

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, November 07, 2022 - 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 appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Macalik

VI. Proclamations / Awards / Recognitions

1. Rockwall's American Flag Dedication Celebration Day

VII. Open Forum

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

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the October 17, 2022 regular city council meeting, and take any action necessary.
2. **Z2022-044** - Consider approval of an ordinance for a *Text Amendment* to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary (**2nd Reading**).
3. **Z2022-046** - Consider approval of an ordinance for a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and take any action necessary (**2nd Reading**).

4. **P2022-051** - Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a *Final Plat* for Lot 1, Block G, Lake Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.
5. **P2022-052** - Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC and Michael Hampton of 549 Crossing, LP for the approval of a *Final Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
6. **P2022-053** - Consider a request by Humberto Johnson, Jr. of the Skorborg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.
7. **P2022-054** - Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Final Plat* for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [SH-205] north of the intersection of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.
8. Consider approving and authorizing the City Manager to execute a contract with B&B Concrete Sawing for emergency culvert repairs at Emerald Bay Park in the amount of \$27,500 to be funded by General Fund Reserves, and take an action necessary.
9. Consider authorizing the City Manager to execute a professional engineering services contract and associated purchase orders with Parkhill to perform professional engineering services for a 4-acre park development over a closed TCEQ landfill at 219 Cornelius Rd, in an amount not to exceed \$37,000.00 to be funded by the Recreation Development Fund, and take any action necessary.
10. Consider awarding a contract to C and M Steel Services and authorize the City Manager to execute said contract for the design build of a new Parks Department Building at the city's Service Center in the amount of \$106,244.75 to be funded by the Parks Operations Budget, and take any action necessary.
11. Consider approval of joining multiple cooperative purchasing programs and authorizing the City Manager to execute associated agreements, and take any action necessary.
12. Consider approving contract renewals for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of \$2,067,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.
13. Consider awarding a bid to Wilson Bauhaus Interiors and authorizing the City Manager to execute associated purchase orders in the amount of \$88,064.85 for new office furniture at Police Department South, Rockwall City Hall, and The Center to be funded by the Police Criminal Investigations Budget and the Internal Operations Department budget, and take any action necessary.

X. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. Hold a public hearing to receive public comments on a Texas Enterprise Zone Application pursuant to the Texas Enterprise Zone Act, for the following project: Channell Commercial Corporation located at 1700 Justin Road, Rockwall, TX 75087 as a Texas Enterprise Zone Project to the Office of the Governor Economic Development and Tourism and to also receive public comment on proposed ordinance.

XI. Action Items

If your comments are regarding an agenda item below, you are asked to come forth and do so during the 'Open Forum' portion of the meeting (please limit to 3 minutes or less). Please turn in a (yellow) 'Request to Address City Council' form to the City Secretary either before the meeting or as you approach the podium.

1. **Z2022-045** - Discuss and consider a request by Tony Trammel for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary **(2nd Reading)**.
2. Discuss and consider an **ordinance** regarding City of Rockwall's participation in the Texas Enterprise Zone Program for the following project: Channell Commercial Corporation located at 1700 Justin Road, Rockwall, TX 75087 as a Texas Enterprise Zone Project to the Office of the Governor Economic Development and Tourism, and take any action necessary. **(1st reading)**
3. Discuss and consider an **ordinance** amending Chapter 12, Article XII, Section 12 by amending Section 12-1250 through 12-1253 of the Code of Ordinances regarding regulation of non-emergency ambulance services in the City, and take any action necessary **(1st reading)**.
4. Discuss and consider an appointment to the city's ART Commission to fill a vacant seat, and take any action necessary.

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

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

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 appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) - pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development)

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

XV. Adjournment

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

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

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

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

Date Removed

Rockwall, Texas

Proclamation

Whereas, in December 2016 Rockwall Councilmember Bennie Daniels and Rockwall resident, David Cutcomb, discussed the possibility of having a permanent United States flag displayed at a prominent location within our city; and

Whereas, in June 2017 discussions led to a presentation to the Rockwall City Council, and by the end of 2018 Councilman Daniels and Mr. Cutcomb had brought two additional community leaders to the planning committee, Mayor Pro Tem Trace Johannesen and Mr. John Adams; and

Whereas, in January 2020 the committee evaluated multiple sites and flagpole heights, ultimately selecting the location near IH-30 and Laguna Drive / Village Drive and a height of 190 feet; and

Whereas, the purpose of the flag is to demonstrate that Rockwall is a patriotic city whose citizens are proud to be Americans, and grateful for the freedom to live, work, gather and worship in the greatest Nation in the world; and

Whereas, the flag is dedicated to the past, present, and future citizens of Rockwall.

Now, Therefore, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **November 12, 2022** as



Rockwall's American Flag Dedication Celebration Day



in the City of Rockwall, and urge all citizens to join us in commemorating this momentous, patriotic occasion.

In Witness Whereof, I hereunto set my hand and official seal this 7th day of November, 2022.



Kevin Fowler, Mayor

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, October 17, 2022 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the public meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem Trace Johannesen, and Councilmembers Clarence Jorif, Anna Campbell, Bennie Daniels and Mark Moeller. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney, Frank Garza joined via telephone for Ex. Session only. Councilmember Dana Macalik joined Ex. Session at 5:04 p.m.

Mayor Fowler then read the items below into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

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 cellular lease agreement in the vicinity of North Goliad Street and North Lakeshore Drive, pursuant to Section §551.071 (Consultation with Attorney)
2. Discussion regarding fees assessed under the City Code of Ordinances and variance to those fees pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding possible purchase of real property in the vicinity of SH-205, generally located near Mims Road, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:46 p.m.

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

Mayor Fowler reconvened the public meeting at 6:00 p.m. with all seven councilmembers being present.

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER JORIF

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

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

VI. OPEN FORUM

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

Bob Wacker
390 Featherstone

Rockwall, TX

Mr. Bob Wacker addressed the Council to ask for clarification on the bond election coming up because he hopes some of that money can go towards widening North Goliad Street.

There being no one else wishing to come forth and speak, Mayor Fowler closed Open Forum.

Mayor Fowler read a proclamation for Chamber of Commerce Week. Darby Burkey from the Chamber of Commerce said a few words regarding the chamber and thanked the City for its support and recognition of the Chamber.

There being no one else wishing to come forth and speak, Mayor Fowler closed Open Forum.

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

The following actions were taken as result of Exec. Session:

Mayor Pro Tem Johannesen made a motion to authorize the City Manager to negotiate and execute a land lease agreement with American Tower Corporation. Councilmember Jorif seconded the motion. The motion passed unanimously by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Johannesen made a motion to authorize the City Manager to negotiate and execute a contract with Rayburn Electric Cooperative for the purchase of land. Councilmember Macalik seconded the motion. The motion passed unanimously by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Johannesen made a motion to authorize the City Manager to negotiate and execute a facilities agreement with the Rockwall Independent School District. Councilmember Moeller seconded the motion. The motion passed by a vote of 6 ayes with 1 recusal (Campbell).

VIII. CONSENT AGENDA

- 1. Consider approval of the minutes from the Oct. 3, 2022 regular city council meeting, and take any action necessary.**
- 2. Consider authorizing the City Manager to execute a professional service agreement with Garver, LLC for Water Service Line Inventory in an amount of \$271,429.00 to be paid for out of the Water and Sewer Funds, and take any action necessary.**
- 3. Consider awarding a bid to John Deere & Company for \$49,306.50 for the purchase of a new utility tractor out of the Water & Sewer fund and authorize the City Manager to execute a purchase order and take any action necessary.**
- 4. Consider a bid award to MHC Kenworth for \$161,259 for a new 12-14 yard dump truck out of the Water & Sewer Fund and authorize the City Manager to execute a purchase order and take any action necessary.**
- 5. Consider awarding a bid to Sunbelt Pools, Inc. and authorizing the City Manager to execute associated purchase order(s) for the demolition/removal of all plaster and replacing it with Diamond Brite Blue Quartz at the Harry Myers community swimming pool in the amount not to exceed \$137,438 as funded by the Recreational Development Fund budget, and take any action necessary.**
- 6. Consider awarding a bid and authorizing the City Manager to execute associated purchase order(s) with Master System Courts for resurfacing of basketball courts and pickleball courts at The Park @ Stone Creek, The Park @ Fox Chase, and Hickory Ridge Park, in an amount not to exceed \$55,000 to be funded out of the Recreational Development Fund budget, and take any action necessary.**

7. Consider awarding a bid to Child's Play, Inc. and authorizing the City Manager to execute associated purchase order(s) for the installation of shade canopies over swing bays at various city-owned parks in an amount not to exceed \$100,000 to be funded by the Recreational Development Fund Budget, and take any action necessary.
8. Consider awarding a bid to Tri-Tex Grass, Inc. and authorizing the City Manager to execute associated purchase order(s) for core aeration and installation of USGA golf course sand on the outfield turf grass at Leon Tuttle Athletic Complex in an amount not to exceed \$45,000 to be funded by the Recreation Development Fund budget, and take any action necessary.
9. Consider awarding a bid to DH Pace and authorizing the City Manager to execute associated purchase order(s) for new garage doors at Springer, N. Country Lane and Southside water towers in the amount of \$107,099.52 to be funded by the Water and Sewer Fund, and take any action necessary.
10. **P2022-046** - Consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.
11. **P2022-047** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bill Bricker of Columbia Development Company for the approval of a Preliminary Plat for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [*Ordinance No. 22-46*] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.
12. **P2022-048** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
13. **P2022-049** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Preliminary Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.
14. Consider authorizing the City Manager to execute a contract with Birkhoff, Hendricks & Carter, LLP. for the Wastewater Flow Monitoring Study Phase 1 in an amount of \$300,000.00 to be paid for out of the Engineering Consulting Funds, and take any action necessary.
15. Consider authorizing the City Manager to execute a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in an amount of \$167,483.00 to be paid for out of the Water and Sewer Funds, and take any action necessary.

Councilmember Daniels moved to approve the entire Consent Agenda as presented (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15). Councilmember Macalik seconded the motion. The motion to approve passed by a vote of 7 ayes to 0 nays.

IX. APPOINTMENT ITEMS

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

Sedric Thomas, Chairman of the city's P&Z Commission came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's agenda. The Council took no action following Mr. Thomas' comments.

2. Appointment with representatives of the Rockwall Breakfast Rotary Club to make a brief presentation concerning a financial donation related to the purchase of an American Flag for the 190' flagpole, generally located at between Laguna Drive and Horizon Rd./Village Rd. near IH-30.

Mayor Fowler made brief comments regarding this agenda item. They City has established a fund for the flag project where citizens, organizations, or businesses can donate to the upkeep of the flags that are on the 190' flagpole that was recently installed. These flags are very expensive. The City has of course budgeted for these expenses, but it would be nice to get to the point where they there are enough funds in that account to where it is self-generating. These funds are only going towards the maintenance/replacement of the American flag only.

Mr. Herman Hudson, President of the Rockwall Breakfast Rotary Club, and Bill Bricker the club's Treasurer came forth and gave a brief presentation concerning their \$7,500 financial donation to the City of Rockwall. Again, this donation is for the maintenance of an American Flag for the 190' flagpole, located at between Laguna Drive and Horizon Rd./Village Rd. near IH-30. Council took no formal action related to this agenda item and thanked the Rotary Club for its generous donation.

X. PUBLIC HEARING ITEMS

1. **Z2022-044** - Hold a public hearing to discuss and consider approval of an ordinance for a *Text Amendment* to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information related to this agenda item. On September 6, 2022, the City Council directed staff to make changes to the qualification requirements for appointments to the Historic Preservation Advisory Board (HPAB). In response to this direction, staff has prepared an amendment that will remove the requirement that the HPAB's membership consist of: [1] an architect, planner or representative of a design profession, [2] a member of the Rockwall County Historical Foundation, [3] a general contractor, [4] an owner of property within a historic district, and [5] three citizens of Rockwall interested in historic preservation. In addition, staff has removed the HPAB and Architectural Review Board's (ARB) organizational requirements from Article 02, Development Review Authority, of the Unified Development Code (UDC) and placed them into Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances. A redlined copy of the proposed changes along with a draft ordinance has been provided in tonight's informational meeting packet. In accordance with Section 02.04(B) of Article 11 "Development Applications and Review Procedures" of the Unified Development Code (UDC), staff brought the proposed text amendment to the Planning and Zoning Commission for a recommendation to the City Council, and on October 11, 2022 the P&Z Commission approved a motion to recommend approval by a vote of 5-0 (with Commissioners Womble and Deckard having been

absent). In addition, staff sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC).

2. **Z2022-045** - Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information related to this agenda item. Mr. Miller stated the following: The subject property is located at 125 Lanshire Drive. It's in the Lynden Park subdivision currently zoned single-family 7 district. The applicant is requesting an SUP for the purpose of allowing solar panels in excess of 1000 square feet on the roof of the existing single-family home. Specifically, the applicant is proposing to install 1,150 square feet of solar panels on the roof. According to the city's Unified Development Code, there are a certain set of rules with regards to solar panels that allow them by right, and one of the requirements is that they must not exceed 1000 square feet. But the code does go on to give the City Council the ability to review these on a case-by-case basis through a specific use permit process. In this case, the applicant's request does meet all of the criteria with the exception of it exceeding the maximum limit by 150 square feet. The Planning & Zoning department did look at the subdivision, and there are multiple houses with solar panels. One of these houses does have solar panels in excess of 1000 square feet, and those were actually installed in 2018. Staff sent 162 notices out to property owners and residents located within 500' of the subject property on September 28. Also notified was the Lyden Park Homeowners Association. This case was brought to the P&Z Commission on October 11, and they voted five to zero to recommend approval to the City Council with Commissioners Womble and Deckard being absent. As a note, the Planning and Zoning Commission did ask staff to review the solar ordinance compared to other cities and bring back recommendations to the Planning and Zoning Commission. Staff is currently working to review Rockwall's regulations against other cities.

The applicant, Mr. Trammel came up to the podium to answer any questions the City Council might have.

Councilmember Moeller stated the solar panels are fine. He doesn't have a problem with them, except for the appearance of them on the front of a house. He asked the applicant if he would consider just removing those panels in the front of the home. The applicant stated he would, but the reason for the panels on the front of the house is they are 150 square feet over because they are trying to obtain 100% offset. They usually don't try to put them on the front of a house, but rather they try to keep them as hidden as possible. Sometimes, however, keeping them off the front of a home is just not possible when the main goal is attaining 100% offset, which means no electricity bill and no solar bill. If they are removed from the front of the home, he would probably only get a 65% offset, so he explained that he'd still be paying two bills. Councilmember Moeller generally gave indication that he cannot support this request.

Mayor Fowler asked Mr. Miller if there is anything in the ordinance that prevents or dictates where solar panels are located. Mr. Miller stated there's nothing that specifically addresses that issue. It deals mostly with the glare and how far they can protrude from the roof's surface. With that being said, though, staff believes the purpose of the 1,000 square foot limitation is likely

to allow for only the sides and the back of a home to have solar panels placed on it, but the ordinance, as written, doesn't explicitly state that. Mayor Fowler then commented it'll be interesting to see what other cities are doing regarding solar panels.

Councilmember Campbell stated that it does saturate the roof of the house. He asked the applicant if there is any way that take off 100 sq. ft. of the panels. He wonders what effect this would have. Mr. Trammel indicated they typically try to get about 120% offset, but this one is right at 100%. He explained that if one panel is omitted, then he's already decreasing the desired offset.

Councilmember Daniels asked Mr. Miller to explain how it came to be that our ordinance limits solar panels to 1000 feet. He wonders if it matters what size the house is. Mr. Miller indicated the belief that the 1,000 square foot limitation was probably derived at in an attempt to regulate placement to only the sides and back of a home. He clarified that the ordinance does not make any allotments regarding the size of the home. It's 1000 square feet for residential structures, across the board, regardless of the size of the home.

Councilmember Macalik commented that she is in the real estate business. She indicated that during any future resale of the home, depending on how the solar panels are funded (i.e. a lease perhaps), it can sometimes pose problems when trying to sell the house.

Regarding the anticipated 100% offset of the electric bill(s), Councilmember Jorif asked if they are they going to be selling back any electricity. The applicant stated yes – they will be selling back one-to-one. So as solar panels produce electricity, they monitor the 100% offset, and there is essentially a buyback program.

Councilmember Macalik moved to approve Z2022-045. Councilmember Joriff seconded the motion. The ordinance caption was then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-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 SOLAR PANELS ON A 0.1947-ACRE PARCEL OF LAND IDENTIFIED AS LOT 20, BLOCK D, LYNDEN PARK ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 5 ayes to 2 nays (Moeller, Daniels)

3. **Z2022-046** - Hold a public hearing to discuss and consider approval of an **ordinance** for a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information related to this agenda item. On September 19, 2022, the City Council directed staff to make minor changes to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to correct a procedural requirement associated with the Conditional Land Use Standards for the Mini-Warehouse land use. Specifically, the Conditional Land Use Standards state, “(o)nly single-story units are allowed; however, no multistory buildings will be permitted unless an exception is approved by the Planning and Zoning Commission and City Council.” Staff has changed this to only require approval by the Planning and Zoning Commission, as this is a technical requirement. In addition, the Conditional Land Use Standards also state, “(n)o direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The City Council may consider granting direct access from the above-mentioned roadways after review and determination of the availability to the specific property.” This has also been changed to be an approval of the P&Z Commission. Staff noted that in 2019 the City Council directed staff to remove the City Council as the approving body for variances and exceptions relating to the technical standards associated with site plans. This was done in favor of allowing the P&Z Commission to be the approving body, with the City Council acting as an appeals board. These two (2) references were overlooked when staff made the changes to the Unified Development Code (UDC) under Case No. Z2019-016. In addition, staff has identified a conflict between Subsection 04.02, *Dumping, Excavating or Filling Floodplain*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and the Engineering Standards of Design and Construction. Specifically, Subsection 04.02 states: *Any dump, excavation, storage or filling operation within that portion of a district having a floodplain designation shall require a permit, which must be approved by the City Council, before such operation has is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the City Council, then a permit may be issued by the City Engineer.* Staff is suggesting that Council consider rewording this section as follows: *Any dumping, excavation, storage or filling operation on any property within any district having a floodplain designation or that is within a creek or drain way shall require a permit from the City Engineer prior to the commencement of such activity.*

If the changes to Subsection 04.02 are approved, this would bring the two (2) documents (i.e. the Engineering Standards of Design and Construction Manual and the UDC) into agreement. A redlined copy of the proposed changes along with a draft ordinance have been provided to council in tonight’s meeting packet. In accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), staff brought the proposed text amendment to the P&Z Commission for a recommendation to the City Council, and on October 11, 2022 the P&Z Commission approved a motion to recommend approval by a vote of 5-0 (with Commissioners Womble and Deckard being absent). In addition, staff sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

Councilmember Daniels moved to approve Z2022-046. Mayor Pro Tem Johannesen seconded the motion. The ordinance caption was then read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, PERMISSIBLE USES, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; 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 7 ayes to 0 nays.

XI. ACTION ITEMS

1. Discuss and consider adoption of a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation, and take any action necessary.

City Manager Mary Smith briefed Council on this item, indicating this is the first step in issuing the REDC debt and a portion of water and sewer debt. For those debts, there is no election held, so the city issues the debt through certificates of obligation (“COs”). The City has to publish notice of intent to issue the COs 46 days in advance of the actual action. So tonight’s needed action by Council is to simply decide on instructing her to publish the notice. Tonight’s action by Council will not actually result in issuing anything. It just puts an ad in the paper. The \$85 million authorization will come at a later time. At this point, nothing in the past bond election was associated with the widening of North Goliad. The City continues to work with the state and the county to try to move that project along. Mayor Fowler restated that the bond that was voted on in 2018 was for residential streets only. It was a City bond. Mrs. Smith generally indicated that the city continues to work with the County and the State regarding N. Goliad.

Mayor Pro Tem Johannesen made a motion to adopt the resolution and direct the publication of a notice of intent to issue combination tax and revenue certificates of obligation. Councilmember Joriff seconded the motion. The motion to approve passed unanimously by a vote of 7 ayes to 0 nays.

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 possible purchase of real property in the vicinity of SH-205, generally located near Mims Road, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding cellular lease agreement in the vicinity of North Goliad Street and North Lakeshore Drive, pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding fees assessed under the City Code of Ordinances and variance to those fees pursuant to Section §551.071 (Consultation with Attorney).

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

Council did not reconvene in Ex. Session follow the close of the public meeting agenda. See action taken after the start of the 6:00 p.m. mtg. above as a result of the first Executive Session held.

XIV. ADJOURNMENT

Mayor Fowler adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 7th DAY OF NOVEMBER, 2022.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 22-55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES AND UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE III, BOARDS, COMMISSIONS, COMMITTEES, OF CHAPTER 2, ADMINISTRATION, OF THE MUNICIPAL CODE OF ORDINANCES AND ARTICLE 02, DEVELOPMENT REVIEW AUTHORITY, OF THE UNIFIED DEVELOPMENT CODE (UDC) AS DEPCITED IN EXHIBITS 'A' & 'B' OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Municipal Code of Ordinances and the Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances and Article 02, *Development Review Authority*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Municipal Code of Ordinances 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 Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That Article 02, *Development Review Authority*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

SECTION 3. 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 4. 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 Municipal Code of Ordinances and/or Unified Development Code [*Ordinance No. 20-02*], 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 5. 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
7TH DAY OF NOVEMBER, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

DIVISION 3. HISTORIC PRESERVATION ADVISORY BOARD

SECTION 2-79. MEMBERSHIP

There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.

SECTION 2-80. TERM OF OFFICE; QUALIFICATIONS.

- (1) Term of Office. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
- (2) Qualification. All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the City. All members must be residents of the City of Rockwall.

SECTION 2-81. DUTIES.

The duties of the Historic Preservation Advisory Board (HPAB) are as follows:

- (1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.
- (2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.
- (3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to the Planning and Zoning Commission and City Council for approval.
- (4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.
- (5) Recommend the boundaries of historic districts.
- (6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the Historic Preservation Office.
- (7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly-maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.

Exhibit 'A'
*Article III, Boards, Commissions, Committees, of
Chapter 2, Administration, of the Municipal Code of Ordinances*

- (8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.
- (9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.
- (10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.
- (11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.
- (12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.
- (13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.
- (14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.
- (15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.
- (16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.
- (17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
- (18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.
- (19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.
- (20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.
- (21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.
- (22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.
- (23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.

Exhibit 'A'
*Article III, Boards, Commissions, Committees, of
Chapter 2, Administration, of the Municipal Code of Ordinances*

- (24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.
- (25) Review and act on all city preservation-related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.
- (26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.

SECTION 2-82. OFFICERS.

The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.

SECTION 2-83. VOTING.

Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.

SECTION 2-84. ATTENDANCE.

If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board (HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).

DIVISION 4. ARCHITECTURAL REVIEW BOARD

SECTION 2-85. MEMBERSHIP.

There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.

SECTION 2-86. TERM OF OFFICE; QUALIFICATIONS.

- (1) Term of Office. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
- (2) Qualification. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.

Exhibit 'A'
*Article III, Boards, Commissions, Committees, of
Chapter 2, Administration, of the Municipal Code of Ordinances*

SECTION 2-87. DUTIES.

The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.

SECTION 2-88. OFFICERS.

The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex-officio member.

SECTION 2-89. VOTING.

Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.

SECTION 2-90. ATTENDANCE.

If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).

SECTION 2-91 – 2-99. RESERVED.

Exhibit 'B'
*Article 02, Development Review Authority, of the
Unified Development Code (UDC)*

See Next Page ...



SECTION 05 | HISTORIC PRESERVATION ADVISORY BOARD

SUBSECTION 05.01: ORGANIZATION

For requirements concerning the Historic Preservation Advisory Board see Division 3, Historic Preservation Advisory Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances.

~~(A) Membership. There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.~~

~~(B) Term of Office; Qualifications. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed. The membership shall include:~~

- ~~(1) An architect, planner or representative of a design profession;~~
- ~~(2) A member of the Rockwall County Historical Foundation;~~
- ~~(3) A general contractor;~~
- ~~(4) An owner of property within a historic district;~~
- ~~(5) Three (3) citizens of Rockwall interested in historic preservation.~~

~~(C) All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the City. All members must be residents of Rockwall County.~~

~~(D) Duties. The duties of the Historic Preservation Advisory Board (HPAB) are as follows:~~

- ~~(1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.~~
- ~~(2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.~~
- ~~(3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to~~

~~the Planning and Zoning Commission and City Council for approval.~~

- ~~(4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.~~
- ~~(5) Recommend the boundaries of historic districts.~~
- ~~(6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.~~
- ~~(7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.~~
- ~~(8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.~~
- ~~(9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.~~
- ~~(10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.~~
- ~~(11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.~~
- ~~(12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.~~
- ~~(13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.~~
- ~~(14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.~~
- ~~(15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.~~
- ~~(16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.~~



- ~~(17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.~~
- ~~(18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~
- ~~(19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~
- ~~(20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.~~
- ~~(21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.~~
- ~~(22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.~~
- ~~(23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.~~
- ~~(24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.~~
- ~~(25) Review and act on all city preservation related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.~~
- ~~(26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.~~

~~(E) Officers. The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.~~

~~(F) Voting; Meetings. Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.~~

~~(G) Attendance. If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board~~

~~(HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).~~

SUBSECTION 05.02: DESIGNATION OF LANDMARKS IN THE CITY

~~(A) The Historic Preservation Advisory Board (HPAB) may recommend to the Planning and Zoning Commission and the City Council that certain properties be *landmark districts* and that specific areas be designated as *historic districts* as provided for in [Subsection 06.03, Historic Overlay \(HO\) District, of Article 05, District Development Standards](#).~~

SUBSECTION 05.03: CERTIFICATES OF APPROPRIATENESS (COA)

For requirements concerning Certificates of Appropriateness (COA) see [Section 06, Certificates of Appropriateness \(COA\), of Article 11, Development Applications and Review Procedures](#).

