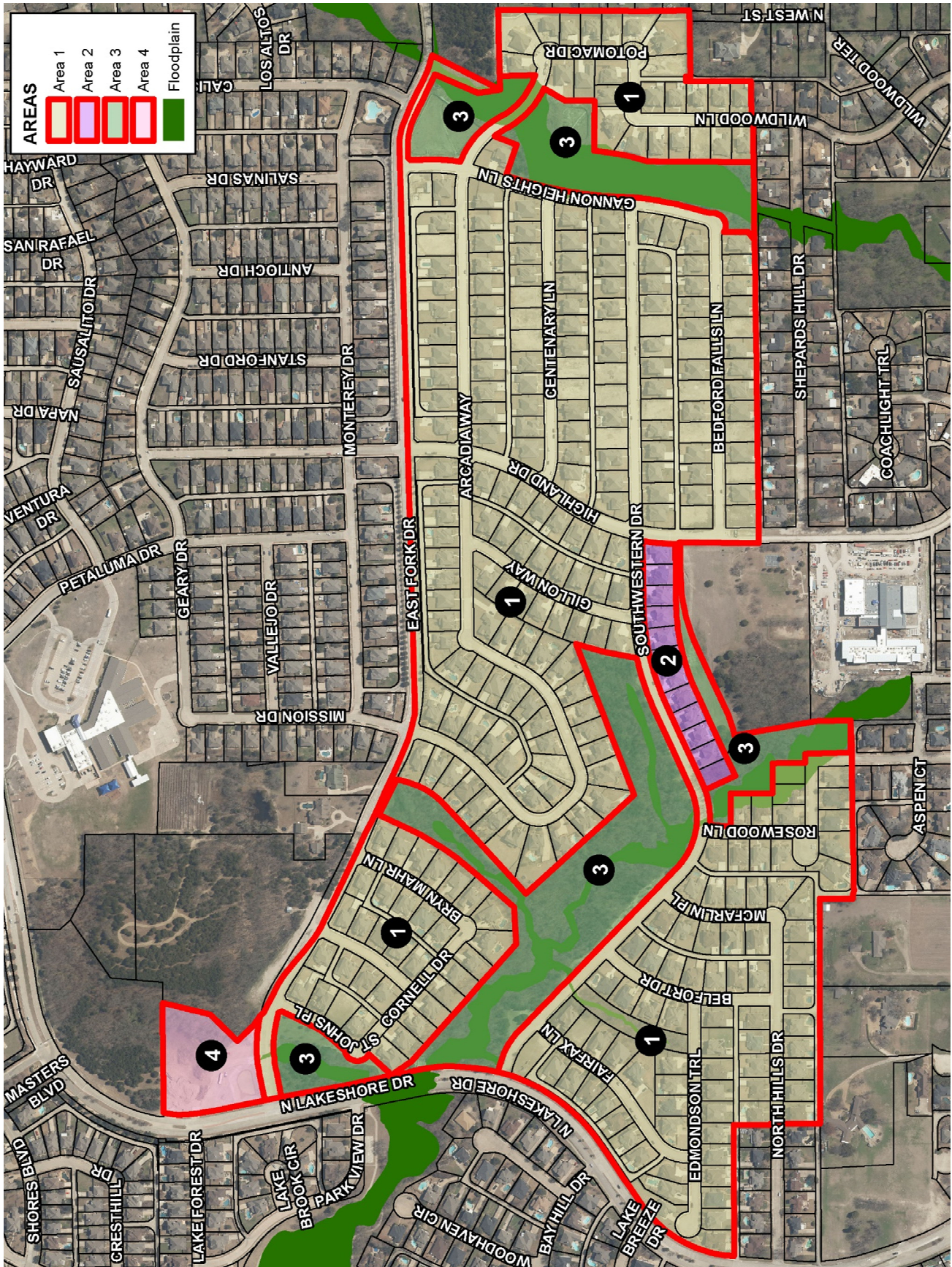


EXHIBIT 'C':
PD Development Standards

(A) Purpose.

- (1) Ordinance No. 94-15. The purpose of the request is to permit the development of single-family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along N. Lakeshore Drive and Alamo Road.
- (2) Ordinance No. 01-27. The City initiated a zoning amendment to Planned Development District 41 (PD-41) in accordance with the Planned Development Review Process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development of the Comprehensive Zoning Ordinance (*Ordinance No. 83-23*).
- (3) Ordinance No. [redacted]. The purpose of this request is to incorporate a 1.46-acre tract of land into Planned Development District 41 (PD-41) and change a 2.96-acre property at the northeast corner of E. Fork Drive and N. Lakeshore Drive to allow limited General Retail (GR) District land uses and development standards.

(B) Areas 1 & 2: ~145.7-Acres [Phases 1, 2 & 3 of the Preserve Subdivision]: The area identified as Areas 1 & 2 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

- (1) Permitted Land Uses. Areas 1 & 2 shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (2) Lot Composition. The lot composition shall conform to the following:

Area	Acreage	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Unit (%)
1	~118.10-Acres	10,000 SF	294	84.24%
2	~19.60-Acres	10,000 SF	55	15.76%
TOTAL:	~145.70-Acres		349	100.00%

- (3) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on Areas 1 & 2:

<i>Lot Type (see Concept Plan) ►</i>	AREA 1 ⁽¹⁾	AREA 2 ^{(1) & (2)}
<i>Minimum Lot Area</i>	10,000 SF	10,000 SF
<i>Minimum Lot Width at Front Building Setback</i>	80'	80'
<i>Minimum Lot Depth</i>	100'	100'
<i>Minimum Front Yard Setback</i>	25'	25'
<i>Minimum Side Yard Setback</i>	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Residential Street)</i>	15'	15'
<i>Minimum Rear Yard Setback (Adjacent to an Arterial Street)</i>	20'	20'
<i>Minimum Rear Yard Setback</i>	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,000 SF	2,000 SF
<i>Minimum Distance Between Buildings</i>	10'	10'
<i>Maximum Lot Coverage</i>	35%	35%
<i>Maximum Height</i>	36'	36'
<i>Minimum Off-Street Parking Requirement ⁽³⁾</i>	2	2

General Notes:

- ¹: Maximum number of single-family dwellings per lot is one (1).
- ²: Without alleyways.
- ³: Minimum two (2) car garage required.

EXHIBIT 'C':
PD Development Standards

- (4) Masonry Requirements. Exterior wall construction within the Planned Development District shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.
- (5) Garage Orientation. On lots *not* accessible by an alleyway, garage doors shall be oriented in a *Traditional Swing* or *J-Swing* (i.e. oriented so that the garage doors do not face onto a public street).
- (6) Schematic Sections. All development within Areas 1 & 2 shall maintain conformance with the following schematics:

Figure 1: Park and Trail

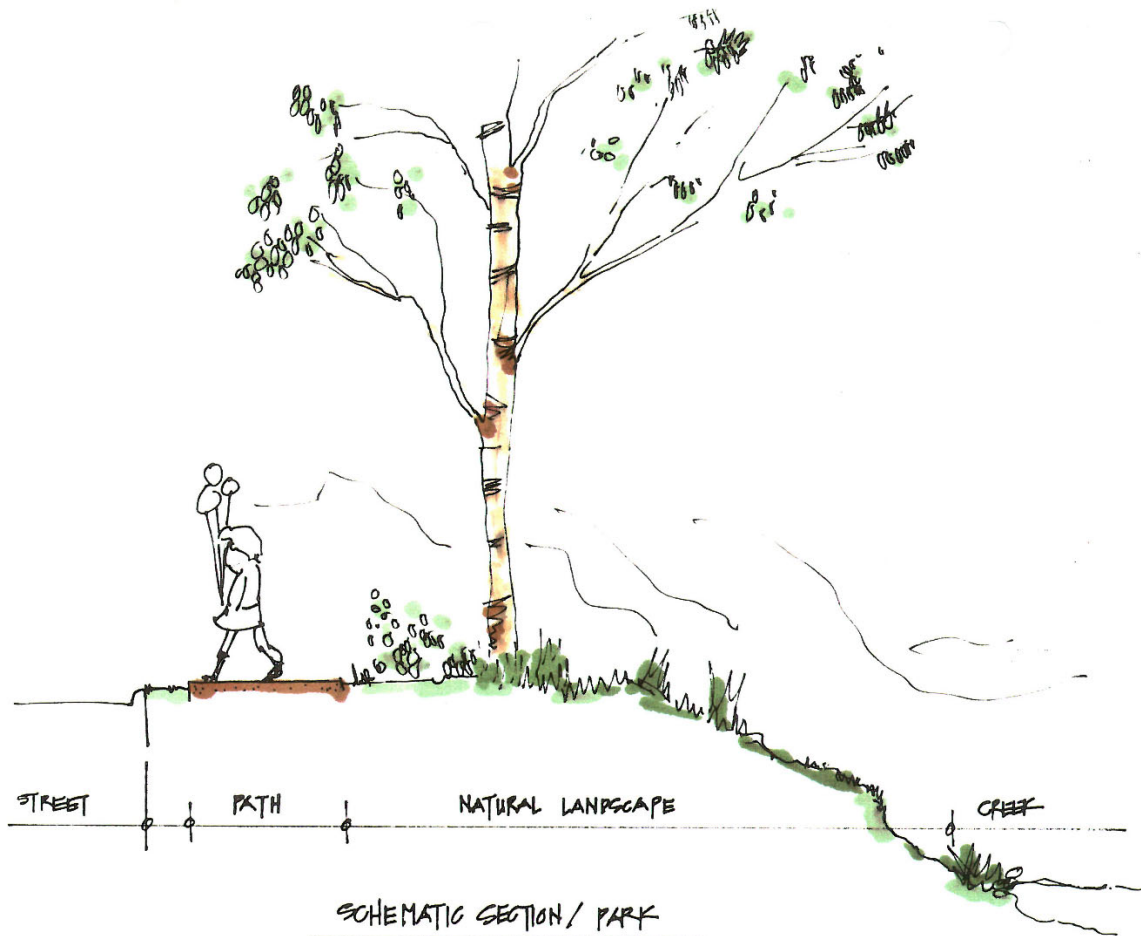


EXHIBIT 'C':
PD Development Standards

Figure 2: Screening Along N. Lakeshore Drive

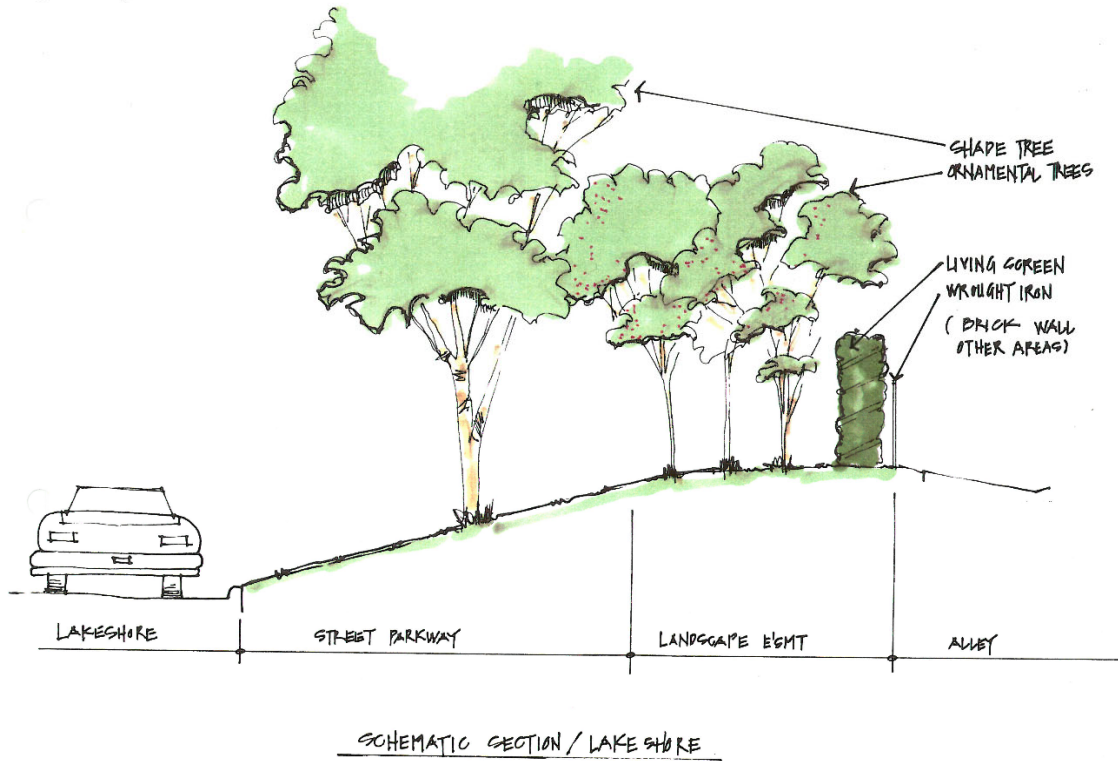
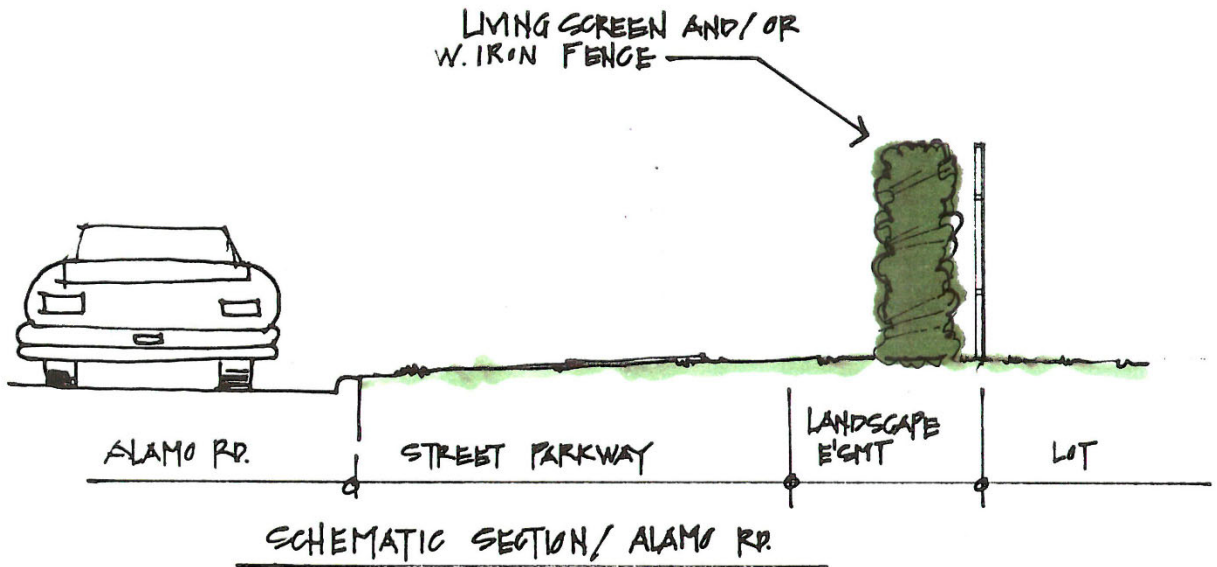


Figure 3: Screening Along Alamo Road



(C) Area 3: 8.0-Acres [Greenbelt and Open Space]: The area identified as Area 3 in Exhibit 'B' of this ordinance shall be preserved as a greenbelt, and shall not be developed for any purpose other than to provide open space for the area identified as Areas 1 & 2 in Exhibit 'B' of this ordinance.

(D) Area 4: 2.96-Acres [General Retail (GR) District]: The area identified as Area 4 in Exhibit 'B' of this ordinance shall be subject to the following requirements:

EXHIBIT 'C':
PD Development Standards

- (1) Permitted Land Uses. *Area 4* shall be limited to the following land uses: [1] *Medical Office Building*, [2] *Office Building*, and [3] *Daycare with Seven (7) or More Children*. These land uses shall be subject to the *Conditional Land Use Standards* stipulated for a property in a General Retail (GR) District as required by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (2) Density and Dimensional Requirements. *Area 4* shall be subject to all of the development standards for a property in a General Retail (GR) District as stipulated by 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 this zoning change, and as maybe amended in the future; however, the minimum lot depth for a property in *Area 4* shall be 83-feet.
- (3) General Overlay District Standards. *Area 4* shall be subject to the development requirements contained in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, only a ten (10) foot landscape buffer will be required along N. Lakeshore Boulevard and E. Fork Road.

CITY OF ROCKWALL
RESOLUTION NO. 21-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, EXPRESSING SUPPORT FOR THE DESIGNATION OF SH-66 AS THE “DAVID MAGNESS HIGHWAY” THROUGHOUT THE LIMITS OF THE CORRIDOR EXTENDING FROM THE DALLAS/ROCKWALL COUNTY LINE TO THE ROCKWALL/HUNT COUNTY LINE, INCLUDING THE PORTION OF SH-66 THAT RUNS THRU THE CITY OF ROCKWALL; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall acknowledges that the Rockwall County Commissioners Court wishes to recognize Commissioner David Magness for his extraordinary service, leadership, integrity and dedication spanning several decades of devoted public service to the citizens of Rockwall County; and

WHEREAS, Commissioner Magness was involved in numerous civic, community and philanthropic organizations including serving as a Trustee for the Royse City ISD, STAR Transit Board of Directors, Regional Transportation Council, Board President of Farmers Electric Cooperative, Farmers Electric Charitable Foundation, founding investor and Chairman of the Board of Texas Leadership Bank, first President of the Royse City Rotary Club, Rockwall County Youth Fair Board, Texas Farm Bureau, and the Royse City Chamber of Commerce; and

WHEREAS, Commissioner Magness was committed to planning and building strong communities, advancing transportation projects for improved mobility and safety, promoting quality economic development, maintaining a low tax rate and providing excellent County services to all Rockwall County citizens; and

WHEREAS, after taking office in 2003, Commissioner Magness immediately began building partnerships and coalitions in transportation by creating the Rockwall County Transportation Consortium; and

WHEREAS, recognizing the importance of developing partnerships with TxDOT, NCTCOG and other transportation agencies, Commissioner Magness coalesced all the communities in Rockwall County and transportation agencies to develop Rockwall County’s first-ever roadway bond package in 2004 and the second roadway bond package in 2008, both of which were overwhelmingly approved by voters; and

WHEREAS, starting in 2003, Commissioner Magness continuously served as the Regional Transportation Council representative for Rockwall and Hunt Counties where he was highly respected among transportation leaders across the region and state for his ability to build coalitions, forge partnerships, and find solutions to challenging issues; and

WHEREAS, the Rockwall County Commissioners Court has honored and applauded Commissioner Magness for his lifetime of public service, including his exemplification of true servant leadership, and the Court wishes to express its grateful appreciation for his significant and numerous accomplishments in improvements to mobility throughout the region and the quality of life in Rockwall County; and

WHEREAS, the Rockwall City Council acknowledges that all of the distinguished accomplishments listed hereto are overshadowed by the impact Commissioner Magness had in the lives of those who knew him.

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

Section 1. That the Rockwall City Council supports the Rockwall County Commissioners Court's request that the Texas Senate and Texas House of Representatives consider approving designation of SH-66 as the "David Magness Highway" throughout the limits of the corridor extending from the Dallas/Rockwall County line to the Rockwall/Hunt County line, including the portion of SH-66 that runs thru the City of Rockwall, during the 87th legislative session; and

Section 2. That this resolution his Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF FEBRUARY, 2021.

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary

**CITY OF ROCKWALL
RESOLUTION NO. 21-04**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR SUBMISSION OF A NOMINEE TO THE ROCKWALL CENTRAL APPRAISAL DISTRICT (RCAD) BOARD RELATED TO FILLING THE CURRENT VACANCY ON SAID BOARD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall was recently informed that a representative from Rockwall ISD resigned from the Board of Directors of the Rockwall Central Appraisal District (RCAD); and

WHEREAS, each taxing entity was invited to submit by resolution the name of its nominee as a replacement; and

WHEREAS, the RCAD Board of Directors is then expected to elect one of the nominees to fill the vacancy.

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

Section 1. The Rockwall City Council, as a result of the Executive Session held at its regular city council meeting on the 1st day of February, 2021 hereby nominates and instructs the City Manager to send for submission to the CAD the following individual:



Section 2. This Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1st DAY OF FEBRUARY, 2021.

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

December 2020

Permits

Total Permits Issued:	214
Building Permits:	45
Contractor Permits:	169
Total Commercial Permit Values:	\$812,836.47
Building Permits:	\$500,000.00
Contractor Permits:	\$312,836.47
Total Fees Collected:	\$272,536.48
Building Permits:	\$253,966.99
Contractor Permits:	\$18,569.49

Board of Adjustment

Board of Adjustment Cases: 0

1/4/2021
8:38:34AM

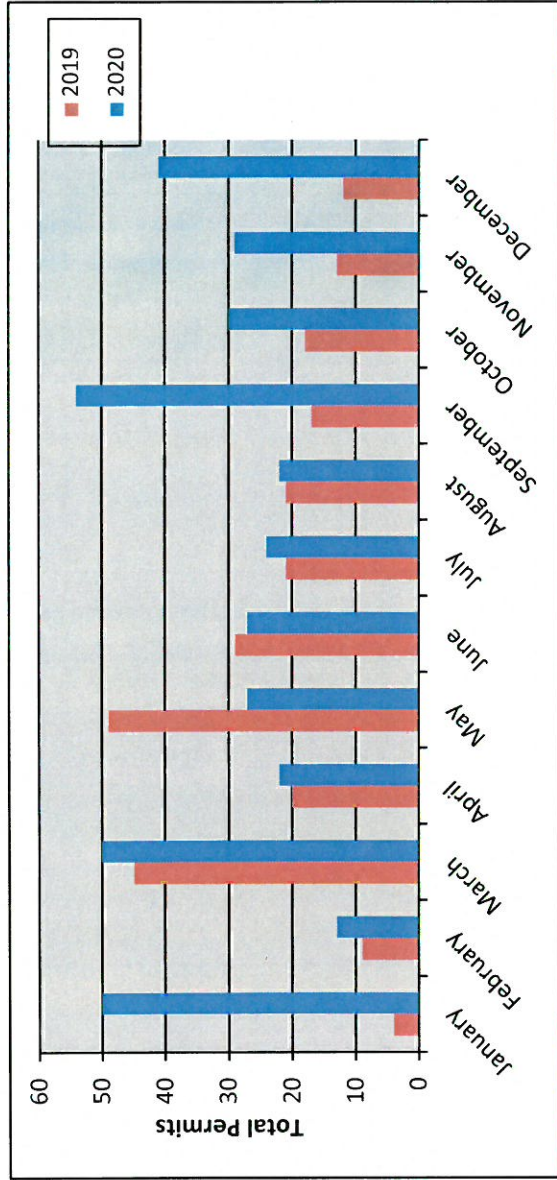
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 12/1/2020 to 12/31/2020