SECTION 06 | ARCHITECTURAL REVIEW BOARD

SUBSECTION 06.01: ORGANIZATION

For requirements concerning the Architectural Review Board see [Division 4, Architectural Review Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances](#).

SUBSECTION 06.01: CREATED

~~There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.~~

SUBSECTION 06.02: TERMS OF OFFICE; QUALIFICATIONS

~~(A) Term. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.~~

~~(B) Qualifications. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.~~

~~(C) Attendance. If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).~~

SUBSECTION 06.03: DUTIES



~~The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.~~

~~SUBSECTION 06.04: OFFICERS~~

~~The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex officio member.~~

~~SUBSECTION 06.05: VOTING~~

~~Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.~~

SECTION 07 | DIRECTOR OF PLANNING AND ZONING

SUBSECTION 07.01: QUALIFICATIONS

- (A) The Director of Planning and Zoning must be a member in good standing of AICP, AIA or PE.
- (B) The Director of Planning and Zoning or his/her designee shall serve as the Zoning Administrator.

SUBSECTION 07.02: POWERS AND DUTIES

- (A) The Director of Planning and Zoning shall have the following powers and duties:
 - (1) To make recommendations and provide assistance to the City Council and Planning and Zoning Commission concerning exercise of their responsibilities under the Unified Development Code (UDC);
 - (2) To develop and recommend to the Planning and Zoning Commission, and the City Council, a Comprehensive Plan for

the City or any amendments to the plan and to propose actions to implement the plan;

- (3) To coordinate all planning relating to the City's Comprehensive Plan;
- (4) To submit recommendations to the Planning and Zoning Commission and City Council on request for zoning changes, variances and exceptions;
- (5) To render such administrative decisions as are required of the Director of Planning and Zoning by the Unified Development Code (UDC);
- (6) To perform such other duties as may be prescribed by ordinance or directed by the City Council or Planning and Zoning Commission.

SECTION 08 | HISTORIC PRESERVATION OFFICER

SUBSECTION 08.01: APPOINTMENT

The City Manager shall appoint a qualified staff person, to serve as Historic Preservation Officer (HPO). This officer shall administer the historic preservation provisions of the Unified Development Code (UDC) and advise the Historic Preservation Advisory Board (HPAB) on matters submitted to it.

SUBSECTION 08.02: POWER AND DUTIES

In addition to serving as a representative to the Historic Preservation Advisory Board (HPAB), the Historic Preservation Officer (HPO) shall:

- (A) Coordinate the City's preservation activities with those of state and federal agencies and with local, state, and national non-profit preservation organizations.
- (B) Administer the Unified Development Code (UDC) and advise the HPAB on matters submitted to it.
- (C) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this Article.
- (D) Receive and review all applications pursuant to this Article to ensure their completeness.
- (E) Review and act on all Certificates of Appropriateness (COA) applications subject to administrative review pursuant to this Article.
- (F) Review and forward with any recommendations for all applications for a Certificate of Appropriateness (COA) subject to review by the Historic Preservation Advisory Board (HPAB) pursuant to this Article.
- (G) Ensure proper posting and noticing of all Historic Preservation Advisory Board (HPAB) meetings, schedule applications for Historic Preservation Advisory Board (HPAB) review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all Historic Preservation Advisory Board (HPAB) meetings.
- (H) Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.

CITY OF ROCKWALL

ORDINANCE NO. 22-57

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, BY AMENDING ARTICLE 04, PERMISSIBLE USES, AS DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, 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 Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. 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. 20-02*], 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 4. 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 7TH DAY OF NOVEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

Exhibit 'A'
*Article 04, Permissible Uses, of the
Unified Development Code (UDC)*

See Next Page ...



is approved by the Planning and Zoning Commission ~~and City Council~~. If necessary, the office/caretaker residence-unit may exceed one (1) story, but shall not be greater than 36-feet in height.

- (c) A minimum of two (2) parking spaces shall be required for the on-site manager (*i.e. caretaker, resident or otherwise*).
- (d) No direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The ~~City Council~~ **Planning and Zoning Commission** may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.
- (e) Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. offsets in buildings, variation of materials, and/or variation of heights, etc.). No gutters and downspouts shall be incorporated in the perimeter walls facing the front property line.
- (f) The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
- (g) The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Special access for fire and police personnel shall be provided as required.
- (h) All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in [Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#). See-through fencing should be wrought iron, or similar. Chain-link fencing of any kind shall be prohibited.
- (i) Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from public right-of-way. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
- (j) The commercial operation of rental trucks and trailers shall be prohibited.
- (k) Businesses shall not be allowed to operate in the individual storage units.
- (l) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).
- (m) Concrete shall be used for all paving.
- (n) Roofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical

equipment shall be screened with the roof structure or parapet walls.

- (o) Lighting standards shall be limited to a maximum of 20-feet in height.
 - (p) The residential unit as an accessory to the permitted use shall not exceed 1,600 SF.
- (2) Outside Storage and/or Outside Display.
- (a) Outside Storage and/or Outside Display shall adhere to the requirements of [Subsection 01.05, Screening Standards, of Article 05, District Development Standards](#).
 - (b) No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a case-by-case basis to allow for Outside Storage and/or Outside Display in conjunction with a use that is permitted under [Land Use Schedule](#). A Specific Use Permit (SUP) approved for this use may be subject to time limitations, site/landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission and City Council.
 - (c) Incidental Display, as defined in [Subsection 02.02\(F\)\(4\)](#), shall not be considered Outside Storage and/or Outside Display, and shall be subject to the requirements of [Subsection 02.02\(F\)\(4\)](#).
- (K) Utilities, Communications and Transportation Land Uses
- (1) Antenna as an Accessory.
- (a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.
 - (b) Administrative approval of the antenna installation shall be required.
 - (c) The antenna will meet all applicable requirements of [Subsection 03.06, Antennas](#).
- (2) Commercial Antenna.
- (a) Located entirely within a non-residential structure as allowed under the applicable zoning district regulations:
 - (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
 - (2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
 - (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 7, 2022

SUBJECT: P2022-051; FINAL PLAT FOR LOT 1, BLOCK G, LAKE ROCKWALL ESTATES EAST ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a *Final Plat* for Lot 1, Block G, Lake Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *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: November 7, 2022
APPLICANT: Sam Carroll; *Carroll Consulting Group, Inc.*
CASE NUMBER: P2022-051; *Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition*

SUMMARY

Consider a request by Sam Carroll of Carroll Consulting Group, Inc. on behalf of Erick Cruz Mendoza for the approval of a Final Plat for Lot 1, Block G, Lake Rockwall Estates East Addition being a 0.1652-acre parcel of land identified as Lot 873-A of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 0.1652-acre parcel of land (*i.e. Lot 873A, Rockwall Lake Properties Development No. 2 Addition*) for the purpose of adding easements to the existing platted lot to allow for the construction of a single-family home.
- The subject property was originally platted as Lot 873-A of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. At the time of annexation, two (2) manufactured homes were situated on the subject property. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. Based on aerial imagery, at some point between March 31, 2011 and April 4, 2012, the two (2) manufactured homes situated on the subject property were demolished. The subject property has remained vacant since this demolition. On September 8, 2020, the City Council approved a Specific Use Permit (SUP) under *Ordinance No. 20-36 [i.e. Case No. Z2020-032]* for the purpose of allowing the construction of a single-family home on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat-- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for the *Lot 1, Block G, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this Final 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 October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat 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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
--	--

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **481 Blanche Drive, Rockwall, TX**

SUBDIVISION **Rockwall Lake Properties Development No. 2** LOT **873-A** BLOCK _____

GENERAL LOCATION **East side of Blanche Drive, south of Evans Drive**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-075	CURRENT USE	VACANT
PROPOSED ZONING	PD-075	PROPOSED USE	RESIDENTIAL
ACREAGE	0.1652	LOTS [CURRENT]	1
		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]

<input type="checkbox"/> OWNER ERICK CRUZ MENDOZA	<input type="checkbox"/> APPLICANT CARROLL CONSULTING GROUP, INC
CONTACT PERSON	CONTACT PERSON SAM CARROLL
ADDRESS 4100 ANDYS LANE	ADDRESS P.O. BOX 11
CITY, STATE & ZIP PARKER, TX 75002	CITY, STATE & ZIP LAVON, TX 75166
PHONE 469-781-6380	PHONE 469-600-2571
E-MAIL SHARKCONSTRUCT@YAHOO.COM	E-MAIL ORDERS@LANDSURVEYTX.COM

NOTARY VERIFICATION [REQUIRED]

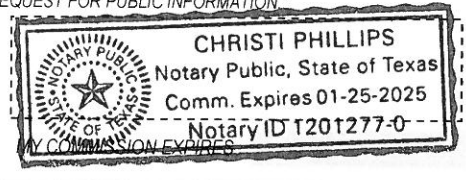
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Erick Cruz Mendoza [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

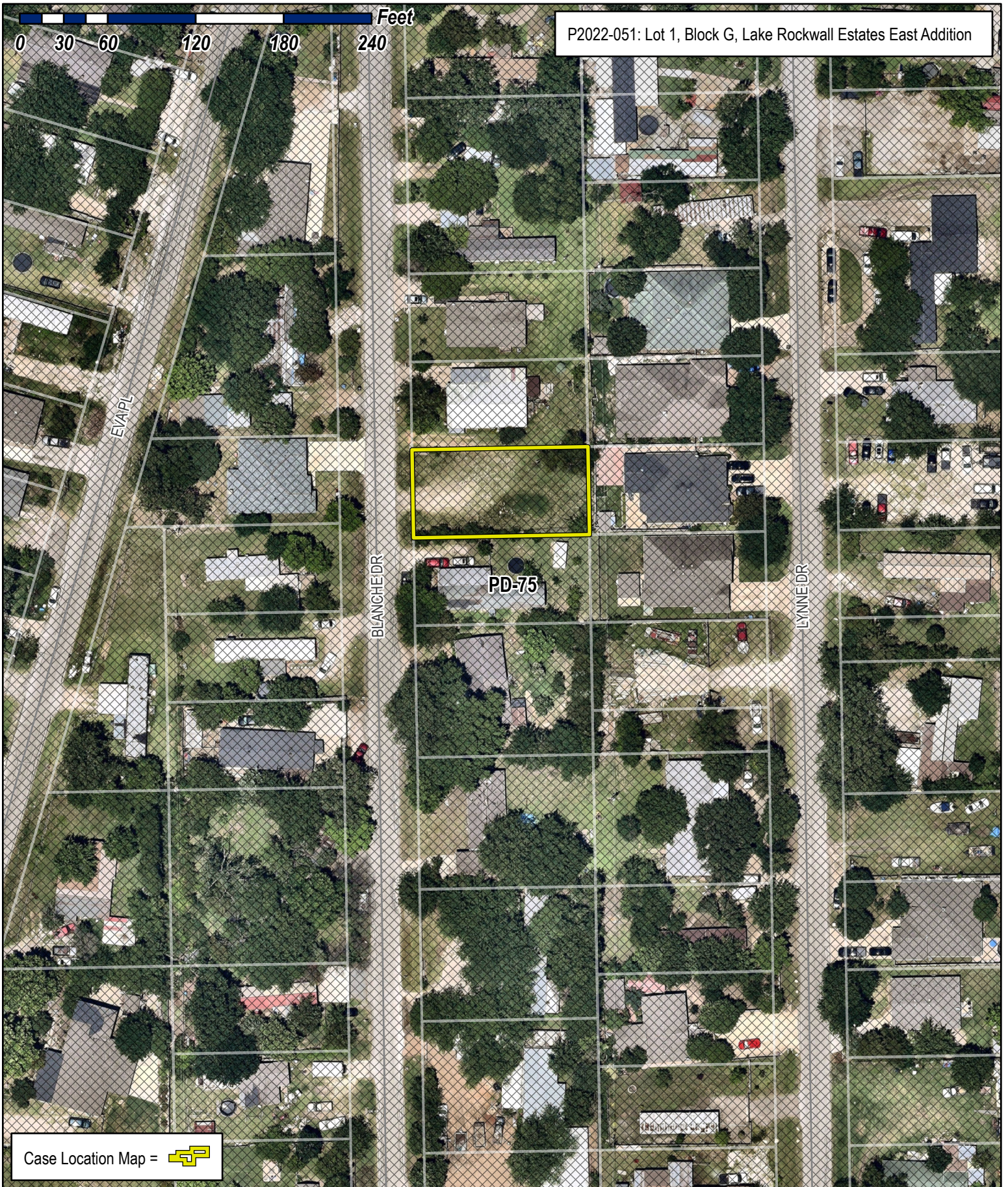
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF October, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF October, 2022

OWNER'S SIGNATURE Erick Cruz Mendoza

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Christi Phillips





Case Location Map = 

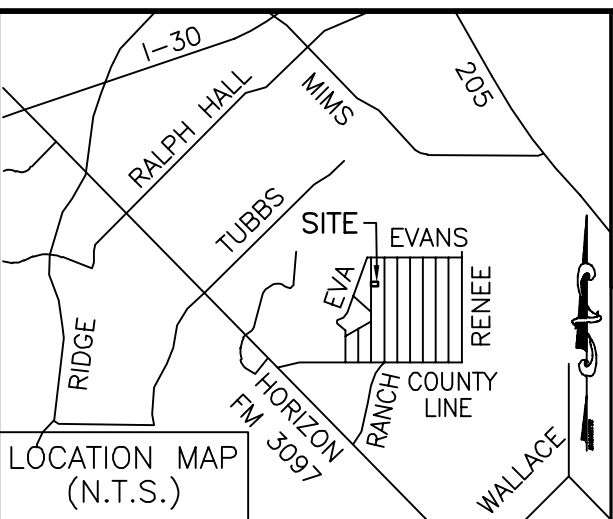


City of Rockwall

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

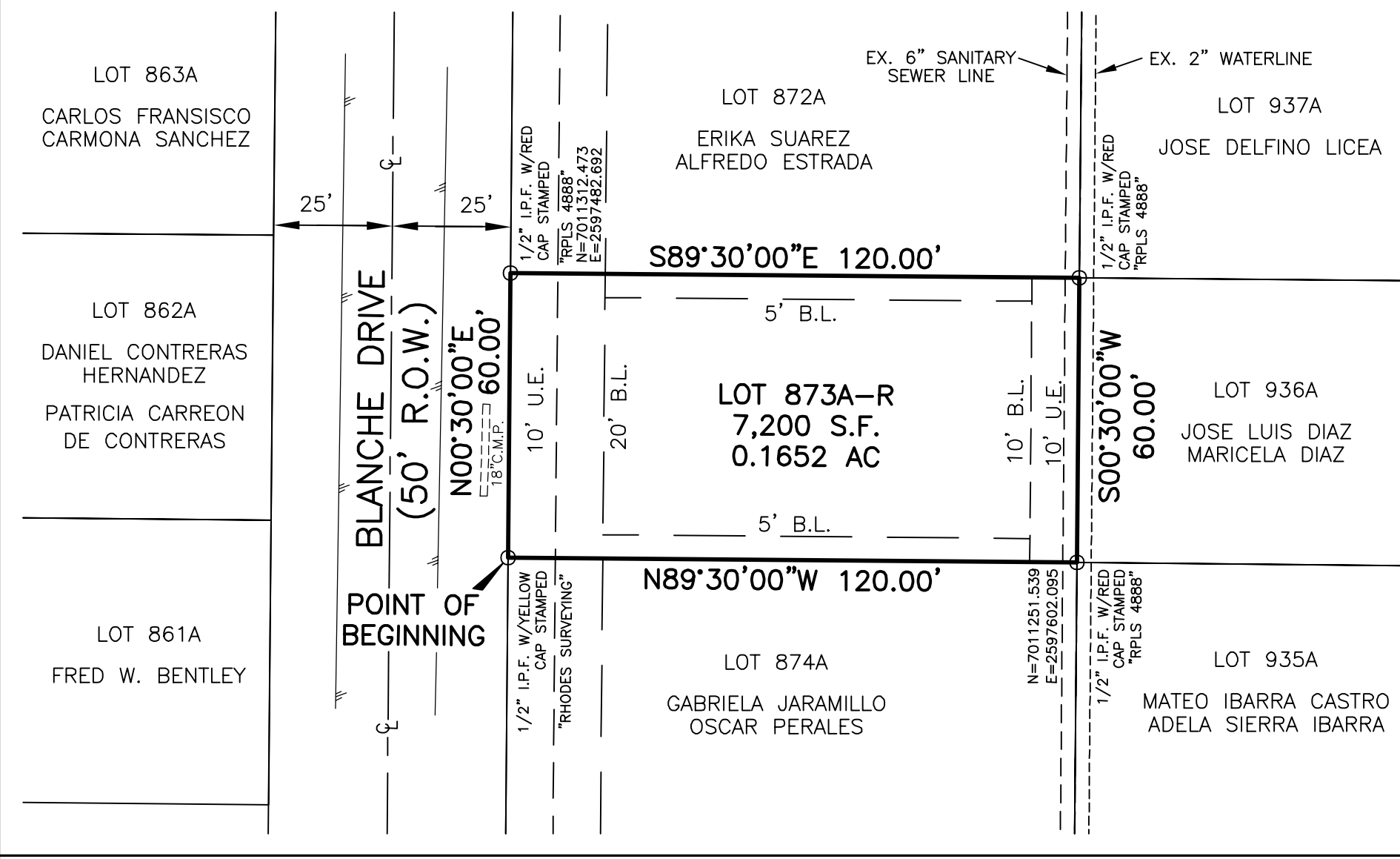
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LEGEND

B.L. - BUILDING LINE
 I.P.F. - IRON PIN FOUND
 U.E. - UTILITY EASEMENT
 D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



NOTES:

1. Located in the City of Rockwall, Texas
2. 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, as required under Ordinance 83-54.
3. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
4. Bearings based on the east line of Rockwall Lake Properties, Cabinet A, Slide 79 (S00°30'00"W)
5. State plain coordinates based on NAD 83, Texas North Central 4202, US Survey Feet.

Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

FLOOD NOTE:

According to my interpretations of Community Panel No. 48397C0040L, dated September 26, 2008, of the National Flood Insurance Rate Maps for Rockwall County, Texas, all of the subject property lies within Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

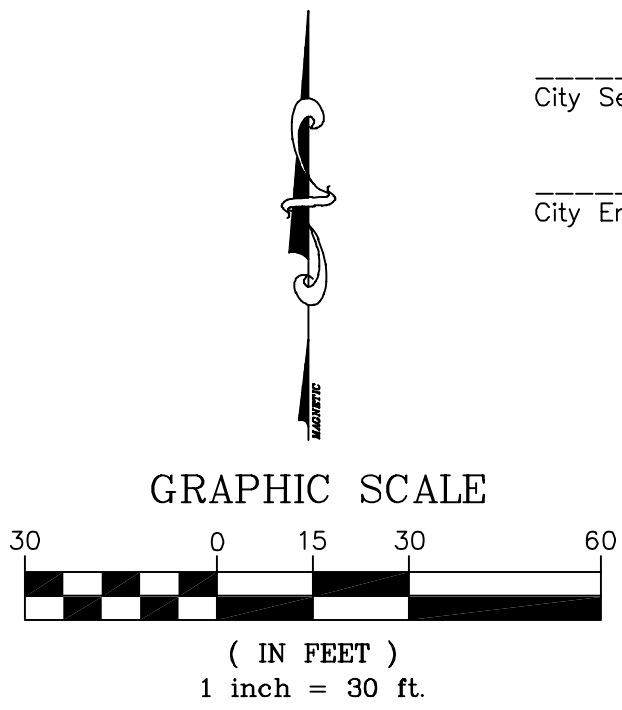
SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set 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.

James Bart Carroll
 Texas Registered Professional Land Surveyor No. 5129



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

Whereas, Erick Cruz Mendoza, is the owner of a tract of land situated in the Glover Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 873A of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet A, Slide 79, Plat Records, Rockwall County, Texas and as conveyed to Erick Cruz Mendoza by deed recorded in Instrument No. 2022000000474, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found with yellow cap stamped "RHODES SURVEYING" on the east right-of-way line of Blanche Drive (50' R.O.W.) and for the southeast corner of said Lot 873A and the northwest corner of Lot 874A;

Thence, North 00°30'00" East, along the east right-of-way line of Blanche Drive (50' R.O.W.) and the west line of said Lot 873A, a distance of 60.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the northwest corner of said Lot 873A and the southwest corner of Lot 872A;

Thence, South 89°30'00" East, along the north line of said Lot 873A and the south line of said Lot 872A, a distance of 120.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the northeast corner of said Lot 873A, the southeast corner of said Lot 872A, the southwest corner of Lot 937A and the northwest corner of Lot 936A;

Thence, South 00°30'00" West, along the east line of said Lot 873A and the west line of said Lot 936A, a distance of 60.00 feet to a 1/2" iron pin found with red cap stamped "RPLS 4888" for the southeast corner of said Lot 873A, the southwest corner of said Lot 936A, the northwest corner of Lot 935A and the northeast corner of said Lot 874A;

Thence, North 89°30'00" West, along the south line of said Lot 873A and the north line of said Lot 874A, a distance of 120.00 feet to the Point of Beginning and containing 7,200 square feet or 0.1652 acres of land.

WITNESS, my hand, this the ____ day of _____, 2022.

 Erick Cruz Mendoza, Owner

STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Erick Cruz Mendoza, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

 Notary Public for the State of Texas
 My Commission expires _____

APPROVED

 Planning and Zoning Commission Chairman Date

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 LOT 873A-R, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 LOT 873A-R subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- (1) No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- (2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- (3) The City and County 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 Rules and 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 required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County 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 with the time stated in such written agreement, but in no case shall the City of County 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 and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County 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 Commissioner's Court of Rockwall County.

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 County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

REPLAT
LOT 873A-R
ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
 Being a replat of Lot 873A
 Rockwall Lake Properties Development No. 2
 Being a 0.1652 Acres (7,200 S.F.)
 Cabinet A, Slide 79, P.R.R.C.T.
 Situated within the Glover Wells Survey, Abstract No. 219
 City of Rockwall, Rockwall County, Texas
 Case No.:

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 972-742-4411		TBPELS REGISTRATION NO.: F-21608	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
3214-22	1"=30'	SEPTEMBER 20, 2022	CP



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 7, 2022

SUBJECT: P2022-052; FINAL PLAT FOR LOTS 1-14, BLOCK A, CREEKSIDE COMMONS ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat
Treescape Plan
Closure Report

Summary/Background Information

Consider a request by Keaton Mai of the Dimension Group on behalf of Justin Webb of Rockwall 205 Investors, LLC and Michael Hampton of 549 Crossing, LP for the approval of a *Final Plat* for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

Action Needed

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



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
DATE: November 7, 2022
APPLICANT: Keaton Mai; *Dimension Group*
CASE NUMBER: P2022-052; *Final Plat for Lots 1-14, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Final Plat for Lots 1-14, Block A, Creekside Commons being a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 34.484-acre tract of land (*i.e. Tracts 17-5 & 17-8 of the W. W. Ford Survey, Abstract No. 80*) for the purpose of creating fourteen (14) non-residential lots (*i.e. Lots 1-14, Block A, Creekside Commons Addition*) to facilitate the future development of the property. The proposed Final Plat conforms to the preliminary plat [Case No. P2022-030] approved by the City Council on July 5, 2022.
- The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [A1986-005]*. On March 4, 2013, the City Council approved a zoning case [Case No. Z2013-002] rezoning the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [Case No. P2021-027] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1-14, Block A, Creekside Commons 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 Final 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 October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE

PLANNING & ZONING CASE NO.