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	38	\$812,836.47	\$9,867.53
Addition	1	500,000.00	\$3,245.25
Certificate of Occupancy	5		\$375.00
Concrete Permit	2	11,350.00	\$273.50
Demolition	2		\$100.00
Electrical Permit	3		\$225.00
Fence Permit	1	9,925.00	\$192.75
Mechanical Permit	1	6,000.00	\$136.75
Plumbing Permit	5	19,102.00	\$554.75
Remodel	3	243,625.00	\$2,264.53
Roofing Permit	2		\$150.00
Sign Permit	7	22,834.47	\$750.00
Temporary Certificate of Occupancy	5		\$1,500.00
Temporary Construction Trailer	1		\$100.00
Residential Building Permit	175		\$262,618.95
Accessory Building Permit	2		\$978.75
Concrete Permit	1		\$60.00
Deck Permit	1		\$125.00
Demolition	1		\$50.00
Electrical Permit	5		\$475.00
Fence Permit	26		\$1,300.00
Irrigation Permit	8		\$600.00
Mechanical Permit	11		\$1,325.00
New Construction	41		\$249,692.99
Patio Cover/Pergola	7		\$525.00
Plumbing Permit	34		\$2,700.00
Pool	14		\$2,175.00
Remodel	1		\$125.00
Retaining Wall Permit	2		\$100.00
Roofing Permit	7		\$525.00
Solar Panel Permit	4		\$1,362.21
Takeline - Boat House	1		\$50.00
Window & Door Permit	9		\$450.00
Totals:	213		\$272,486.48

New Residential Permits

Calendar Year

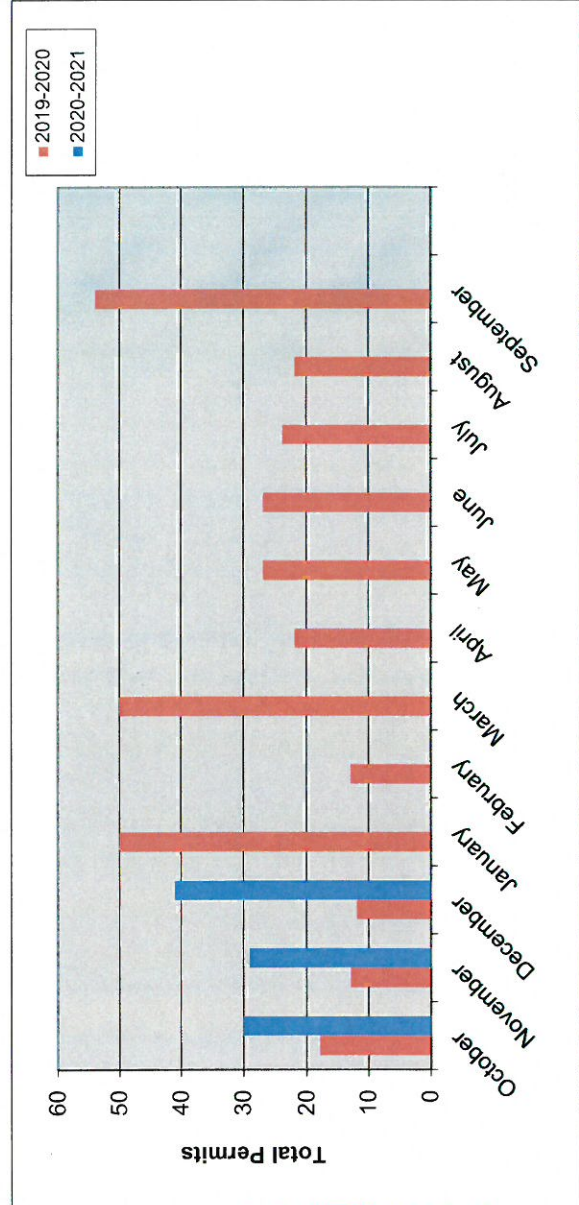
	Year	
	2019	2020
January	4	50
February	9	13
March	45	50
April	20	22
May	49	27
June	29	27
July	21	24
August	21	22
September	17	54
October	18	30
November	13	29
December	12	41
Totals	258	389



New Residential Permits

Fiscal Year

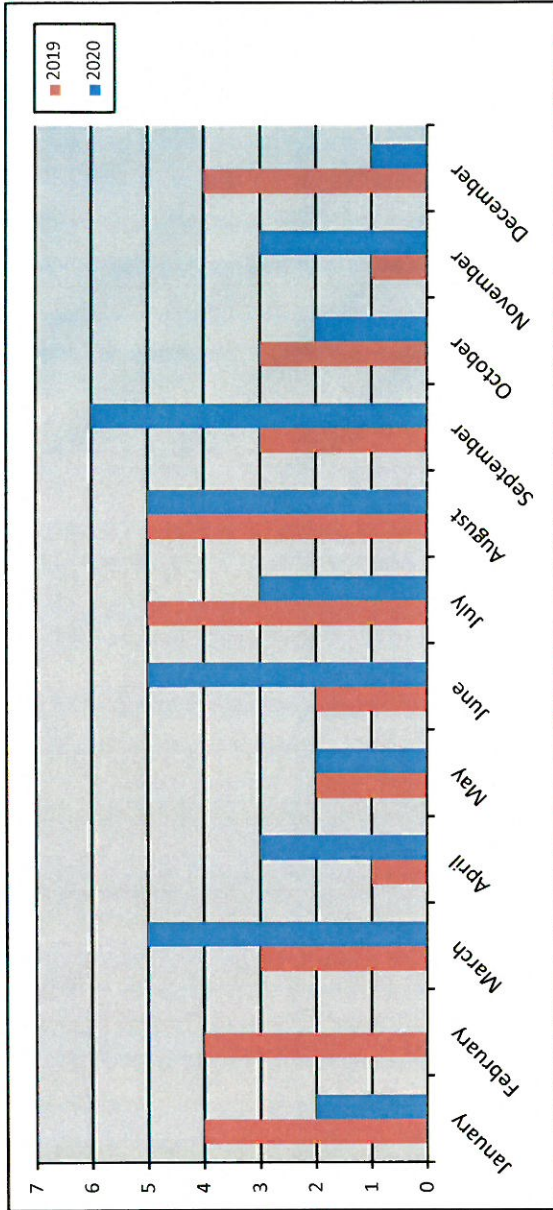
	Year	
	2019-2020	2020-2021
October	18	30
November	13	29
December	12	41
January	50	
February	13	
March	50	
April	22	
May	27	
June	27	
July	24	
August	22	
September	54	
Totals	332	



Residential Remodel Permits

Calendar Year

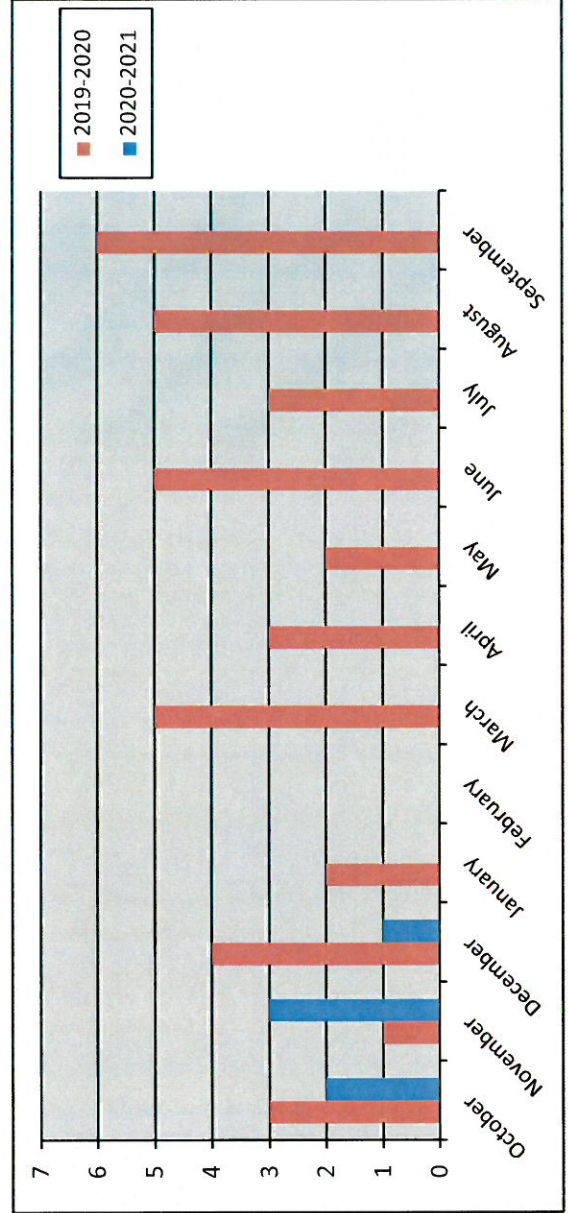
	Year	
	2019	2020
January	4	2
February	4	0
March	3	5
April	1	3
May	2	2
June	2	5
July	5	3
August	5	5
September	3	6
October	3	2
November	1	3
December	4	1
Totals	37	37



Residential Remodel Permits

Fiscal Year

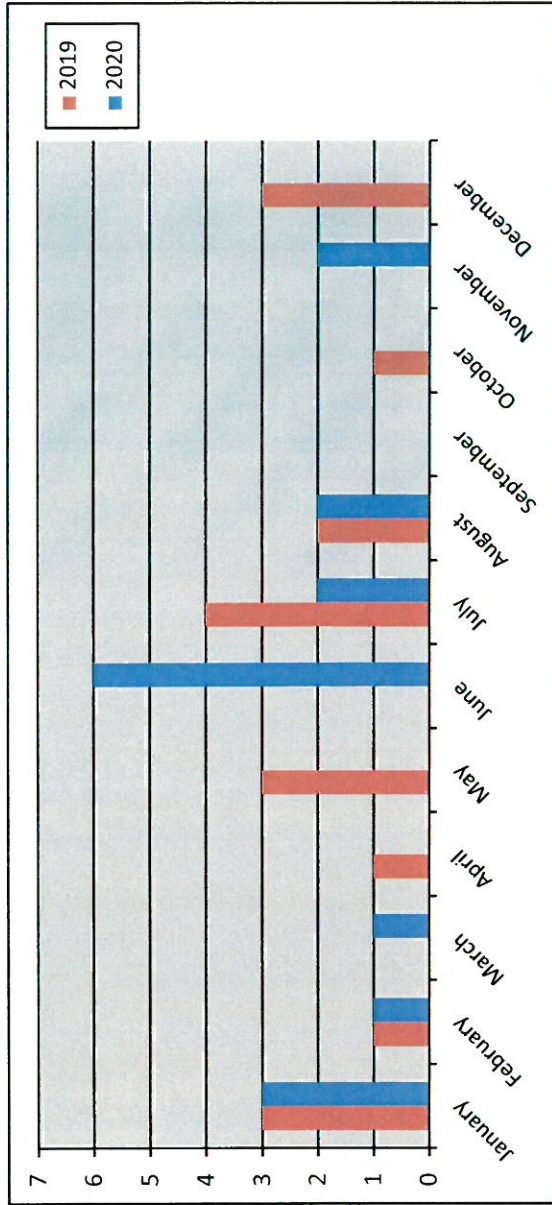
	Year	
	2019-2020	2020-2021
October	3	2
November	1	3
December	4	1
January	2	0
February	0	5
March	5	3
April	3	2
May	2	5
June	5	3
July	3	5
August	5	6
September	6	6
Totals	39	6



New Commercial Permits

Calendar Year

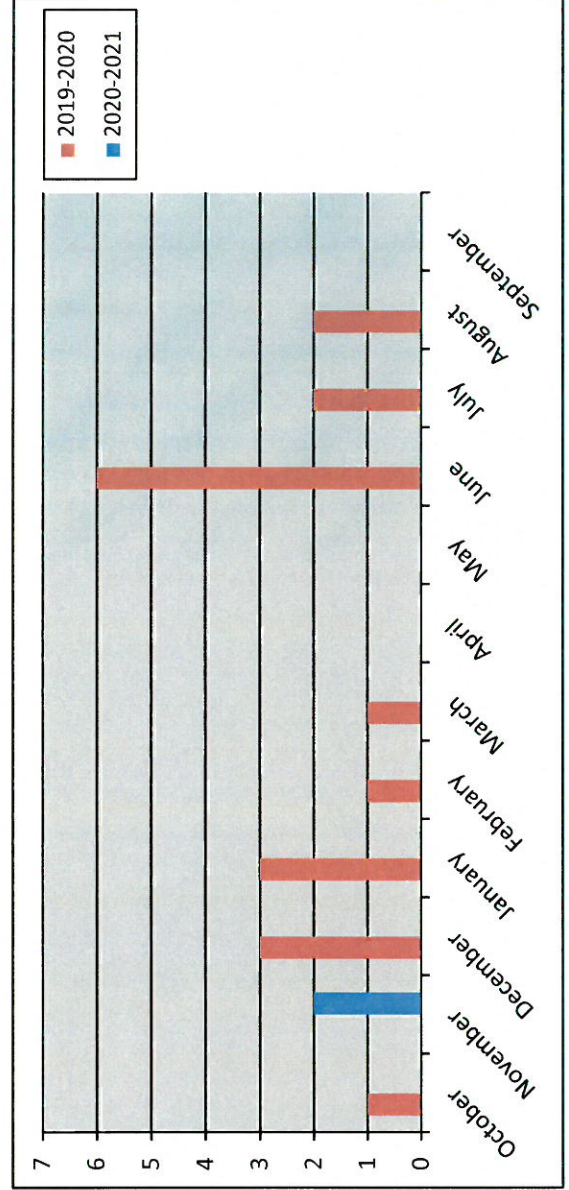
	Year	
	2019	2020
January	3	3
February	1	1
March	0	1
April	1	0
May	3	0
June	0	6
July	4	2
August	2	2
September	0	0
October	1	0
November	0	2
December	3	0
Totals	18	17



New Commercial Permits

Fiscal Year

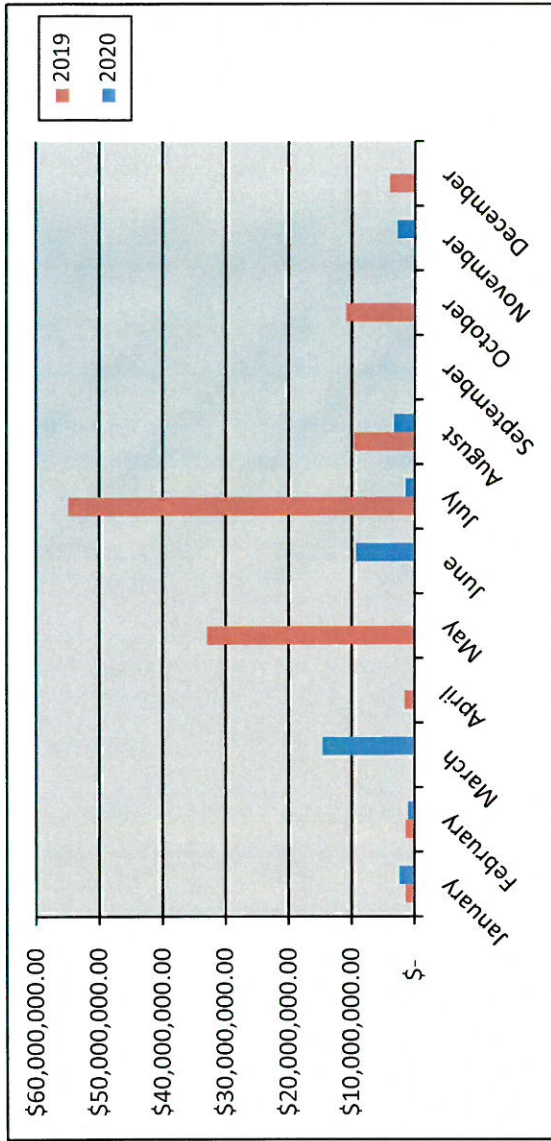
	Year	
	2019-2020	2020-2021
October	1	0
November	0	2
December	3	0
January	3	
February	1	
March	1	
April	0	
May	0	
June	6	
July	2	
August	2	
September	0	
Totals	19	2



New Commercial Value

Calendar Year

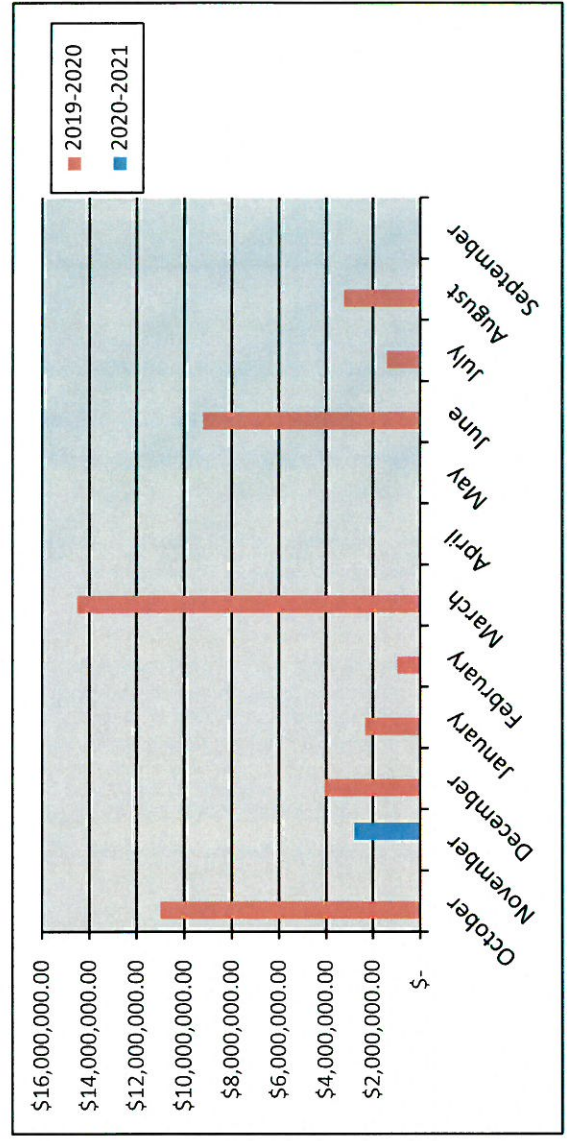
	Year	
	2019	2020
January	\$ 1,530,000.00	\$ 2,375,000.00
February	\$ 1,500,000.00	\$ 995,000.00
March	\$ -	\$ 14,500,000.00
April	\$ 1,700,000.00	\$ -
May	\$ 32,969,700.00	\$ -
June	\$ -	\$ 9,244,001.00
July	\$ 54,900,000.00	\$ 1,445,000.00
August	\$ 9,736,987.00	\$ 3,284,065.00
September	\$ -	\$ -
October	\$ 11,000,000.00	\$ -
November	\$ -	\$ 2,800,000.00
December	\$ 4,100,000.00	\$ -
Totals	\$ 117,436,687.00	\$ 34,643,066.00



New Commercial Value

Fiscal Year

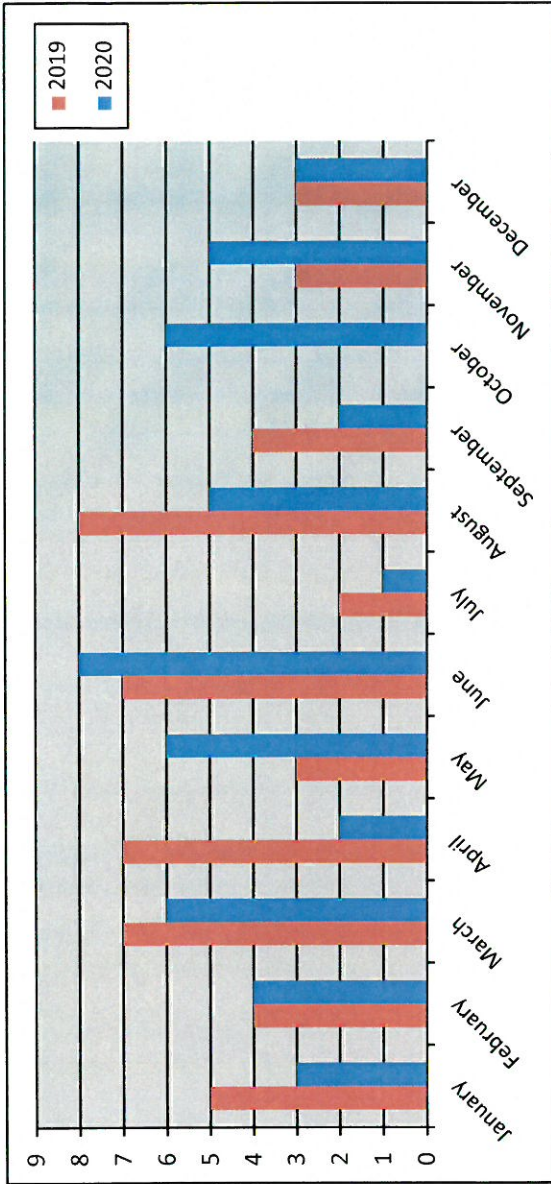
	Year	
	2019-2020	2020-2021
October	\$ 11,000,000.00	\$ -
November	\$ -	\$ 2,800,000.00
December	\$ 4,100,000.00	\$ -
January	\$ 2,375,000.00	\$ -
February	\$ 995,000.00	\$ -
March	\$ 14,500,000.00	\$ -
April	\$ -	\$ -
May	\$ -	\$ -
June	\$ 9,244,001.00	\$ -
July	\$ 1,445,000.00	\$ -
August	\$ 3,284,065.00	\$ -
September	\$ -	\$ -
Totals	\$ 46,943,066.00	\$ 2,800,000.00