P2022-052

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

DIRECTOR OF PLANNING:

R. H. H.

CITY ENGINEER:

Age

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **TBD**

SUBDIVISION **Creekside Commons**

LOT **1-14** BLOCK **A**

GENERAL LOCATION **NEC of FM 549 and HWY 205, Rockwall, TX 75032**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial (C)**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Mixed use**

ACREAGE **34.484**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **14**

- 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 **549 Crossing LP**

APPLICANT **The Dimension Group**

CONTACT PERSON **Michael Hampton**

CONTACT PERSON **Keaton Mai**

ADDRESS **10755 Sandhill Rd**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Dallas, TX 75238**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **214-271-4630**

PHONE **214-600-1152**

E-MAIL **mhampton@prudentdevelopment.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

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

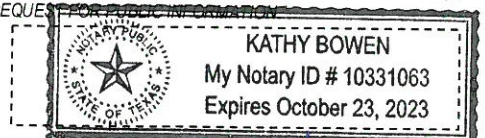
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 14th DAY OF October, 2022

OWNER'S SIGNATURE

Michael Hampton
Kathy Bowen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/23/23



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

p2022-052

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **TBD**

SUBDIVISION **Creekside Commons**

LOT **1-14** BLOCK **A**

GENERAL LOCATION **NEC of FM 549 and HWY 205, Rockwall, TX 75032**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial (C)**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Mixed use**

ACREAGE **34.484**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **14**

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

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

OWNER **Rockwall 205 Investors LLC**

APPLICANT **The Dimension Group**

CONTACT PERSON **Justin Webb**

CONTACT PERSON **Keaton Mai**

ADDRESS **1 Candlelite Trail**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Heath, TX 75032**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **469-446-7734**

PHONE **214-600-1152**

E-MAIL **justinw@alturahomes.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

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

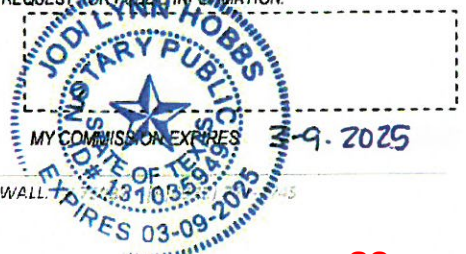
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF August, 2022 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

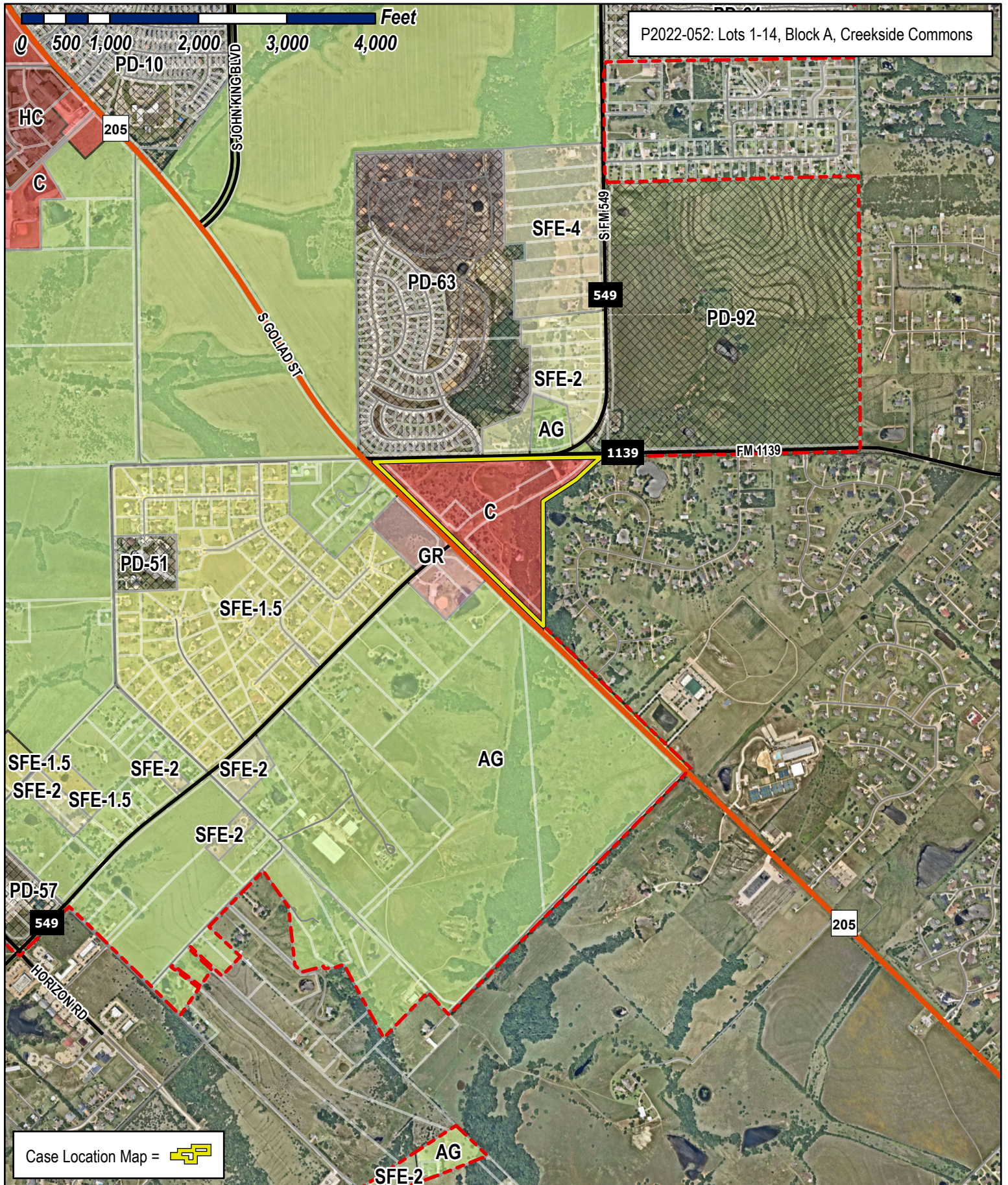
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF August, 2022


OWNER'S SIGNATURE

Justin Webb
Jodi Lynn Hobbs

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 

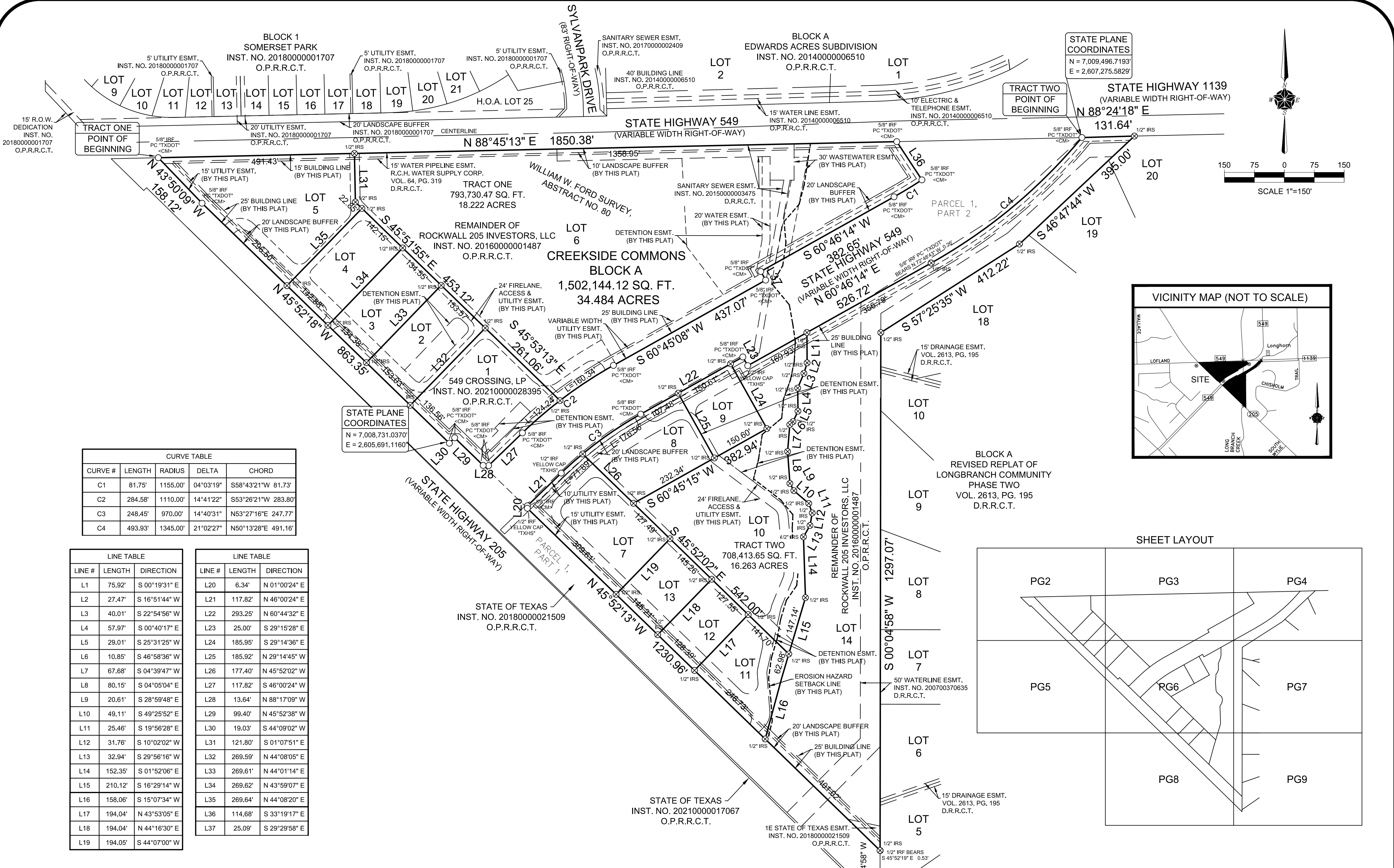


City of Rockwall

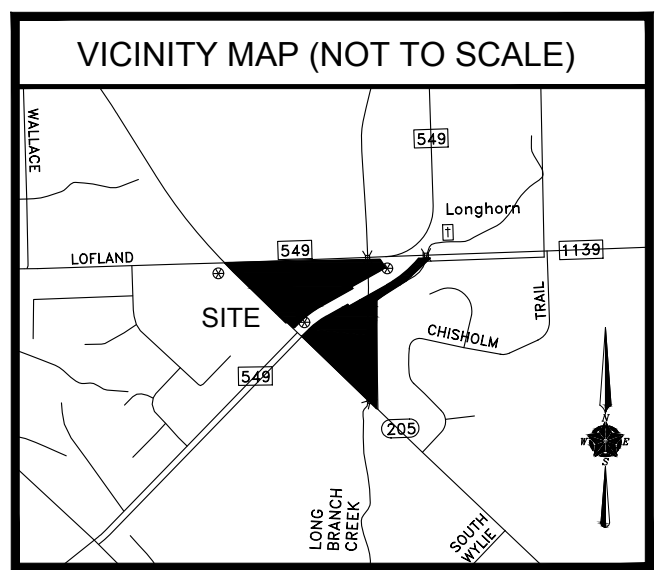
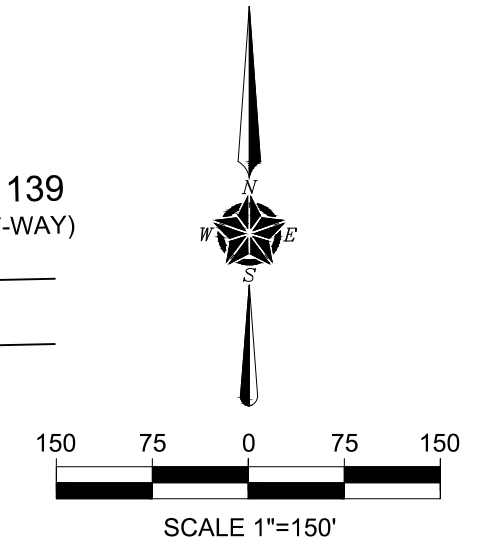
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





STATE PLANE COORDINATES
 N = 7,009,496.7193'
 E = 2,607,275.5829'



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N53°27'16"E 247.77'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31" E
L2	27.47'	S 16°51'44" W
L3	40.01'	S 22°54'56" W
L4	57.97'	S 00°40'17" E
L5	29.01'	S 25°31'25" W
L6	10.85'	S 46°58'36" W
L7	67.68'	S 04°39'47" E
L8	80.15'	S 04°05'04" E
L9	20.61'	S 28°59'48" E
L10	49.11'	S 49°25'52" E
L11	25.46'	S 19°56'28" E
L12	31.76'	S 10°02'02" W
L13	32.94'	S 29°56'16" W
L14	152.35'	S 01°52'06" E
L15	210.12'	S 16°29'14" W
L16	158.06'	S 15°07'34" W
L17	194.04'	N 43°53'05" E
L18	194.04'	N 44°16'30" E
L19	194.05'	S 44°07'00" W

LINE TABLE

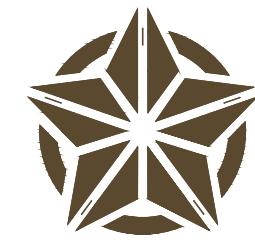
LINE #	LENGTH	DIRECTION
L20	6.34'	N 01°00'24" E
L21	117.82'	N 46°00'24" E
L22	293.25'	N 60°44'32" E
L23	25.00'	S 29°15'28" E
L24	185.95'	S 29°14'36" E
L25	185.92'	N 29°14'45" W
L26	177.40'	N 45°52'02" W
L27	117.82'	S 46°00'24" W
L28	13.64'	N 88°17'09" W
L29	99.40'	N 45°52'38" W
L30	19.03'	S 44°09'02" W
L31	121.80'	S 01°07'51" E
L32	269.59'	N 44°08'05" E
L33	269.61'	N 44°01'14" E
L34	269.62'	N 43°59'07" E
L35	269.64'	N 44°08'20" E
L36	114.68'	S 33°19'17" E
L37	25.09'	S 29°29'58" E

LEGEND:
 IRF IRON ROD FOUND
 PC "TXDOT" IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
 IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
 <CM> CONTROLLING MONUMENT
 D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
 M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL., PG. VOLUME, PAGE
 ESMT. EASEMENT
 L= LENGTH

ENGINEER
 THE DIMENSION GROUP
 10755 SANDILL ROAD
 DALLAS, TEXAS 75238
 attn: KEATON MAI

OWNER
 549 CROSSING, LP
 10755 SANDHILL ROAD
 DALLAS, TEXAS 75238

OWNER
 ROCKWALL 205 INVESTORS, LLC
 1 CANDLELITE TRAIL
 HEATH, TEXAS 75032



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300

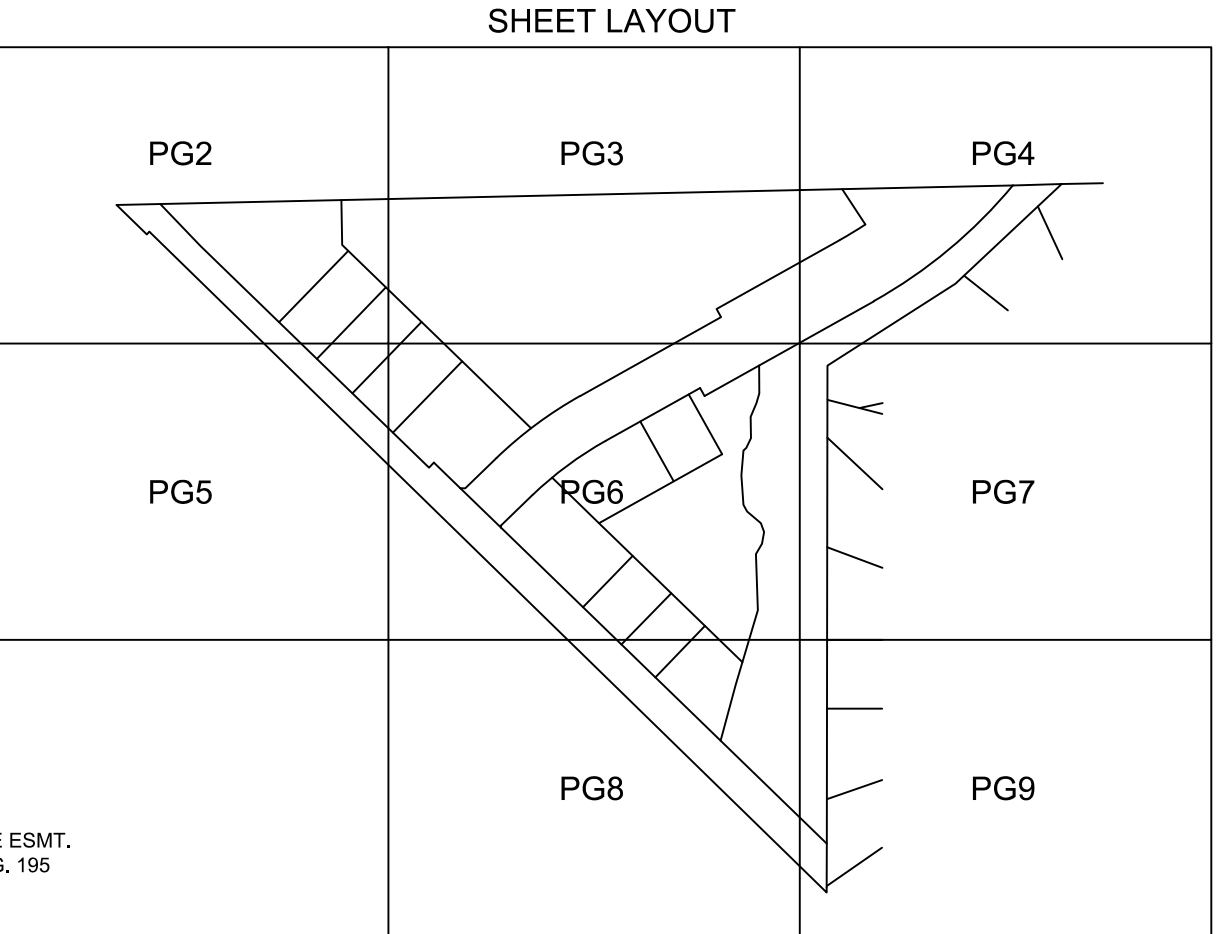
SURVEYOR

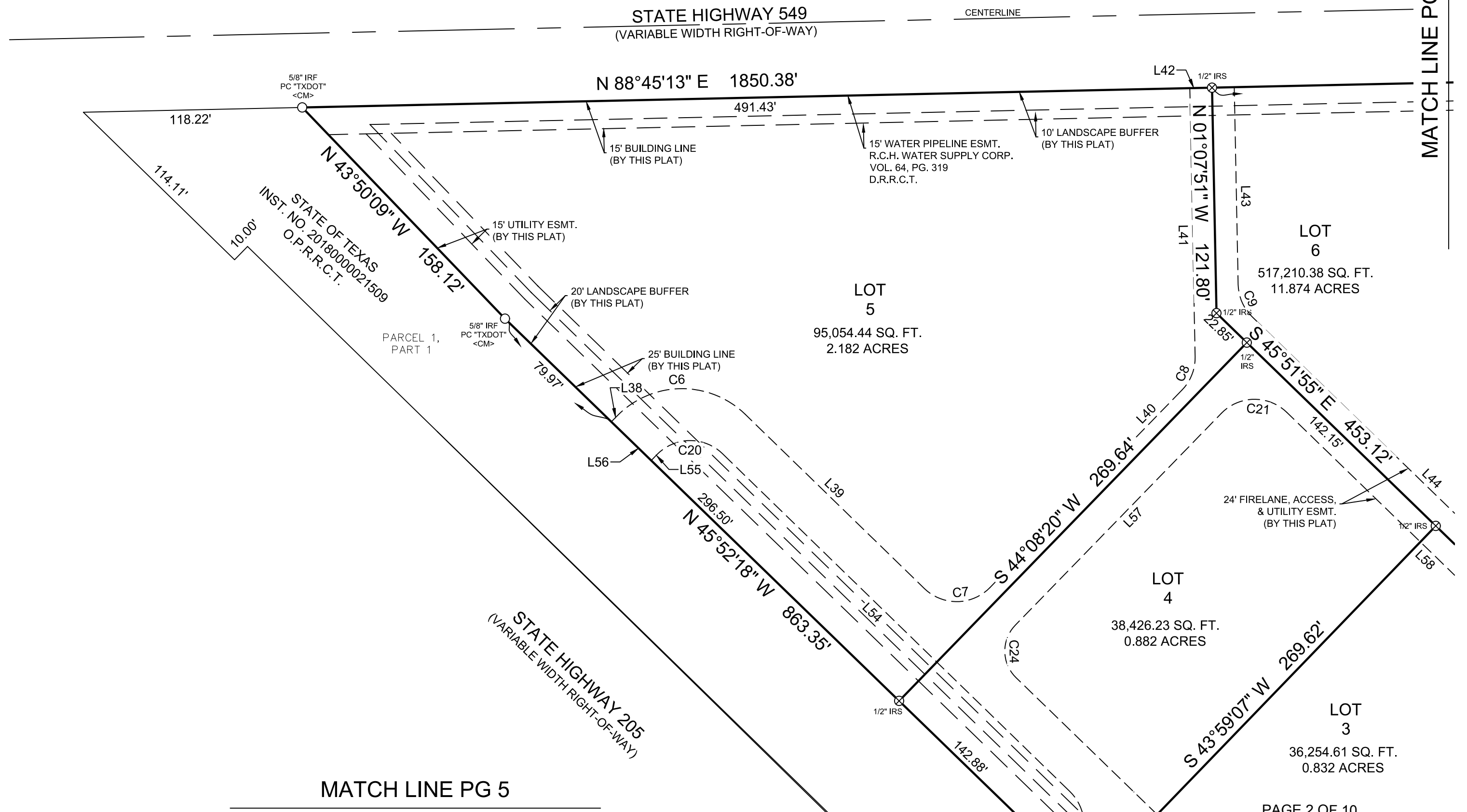
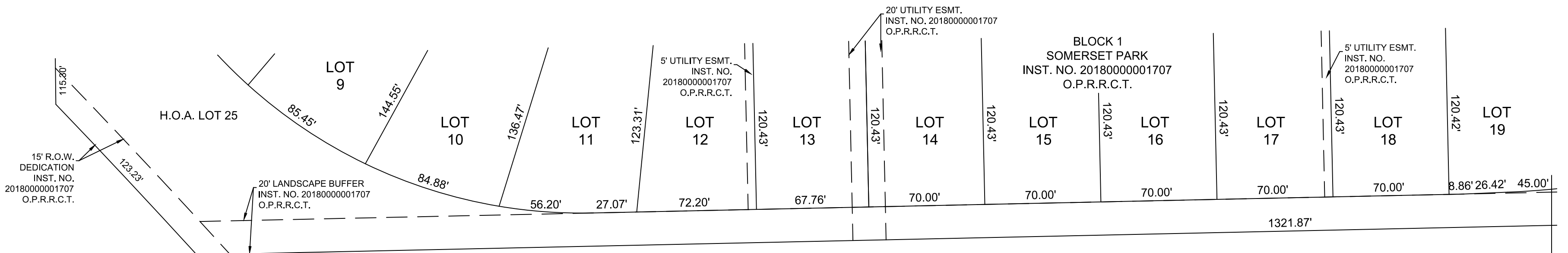
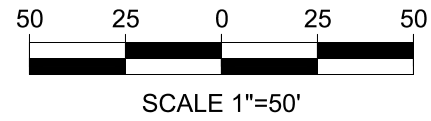
FINAL PLAT
CREEKSIDE COMMONS
 LOTS 1-14, BLOCK A

BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 1,502,144.12 SQUARE FEET / 34.484 ACRES
 CASE NO. P2022-030

PAGE 1 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 150' / DRAWN: JACOB



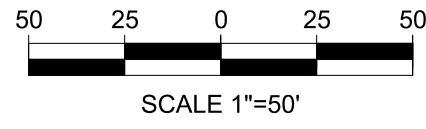


LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT

MATCH LINE PG 5

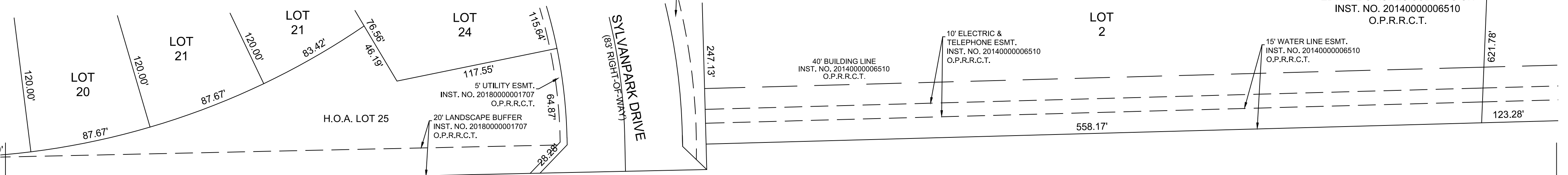
MATCH LINE PG 3



BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 20140000006510
O.P.R.R.C.T.

SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

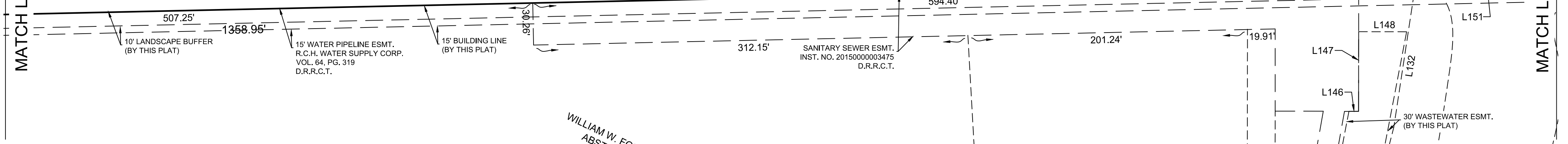


STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

N 88°45'13" E 1850.38'

MATCH LINE PG 2

MATCH LINE PG 4



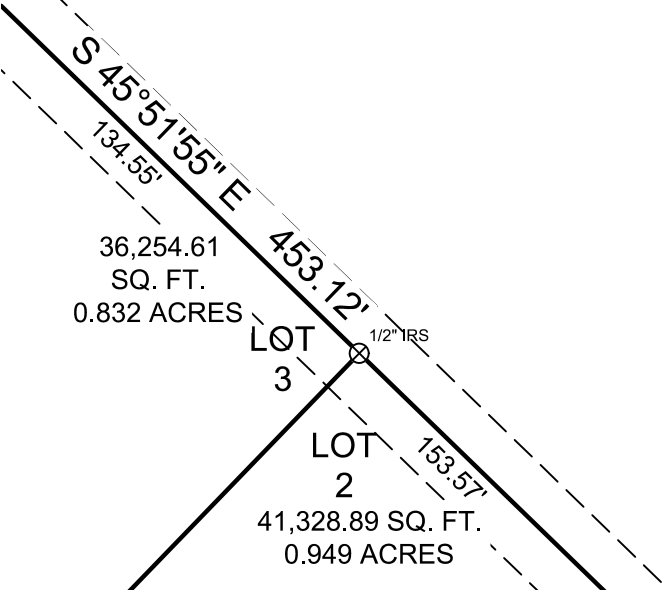
WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

TRACT ONE
793,730.47 SQ. FT.
18.222 ACRES
REMAINDER OF
ROCKWALL 205 INVESTORS, LLC
INST. NO. 2016000001487
O.P.R.R.C.T.

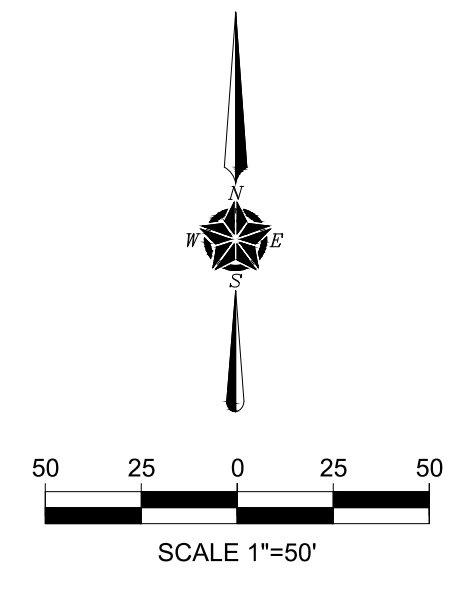
LOT
6
517,210.38 SQ. FT.
11.874 ACRES

CREEKSIDE COMMONS
BLOCK A
1,502,144.12 SQ. FT.
34.484 ACRES

MATCH LINE PG 6



STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)



BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 2014000006510
O.P.R.R.C.T.

LOT 1

40' BUILDING LINE
INST. NO. 2014000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

123.28'

340.44'

418.42'

STATE HIGHWAY 1139
(VARIABLE WIDTH RIGHT-OF-WAY)

CENTERLINE

MATCH LINE PG 3

15' BUILDING LINE
(BY THIS PLAT)
15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

LOT 6
517,210.38 SQ. FT.
11.874 ACRES

20' LANDSCAPE BUFFER
(BY THIS PLAT)
UTILITY ESMT.
(BY THIS PLAT)

25' BUILDING LINE
(BY THIS PLAT)

$S 33^{\circ}19'17'' E$ 114.68'
 $L=81.75'$ $R=1155.00'$
 $\Delta=4^{\circ}03'19''$
 $CH=S58^{\circ}43'21'' W$ 81.73'

$S 60^{\circ}46'14'' W$
382.65'

PARCEL 1,
PART 2

$CH=N50^{\circ}13'28'' E$ 491.16'
 $\Delta=2^{\circ}02'27''$
 $L=493.93'$ $R=1345.00'$

LOT 14

326,865.77 SQ. FT.
7.504 ACRES

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

LOT 19

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

ZONE X

5/8" IRF PC "TXDOT" <CM>
BEARS N 72°48'43" W 0.26'

20' LANDSCAPE BUFFER
(BY THIS PLAT)

10' UTILITY ESMT.
(BY THIS PLAT)

$N 60^{\circ}46'14'' E$ 526.72'
356.79'

25' BUILDING LINE
(BY THIS PLAT)

$S 57^{\circ}25'35'' W$ 412.22'

ZONE X

LOT 18

MATCH LINE PG 7

LOT 20

$N 88^{\circ}24'18'' E$ 131.64'

L76
102.56'

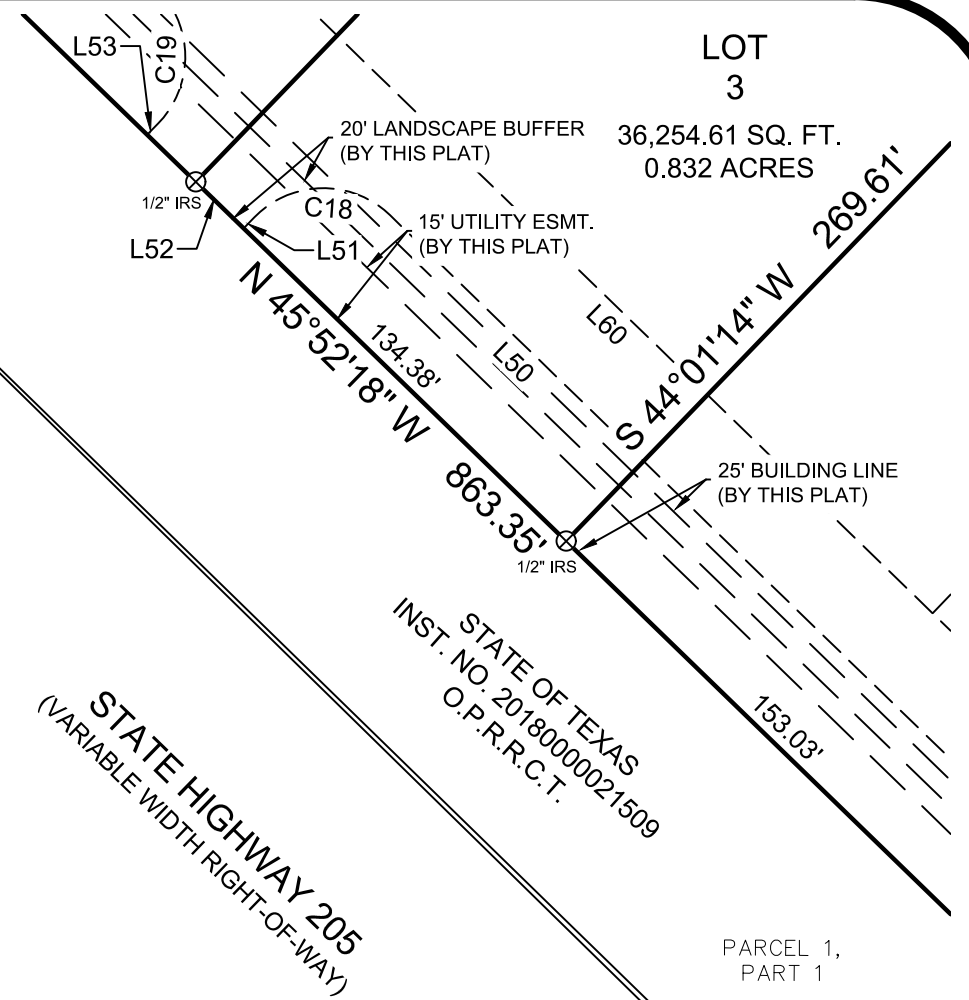
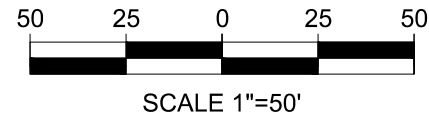
463.85'

$S 46^{\circ}47'44'' W$ 395.00'

376.96'

1/2" IRS

318.92'

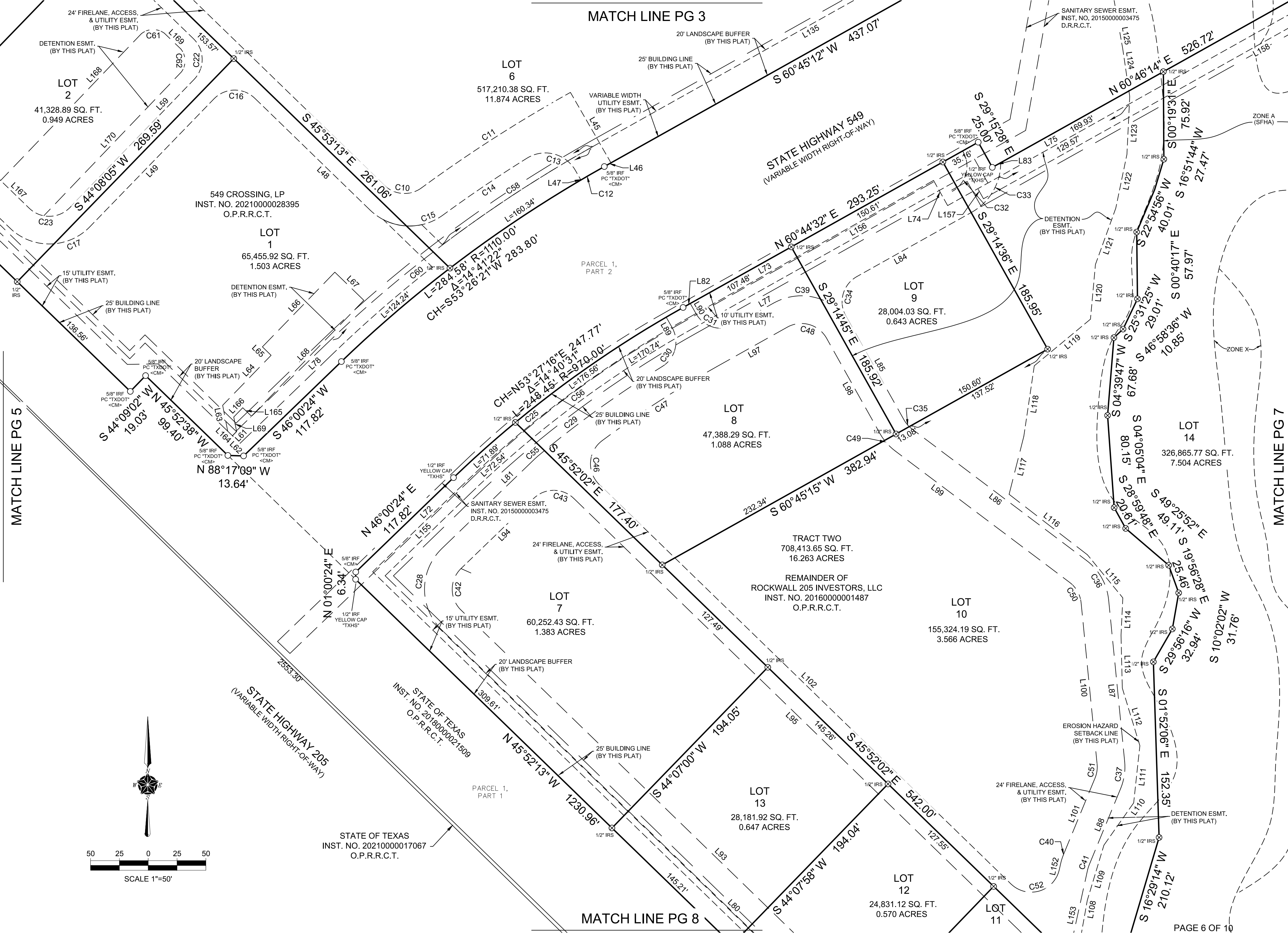


EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	71.03'	1133.58'	3°35'25"	N58° 58' 31"E 71.02'
C6	76.97'	49.00'	90°00'00"	N89° 11' 59"E 69.30'
C7	39.27'	25.00'	90°00'00"	N89° 11' 59"E 35.36'
C8	19.78'	25.00'	45°19'50"	N21° 32' 04"E 19.27'
C9	19.52'	25.00'	44°44'04"	S23° 29' 53"E 19.03'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	7°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	1°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	4°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.23'	25.00'	89°54'50"	N0° 50' 36"W 35.33'
C20	39.27'	25.00'	90°00'00"	S89° 11' 59"W 35.36'
C21	39.24'	25.00'	89°56'06"	S89° 10' 02"W 35.34'
C22	39.25'	25.00'	89°57'50"	N0° 53' 00"W 35.34'
C23	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C24	31.44'	20.00'	90°04'01"	S0° 50' 01"E 28.30'
C25	245.88'	945.72'	14°53'48"	N53° 27' 17"E 245.19'
C26	493.09'	1351.76'	20°54'00"	N50° 19' 14"E 490.36'
C27	60.45'	25.00'	138°32'33"	N64° 51' 30"E 46.76'
C28	78.58'	49.00'	91°53'04"	N0° 04' 19"E 70.43'
C29	133.03'	920.72'	8°16'42"	N54° 13' 42"E 132.91'
C30	38.37'	25.00'	87°56'32"	N14° 23' 47"E 34.71'
C31	39.13'	25.00'	89°40'59"	S74° 24' 58"E 35.26'
C32	39.26'	25.00'	89°59'07"	N15° 44' 59"E 35.35'
C33	52.14'	49.00'	60°57'43"	S30° 15' 41"W 49.71'

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C34	39.26'	25.00'	89°59'18"	S15° 44' 54"W 35.35'
C35	10.37'	25.00'	23°45'29"	S41° 07' 30"E 10.29'
C36	40.48'	49.00'	47°20'18"	S29° 20' 06"E 39.34'
C37	23.99'	49.00'	28°03'07"	S8° 21' 37"W 23.75'
C38	49.87'	49.00'	58°18'30"	N16° 42' 47"W 47.74'
C39	76.98'	49.00'	90°00'42"	N74° 15' 06"W 69.30'
C40	8.51'	49.00'	9°56'43"	N17° 24' 49"E 8.49'
C41	4.34'	25.00'	9°56'43"	S17° 24' 49"W 4.33'
C42	40.09'	25.00'	91°53'04"	S0° 04' 19"W 35.93'
C43	38.45'	25.00'	88°07'07"	N89° 55' 36"W 34.77'
C44	34.75'	25.00'	79°37'49"	N6° 03' 19"W 32.02'
C45	41.51'	49.00'	48°32'33"	N19° 51' 30"W 40.28'
C46	43.28'	25.00'	99°11'42"	S3° 43' 49"W 38.08'
C47	117.93'	896.72'	7°32'06"	S57° 08' 16"W 117.84'
C48	39.28'	25.00'	90°00'42"	N74° 15' 06"W 35.36'
C49	20.32'	49.00'	23°45'29"	N41° 07' 30"W 20.17'
C50	20.66'	25.00'	47°20'18"	N29° 20' 06"W 20.07'
C51	12.24'	25.00'	28°03'07"	N8° 21' 37"E 12.12'
C52	53.10'	25.00'	121°41'30"	N73° 17' 13"E 43.67'
C53	14.41'	49.00'	16°51'15"	N4° 00' 51"E 14.36'
C54	7.35'	25.00'	16°51'14"	S4° 00' 51"W 7.33'
C55	3.48'	49.00'	4°04'30"	N48° 04' 06"E 3.48'
C56	243.28'	935.72'	14°53'48"	N53° 27' 17"E 242.60'
C57	505.55'	1361.76'	21°16'15"	N50° 08' 06"E 502.65'
C58	156.06'	1129.92'	7°54'49"	N56° 49' 37"E 155.94'
C59	60.32'	1123.58'	3°04'33"	N59° 13' 57"E 60.31'
C60	289.70'	1130.00'	14°41'20"	N53° 26' 20"E 288.91'
C61	21.28'	16.40'	74°21'51"	N88° 44' 26"E 19.82'
C62	21.31'	16.29'	74°56'11"	S1° 15' 34"E 19.82'

STATE OF TEXAS
INST. NO. 2021000017067
O.P.R.R.C.T.

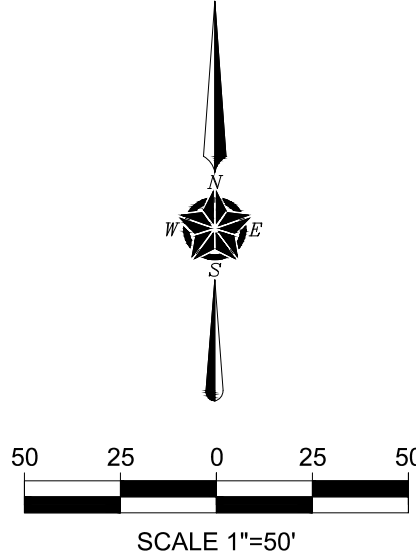
MATCH LINE PG 3



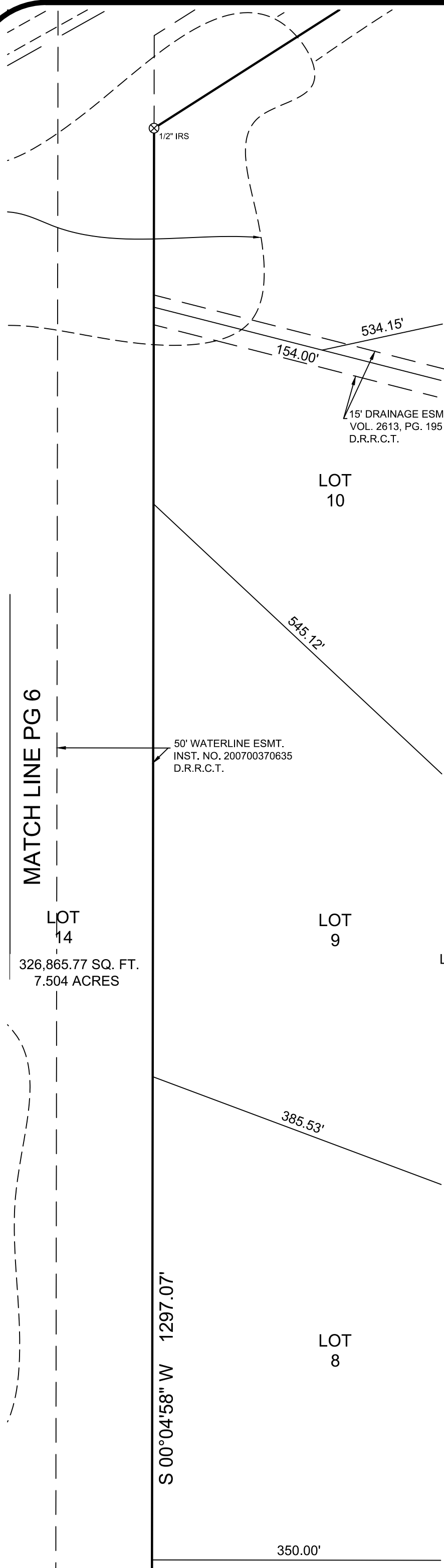
MATCH LINE PG 5

MATCH LINE PG 7

MATCH LINE PG 8



MATCH LINE PG 4



EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L38	4.30'	N44°38'07"E
L39	134.96'	S45°48'01"E
L40	148.85'	N44°11'59"E
L41	145.12'	N1°07'51"W
L42	24.00'	N88°45'13"E
L43	106.59'	S1°07'51"E
L44	608.11'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	154.63'	S44°08'05"W
L50	208.04'	N45°51'50"W
L51	4.00'	S44°06'49"W
L52	35.00'	N45°53'11"W
L53	4.12'	N44°06'49"E
L54	261.74'	N45°48'01"W
L55	4.45'	S44°11'59"W
L56	30.03'	N45°52'18"W
L57	159.66'	S44°11'59"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L58	351.46'	N45°51'55"W
L59	154.65'	N44°05'55"E
L60	356.74'	S45°52'02"E
L61	17.51'	S45°59'58"W
L62	9.30'	N45°52'38"W
L63	22.87'	N10°59'40"W
L64	60.33'	N44°05'55"E
L65	10.50'	N45°53'11"W
L66	90.21'	N44°07'24"E
L67	35.00'	S45°53'11"E
L68	139.95'	S44°06'49"W
L69	12.97'	S10°59'31"E
L70	20.87'	N0°04'58"E
L71	1210.44'	N45°52'13"W
L72	107.11'	N46°00'24"E
L73	243.27'	N60°44'32"E
L74	24.98'	S29°15'28"E
L75	576.72'	N60°46'14"E
L76	115.86'	N88°24'18"E
L77	38.33'	N60°44'32"E

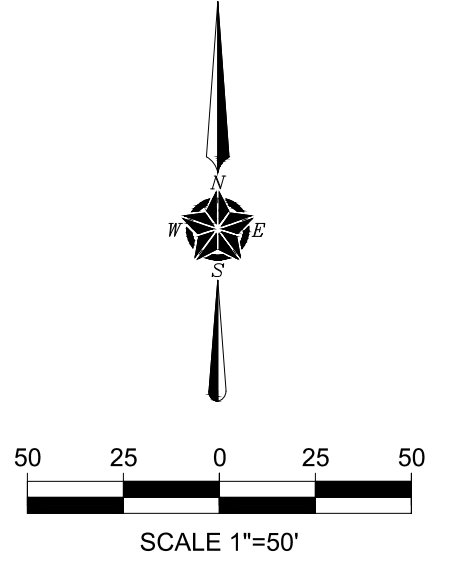
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	107.70'	N 46°00'24" E
L79	20.94'	S44°07'47"W
L80	667.70'	N45°52'13"W
L81	112.15'	N46°00'51"E
L82	7.08'	N60°44'32"E
L83	8.32'	N60°46'14"E
L84	114.27'	S60°44'32"W
L85	103.42'	S29°14'45"E
L86	189.47'	S53°00'15"E
L87	140.66'	S5°39'57"E
L88	71.87'	S22°23'11"W
L89	10.54'	N29°34'29"W
L90	10.14'	S29°34'29"E
L91	21.96'	N4°24'46"W
L92	95.31'	S4°24'46"E
L93	618.73'	S45°52'13"E
L94	87.61'	S46°00'51"W
L95	537.20'	N45°52'02"W
L96	20.94'	S44°07'47"W
L97	70.52'	S60°44'32"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L98	94.64'	N29°14'45"W
L99	189.47'	N53°00'15"W
L100	140.66'	N5°39'57"W
L101	71.87'	N22°23'11"E
L102	497.50'	S45°52'02"E
L103	52.29'	S13°32'54"W
L104	53.58'	S3°57'56"E
L105	53.41'	S5°53'02"E
L106	51.52'	S7°48'14"W
L107	50.33'	S16°43'19"W
L108	48.99'	S10°05'04"W
L109	49.98'	S16°46'36"W
L110	44.78'	S35°07'49"W
L111	49.90'	S6°11'07"W
L112	52.17'	S16°56'45"E
L113	45.99'	S1°24'22"E
L114	32.33'	S2°47'42"W
L115	48.32'	S39°25'12"E
L116	85.80'	S52°19'37"E
L117	51.84'	S14°13'56"W

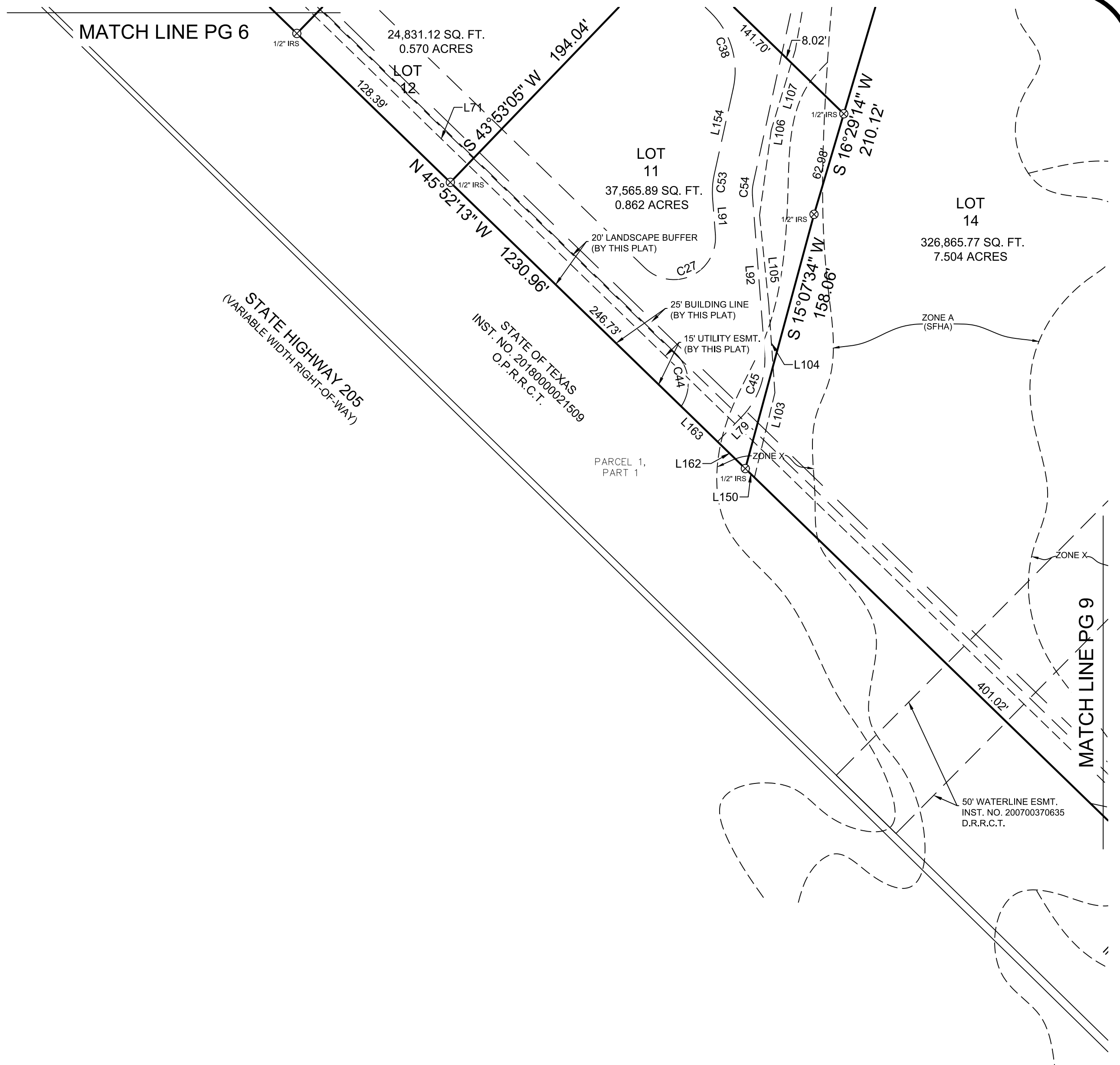
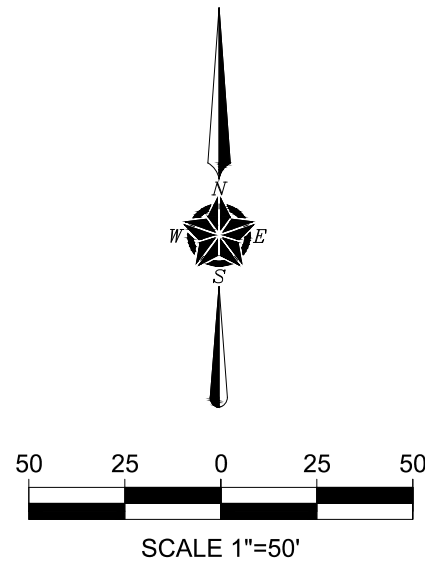
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L118	61.86'	S8°26'16"W
L119	63.29'	S50°19'42"W
L120	47.58'	S5°11'50"W
L121	51.87'	S19°51'38"W
L122	47.73'	S11°41'54"W
L123	50.26'	S2°46'22"W
L124	42.15'	S8°20'29"E
L125	50.04'	S10°07'11"E
L126	67.17'	S39°36'35"E
L127	53.86'	S29°22'22"W
L128	58.09'	S7°53'35"W
L129	52.52'	S5°12'37"E
L130	57.86'	S41°00'19"W
L131	50.06'	S14°21'43"W
L132	104.55'	S8°38'06"W
L133	222.01'	N3°13'21"W
L134	150.91'	N37°17'56"W
L135	427.07'	N60°45'08"E
L136	15.09'	N29°13'46"W
L137	4.21'	N60°46'14"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L138	74.46'	N10°06'25"E
L139	208.50'	N0°05'08"E
L140	151.54'	N0°05'08"E
L141	59.83'	N10°06'25"E
L142	362.47'	N60°46'14"E
L143	93.20'	N33°19'17"W
L144	25.86'	N60°46'14"E
L145	211.93'	S10°51'32"W
L146	6.95'	N89°50'07"E
L147	57.32'	N0°03'08"E
L148	34.53'	S89°53'17"E
L149	250.76'	S10°51'32"W
L150	7.65'	N45°52'13"W
L151	216.36'	N88°45'13"E
L152	5.02'	N12°26'28"E
L153	158.27'	S12°26'28"W
L154	52.90'	N12°26'28"E
L155	106.78'	N46°00'24"E
L156	273.27'	N60°44'32"E
L157	24.99'	S29°15'28"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L158	546.71'	N60°46'14"E
L159	25.09'	N29°13'46"W
L160	402.53'	N60°46'14"E
L161	89.33'	N33°19'17"W
L162	23.21'	N45°52'13"W
L163	30.41'	N45°52'13"W
L164	5.74'	N45°52'38"W
L165	10.50'	N45°53'11"W
L166	11.21'	S44°06'49"W
L167	34.46'	N45°50'13"W
L168	176.37'	N43°47'28"E
L169	19.97'	S46°15'34"E
L170	172.60'	S43°43'24"W



MATCH LINE PG 9



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 upon the Texas State Plane Coordinate System, Texas North Central Zone, (4202) North American Datum of 1983, (2011).
- 3) The purpose of this plat is to create 14 lots.
- 4) Benchmarks:
 - COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'
 - COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'
- 5) Zoning: Commercial (C) District
- 6) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.