Commercial Remodel Permits

Calendar Year

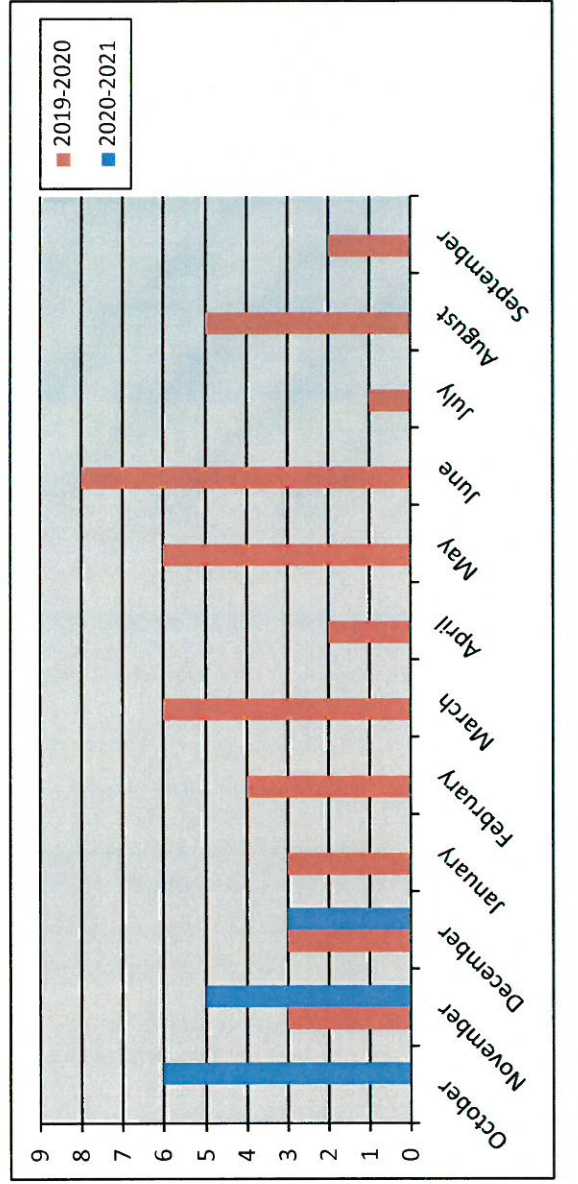
	Year		
	2019	2020	
January	5	3	
February	4	4	
March	7	6	
April	7	2	
May	3	6	
June	7	8	
July	2	1	
August	8	5	
September	4	2	
October	0	6	
November	3	5	
December	3	3	
Totals	53	51	



Commercial Remodel Permits

Fiscal Year

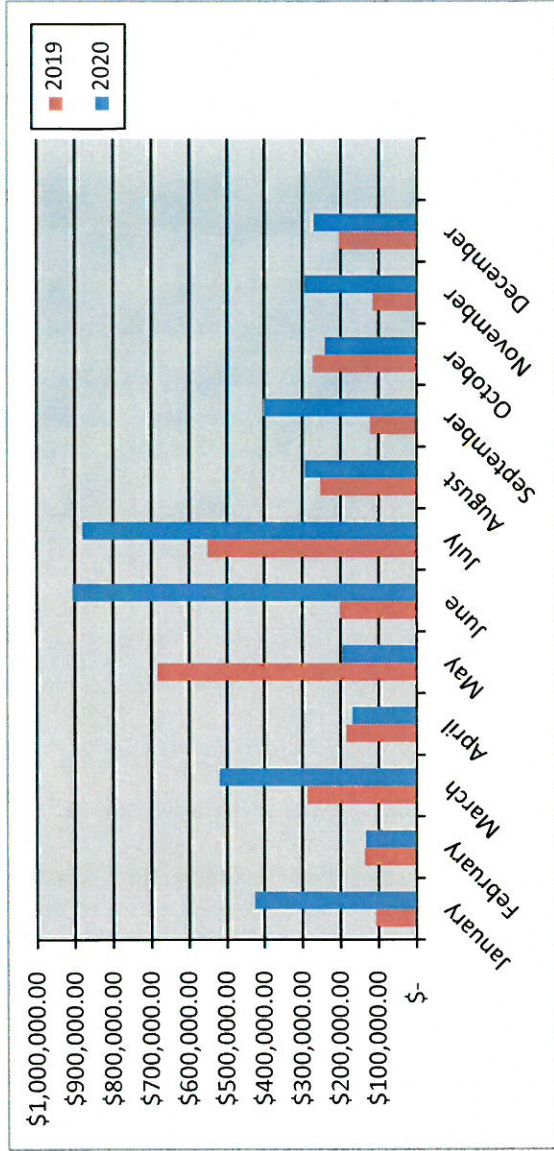
	Year		
	2019-2020	2020-2021	
October	0	6	
November	3	5	
December	3	3	
January	3		
February	4		
March	6		
April	2		
May	6		
June	8		
July	1		
August	5		
September	2		
Totals	43	14	



Total Fees Collected

Calendar Year

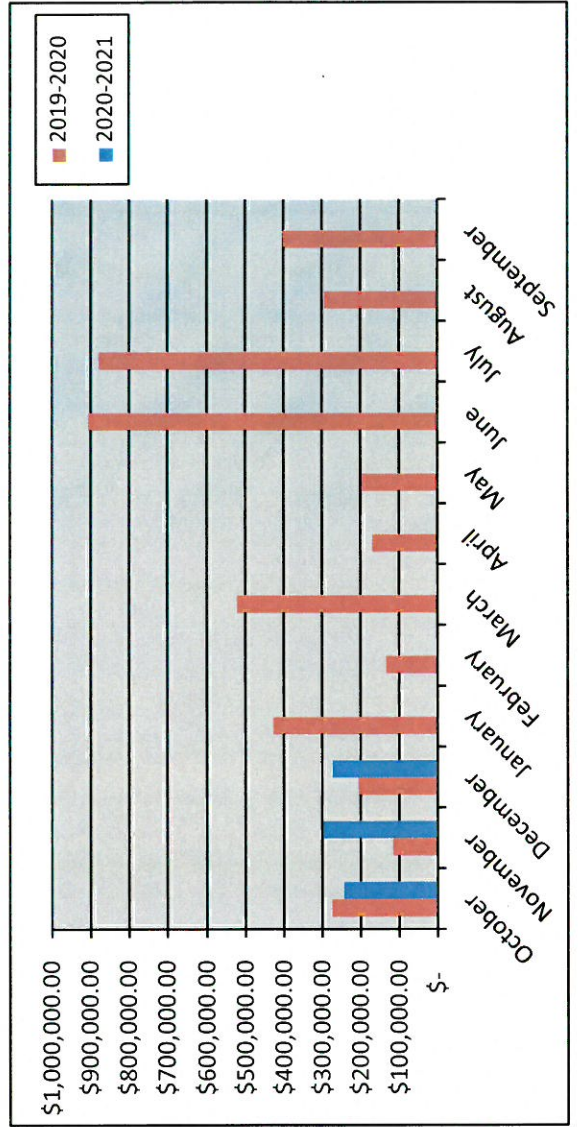
	Year	
	2019	2020
January	\$ 108,325.23	\$ 427,697.11
February	\$ 137,260.79	\$ 134,061.03
March	\$ 288,576.03	\$ 521,238.63
April	\$ 186,555.47	\$ 169,632.18
May	\$ 685,938.85	\$ 196,119.77
June	\$ 203,335.14	\$ 906,969.19
July	\$ 551,248.76	\$ 880,396.43
August	\$ 254,601.49	\$ 294,303.58
September	\$ 123,811.68	\$ 401,730.63
October	\$ 274,121.49	\$ 242,859.42
November	\$ 116,656.13	\$ 296,217.55
December	\$ 205,859.61	\$ 272,486.48
Totals	\$ 3,136,290.67	\$ 4,743,712.00



Total Fees Collected

Fiscal Year

	Year	
	2019-2020	2020-2021
October	\$ 274,121.49	\$ 242,859.42
November	\$ 116,656.13	\$ 296,217.55
December	\$ 205,859.61	\$ 272,486.48
January	\$ 427,697.11	
February	\$ 134,061.03	
March	\$ 521,238.63	
April	\$ 169,632.18	
May	\$ 196,119.77	
June	\$ 906,969.19	
July	\$ 880,396.43	
August	\$ 294,303.58	
September	\$ 401,730.63	
Totals	\$ 4,528,785.78	\$ 811,563.45



9:39:36AM

PERMITS ISSUED

For the Period 12/1/2020 to 12/31/20

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name	Valuation	Total SQFT	Fees Paid
		Plan Number			
COM2020-3029	Commercial Building Permit				
08/21/2020	Certificate of Occupancy	1657/1693 3C (Hanger)		\$75.00	\$75.00
12/01/2020	ISSUED	Airport Rd, Rockwall, TX 75087		200.00	
Contact Type	Contact Name	Contact Address			
Business Owner	JOHN BROWN	2504 CHENE DR	Sachse	TX	75048
Property Owner	City of Rockwall	385 S. Goliad St.	Rockwall	TX	75087
Contractors					
COM2020-4070	Commercial Building Permit				
10/08/2020	Temporary Certificate of Occupancy	1480 Justin Rd, Rockwall,		\$300.00	\$300.00
12/04/2020	ISSUED	TX 75087		7,481.00	
Contact Type	Contact Name	Contact Address			
Business Owner	CAROLINA MOLINA	1480 JUSTIN RD	Rockwall	TX	75087
Property Owner	SPR PACKAGING	1480 JUSTIN RD.	Rockwall	TX	75087
Applicant	ZACH HILL				
Contractors					
COM2020-4233	Commercial Building Permit				
10/16/2020	Certificate of Occupancy	6520 Alliance, S. 130,		\$75.00	\$75.00
12/02/2020	ISSUED	Rockwall, TX 75032		1,344.49	
Contact Type	Contact Name	Contact Address			
Business Owner	Abram's Promise, Inc	8024 Calvin Hall Rd	Fort Mill	SC	29707
Property Owner	N & H Leacy Partners, LLC	P.O. Box 818	Terrell	TX	75160
Applicant	Bradley Huston	8024 Calvin Hall Rd	Indian Land	SC	29707
Consultant	Cathy Harris, RE Agent	Coldwell Banker			
Contractors					
COM2020-4976	Commercial Building Permit				
12/01/2020	Certificate of Occupancy	1035 E. Interstate 30		\$75.00	\$75.00
12/01/2020	ISSUED	Suite 105, Rockwall, TX 75087		2,836.00	
Contact Type	Contact Name	Contact Address			
Business Owner	Encore FGBF Texas, LLC	6900 Dallas Parkway, 3rd Floor	Plano	TX	75024
Property Owner	Excel Rockwall, LLC.	1065 E. Southlake Blvd.	Southlake	TX	76092
Contractors					