MATCH LINE PG 7

50' WATERLINE ESMT.
INST. NO. 200700370635
D.R.R.C.T.

LOT 14

326,865.77 SQ. FT.
7.504 ACRES

LOT 7

350.00'

BLOCK A
REVISED REPLAT OF
LONGBRANCH COMMUNITY
PHASE TWO
VOL. 2613, PG. 195
D.R.R.C.T.

LOT 6

LOT 5

15' DRAINAGE ESMT.
VOL. 2613, PG. 195
D.R.R.C.T.

1E STATE OF TEXAS ESMT.
INST. NO. 20180000021509
O.P.R.R.C.T.

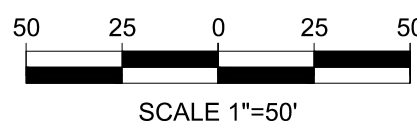
1/2" IRF BEARS
S 45°52'19" E 0.53'

STATE OF TEXAS
INST. NO. 20180000021509
O.P.R.R.C.T.

MEAS. = S 00°04'58" W
118.93'

L70

497.90'



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

TRACT ONE

WHEREAS, Rockwall 205 Investors, LLC and 549 CROSSING, LP are the owners of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, together with that tract of land described in Special Warranty Deed to 549 CROSSING, LP recorded in Instrument Number 20210000028395 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 1 tract, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 08 seconds West, a distance of 437.07 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 14 degrees 41 minutes 22 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 53 degrees 26 minutes 21 seconds West, 283.80 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 284.58 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 46 degrees 00 minutes 24 seconds West, a distance of 117.82 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 88 degrees 17 minutes 09 seconds West, a distance of 13.64 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 38 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 99.40 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 44 degrees 09 minutes 02 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 19.03 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 863.35 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 793,730.47 square feet or 18.222 acres of land.

TRACT TWO

WHEREAS, Rockwall 205 Investors, LLC is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being that same tract of land described in General Warranty Deed to Rockwall 205 Investors, LLC recorded in Instrument Number 2016000001487 of the Official Public Records of Rockwall County, Texas, less that tract of land described as Parcel 1 Part 1 and Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, and the remaining being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in the northeast corner of said State of Texas Parcel 1 Part 2 tract, said corner also being in the south right-of-way line of State Highway 1139 (variable width right-of-way);

Thence North 88 degrees 24 minutes 18 seconds East, along the south right-of-way line of State Highway 1139 (variable width right-of-way), a distance of 131.64 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the north line of Lot 20, Block A of Revised Replat of Longbranch Community Phase Two, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Volume 2613, Page 195 of the Deed Records of Rockwall County, Texas;

Thence South 46 degrees 47 minutes 44 seconds West, along the northwest line of Lots 20, 19 and 18, Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 395.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in a northwest line of said Lot 18;

Thence South 57 degrees 25 minutes 35 seconds West, along a northwest line of said Lot 18, a distance of 412.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being in the west line of said Lot 18;

Thence South 00 degrees 04 minutes 58 seconds West, along a west line of Lots 18, 10, 9, 8, 7, 6, and 5 of Block A of said Revised Replat of Longbranch Community Phase Two, a distance of 1,297.07 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 1/2 inch iron rod found which bears South 45 degrees 52 minutes 19 seconds East, 0.53 feet;

Thence North 45 degrees 52 minutes 13 seconds West, along the northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 1,230.96 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 01 degrees 00 minutes 24 seconds East, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 6.34 feet to a 5/8 inch iron rod found for corner;

Thence, along the southeastern line of said State of Texas Parcel 1 Part 2 tract and along the southeast line of said new State Highway 549, the following courses and distances:

Thence North 46 degrees 00 minutes 24 seconds East, a distance of 117.82 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 14 degrees 40 minutes 31 seconds, a radius of 970.00 feet and a chord bearing and distance of North 53 degrees 27 minutes 16 seconds East, 247.77 feet;

Thence, in a northeasterly direction, an arc length of 248.45 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 60 degrees 44 minutes 32 seconds East, a distance of 293.25 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 29 degrees 15 minutes 28 seconds East, a distance of 25.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence North 60 degrees 46 minutes 14 seconds East, a distance of 526.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, from which lies a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found which bears North 72 degrees 48 minutes 43 seconds West, 0.26 feet, said corner being the beginning of a non-tangent curve to the left, having a delta of 21 degrees 02 minutes 27 seconds, a radius of 1,345.00 feet and a chord bearing and distance of North 50 degrees 13 minutes 28 seconds East, 491.16 feet;

Thence, in a northeasterly direction, along the southeast line of said State of Texas Parcel 1 Part 2 tract, along said curve to the left, an arc length of 493.93 feet back to the POINT OF BEGINNING and containing 708,413.65 square feet or 16.263 acres of land.

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS

LOTS 1-14, BLOCK A
BEING TRACTS OF LAND SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1,502,144.12 SQUARE FEET / 34.484 ACRES
CASE NO. P2022-030

PAGE 9 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB



OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes 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 by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

Rockwall 205 Investors, LLC

Justin Webb
Manager

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Justin Webb, a Texas limited liability company, 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 stated.

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

Notary Signature

549 CROSSING, LP

XXXXX
Title

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared XXXXX, a Texas limited liability company, 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 stated.

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

Notary Signature

SURVEYORS CERTIFICATE:

I, Gary E. Johnson, 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 PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (9/21/2022)

Gary E. Johnson, R.P.L.S. No. 5299

Approved:

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

The 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 eight (180) days from said date of final approval.

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

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR

TEXAS HERITAGE
SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
CREEKSIDE COMMONS
LOTS 1-14, BLOCK A

BEING TRACTS OF LAND SITUATED IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 1,502,144.12 SQUARE FEET / 34.484 ACRES CASE NO. P2022-030

PAGE 10 OF 10

DATE: 9/21/2022 / JOB # 2002727-8 / SCALE= 1" = 50' / DRAWN: JACOB

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
ROCKWALL 205 INVESTORS, LLC
1 CANDLELITE TRAIL
HEATH, TEXAS 75032

OWNER
549 CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

TREE REMOVAL - UTILITY & STREET PLAN AREAS

TAG	SPECIES	DBH	CONDITION	COMMENT	Feature Tree	Non-Protected Tree	Primary Protected	Secondary Protected	In ROW	
548	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
553	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
554	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
618	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
619	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
635	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	UNKNOWN	REMOVE				12.00		
672	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
676	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
677	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
678	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
683	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
684	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
685	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
689	BOIS D ARC MACLURA POMIFERA	8.00	UNKNOWN	REMOVE		8.00				
690	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
691	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
692	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	6.00	UNKNOWN	REMOVE		6.00				
697	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
698	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
699	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
707	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
708	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
709	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
712	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
713	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	UNKNOWN	REMOVE		8.00				
7189	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
7239	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
7240	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE					13.00	
7241	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	15.00	UNKNOWN	REMOVE					15.00	
7242	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	13.00	UNKNOWN	REMOVE					13.00	
7246	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	UNKNOWN	REMOVE		10.00				
9616	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	18.00	DECLINE	REMOVE					18.00	
9617	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE					12.00	
9618	BOIS D ARC MACLURA POMIFERA	14.00	DECLINE	REMOVE					14.00	
9619	BOIS D ARC MACLURA POMIFERA	10.00	DECLINE	REMOVE					10.00	
9620	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	16.00	DECLINE	REMOVE					16.00	
9621	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE					8.00	
9622	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE					8.00	
9623	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	10.00	DECLINE	REMOVE					10.00	
9624	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE					8.00	
9625	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE					12.00	
9626	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE					12.00	
9627	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE					8.00	
9628	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	8.00	DECLINE	REMOVE					8.00	
9629	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE					12.00	
9630	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE					12.00	
9631	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE					12.00	
9632	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	26.00	DECLINE	REMOVE					26.00	
9652	EASTERN RED CEDAR JUNIPERUS VIRGINIANA	12.00	DECLINE	REMOVE					12.00	
TOTAL					531.00					
FEATURE TREE MITIGATION (2:1)						26.00	346.00	0.00	171.00	0.00
NON-PROTECTED TREE MITIGATION						52.00				
PRIMARY PROTECTED MITIGATION								0.00		
SECONDARY PROTECTED MITIGATION (0.5:1)										85.50
TOTAL MITIGATION REQUIRED					137.50					

TREE REMOVAL SUMMARY

	MITIGATION REQUIREMENT
TOTAL CALIPER OF TREES ON SITE	10,195"
FEATURE TREES TO BE REMOVED (2:1 MITIGATION)	26" 52"
NON-PROTECTED TREES TO BE REMOVED (NO MITIGATION)	2,324" 0"
PRIMARY PROTECTED TREES TO BE REMOVED (1:1 MITIGATION)	219" 219"
SECONDARY PROTECTED TREES TO BE REMOVED (0.5:1 MITIGATION)	330" 165"
TOTAL MITIGATION REQUIRED	436"

LEGEND

- 10" CEDAR #XXX INDICATES TREE SIZE, SPECIES, & NUMBER
- EXISTING TREES TO BE PROTECTED IN PLACE
- TREE PROTECTION FENCE
- 10" CEDAR #XXX INDICATES TREE SIZE, SPECIES, & NUMBER
- EXISTING TREE TO BE REMOVED

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Address: TX 75001
 www.EvergreenDesignGroup.com



TBPE FIRM REGISTRATION #F-8396
 KEATON L. MAI
 125077
 LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 02/27/2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DATE	REVISION DESCRIPTION
06/27/2022 <td>TREE REMOVAL - UTILITY & STREET PLAN AREAS</td>	TREE REMOVAL - UTILITY & STREET PLAN AREAS

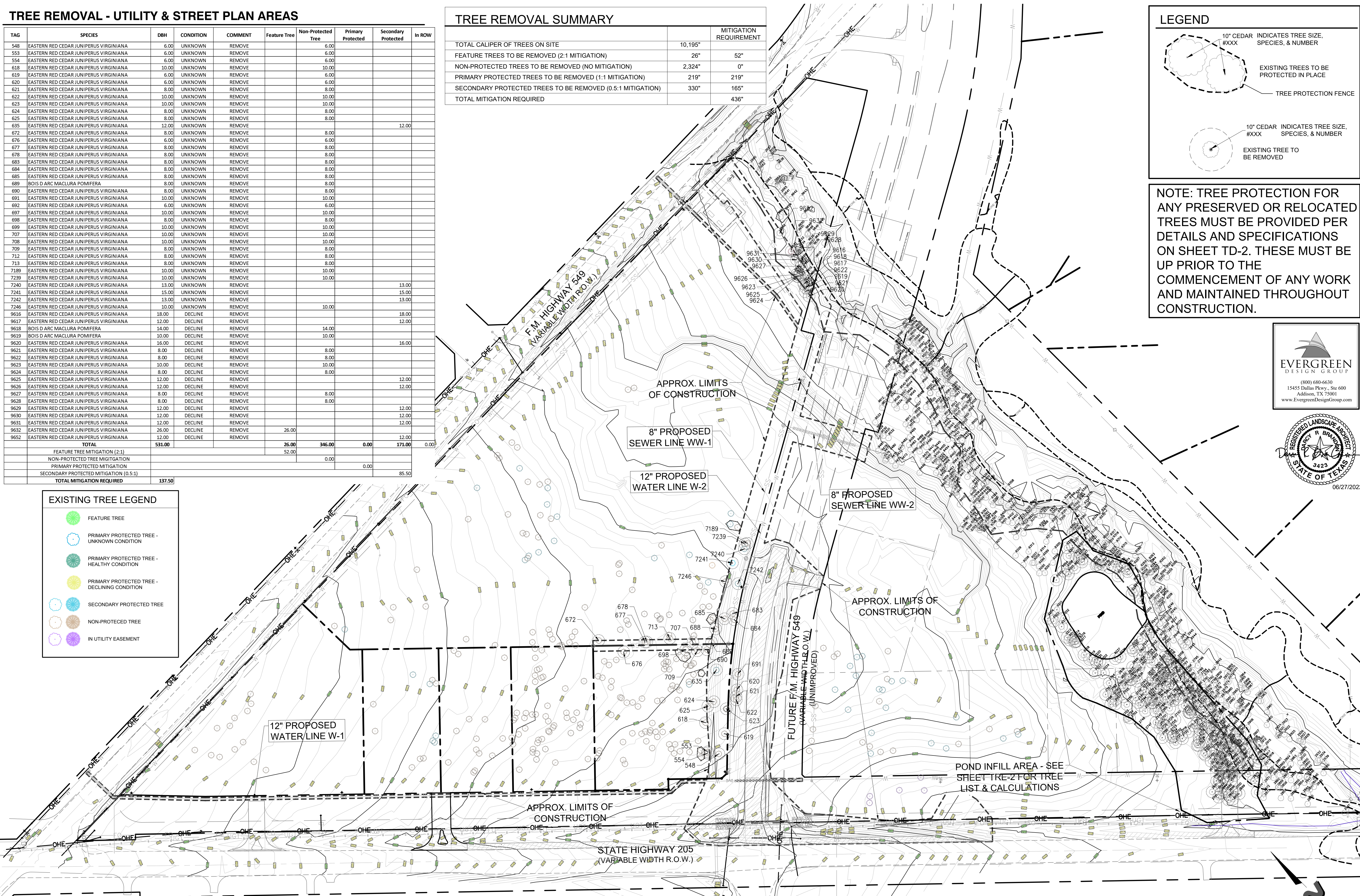
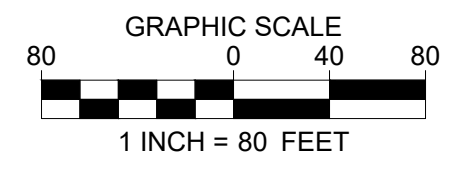
TREE REMOVAL EXHIBIT
 CREEKSIDE COMMONS ACCESS DRIVE
 NWC STATE HIGHWAY 205 & FM 549
 ROCKWALL, TEXAS

SHEET **TRE-1**

EXISTING TREE LEGEND

- FEATURE TREE
- PRIMARY PROTECTED TREE - UNKNOWN CONDITION
- PRIMARY PROTECTED TREE - HEALTHY CONDITION
- PRIMARY PROTECTED TREE - DECLINING CONDITION
- SECONDARY PROTECTED TREE
- NON-PROTECTED TREE
- IN UTILITY EASEMENT

CAUTION NOTICE TO CONTRACTORS
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



Parcel Map Check Report

Client:

Tract One
Creekside Commons
2002727-2

Date: 5/13/2021 4:12:29 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,446.2141'

East: 2,604,961.9068'

Segment# 1: Line

Course: N88°45'13"E

Length: 1,850.38'

North: 7,009,486.4610'

East: 2,606,811.8490'

Segment# 2: Line

Course: S33°19'17"E

Length: 114.68'

North: 7,009,390.6380'

East: 2,606,874.8440'

Segment# 3: Curve

Length: 81.75'

Radius: 1,155.00'

Delta: 4°03'19"

Tangent: 40.89'

Chord: 81.73'

Course: S58°43'21"W

Course In: N33°18'18"W

Course Out: S29°14'59"E

RP North: 7,010,355.9386'

East: 2,606,240.6411'

End North: 7,009,348.2050'

East: 2,606,804.9920'

Segment# 4: Line

Course: S60°46'14"W

Length: 382.65'

North: 7,009,161.3543'

East: 2,606,471.0665'

Segment# 5: Line

Course: S29°29'58"E

Length: 25.09'

North: 7,009,139.5163'

East: 2,606,483.4215'

Segment# 6: Line
Course: S60°45'08"W Length: 437.07'
North: 7,008,925.9704' East: 2,606,102.0750'

Segment# 7: Curve
Length: 284.58' Radius: 1,110.00'
Delta: 14°41'22" Tangent: 143.08'
Chord: 283.80' Course: S53°26'21"W
Course In: S29°12'58"E Course Out: N43°54'20"W
RP North: 7,007,957.1764' East: 2,606,643.8673'
End North: 7,008,756.9160' East: 2,605,874.1170'

Segment# 8: Line
Course: S46°00'24"W Length: 117.82'
North: 7,008,675.0820' East: 2,605,789.3560'

Segment# 9: Line
Course: N88°17'09"W Length: 13.64'
North: 7,008,675.4900' East: 2,605,775.7220'

Segment# 10: Line
Course: N45°52'38"W Length: 99.40'
North: 7,008,744.6900' East: 2,605,704.3700'

Segment# 11: Line
Course: S44°09'02"W Length: 19.03'
North: 7,008,731.0370' East: 2,605,691.1160'

Segment# 12: Line
Course: N45°52'18"W Length: 863.35'
North: 7,009,332.1582' East: 2,605,071.4194'

Segment# 13: Line
Course: N43°50'09"W Length: 158.12'
North: 7,009,446.2141' East: 2,604,961.9068'

Perimeter: 4,447.54' Area: 793,730.47Sq.Ft.
Error Closure: 0.0088 Course: S87°24'24"W

Parcel Map Check Report

Client:

Tract Two
Creekside Commons
2002727-2

Date: 5/13/2021 4:13:48 PM

Prepared by:

Jacob
Texas Heritage Surveying
10610 Metric Drive

Parcel Name: Boundary - AVAT_P - Lots : 4

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,009,496.7193' East: 2,607,275.5829'

Segment# 1: Line

Course: N88°24'18"E Length: 131.64'
North: 7,009,500.3835' East: 2,607,407.1745'

Segment# 2: Line

Course: S46°47'44"W Length: 395.00'
North: 7,009,229.9644' East: 2,607,119.2535'

Segment# 3: Line

Course: S57°25'35"W Length: 412.22'
North: 7,009,008.0315' East: 2,606,771.8760'

Segment# 4: Line

Course: S0°04'58"W Length: 1,297.07'
North: 7,007,710.9615' East: 2,606,770.0051'

Segment# 5: Line

Course: N45°52'13"W Length: 1,230.96'
North: 7,008,568.0637' East: 2,605,886.4623'

Segment# 6: Line

Course: N1°00'24"E Length: 6.34'
North: 7,008,574.3989' East: 2,605,886.5736'

Segment# 7: Line
Course: N46°00'24"E Length: 117.82'
North: 7,008,656.2329' East: 2,605,971.3346'

Segment# 8: Curve
Length: 248.45' Radius: 970.00'
Delta: 14°40'31" Tangent: 124.91'
Chord: 247.77' Course: N53°27'16"E
Course In: S43°53'00"E Course Out: N29°12'29"W
RP North: 7,007,957.1071' East: 2,606,643.7280'
End North: 7,008,803.7700' East: 2,606,170.3882'

Segment# 9: Line
Course: N60°44'32"E Length: 293.25'
North: 7,008,947.0931' East: 2,606,426.2298'

Segment# 10: Line
Course: S29°15'28"E Length: 25.00'
North: 7,008,925.2823' East: 2,606,438.4483'

Segment# 11: Line
Course: N60°46'14"E Length: 526.72'
North: 7,009,182.4849' East: 2,606,898.1012'

Segment# 12: Curve
Length: 493.93' Radius: 1,345.00'
Delta: 21°02'27" Tangent: 249.78'
Chord: 491.16' Course: N50°13'28"E
Course In: N29°15'19"W Course Out: S50°17'46"E
RP North: 7,010,355.9354' East: 2,606,240.7933'
End North: 7,009,496.7193' East: 2,607,275.5829'

Perimeter: 5,178.40' Area: 708,413.64Sq.Ft.
Error Closure: 0.0063 Course: N59°52'37"W
Error North : 0.00315 East: -0.00544

Precision 1: 821,968.25



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 7, 2022

SUBJECT: P2022-053; MASTER PLAT FOR THE QUAIL HALLOW SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Master Plat

Summary/Background Information

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a *Master Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Master 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: November 7, 2022
APPLICANT: Humberto Johnson JR; Skorburg Company
CASE NUMBER: P2022-053; *Master Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of Larry Hance of R & R Investments for the approval of a Master Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on a 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of an amended Master Plat for the Quail Hollow Subdivision. The Quail Hollow Subdivision will be a two (2) phase, master planned community that will consist of 250 single-family residential lots on an 85.63-acre tract of land. The Master Plat indicates the phasing lines, location of the trails, canopy trees within the open space, and the amenities for the proposed subdivision.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 96 (PD-96). On September 19, 2022, the City Council approved a *Preliminary Plat [Case No. P2022-037]* and *Master Plat [Case No. P2022-039]* for the subject property. At the time of approval of the *Master Plat*, the applicant proposed different phase lines.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master 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 of the Master Plat for the *Quail Hollow 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;
- (2) The property owner shall be required to adhere to the conditions of approval pertaining to *Park Fees* adopted by the City Council on September 19, 2022, and which are as follows:
 - (a) The property owner shall pay pro-rata equipment fees of \$122,250 (*i.e.* \$489.00 x 250 Lots).
 - (b) The property owner shall pay cash-in-lieu of land fees of \$129,000.00 (*i.e.* \$516.00 x 250 Lots)
- (3) Any construction resulting from the approval of this Master 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 October 25, 2022, the Planning and Zoning Commission made a motion to recommend approval of the Master Plat 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. P2022-053

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ & ²
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1244 E Quail Run Rd Rockwall Texas 75087**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **AG** CURRENT USE **AG**

PROPOSED ZONING **PD** PROPOSED USE **PD**

ACREAGE **85.629** LOTS [CURRENT] **1** LOTS [PROPOSED] **250**

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 **R&R Hance Investments**

APPLICANT **Skorburg Company**

CONTACT PERSON **Larry Hance**

CONTACT PERSON **Humberto Johnson Jr, PE**

ADDRESS **6946 Sperry St**

ADDRESS **8214 westchester Dr STE 900**

CITY, STATE & ZIP **Dallas, Tx 75225**

CITY, STATE & ZIP **Dallas, Tx 75225**

PHONE **214-207-4362**

PHONE **682-225-5834**

E-MAIL

E-MAIL **jrjohnson@skorburgcompany.com**

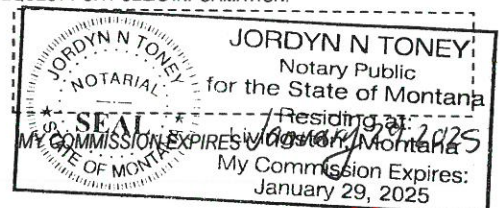
NOTARY VERIFICATION [REQUIRED]