9:39:36AM

PERMITS ISSUED

For the Period 12/1/2020 to 12/31/20

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		
COM2020-5264	Commercial Building Permit				
12/16/2020	Temporary Certificate of Occupancy	2300 Discovery Blvd., -		\$300.00	\$300.00
12/23/2020	ISSUED	Bldg. 7, Rockwall, TX 75032		35,765.00	
Contact Type	Contact Name	Contact Address			
Business Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 750	Dallas TX	75225	
Property Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 750	Dallas TX	75225	
Contractors					
COM2020-5265	Commercial Building Permit				
12/16/2020	Temporary Certificate of Occupancy	2300 Discovery Blvd. -		\$300.00	\$300.00
12/23/2020	ISSUED	Bldg. 6 , Rockwall, TX 75032		35,765.00	
Contact Type	Contact Name	Contact Address			
Business Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas TX	75225	
Property Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas TX	75225	
Contractors					
COM2020-5268	Commercial Building Permit				
12/16/2020	Temporary Certificate of Occupancy	2300 Discovery Blvd. -		\$300.00	\$300.00
12/23/2020	ISSUED	Bldg. 5, Rockwall, TX 75032		18,875.00	
Contact Type	Contact Name	Contact Address			
Business Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas TX	75225	
Property Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas TX	75225	
Contractors					
COM2020-5288	Commercial Building Permit				
12/17/2020	Certificate of Occupancy	1501 E. Interstate 30,		\$75.00	\$75.00
12/22/2020	ISSUED	Rockwall, TX 75087		28,601.00	
Contact Type	Contact Name	Contact Address			
Business Owner	Taylor Conant	20322 SW Acacia St. Suite 100	Newport Beach CA	92660	
Property Owner	Saxet Equity Holdings Stonedyeke, Inc.	20322 SW Acacia St. Suite 100	Newport Beach CA	92660	
Contractors					
COM2020-5302	Commercial Building Permit				
12/18/2020	Certificate of Occupancy	560 E INTERSTATE 30,		\$75.00	\$75.00
12/29/2020	ISSUED	ROCKWALL, 75087		5,894.00	

PERMITS ISSUED

For the Period 12/1/2020 to 12/31/20

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Valuation	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
Plan Number					
Contact Type	Contact Name	Contact Address			
Business Owner	Jason Potts	1160 Horizon Rd.	Rockwall	TX	75032
Property Owner	Jason Potts	1160 Horizon Rd.	Rockwall	TX	75032

Contractors

COM2020-5430	Commercial Building Permit				
12/30/2020	Temporary Certificate of Occupancy	2425 RIDGE RD,			\$300.00
12/30/2020	ISSUED	ROCKWALL, TX 75087			\$300.00
				80,024.00	

Contact Type	Contact Name	Contact Address	Valuation	Total SQFT	Fees Paid
Business Owner	KE ANDREWS	1900 DALROCK RD.	Rowlett	TX	75088
Property Owner	KE ANDREWS	1900 DALROCK RD.	Rowlett	TX	75088

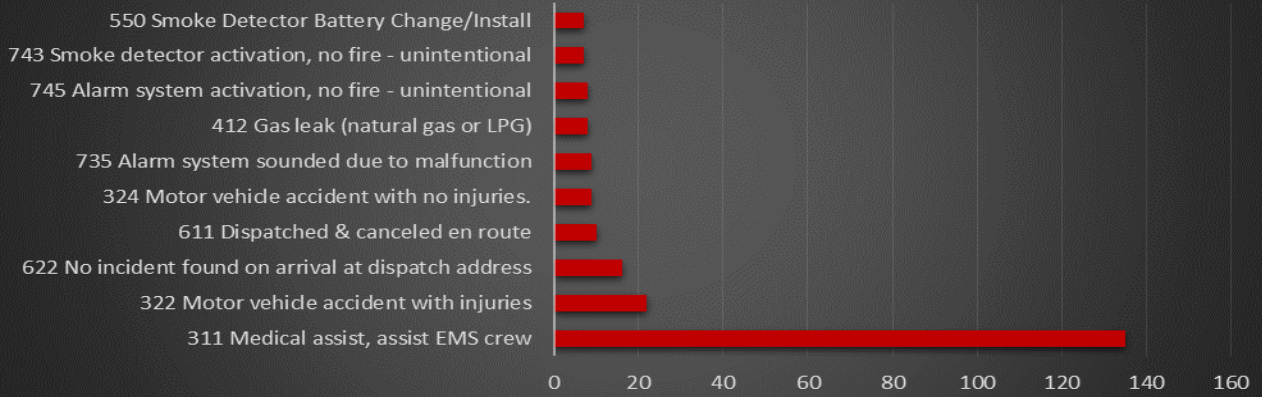
Contractors

Total Valuation:
Total Fees: \$1,875.00
Total Fees Paid: \$1,875.00



December Monthly
Report 2020

Top 10 Call Types



Incident Types



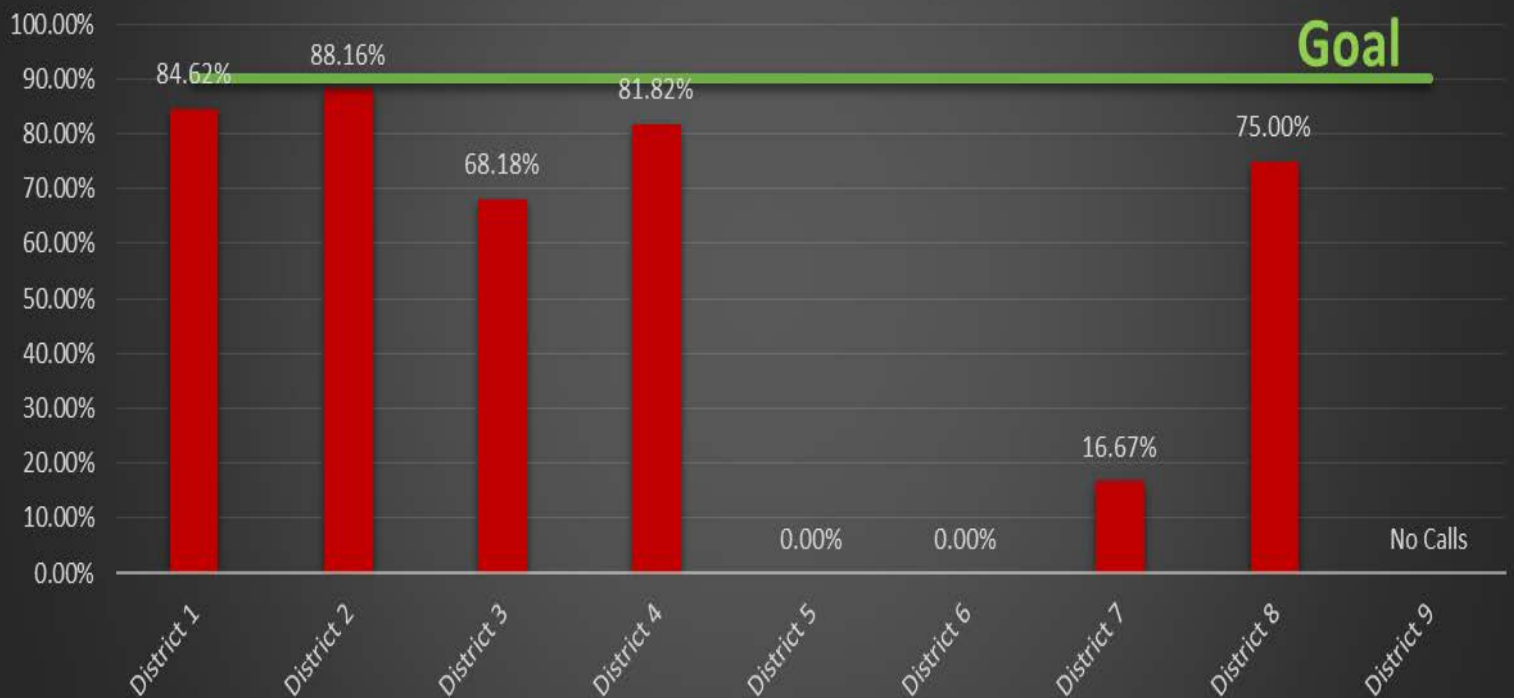
Incident Count

311 Medical assist, assist EMS crew	135
322 Motor vehicle accident with injuries	22
622 No incident found on arrival at dispatch address	16
611 Dispatched & canceled en route	10
735 Alarm system sounded due to malfunction	9
324 Motor vehicle accident with no injuries.	9
745 Alarm system activation, no fire - unintentional	8
412 Gas leak (natural gas or LPG)	8
743 Smoke detector activation, no fire - unintentional	7
550 Smoke Detector Battery Change/Install	7
651 Smoke scare, odor of smoke	5
733 Smoke detector activation due to malfunction	4
744 Detector activation, no fire - unintentional	3
111 Building fire	3
100 Fire, other	3
365 Watercraft rescue	2
736 CO detector activation due to malfunction	2
734 Heat detector activation due to malfunction	1
730 System malfunction, other	1
650 Steam, other gas mistaken for smoke, other	1
531 Smoke or odor removal	1
732 Extinguishing system malfunction (activation)	1
542 Animal rescue	1
342 Search for person in water	1
353 Removal of victim(s) from stalled elevator	1
143 Grass fire	1
350 Extrication, rescue, other	1
731 Sprinkler activation due to malfunction	1
741 Sprinkler activation, no fire - unintentional	1
440 Electrical wiring/equipment problem, other	1
400 Hazardous condition, other	1
441 Heat from short circuit (wiring), defective/worn	1
746 Carbon monoxide detector activation, no CO	1
551 Assist police or other governmental agency	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
553 Public service	1
142 Brush or brush-and-grass mixture fire	1
600 Good intent call, other	1
911 Citizen complaint	1
163 Outside gas or vapor combustion explosion	1
200 Overpressure rupture, explosion, overheat other	1
Grand Total	277

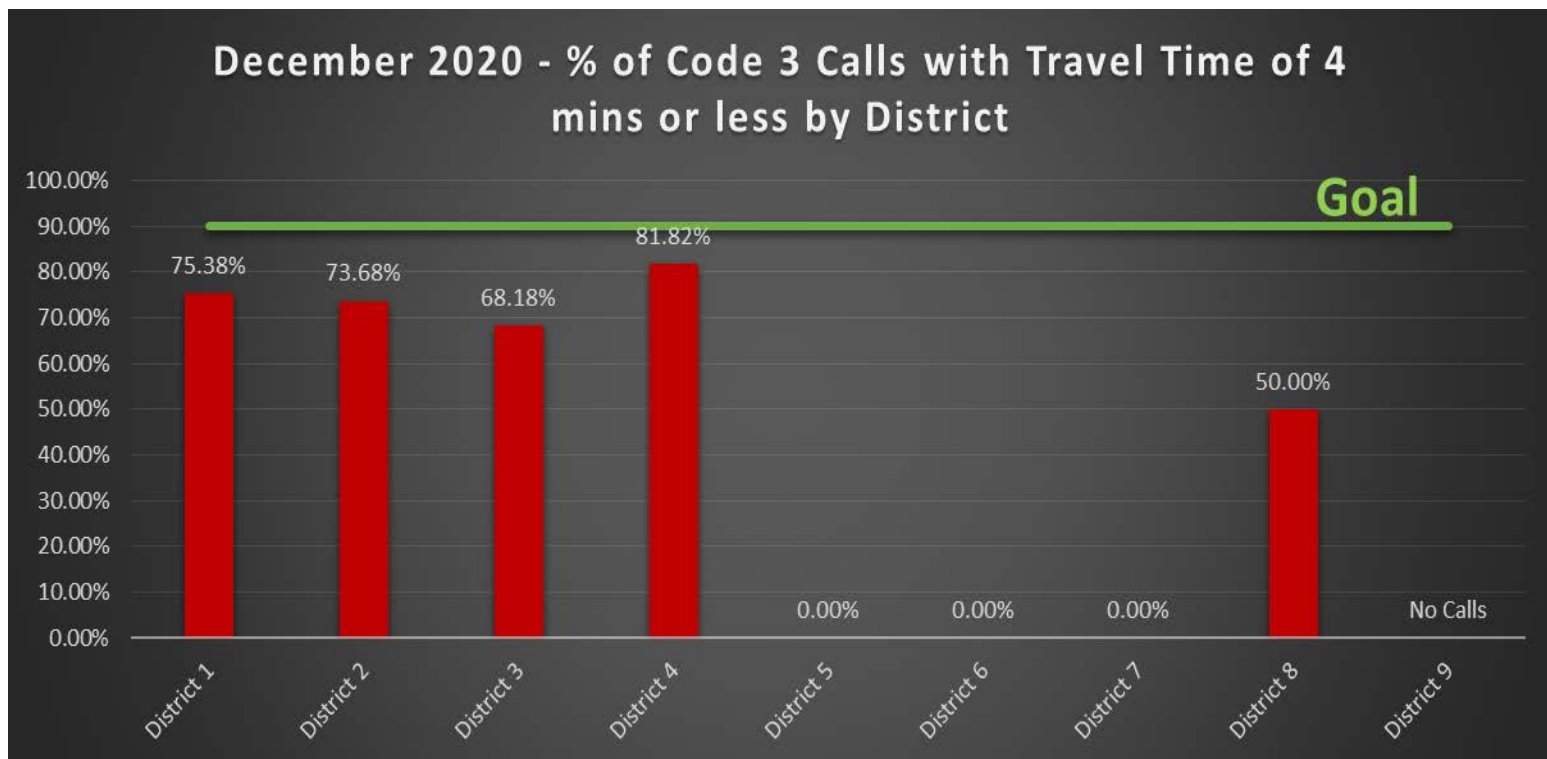
December 2020 Dispatch to Arrival Analysis