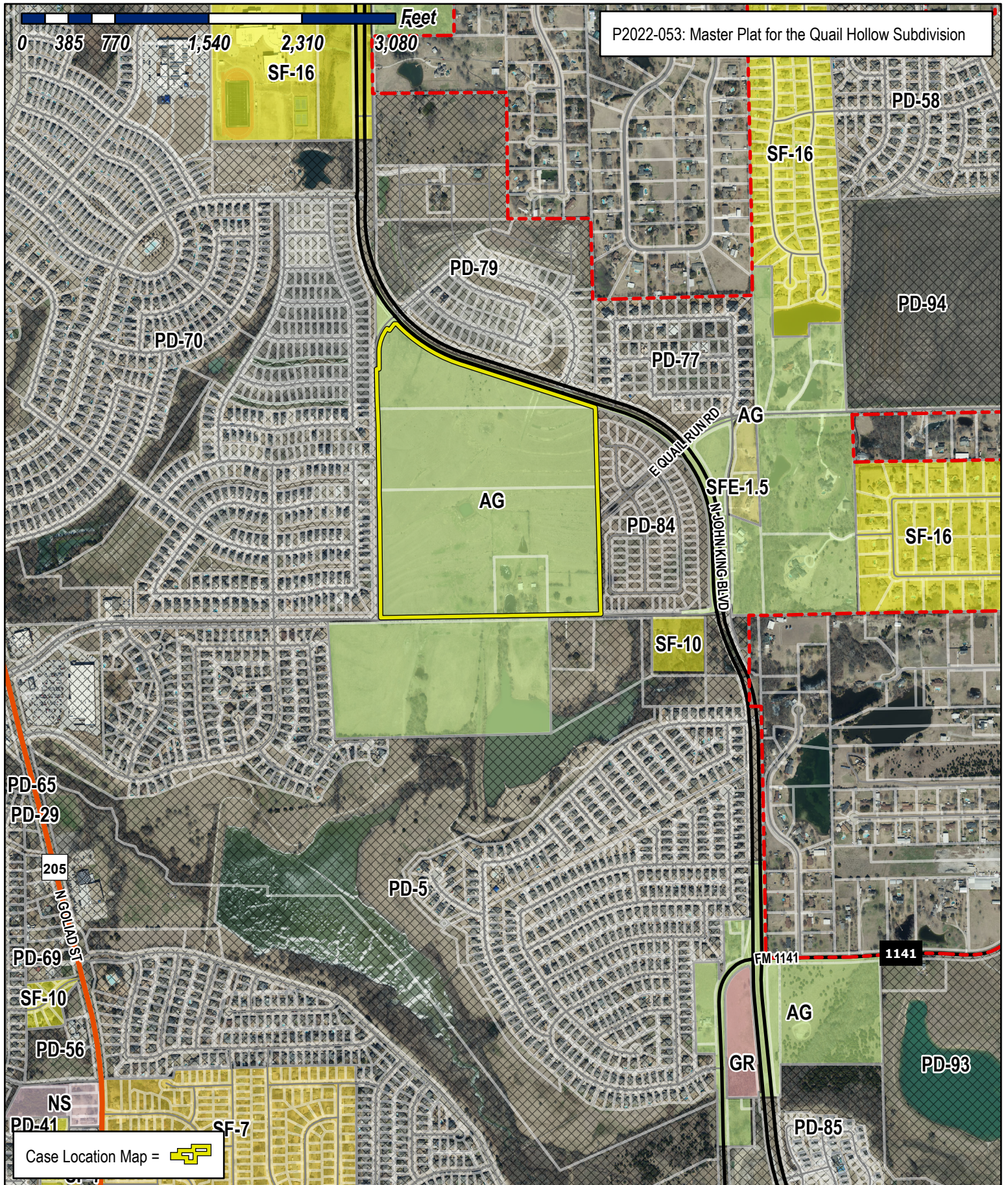
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 200 + 72 1355.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF October, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF October, 2022
Larry Hance OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ Montana





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.



QUAIL RUN VALLEY NO. 2 CAB. E. SLD. 185

DRAINAGE EASEMENT DOC. NO. 2017000005568

R & R HANCE INVESTMENTS, L.P. VOL. 5-433, PG. 33

MICHEL & JENNIFER WILSTER Doc. No. 2020-000003578

CITY OF ROCKWALL GRID SYSTEM COORDINATES X 2598387.341 Y 7036150.262 ELEV. = 923.0

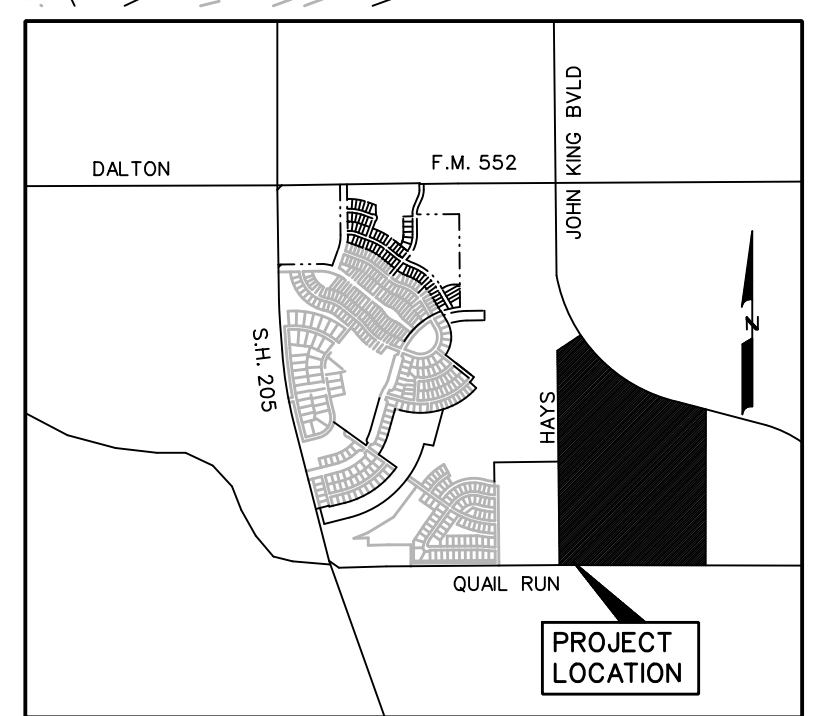
QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH DOC. NO. 2019000006883

CITY OF ROCKWALL GRID SYSTEM COORDINATES X 2598335.719 Y 7037154.253 ELEV. = 538.7

STONE CREEK PHASE X DOC. NO. 20200000028492

0 50 100 200 SCALE: 1" = 100'



Δ = 38° 06' 45"
R = 320.00'
L = 242.86'
C = 208.96'
B = N18° 43' 59" W

Δ = 28° 29' 34"
R = 1260.00'
L = 626.59'
C = 620.15'
B = S57° 49' 05" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.10'
5.	S 87° 00' 26" E	19.25'

LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- SF - SQUARE FEET
- PHASE LINE
- ↕ - STREET NAME CHANGE

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

MASTER PLAT OF QUAIL HOLLOW

- LOTS 1-31, BLOCK A
- LOTS 1-13, BLOCK B
- LOTS 1-29, BLOCK C
- LOTS 1-24, BLOCK D
- LOTS 1-7, BLOCK E
- LOTS 1-15, BLOCK F
- LOTS 1-36, BLOCK G
- LOTS 1-41, BLOCK H
- LOTS 1-21, BLOCK I
- LOTS 1-24, BLOCK J
- LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17

PHASE I LOTS 116
PHASE II LOTS 134

OUT OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: R & R HANCE INVESTMENTS, L.P.
6946 SPERRY STREET, DALLAS, TEXAS 75214

DEVELOPER: SKORBURG COMPANY, LLC.
8214 WESTCHESTER DRIVE, STE. 900, DALLAS, TEXAS 75225

PREPARED BY: CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E, ALLEN, TEXAS 75013, 972-396-1200

OCTOBER 2022 SCALE 1" = 100'
CASE #P2022-043



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: November 7, 2022

SUBJECT: P2022-054; FINAL PLAT FOR LOTS 1-3, BLOCK A, DUWEST ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a *Final Plat* for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [SH-205] north of the intersection of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Action Needed

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



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
DATE: November 7, 2022
APPLICANT: Bowen Hendrix; *DuWest Realty, LLC*
CASE NUMBER: P2022-054; *Final Plat for Lots 1-3, Block A, Duwest Addition*

SUMMARY

Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of a Final Plat for Lots 1-3, Block A, DuWest Addition being an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the eastside of N. Goliad Street [*SH-205*] north of the intersection of Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for an 8.684-acre tract of land (*i.e. Tract 3-10 of the S. King Survey, Abstract No. 131*) for the purpose of creating three (3) lots (*i.e. Lots 1-3, Block A, Duwest Addition*) to establish the fire lanes and utility easements necessary to develop the property.
- The subject property was annexed on February 6, 1961 by *Ordinance No. 61-02 [Case No. A1961-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted *Ordinance No. 07-13 [Case No. Z2007-006]*, which rezoned a 395.075-acre tract of land -- *that included the subject property* -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. On October 19, 2009, the City Council adopted *Ordinance No. 09-44 [Case No. Z2009-018]*, which amended the concept plan and development standards for Planned Development District 70 (PD-70). On February 6, 2017, the City Council approved a PD Development Plan [*Ordinance No. 17-08; Case No. Z2016-049*] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). On January 3, 2022, the City Council approved a subsequent PD Development Plan [*Ordinance No. 22-01; Case No. Z2021-048*], which superseded *Ordinance No. 17-08* and provided a plan for two (2), ~10,000 SF multi-tenant restaurant/retail buildings, a ~5,400 SF retail building, and a ~4,000 SF drive-through restaurant. On March 7, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-003*] for two (2) restaurants, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 2. On April 12, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-012*] for the two (2) restaurant/retail buildings on the proposed Lot 2. On July 26, 2022, the Planning and Zoning Commission approved a variance [*Case No. MIS2022-016*] to the driveway spacing requirements to allow an additional driveway off of Quail Run Road. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2022-042*] to allow a restaurant, 2,000 SF or More with Drive-Through or Drive-In on the proposed Lot 1.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1-3, Block A, Duwest 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 Final 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 October 25, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the final plat 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 not yet assigned*

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION NEC E Quail Run Road and 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70

CURRENT USE Undeveloped land

PROPOSED ZONING PD-70

PROPOSED USE Commercial (Retail)

ACREAGE 8.684 AC

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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 DuWest Realty, LLC

CONTACT PERSON

CONTACT PERSON Bowen Hendrix

ADDRESS

ADDRESS 4403 North Central Expressway

CITY, STATE & ZIP

Suite 200

PHONE

CITY, STATE & ZIP Dallas, TX 75025

E-MAIL

PHONE (214) 918-1804

E-MAIL bowen@duwestrealty.com

NOTARY VERIFICATION [REQUIRED]

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

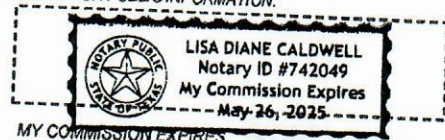
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF January 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.*

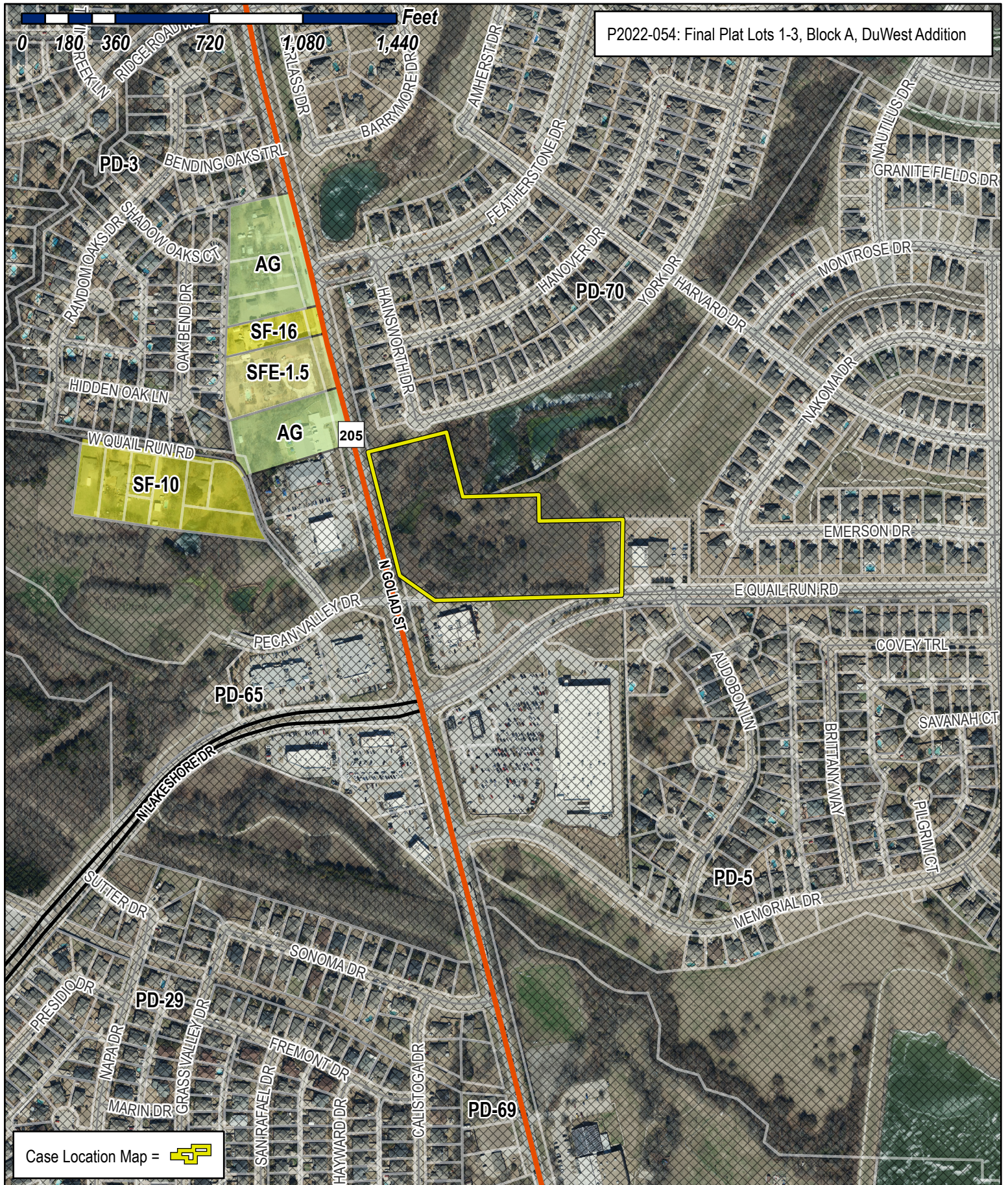
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF January 2022

OWNER'S SIGNATURE

Bowen Hendrix
Lisa Caldwell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2022-054: Final Plat Lots 1-3, Block A, DuWest Addition

Case Location Map = 



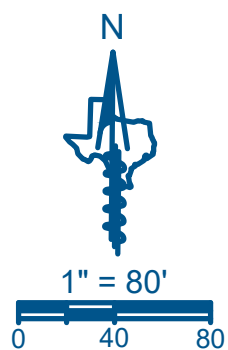
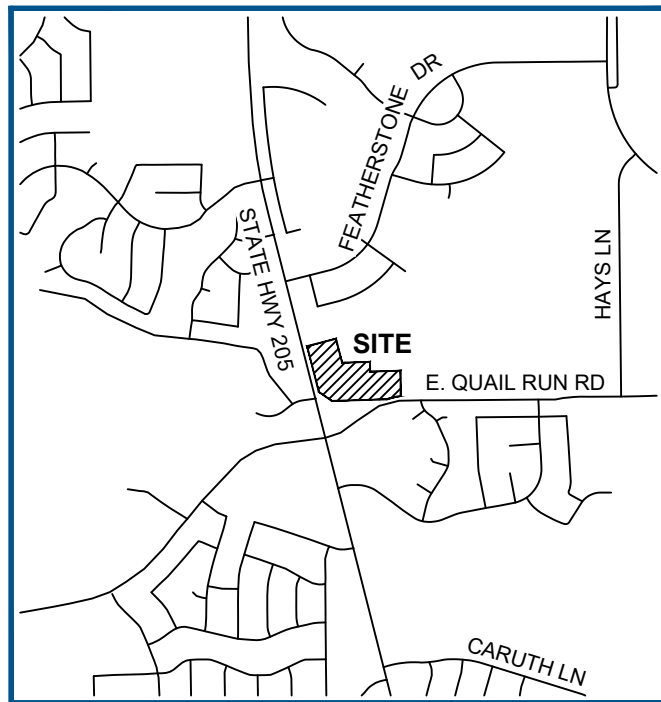
City of Rockwall

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



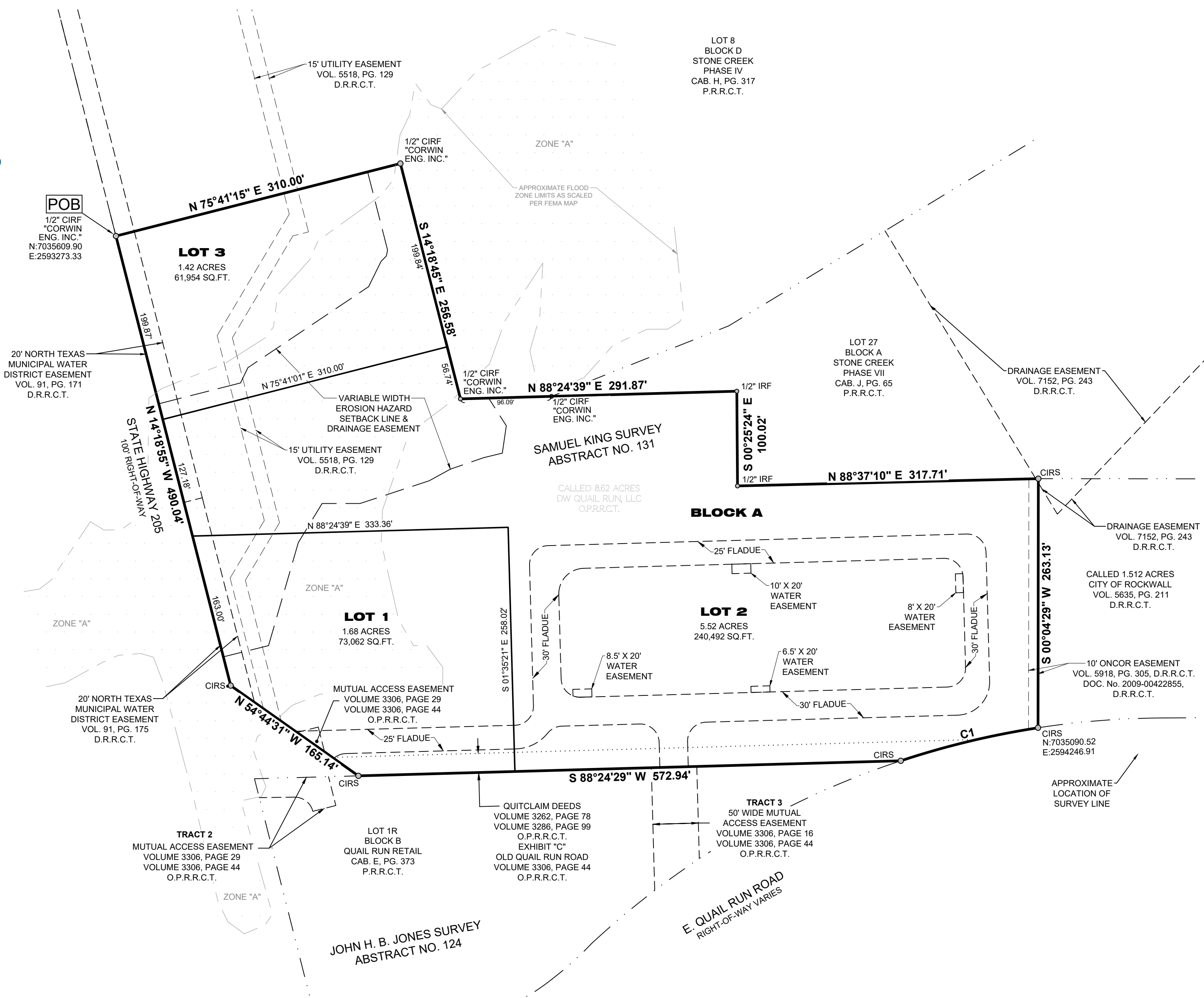
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	149.16'	892.50'	9°34'32"	S 76°28'13" W	148.98'

GENERAL NOTES

- The purpose of this plat is to create two lots from an existing lot of record and to dedicate easements for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

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



FINAL PLAT
LOTS 1-3, BLOCK A
DUWEST ADDITION
8.62 ACRES (375,509 SQ.FT.)

BEING ALL OF A CALLED 8.62 ACRE TRACT TO DW QUAIL RUN, LLC RECORDED IN DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T. SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project	2206.067-03	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date	10/14/2022	
Drafter	BE	

<p>SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p>	<p>ENGINEER Claymoore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite 40 Prosper, TX 75078 (817) 281-0572</p>	<p>OWNER DW Quail Run, LLC Contact: Bowen Hendrix 4403 N. Central Expressway, Suite 200 Dallas, TX 75205 (214) 918-1804</p>
---	--	--

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS DW QUAIL RUN, LLC is the sole owner of a an 8.62 acre tract or parcel of land situated in the Samuel King Survey, Abstract Number 131 in the City of Rockwall, Rockwall County, Texas and being all of a called 8.62 acre tract of land described in the deed to DW Quail Run, LLC recorded in Document Number 20220000020290, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Westerly Southwest corner of Lot 8, Block D of Stone Creek, Phase IV, an addition to the City of Rockwall, recorded in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas and being in the East right-of-way line of State Highway 205;

THENCE, North 75°41'15" East, with the South line of said Lot 8, a distance of 310.00 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at an ell corner in the South line of said Lot 8;

THENCE, South 14°18'45" East, with the South line of said Lot 8, a distance of 256.58 feet to a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the Southerly Southwest corner of said Lot 8;

THENCE, North 88°24'39" East, with the South line of said Lot 8, passing at a distance of 96.09 feet a capped 1/2" iron rod stamped "CORWIN ENG. INC." found at the West corner of Lot 27, Block A of Stone Creek, Phase VII an addition to the City of Rockwall, recorded in Cabinet J, Page 65 of the Plat Records of Rockwall County, Texas, continuing on said Course and with the South line of said Lot 27, a total distance of 291.87 feet to a 1/2" iron rod found;

THENCE, South 00°25'24" East, with the South line of said Lot 27, a distance of 100.02 feet to a 1/2" iron rod found;

THENCE, North 88°37'10" East, with the South line of said Lot 27, a distance of 317.71 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE South 00°04'29" West, with the West line of a called 1.512 acre tract of land described in the deed to the City of Rockwall, recorded in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, a distance of 263.13 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.512 acre tract and being in the North right-of-way line of Quail Run Road;

THENCE with the North right-of-way line of said Quail Run Road and with a curve to the left having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet and an arc length of 149.16 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail an addition to the City of Rockwall, recorded in Cabinet E, Page 373 of the Plat Records of Rockwall County, Texas;

THENCE South 88°24'29" West, with the North line of said Lot 1R, a distance of 572.94 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE, along the East right-of-way line of said State Highway 205, being the common West line of said 266.364 acre tract, the following two (2) courses and distances:

1. North 54°44'31" West, a distance of 165.14 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set in the East right-of-way line of said State Highway 205;
2. North 14°18'55" West, a distance of 490.04 feet to the **POINT OF BEGINNING**, containing 8.62 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

OWNERS: DW QUAIL RUN, LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of **DW QUAIL RUN, LLC** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe _____
 Registered Professional Land Surveyor #6402 Date

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

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

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

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

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**FINAL PLAT
 LOTS 1-3, BLOCK A
 DUWEST ADDITION
 8.62 ACRES (375,509 SQ.FT.)**

BEING ALL OF A CALLED 8.62 ACRE TRACT TO
 DW QUAIL RUN, LLC RECORDED IN
 DOCUMENT NUMBER 20220000020290, O.P.R.R.C.T.
 SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P _____
 PAGE 2 OF 2
 69

Project 2206.067-03	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 10/14/2022	
Drafter BE	

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

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Matt Moore
 301 S. Coleman, Suite 40
 Prosper, TX 75078
 (817) 281-0572

OWNER
 DW Quail Run, LLC
 Contact: Bowen Hendrix
 4403 N. Central Expressway, Suite 200
 Dallas, TX 75205
 (214) 918-1804



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Lea Ann Ewing, Purchasing Agent

DATE: November 7, 2022

SUBJECT: EMERGENCY CULVERT REPAIR AT THE PARK AT EMERALD BAY

Attachments

Summary/Background Information

This project is for the replacement of two 24" corrugated plastic culverts with two 36" RCP culverts with headwalls, including trail replacement. This project is the result of two back to back 4" rain events that overloaded the system with water and debris resulting in the rupture of the culverts causing soil collapse and the trail system to be compromised. The total cost of this project is \$27,500 to be funded out of the General Fund Reserves. This is an emergency repair required due to pipe and walking trail failure creating a severe hazard within the park.