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	65	29%	55	0:04:24	85%	90%
District 2	76	34%	67	0:04:21	88%	90%
District 3	22	10%	15	0:04:56	68%	90%
District 4	44	20%	36	0:04:22	82%	90%
District 5	3	1%	0	0:06:07	0%	90%
District 6	2	1%	0	0:08:38	0%	90%
District 7	6	3%	1	0:08:10	17%	90%
District 8	4	2%	3	0:05:32	75%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	222	100%	177	0:04:37	80%	90%

December 2020 - % of Code 3 Calls with Fire Dept Response Time of 5.5 mins or less by District



December 2020 Travel Time Analysis



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	65	29%	49	0:03:17	75%	90%
District 2	76	34%	56	0:03:19	74%	90%
District 3	22	10%	15	0:03:48	68%	90%
District 4	44	20%	36	0:03:23	82%	90%
District 5	3	1%	0	0:04:47	0%	90%
District 6	2	1%	0	0:07:21	0%	90%
District 7	6	3%	0	0:06:25	0%	90%
District 8	4	2%	2	0:04:03	50%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	222	100%	158	0:03:31	71%	90%



Total Dollar Losses

December 2020



City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 01/20/2021 09:20
Login ID: rck\ihatcher
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:	\$12,000.00	\$2,501.00	\$134,465.00	\$2,396,957.50	\$664,336.00
Total Content Loss:	\$1,000.00	\$1.00	\$25,346.25	\$1,249,259.00	\$195,946.25
Total Property Pre-Incident Value:	\$225,430.00	\$1,992,541.00	\$1,803,191.00	\$90,370,443.00	\$7,830,480.92
Total Contents Pre-Incident Value	\$10,000.00	\$1.00	\$354,197.00	\$12,521,661.00	\$1,252,123.35
Total Losses:	\$13,000.00	\$2,502.00	\$159,811.25	\$3,646,216.50	\$13,000.00
Total Value:	\$235,430.00	\$1,992,542.00	\$2,157,388.00	\$102,892,104.00	\$9,082,604.27



Fire Marshal Division

December 2020 Report



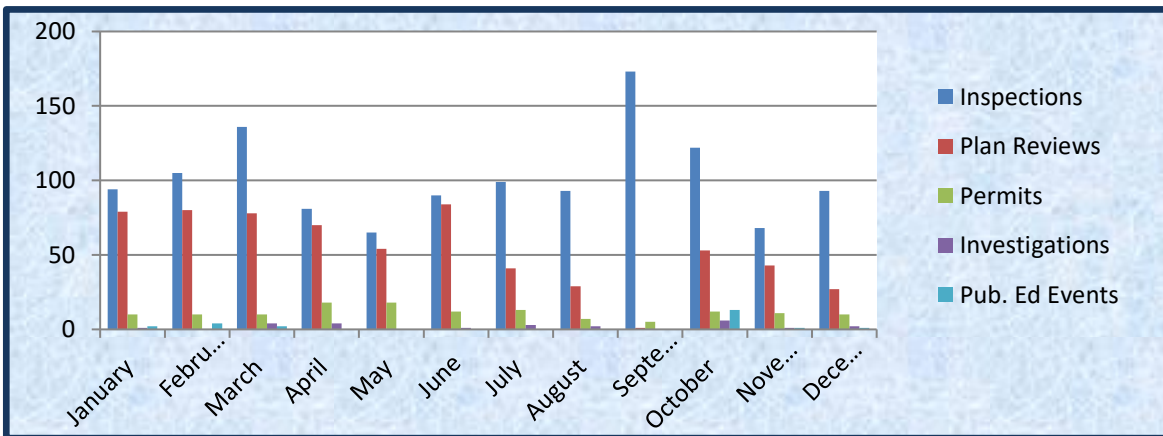
Inspections Conducted	
Total for the Month	93

Plan Reviews Completed	
Total for the Month	27

Permits Issued	
Total for the Month	10

Fire Investigations	
Active Investigations	0
Closed Investigations	2
Total for the Month	2

Public Education Events	
Total for the Month	1



DECEMBER 2020 MONTHLY REPORT



**ROCKWALL PARKS
& RECREATION**

PARTICIPATION



PHOTOS WITH SANTA, SAN JACINTO PLAZA DEC. 12TH, 66 FAMILIES ENROLLED



CHRISTMAS TREE LIGHTING, CITY HALL, APPROXIMATELY 1100 ATTENDEES PEOPLE



SENIOR CHRISTMAS BINGO, THE CENTER, DECEMBER 16TH, 34 PARTICIPANTS

MONTHLY OVERVIEW

DEC '20

Part Time Labor Hours	217
Program Offerings	7
Program Participants	1868
Resident Participants	1290
Non-Resident Participants	578
Programs that Made	7
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

7 programs



RENTALS



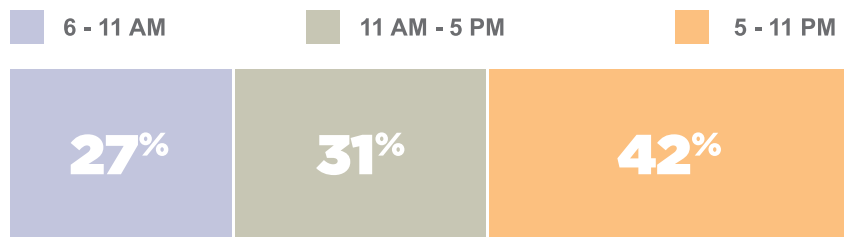
HMCC

DEC '20

Time Blocks Rented	52
Monthly Revenue	\$2080

HMCC RENTAL ACTIVITY BY TIME BLOCK

52 Rentals



PAVILIONS

DEC '20

Time Blocks Rented	5
Monthly Revenue	\$200

PAVILION RENTAL ACTIVITY BY TIME BLOCK

5 Rentals



PARKS



FACILITY UPGRADES:

New trail benches at Harry Myers Park

FACILITY UPGRADE:

Wind Slats at Harry Myers Pickleball Courts



DEPARTMENT EVENTS:

Christmas Tree Lighting

DEPARTMENT CREATIVITY:

Toy Story Christmas Float



MARKETING

FACEBOOK PAGE LIKES



NOV

GAIN OR LOSS

+10

DEC

+1

TOTAL LIKES THRU 12/31/2020



15,034

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

NOV

ACCOUNTS

9696

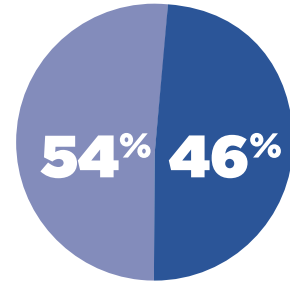
GAIN OR LOSS

+24

DEC

9764

+68



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS

Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of December 2020.

23,547

SESSIONS

Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com

5,351

USERS

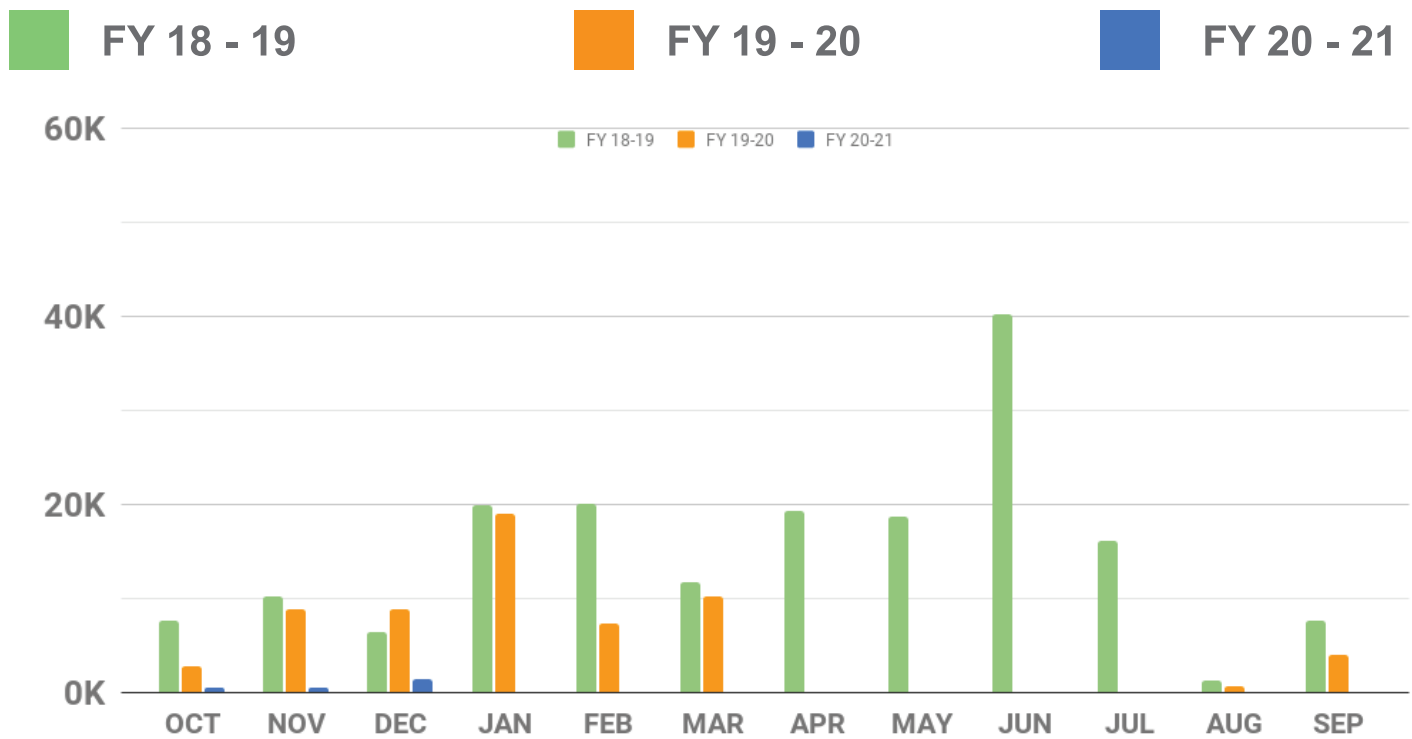
Visitors to playrockwall.com

4,151

REVENUE

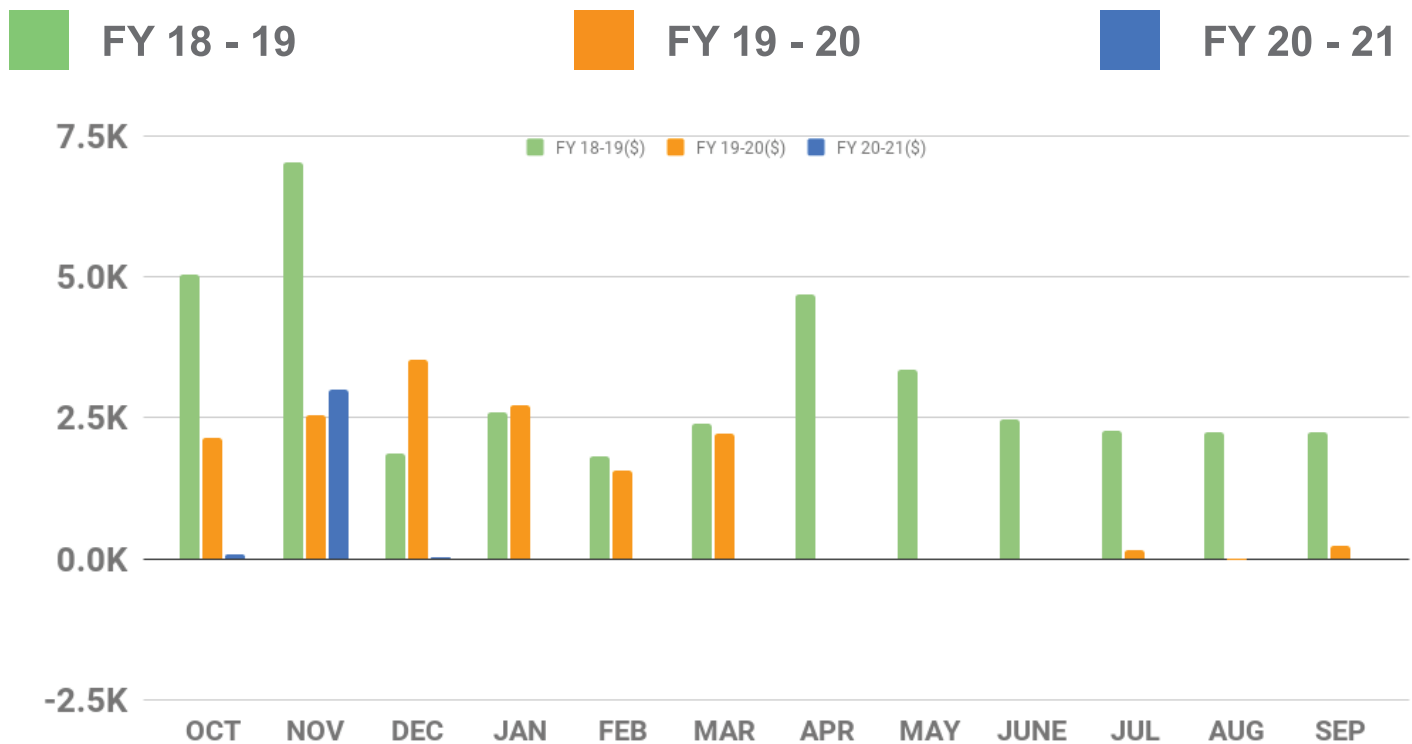
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



Rockwall Police Department

Monthly Activity Report

December-2020

ACTIVITY	CURRENT MONTH DECEMBER	PREVIOUS MONTH NOVEMBER	YTD 2020	YTD 2019	YTD % CHANGE
----------	---------------------------	----------------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	2	0	7	17	-58.82%
Robbery	3	0	17	9	88.89%
Aggravated Assault	1	1	26	22	18.18%
Burglary	6	2	62	68	-8.82%
Larceny	65	58	736	635	15.91%
Motor Vehicle Theft	7	6	78	63	23.81%
TOTAL PART I	84	67	926	814	13.76%
TOTAL PART II	126	112	1494	1681	-11.12%
TOTAL OFFENSES	210	179	2420	2495	-3.01%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	11	13	140	200	-30.00%
D.W.I.	16	17	153	207	-26.09%

ARRESTS

FELONY	33	34	340	373	-8.85%
MISDEMEANOR	59	63	623	761	-18.13%
WARRANT ARREST	12	5	102	134	-23.88%
JUVENILE	0	11	49	65	-24.62%
TOTAL ARRESTS	104	113	1114	1333	-16.43%

DISPATCH

CALLS FOR SERVICE	1486	1523	17238	18103	-4.78%
-------------------	------	------	-------	-------	--------

ACCIDENTS

INJURY	9	6	109	110	-0.91%
NON-INJURY	75	53	607	756	-19.71%
FATALITY	0	0	3	0	300.00%
TOTAL	84	59	719	866	-16.97%

FALSE ALARMS

RESIDENT ALARMS	38	42	513	668	-23.20%
BUSINESS ALARMS	142	115	1571	1508	4.18%
TOTAL FALSE ALARMS	180	157	2084	2176	-4.23%
Estimated Lost Hours	118.8	103.62	1375.44	1436.16	-4.23%
Estimated Cost	\$2,826.00	\$2,464.90	\$32,718.80	\$34,163.20	-4.23%

ROCKWALL NARCOTICS UNIT

	Number of Cases	
	Arrests	
	Arrest Warrants	
	Search Warrants	
	Seized	

Rockwall Police Department

Dispatch and Response Times

December 2020

Police Department

	Average Response Time	
Priority 1		Number of Calls 152
Call to Dispatch	0:01:21	
Call to Arrival	0:06:10	
% over 7 minutes	27%	
	Average Response Time	
Priority 2		Number of Calls 260
Call to Dispatch	0:02:14	
Call to Arrival	0:25:45	
% over 7 minutes	51%	
	Average Response Time	
Priority 3		Number of Calls 76
Call to Dispatch	0:01:52	
Call to Arrival	0:07:01	
% over 7 minutes	32%	

Average dispatch response time goals are as follows:

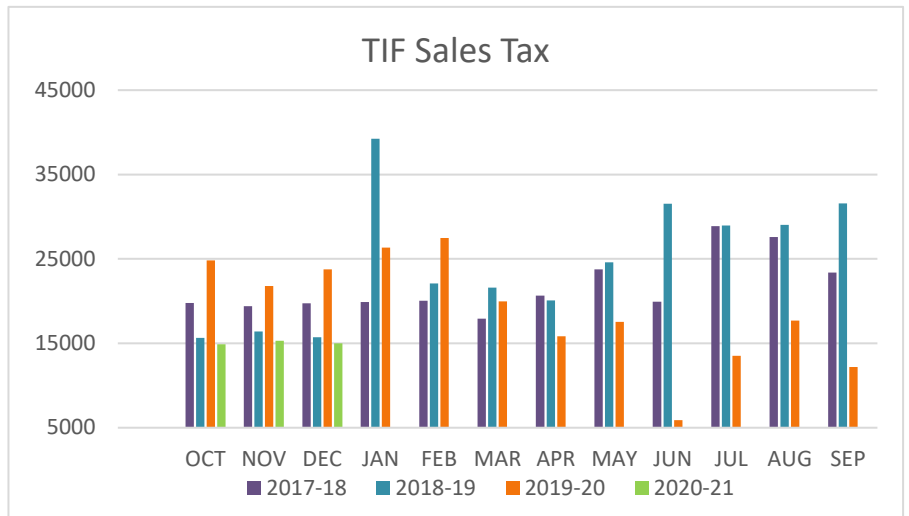
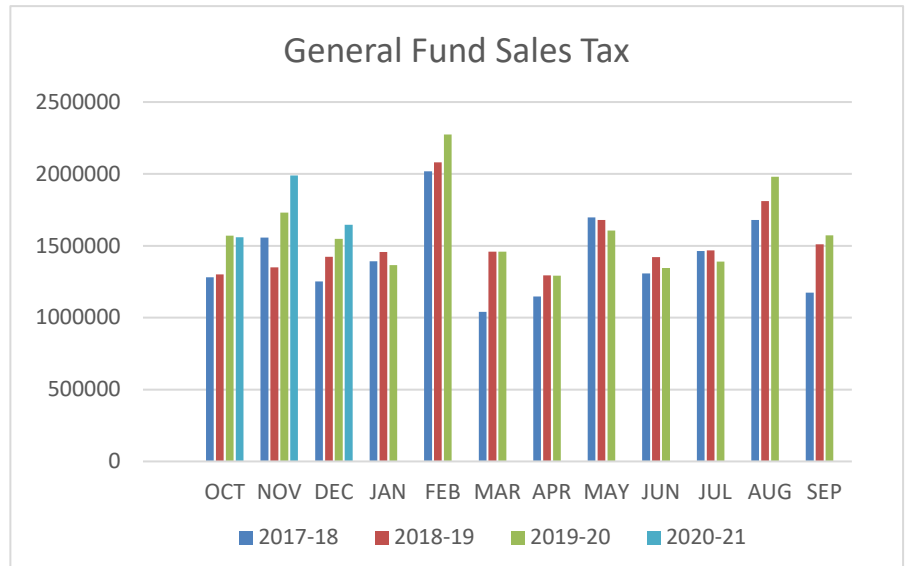
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u> Sales Tax	<u>TIF</u> Sales Tax
Dec-17	1,252,959	19,732
Jan-18	1,391,833	19,914
Feb-18	2,017,684	20,041
Mar-18	1,039,380	17,922
Apr-18	1,146,873	20,655
May-18	1,697,970	23,752
Jun-18	1,308,372	19,941
Jul-18	1,463,243	28,867
Aug-18	1,679,728	27,594
Sep-18	1,174,074	23,370
Oct-18	1,301,342	15,641
Nov-18	1,349,253	16,403
Dec-18	1,423,386	15,708
Jan-19	1,457,584	39,247
Feb-19	2,080,043	22,109
Mar-19	1,459,018	21,606
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
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	1,645,298	14,994



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-18	304,052,374	10,135,080	19,307,450
Oct-18	240,262,264	7,750,396	10,191,580
Nov-18	194,498,356	6,483,279	7,438,044
Dec-18	186,450,313	6,014,526	7,818,894
Jan-19	222,027,420	7,162,175	13,160,330
Feb-19	166,796,311	5,957,011	7,181,853
Mar-19	216,172,991	6,973,323	8,899,546
Apr-19	230,304,224	7,676,809	9,546,692
May-19	246,447,588	7,949,923	10,806,480
Jun-19	273,477,588	9,115,919	12,818,660
Jul-19	479,403,830	15,464,640	19,686,560
Aug-19	557,577,730	17,986,380	20,877,020
Sep-19	480,076,300	16,002,544	19,898,562
Oct-19	377,192,895	12,167,513	17,708,812
Nov-19	237,328,307	7,910,944	9,218,867
Dec-19	229,083,044	7,389,776	8,396,266
Jan-20	215,978,847	6,967,060	8,691,306
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
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

Source: SCADA Monthly Reports generated at the Water Pump Stations