The low quote is provided by B&B Concrete Sawing, Inc. for \$27,500, and Chief Landscaping bid \$38,500.

Action Needed

For Council consideration is this drainage culvert replacement project award to B&B Concrete Sawing for \$27,500 using General Fund Reserves and authorize the City Manager to execute a contract for this project.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mary Smith, City Manager
Joey Boyd, Assistant City Manager
Lea Ann Ewing, Purchasing Agent

FROM: Travis E. Sales, Director Parks, Recreation and Animal Services

DATE: November 7, 2022

SUBJECT: 219 Cornelius Road Closed Landfill Application

This project is for the Texas Commission on Environmental Quality application, engineering and TCEQ report of a 1950's closed landfill located at 219 Cornelius Road. This location is being considered for a new 4 acre park site in the future as part of a subdivision development. This is an approved 2022-2023 budget request.

Parkhill is providing professional services for the entire project at a cost of \$37,000.00 which includes \$750.00 of reimbursable expenses.

For Council consideration is this TCEQ closed landfill project for professional services awarded to the above listed vendor for the respective dollar amounts and authorize the City Manager to execute purchase orders and/or contracts for this project.

Please see next page

September 23, 2022

Travis E. Sales
Director of Parks Recreation and Animal Services
City of Rockwall
108 E. Washington Street
Rockwall, Texas, 75087

RE: Proposal for Professional Services
City of Rockwall
Development Over Closed Landfill
Texas Commission on Environmental Quality §330 Subchapter T Authorization
219 Cornelius Road, Rockwall, Texas

Dear Mr. Sales:

Parkhill is pleased to have the opportunity to provide this proposal for Engineering services to the City of Rockwall for the referenced Project.

Project Understanding

The City of Rockwall intends to develop a park on city-owned property located at 219 Cornelius Road, Rockwall, Texas. The property was used as a municipal solid waste landfill, having been closed in approximately 1968. The site is approximately 4 acres in size.

The park features are expected to include sidewalks/walking paths, a playground, and a picnic pavilion. No enclosed structures are proposed. Irrigation is not currently proposed.

Texas Commission on Environmental Quality (TCEQ) rules prohibit the planting of trees within a known waste area. Small trees and shrubs with shallow root systems are allowed, although the TCEQ may require additional soil cover be placed before planting, or an area of waste be removed, and clean low permeability fill material placed to allow for planting. Any future irrigation lines over waste must be double contained.

In accordance with the TCEQ rules 30TAC Chapter 330 Subchapter T (§330.953), development of a tract of land greater than 1 acre in size must include a soil test prior to or during development and construction. The soil test is required to be conducted by a licensed professional engineer.

Two alternatives soil tests are available to the City Test II is the recommended alternative due to risk mitigation and potential construction delay considerations:

Test I (Not Recommended) – The licensed engineer shall observe all subsurface disturbances, undertaken for whatever reason, during development through the completion of the foundation. A subsurface investigation prior to construction is not required by Test I. **NOTE:** If waste is encountered during the project using Test I, all work must be suspended until the process described in the Test II are completed.

Test II – A subsurface investigation undertaken for the purpose of finding a closed municipal solid waste landfill unit. The investigation must incorporate a sufficient number of borings or excavations, the number of which shall be determined on a site-specific basis by the licensed professional engineer. Each boring or excavation shall be to a minimum depth of ten feet.

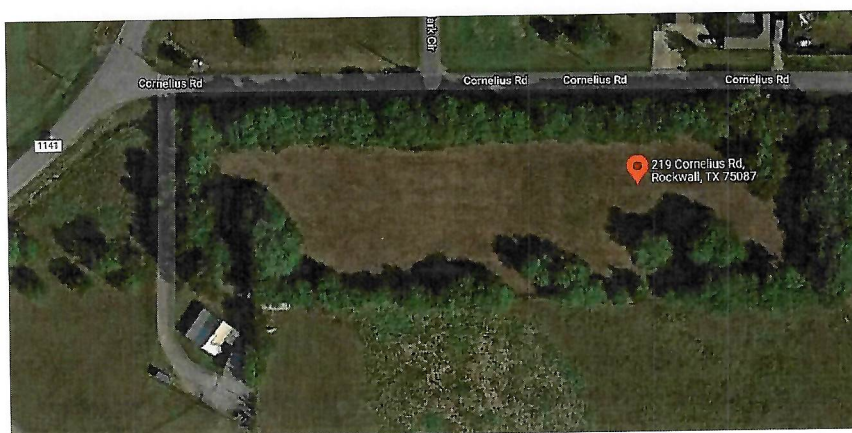


Figure 1 – Project Location

SCOPE OF SERVICES

TCEQ §330 Subchapter T Authorization

The ENGINEER will prepare the first of two (2) required Authorizations to disturb landfill cover, through consultation with City staff.

- Authorization to disturb final cover over closed municipal solid waste landfill for subsurface investigation in accordance with §330.960.
- Core data form.
- Correspondence cover sheet.
- Existing conditions summary.
- Proposed project description.
- Description of construction/investigation process including schedule and safety issues during construction.
- Procedures for management of methane, water, and excavated waste during construction.
- General location map.

The ENGINEER will provide a draft Authorization to the City for review in pdf format. The ENGINEER will meet with City staff to discuss comments, make revisions to the Authorization, prepare a final sealed submittal, and submit the Authorization to the TCEQ on behalf of the City.

Should the TCEQ review generate comments requiring revision, the ENGINEER will discuss the request with TCEQ staff, make recommendations to the City to address comments if supported by the rules, then prepare and submit a revised Authorization.

ENGINEER will conduct a subsurface exploration of the proposed site to identify (1) presence/absence or approximate limits of waste within the project area, (2) thickness of cover soil over any waste encountered. ENGINEER intends to subcontract geotechnical drilling.

- Visit the site with City staff and the geotechnical driller to establish the location of the proposed borings.
- Complete seven (7) borings to a depth of 10 feet below ground surface.

Test II – A subsurface investigation undertaken for the purpose of finding a closed municipal solid waste landfill unit. The investigation must incorporate a sufficient number of borings or excavations, the number of which shall be determined on a site-specific basis by the licensed professional engineer. Each boring or excavation shall be to a minimum depth of ten feet.

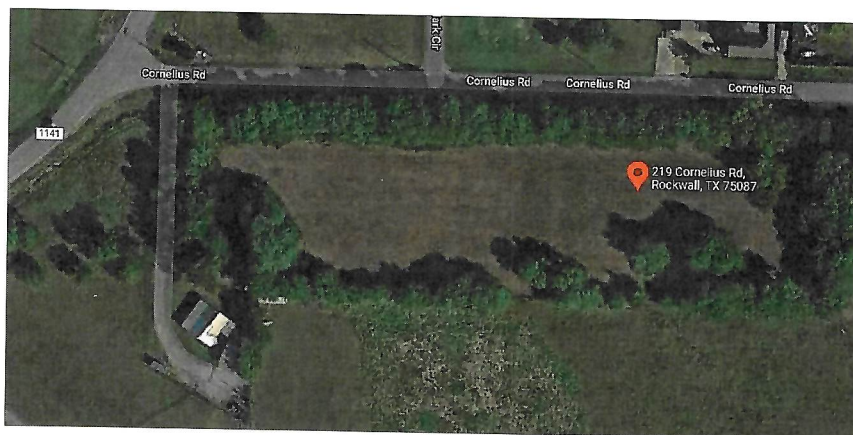


Figure 1 – Project Location

SCOPE OF SERVICES

TCEQ §330 Subchapter T Authorization

The ENGINEER will prepare the first of two (2) required Authorizations to disturb landfill cover, through consultation with City staff.

- Authorization to disturb final cover over closed municipal solid waste landfill for subsurface investigation in accordance with §330.960.
- Core data form.
- Correspondence cover sheet.
- Existing conditions summary.
- Proposed project description.
- Description of construction/investigation process including schedule and safety issues during construction.
- Procedures for management of methane, water, and excavated waste during construction.
- General location map.

The ENGINEER will provide a draft Authorization to the City for review in pdf format. The ENGINEER will meet with City staff to discuss comments, make revisions to the Authorization, prepare a final sealed submittal, and submit the Authorization to the TCEQ on behalf of the City.

Should the TCEQ review generate comments requiring revision, the ENGINEER will discuss the request with TCEQ staff, make recommendations to the City to address comments if supported by the rules, then prepare and submit a revised Authorization.

ENGINEER will conduct a subsurface exploration of the proposed site to identify (1) presence/absence or approximate limits of waste within the project area, (2) thickness of cover soil over any waste encountered. ENGINEER intends to subcontract geotechnical drilling.

- Visit the site with City staff and the geotechnical driller to establish the location of the proposed borings.
- Complete seven (7) borings to a depth of 10 feet below ground surface.

September 23, 2022

Travis E. Sales
Director of Parks Recreation and Animal Services
City of Rockwall
108 E. Washington Street
Rockwall, Texas, 75087

RE: Proposal for Professional Services
City of Rockwall
Development Over Closed Landfill
Texas Commission on Environmental Quality §330 Subchapter T Authorization
219 Cornelius Road, Rockwall, Texas

Dear Mr. Sales:

Parkhill is pleased to have the opportunity to provide this proposal for Engineering services to the City of Rockwall for the referenced Project.

Project Understanding

The City of Rockwall intends to develop a park on city-owned property located at 219 Cornelius Road, Rockwall, Texas. The property was used as a municipal solid waste landfill, having been closed in approximately 1968. The site is approximately 4 acres in size.

The park features are expected to include sidewalks/walking paths, a playground, and a picnic pavilion. No enclosed structures are proposed. Irrigation is not currently proposed.

Texas Commission on Environmental Quality (TCEQ) rules prohibit the planting of trees within a known waste area. Small trees and shrubs with shallow root systems are allowed, although the TCEQ may require additional soil cover be placed before planting, or an area of waste be removed, and clean low permeability fill material placed to allow for planting. Any future irrigation lines over waste must be double contained.

In accordance with the TCEQ rules 30TAC Chapter 330 Subchapter T (§330.953), development of a tract of land greater than 1 acre in size must include a soil test prior to or during development and construction. The soil test is required to be conducted by a licensed professional engineer.

Two alternatives soil tests are available to the City Test II is the recommended alternative due to risk mitigation and potential construction delay considerations:

Test I (Not Recommended) – The licensed engineer shall observe all subsurface disturbances, undertaken for whatever reason, during development through the completion of the foundation. A subsurface investigation prior to construction is not required by Test I. **NOTE:** If waste is encountered during the project using Test I, all work must be suspended until the process described in the Test II are completed.

- Log the cover soil thickness.
- Log the presence of any waste encountered.
- Backfill the borings with clay material in accordance with TCEQ rules.
- Collect and dispose of any waste material encountered at a facility approved to accept the waste. It is assumed that no hazardous waste will be encountered. If hazardous waste is encountered, disposal and handling will require additional fee to be negotiated at a later date.

ENGINEER will prepare and submit a Completion Report for the geotechnical investigation sealed by a professional engineer as required by the TCEQ.

The ENGINEER will prepare the second of two (2) required Authorizations to disturb landfill cover, through consultation with City staff:

- Authorization to disturb final cover over closed municipal solid waste landfill for non-enclosed structure in accordance with §330.960. (For park development)
- Core data form.
- Correspondence cover sheet.
- Existing conditions summary.
- Proposed project description.
- Description of construction/investigation process including schedule and safety issues during construction.
- Procedures for management of methane, water, and excavated waste during construction, in the event waste is encountered.
- General location map.
- Park site layout plan, project design plans and construction details (using data from city)

The ENGINEER will provide a draft Authorization to the City for review in pdf format. The ENGINEER will meet with City staff to discuss comments, make revisions to the Authorization, prepare a final sealed submittal, and submit the Authorization to the TCEQ on behalf of the City.

Should the TCEQ review generate comments requiring revision, the ENGINEER will discuss the request with TCEQ staff, make recommendations to the City to address comments if supported by the rules, then prepare and submit a revised Authorization.

ENGINEER will prepare and submit a Completion Report for the park construction sealed by a professional engineer as required by the TCEQ.

Services specifically excluded from our Scope of Services include, but are not limited to, the following:

- Surveys and Geotechnical Reports aside from the specifically listed subsurface investigation
- Asbestos and Hazardous Materials Studies, Handling or Disposal
- Third-Party Independent Construction Inspection Services
- Construction Material Testing
- Texas Department of Health Demolition Notification
- Construction Observation Services
- Preparation of Construction Documents

DELIVERABLES

Draft TCEQ Authorization 1
 Final TCEQ Authorization 1
 Subsurface Investigation Report
 Completion Report 1
 Draft TCEQ Authorization 2
 Final TCEQ Authorization 2
 Completion Report 2

SCHEDULE

A tentative schedule for submitting our work is as follows:

Draft TCEQ Authorization 1 Submittal	30 days from Notice to Proceed (NTP)
Final TCEQ Authorization 1 Submittal	45 days from NTP
Subsurface Investigation Report	90 days from NTP
Completion Report 1	90 days from NTP
Draft TCEQ Authorization 2	105 days from NTP
Final TCEQ Authorization 2	120 days from NTP
Completion Report 2	At completion of park construction

COMPENSATION

Our fee for the Scope of Services described above will be based on a lump sum amount of **\$36,625.00** inclusive of labor and expenses, and will be billed on a percentage complete method for each task.

Authorization 1 Preparation		\$	15,800.00
Subsurface Investigation	Sub-contract	\$	10,925.00
Completion Report 1		\$	2,150.00
Authorization 2 Preparation		\$	6,200.00
Completion Report 2		\$	1,050.00
Total		\$	36,125.00

Subconsultant fees will be billed at invoice cost plus a 15% markup for handling costs

Reimbursable expenses will be billed at invoice cost plus a 15% markup for handling costs and include, but are not limited to, travel, postage/shipping, and reproductions/copies. We estimate these expenses to be approximately **\$500.00**.

If this proposal meets your expectations, you may indicate your acceptance by returning one signed copy to our office. Upon receipt, per your direction, we will either prepare our Agreement for your execution or we will wait to receive your Agreement/Work Authorization/Purchase Order. We will not proceed with the Scope of Services prior to receiving a Notice to Proceed in writing.

We appreciate the opportunity to provide professional services to you and look forward to the successful completion of your project. If you have any questions, please do not hesitate to call us.

Sincerely,

PARKHILL

CITY OF ROCKWALL

By Frank E. Pugsley, PE.
Frank E. Pugsley, PE
Principal | Environmental Director

Accepted By: _____

Title: _____

Date: _____

FEP/pg
Enclosures

SCHEDULE

A tentative schedule for submitting our work is as follows:

Draft TCEQ Authorization 1 Submittal	30 days from Notice to Proceed (NTP)
Final TCEQ Authorization 1 Submittal	45 days from NTP
Subsurface Investigation Report	90 days from NTP
Completion Report 1	90 days from NTP
Draft TCEQ Authorization 2	105 days from NTP
Final TCEQ Authorization 2	120 days from NTP
Completion Report 2	At completion of park construction

COMPENSATION

Our fee for the Scope of Services described above will be based on a lump sum amount of **\$36,625.00** inclusive of labor and expenses, and will be billed on a percentage complete method for each task.

Authorization 1 Preparation		\$	15,800.00
Subsurface Investigation	Sub-contract	\$	10,925.00
Completion Report 1		\$	2,150.00
Authorization 2 Preparation		\$	6,200.00
Completion Report 2		\$	1,050.00
Total		\$	36,125.00

Subconsultant fees will be billed at invoice cost plus a 15% markup for handling costs

Reimbursable expenses will be billed at invoice cost plus a 15% markup for handling costs and include, but are not limited to, travel, postage/shipping, and reproductions/copies. We estimate these expenses to be approximately **\$500.00**.

If this proposal meets your expectations, you may indicate your acceptance by returning one signed copy to our office. Upon receipt, per your direction, we will either prepare our Agreement for your execution or we will wait to receive your Agreement/Work Authorization/Purchase Order. We will not proceed with the Scope of Services prior to receiving a Notice to Proceed in writing.

We appreciate the opportunity to provide professional services to you and look forward to the successful completion of your project. If you have any questions, please do not hesitate to call us.

Sincerely,

PARKHILL

CITY OF ROCKWALL

By Frank E. Pugsley, P.E.
Frank E. Pugsley, PE
Principal | Environmental Director

Accepted By: _____
Title: _____
Date: _____

FEP/pg
Enclosures

- Log the cover soil thickness.
- Log the presence of any waste encountered.
- Backfill the borings with clay material in accordance with TCEQ rules.
- Collect and dispose of any waste material encountered at a facility approved to accept the waste. It is assumed that no hazardous waste will be encountered. If hazardous waste is encountered, disposal and handling will require additional fee to be negotiated at a later date.

ENGINEER will prepare and submit a Completion Report for the geotechnical investigation sealed by a professional engineer as required by the TCEQ.

The ENGINEER will prepare the second of two (2) required Authorizations to disturb landfill cover, through consultation with City staff:

- Authorization to disturb final cover over closed municipal solid waste landfill for non-enclosed structure in accordance with §330.960. (For park development)
- Core data form.
- Correspondence cover sheet.
- Existing conditions summary.
- Proposed project description.
- Description of construction/investigation process including schedule and safety issues during construction.
- Procedures for management of methane, water, and excavated waste during construction, in the event waste is encountered.
- General location map.
- Park site layout plan, project design plans and construction details (using data from city)

The ENGINEER will provide a draft Authorization to the City for review in pdf format. The ENGINEER will meet with City staff to discuss comments, make revisions to the Authorization, prepare a final sealed submittal, and submit the Authorization to the TCEQ on behalf of the City.

Should the TCEQ review generate comments requiring revision, the ENGINEER will discuss the request with TCEQ staff, make recommendations to the City to address comments if supported by the rules, then prepare and submit a revised Authorization.

ENGINEER will prepare and submit a Completion Report for the park construction sealed by a professional engineer as required by the TCEQ.

Services specifically excluded from our Scope of Services include, but are not limited to, the following:

- Surveys and Geotechnical Reports aside from the specifically listed subsurface investigation
- Asbestos and Hazardous Materials Studies, Handling or Disposal
- Third-Party Independent Construction Inspection Services
- Construction Material Testing
- Texas Department of Health Demolition Notification
- Construction Observation Services
- Preparation of Construction Documents

DELIVERABLES

Draft TCEQ Authorization 1
 Final TCEQ Authorization 1
 Subsurface Investigation Report
 Completion Report 1
 Draft TCEQ Authorization 2
 Final TCEQ Authorization 2
 Completion Report 2

TCEQ

NON

ENCLOSED

STRUCTURE

LANDFILL

APPLICATION

ICE

NOV

EMERGENCY

STRUCTURE

LAWYER

ANALYST

Facility Name:
Applicant Name:
SubT Authorization #:
Initial Submittal Date:
Revision Date:



Texas Commission on Environmental Quality

Authorization to Disturb Final Cover Over Closed Municipal Solid Waste Landfill for Non-Enclosed Structure

If you are proposing a new enclosed structure or have an existing enclosed structure, please use Form TCEQ-20785, Application for Development Permit for Proposed Enclosed Structure Over Closed Municipal Solid Waste Landfill, or Form TCEQ-20786, Registration for Existing Enclosed Structure Over Closed Municipal Solid Waste Landfill.

1. Application Type

- New Authorization Revisions of Existing Authorization
 Soil Boring Tests Authorization

If existing authorization, Authorization Number: _____

2. Reason for Submittal

- Initial Submittal Notice of Deficiency (NOD) Response

3. Enrollment in Other TCEQ Programs

Indicate if the site is enrolled in the Voluntary Cleanup Program or other Remediation Program.

- Yes No

If Yes, indicate the program: _____

4. Project description

Provide a brief description of the proposed project for which the authorization to disturb the final cover of the closed landfill is being requested.

SEE NARRATIVE

Application for District Final Over-Flow Management and Waste Landfill for Non-Industrial Purposes



The Department of Environmental Quality (DEQ) is reviewing your application for a District Final Over-Flow Management and Waste Landfill for Non-Industrial Purposes. This permit is required for the construction and operation of a facility that will receive and manage overflows from a wastewater treatment plant. The permit will ensure that the facility meets the requirements of the Clean Water Act and the National Pollutant Discharge Elimination Act (NPDES).

1. Applicant Information
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____
Fax: _____
E-mail: _____

2. Project Description
Name of Facility: _____
Location: _____
Type of Facility: _____
Capacity: _____
Date of Construction: _____

3. Compliance with Other Regulations
This facility is also subject to the following regulations:
- Federal Water Pollution Control Act (FWPCA)
- National Pollutant Discharge Elimination Act (NPDES)
- Clean Water Act (CWA)
- National Sanitation Foundation Water Quality Award (NSF) Program
- Other: _____

4. Project Description
Provide a brief description of the project and the location of the facility. Attach a site plan showing the location of the facility and the proposed discharge point. Attach a copy of the NPDES permit for the facility.

SEE ATTACHED

5. MSW Landfill Determination

If the landfill was discovered during construction, the construction activities shall be ceased pending authorization approval. Persons listed in 30 TAC 330.953(d) shall be notified within 30 days from landfill discovery, and the property shall be recorded in the real property records of the county where the property is located in accordance with 30 TAC §330.962(a).

Provide evidence that the engineer who determined the existence of the closed MSW landfill has notified the following persons of that determination in accordance with 30 TAC §330.953(d).

- (1) Each owner and lessee
- (2) Executive Director
- (3) Local Government Officials **NA UNOFFICIAL LANDFILL**
- (4) Regional Council of Governments **WORD OF MOUTH**

6. Landfill's Permitting Status

What is the permitting status of the landfill?

- Active MSW Permit
- Landfill in Post-Closure Care
- Revoked MSW Permit
- Un-permitted Landfill **PERMITTED CLOSURE**

If the landfill is in post-closure care and/or subject to an active MSW Permit, this application for final cover disturbance for non-enclosed structures over a closed MSW landfill shall be accompanied by a Permit Modification application prepared in accordance with 30 TAC §305.70.

If the landfill has completed the post-closure care period, but the MSW permit has not been revoked (site affected by an active MSW Permit), a Voluntary Revocation request of the MSW Permit shall be submitted in accordance with 30 TAC §330.465 prior to the submittal of this application for final cover disturbance for non-enclosed structures over a closed MSW landfill (see Instructions).

7. General Project Information

Facility Name: **OLD LANDFILL**
SubT Authorization No. (if available):
Regulated Entity Reference No. (if issued)*: RN
Physical or Street Address (if available): **219 CORNELL US**
City: **ROCKWALL** County: **ROCKWALL** State: **TX** Zip Code: **75087**
(Area code) Telephone Number: **972 772 6467**

*If this number has not been issued for the facility, complete a TCEQ Core Data Form (TCEQ-10400) and submit it with this application.

10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM

10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM

10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM

10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM

10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM

10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM

10/10/2019 10:10:10 AM
10/10/2019 10:10:10 AM

Facility Name:
Non-enclosed Structures Authorization #:

Initial Submittal Date:
Revision Date:

TRACT 13-01 OF THE U.N. DALTON SURVEY, ABSTRACT NO. 72

8. Contact Information

Applicant (Lessee/Project Owner) Name:

Customer Reference No. (if issued)*: CN
Mailing Address: 385 S. LOUIAD, ROCKWALL, TX, 75087
City: ROCKWALL County: ROCKWALL State: TX Zip Code: 75087
(Area Code) Telephone Number: 972 772 6467
Email Address: TSALES@ROCKWALL.COM

*If the Applicant does not have this number, complete a TCEQ Core Data Form (TCEQ-10400) and submit it with this application. List the Applicant as the Customer.

Property Owner Name*:

Mailing Address: 385 S. LOUIAD
City: ROCKWALL County: ROCKWALL State: TX Zip Code: 75087
(Area Code) Telephone Number: 972 772 6467
Email Address: TSALES@ROCKWALL.COM

*If the Property Owner is the same as Applicant type "Same as Applicant".

Consultant Name (if applicable):

Texas Board of Professional Engineers Firm Registration Number:
Mailing Address:
City: County: State: Zip Code:
(Area Code) Telephone Number:
Email Address:

9. Confidential Documents

Does the application contain confidential documents?

Yes No

If "Yes", cross-reference the confidential documents throughout the application and submit as a separate attachment in a binder clearly marked "CONFIDENTIAL."

10. Deed Recordation

Verify that the property owner filed a written notice for record in the real property records in the county where the land is located in accordance with 30 TAC §330.962 stating: (a) the former use of the land; (b) the legal description of the tract of land that contains the closed MSW landfill; (c) notice that restrictions on the development or lease of the land exist in the Texas Health and Safety Code and in MSW rules; and (d) the name of the owner. (c) RAIL LAND

11. Notice of Lease Restrictions on the Property

Is the property leased?

Yes No

If "Yes", verify that the property owner provided written notice to all prospective lessees of the property in accordance with 30 TAC §330.964 concerning:

(a) what is required to bring the property into compliance with 30 TAC Chapter 330, Subchapter T?

(b) the prohibitions or requirements for future disturbance of the final cover?

A certified copy of the notice is included in the application.

5) ISOLATION OF THE DNA FROM THE TISSUE IS

1. Tissue homogenization
2. Lysis of cells
3. Removal of proteins
4. Purification of DNA
5. Quantification of DNA
6. Storage of DNA

Facility Name:
Non-enclosed Structures Authorization #:

Initial Submittal Date:
Revision Date:

Professional Engineer's Certification of No Potential Threat to Public Health or the Environment.

The applicant's engineer for this project shall complete one of the following certifications:

"I, _____, P.E. # _____, certify that the proposed disturbance of the final cover is necessary to reduce a potential threat to public health or the environment. Further, I certify that the proposed disturbance of the final cover will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's Seal, Signature, Date, and
Firm Name and Registration Number:

Or:

"I, _____, P.E. # _____, certify that the proposed disturbance of the final cover will not increase or create a potential threat to public health or the environment. Further, I certify that the proposed disturbance of the final cover will not damage the integrity or function of any component of the Closed Municipal Solid Waste Landfill Unit, including, but not limited to, the final cover, containment systems, monitoring system, or liners. This certification includes all documentation of all studies and data on which I relied in making these determinations."

Engineer's Seal, Signature, Date, and
Firm Name and Registration Number:

Professional Engineer's Certification: No Potential Threat to Public Health or the Environment

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one. The application of engineers in the field of the environment is a broad and diverse one.

Facility Name:
Non-enclosed Structures Authorization #:

Initial Submittal Date:
Revision Date:

Signature Page

I, _____,
(Applicant/Property Owner or Project Owner) (Title)

certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature: _____

Date: _____

SUBSCRIBED AND SWORN to before me by the said _____

On this _____ day of _____, _____

My commission expires on the _____ day of _____, _____

Notary Public in and for

_____ County, Texas

(Note: Application Must Bear Signature & Seal of Notary Public)

TO BE COMPLETED BY THE PROPERTY OWNER IF THE PROPERTY OWNER IS NOT SIGNING ABOVE

I, _____, the owner of the property identified as _____ (*Insert property address*), hereby authorize _____ (*Insert Project Owner Name*) to _____ (*Insert brief description of project such as "install soil borings and test pits"*), and to apply for any necessary authorizations in order to conduct this project. I understand that, as property owner, I am responsible for maintaining the integrity of the final cover over the closed MSW landfill.

Printed or Typed Name of Property Owner

Signature

SUBSCRIBED AND SWORN to before me by the said _____

On this _____ day of _____, _____

My commission expires on the _____ day of _____, _____

Notary Public in and for

_____ County, Texas

(Note: Application Must Bear Signature & Seal of Notary Public)

Signature Page

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of ... State of ...

Witness my hand and seal of office this ... day of ... 20...

Notary Public for the State of ...

My commission expires on ...

Subscribed and sworn to before me this ... day of ... 20...

Notary Public for the State of ...

My commission expires on ...

Subscribed and sworn to before me this ... day of ... 20...

Notary Public for the State of ...

My commission expires on ...

Subscribed and sworn to before me this ... day of ... 20...

Notary Public for the State of ...

NARRATIVE

NARRATIVE

To: Municipal Solid Waste Permits Section MC214
Waster Permit Division
Texas Commission on Environmental Quality
P.O. Box 13087
Austin , Texas, 78711-3087

From: City of Rockwall
385 South Goliad
Rockwall, Teas, 75087

This location has been referred to by word of mouth by long term residents of Rockwall as the Old Rockwall Landfill. Through interviews and research it appears the landfill (unpermitted) was started in the early 1950's on private property that became the area to dump household waste. On June 25, 1958 the City of Rockwall purchased the 4 acres and continued to operate the landfill, as a location to dump household waste until it appears to have been closed by permit in 1968.

The existing conditions of the 4 acre lot is raw land that is mowed once per month with native / volunteer trees.

The proposed project is the selective removal of dead, diseased or crowded tree. The installation of an irrigation system, shade trees, 8' concrete hike and bike trail, park bench, picnic table with covered bench and a playground.

The construction process will be the minor grading and leveling with a cut and fill process to level the site. There will be trenching to a depth of 16" for irrigation system. There will be drilling and digging to a depth of approximately 48" and 48" wide for playground and trees.

Procedures for Management of Methane, Water and Excavated Waste during construction will be determined by the requirements of the TCEQ and adhered to during the process

The science of self-compassion is a rapidly growing field of research that has the potential to transform our understanding of human suffering and resilience. This special section provides a comprehensive overview of the current state of the field, highlighting key findings and future directions. The articles in this section explore the theoretical underpinnings of self-compassion, its measurement, and its effects on mental and physical health. The research presented here suggests that self-compassion is not just a nice-to-have, but a necessary component of a healthy and fulfilling life.

One of the central themes in this special section is the role of self-compassion in promoting psychological well-being. Research has shown that individuals who practice self-compassion are more likely to experience positive emotions, have better relationships, and exhibit greater resilience in the face of adversity. This is because self-compassion allows us to acknowledge our vulnerabilities without being overwhelmed by them. It provides a safe space for self-reflection and growth, helping us to develop a more balanced and compassionate view of ourselves and the world around us.

Another key area of research discussed in this section is the application of self-compassion in clinical settings. Therapies that incorporate self-compassion, such as Transcendental Mindfulness-Based Stress Reduction (TMBSR) and Mindfulness-Based Self-Compassion (MSC), have shown promising results in treating a variety of mental health conditions, including depression, anxiety, and chronic pain. These interventions help individuals to cultivate a kinder and more understanding attitude toward themselves, which in turn leads to improved mental health and overall quality of life.

MAPS

&

PLANS

MARS

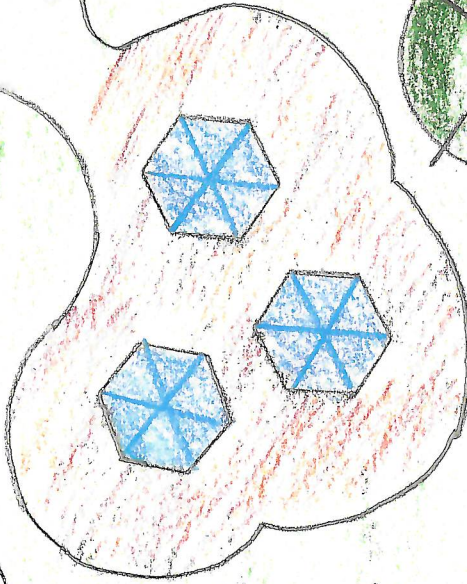
&

PLANS

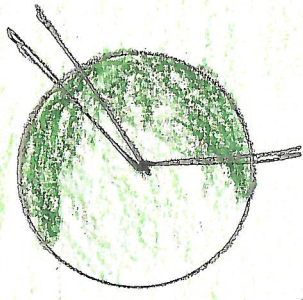
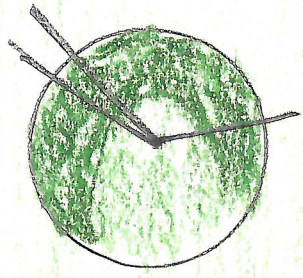
8' BENCH



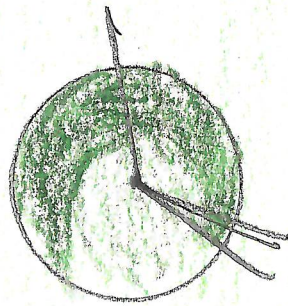
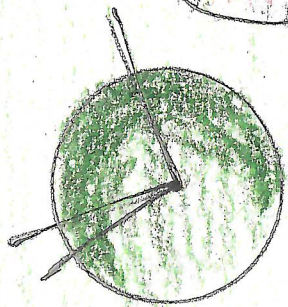
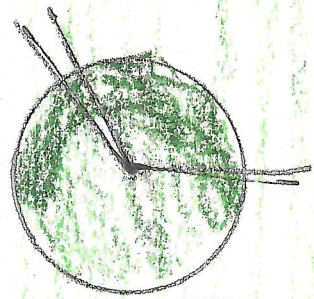
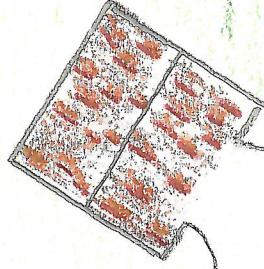
PLAYGROUND



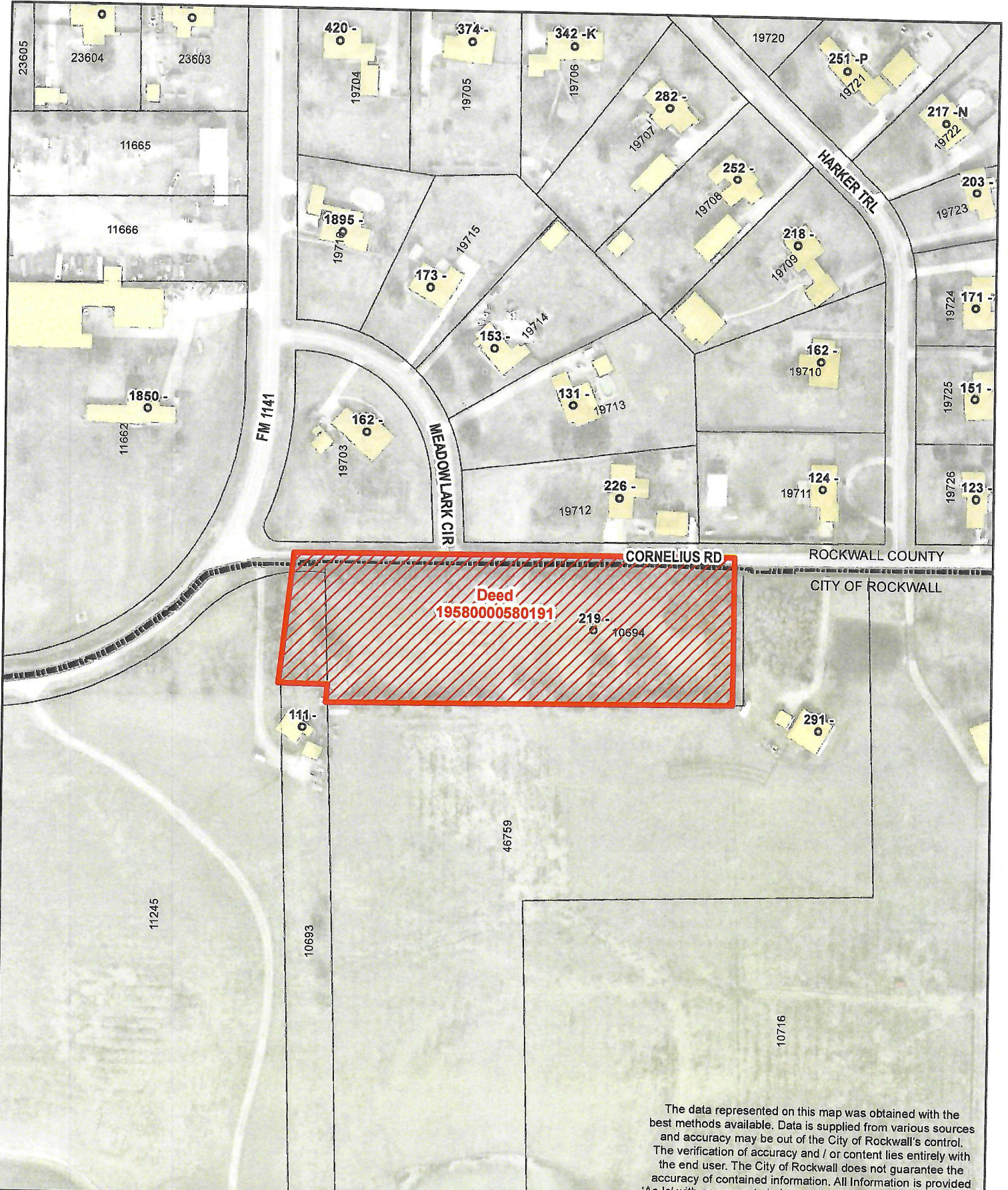
8' WALKING TRAIL



SINGLE
PICNIC
TABLE w/COVER



EVERGREEN
TREES:
SOD



ROCKWALL COUNTY
CITY OF ROCKWALL

Deed
19580000580191

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

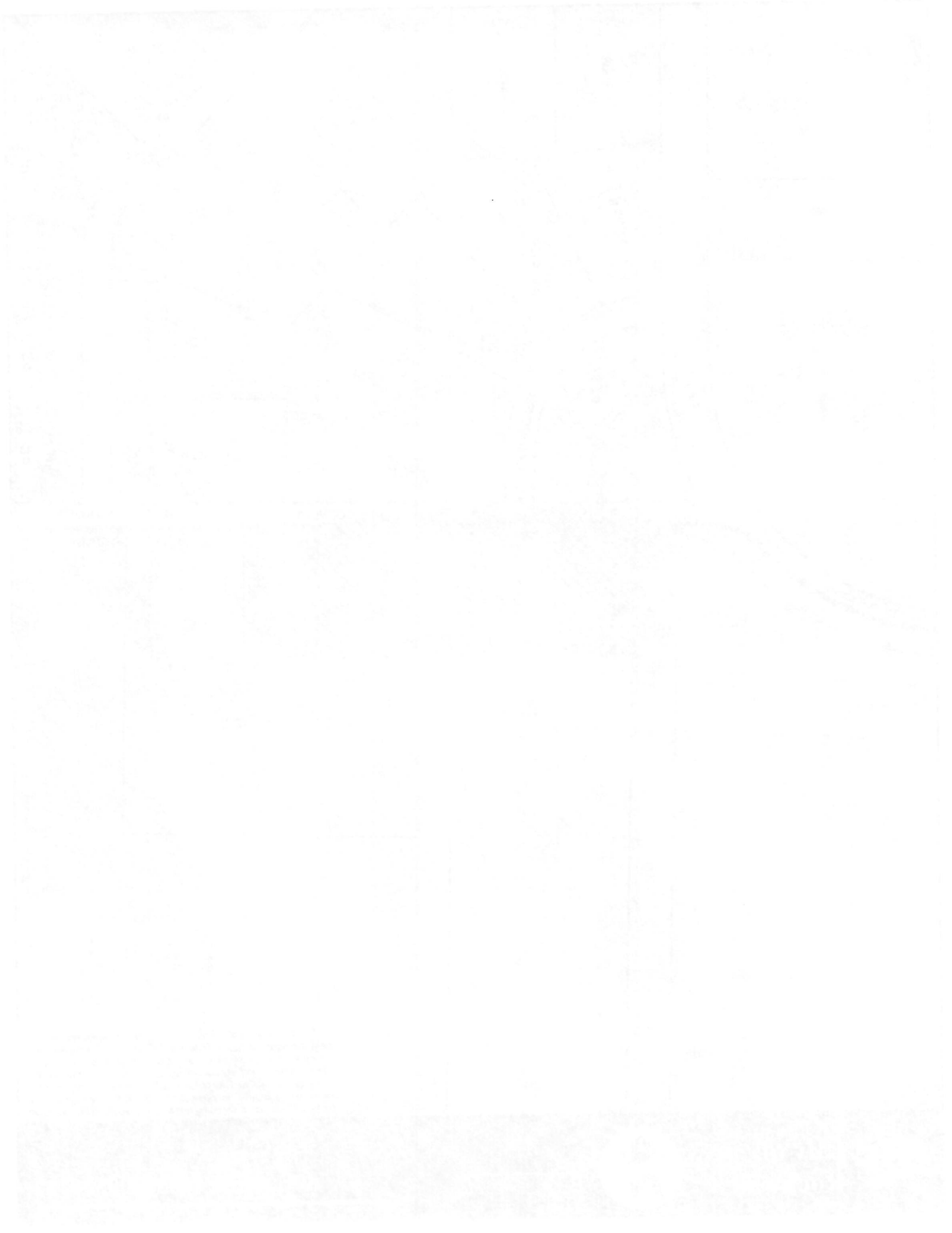


**City of
Rockwall**



Date: 3/31/2022
1 inch = 200 feet

Deed 19580000580191



Copies of
Legal
Documents

Copies of

Legal

Documents

THE STATE OF TEXAS, } KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Rockwall

191

That we, H. S. Bowles and wife, Constance Ludia Bowles
of the County of Rockwall State of Texas, for and in consideration of
the sum of

ONE THOUSAND AND NO/100 (\$1,000.00)----- DOLLARS,
to us in hand paid by City of Rockwall, a Municipal Corporation of the State of
Texas

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
City of Rockwall, Texas
of the County of Rockwall, State of Texas

all that certain
lot, tract or parcel of land situated in Rockwall County, Texas and being a part of
the Wm. Dalton Survey and a part of that certain tract as was conveyed to H. S. Bowles
by T. C. Sands, by deed of record in Vol 144, page 261, Deed Records, Rockwall County
Texas: Beginning at a point in a Country road, being the Northeast corner of tract
No. 3 the same being a 40 acre tract of land as described in the above named deed and
also being the Northwest corner of the Lewis Petrie tract of land; Thence South
240.5 feet with fence line to a point in fence line; Thence North 89 deg 15 min West
660 feet to a point in the West boundary line of the above tract and the East line
of the M C Greene tract; Thence North 3 deg West 29.5 feet with fence line to a post
for a corner, being the Northeast corner of the M C Green tract of land; Thence North
89 deg 45 min West 79 feet with fence line to a post in fence line for a corner;
Thence North 6 deg East 213 feet with fence line to a point in the middle of a county
road, this line being agreed upon by H. S. Bowles and S. C. Taber as the West boundary
line of the above tract; Thence South 89 deg East 722.5 feet along center of county
road to the place of beginning, containing 4.00 (four) acres of land as surveyed
by R. E. L. Halford, County Surveyor on June 21, 1958.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights
and appurtenances thereto in anywise belonging unto the said
City of Rockwall, Texas, a municipal corporation, their
heirs and assigns forever; and we do hereby bind ourselves, our
heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises
unto the said City of Rockwall, Texas, a municipal corporation, their
heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part
thereof.

Witness our hands at Rockwall, Texas
this 25th day of June, A. D. 19 58

Witnesses at Request of Grantor:



H. S. Bowles
Constance Ludia Bowles

THE STATE OF TEXAS,
COUNTY OF Rockwall

BEFORE ME, the undersigned, a

in and for said County, Texas, on this day personally appeared
H. S. Bowles and Constance Ludia Bowles

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged
to me that they each executed the same for the purposes and consideration therein expressed, and the said

Constance Ludia Bowles wife of the said H. S. Bowles having been
examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

Constance Ludia Bowles acknowledged such instrument to be her act and deed, and she declared that
she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to
retract it

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 25th day of June, A. D. 19 58

(L. S.)

Notary Public in and for
Rockwall County, Texas.

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, COUNTY OF [illegible]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]

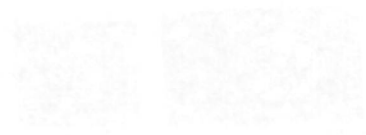
[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]



FILED FOR RECORD 3 DAY OF July A.D. 1958. AT 10:20 A.M.
RECORDED 8 DAY OF July A.D. 1958. AT 9:20 A.M.
DERWOOD SIMPSE, CLERK COUNTY CLERK, ROSSWALL COUNTY, TEXAS.
BY W. H. E. [Signature]

Handwritten text, possibly bleed-through from the reverse side of the page. The text is illegible due to its orientation and faintness.

Instructions
Authorization to Disturb Final Cover
Over a Closed MSW Landfill for Non-enclosed Structures

Form Availability

This form, as well as other Municipal Solid Waste (MSW) documents and rules are available on the TCEQ Internet site at http://www.tceq.texas.gov/search_forms.html. The number for this form is 20787. For further instructions regarding completion of this form please send an email to mswper@tceq.state.tx.us or call 512-239-2335.

Application Submittal

The complete application should be typewritten or printed neatly in black ink. Any revised title pages, table of contents, and any individual engineering drawings and plans shall be signed and sealed in accordance with 30 TAC §330.57(g)(2) and (3), and §330.57(h)(4)(D).

For a new authorization request, submit an original application plus three (3) copies as follows:

The original application and two copies should be submitted to:
Municipal Solid Waste Permits Section, MC124
Waste Permits Division
Texas Commission on Environmental Quality
P. O. Box 13087
Austin, Texas 78711-3087

The third copy should be sent directly to the appropriate TCEQ Regional Office;

For all notice of deficiency (NOD) responses, submit the revised original application plus three (3) copies which include;

1. Page 1 of the form to indicate that the submittal is for "Notice of Deficiency Response;"
2. All revised pages of the form and attachments;
3. A new Signature Page; and
4. Marked (redline/strikeout) and unmarked (revised clean) pages, with one copy sent to the appropriate TCEQ Regional Office.

1. Application Type

Select **ONE** box that indicates the application type for the submittal.

2. Reason for Submittal

Select the box indicating the reason for submittal.

Introduction to District First Class Over a Closed City Landfill for the Land and Water

The first part of the report discusses the background and the purpose of the study. It also includes a brief overview of the study area and the objectives of the study.

The second part of the report discusses the methodology used in the study. It includes a description of the data collection methods and the analysis techniques used.

The third part of the report discusses the results of the study. It includes a description of the findings and a discussion of the implications of the results.

The fourth part of the report discusses the conclusions of the study. It includes a summary of the findings and a discussion of the implications of the results.

The fifth part of the report discusses the recommendations of the study. It includes a list of suggestions for future research and a discussion of the implications of the results.

The sixth part of the report discusses the limitations of the study. It includes a list of factors that may have affected the results and a discussion of the implications of the results.

The seventh part of the report discusses the acknowledgments of the study. It includes a list of individuals and organizations that provided support and assistance during the study.

3. Project description

Provide a brief description of the proposed project for which the authorization to disturb the final cover of the closed landfill is being requested.

4. MSW Landfill Determination

If the landfill was discovered during construction, the construction activities shall be ceased pending authorization approval. Persons listed in 30 TAC 330.953(d) shall be notified, and the property shall be recorded in the real property records of the county where the property is located in accordance with 30 TAC §330.962(a).

In accordance with 30 TAC §330.953(d), the engineer who determined the existence of the closed MSW landfill shall notify each of the persons listed in the above mentioned paragraph within 30 days from the determination of landfill existence.

Select the box verifying that the listed person has been notified about the existence of the closed MSW landfill.

5. Landfill's Permitting Status

Select **ONE** box that indicates the landfill permitting status.

If the landfill is in post-closure care and/or subject to an active MSW Permit, the application for non-enclosed structures over a closed MSW landfill shall be accompanied by a Permit Modification application prepared in accordance with 30 TAC §305.70. The permit modification application form, TCEQ-20650 (Form): Permit/Registration Modification and Temporary Authorization Application Form for an MSW Facility, can be found on the TCEQ website at https://www.tceq.texas.gov/cgi-bin/comm_exec/forms.pl

If the landfill completed the post-closure care period, and meets the revocation requirements, a Voluntary Revocation application of the MSW Permit should be prepared in accordance with 30 TAC §330.465 prior to this authorization application for non-enclosed structures over a closed MSW landfill. The voluntary revocation form, TCEQ-10359 (Form): Request for Voluntary Revocation of Permit can be found on the TCEQ website at https://www.tceq.texas.gov/cgi-bin/comm_exec/forms.pl

6. General Project Information

Provide general facility information as listed under this Section. Facility name provided in this Section should match the Regulated Entity Name (Item #23) in the TCEQ Core Data Form.

If the Regulated Entity Reference Number has not been issued for the facility, complete a TCEQ Core Data Form and submit it with this application.

7. Contact Information

Applicant (Lessee/Project Owner) Name

Enter Applicant information.

The applicant may be the property owner, a lessee or occupant of the property, an easement holder, the owner or constructor of the project, or the person responsible for the final cover disturbance, that has property owner's agreement to perform the activities represented in the application.

Applicant name provided in this Section should match the Customer Legal Name (Item #6) in the TCEQ Core Data Form.

If the Customer Reference Number has not been issued for the facility, complete a TCEQ Core Data Form and submit it with this application.

2. Project description

The project is a description of the development of a new software system for the management of a company's resources. The system is designed to be user-friendly and efficient, and will be developed using the latest technologies.

2.1. Project objectives

The main objectives of the project are to develop a software system that can be used by all employees of the company to manage their resources. The system should be able to track the usage of resources, generate reports, and provide a user-friendly interface. The system should also be able to integrate with other systems used by the company.

The project will be completed within a budget of \$100,000 and a timeline of 12 months. The project manager will be responsible for the overall management of the project, including the development of the project plan, the management of the budget, and the communication with the stakeholders.

The project will be completed on time and within budget, and the system will be used by all employees of the company to manage their resources.

2.2. Project scope

The project scope includes the development of a software system for the management of a company's resources. The system will be developed using the latest technologies and will be user-friendly and efficient.

The project will include the development of a user-friendly interface, the implementation of a database, and the integration of the system with other systems used by the company. The project will also include the development of a project plan, the management of the budget, and the communication with the stakeholders.

The project will be completed within a budget of \$100,000 and a timeline of 12 months. The project manager will be responsible for the overall management of the project, including the development of the project plan, the management of the budget, and the communication with the stakeholders.

2.3. Project risks

The project risks include the possibility of budget overruns, the possibility of delays in the development of the system, and the possibility of the system not being used by all employees of the company.

The project manager will be responsible for the identification and management of the project risks, and will ensure that the project is completed on time and within budget.

2.4. Project conclusion

The project is a description of the development of a new software system for the management of a company's resources. The system is designed to be user-friendly and efficient, and will be developed using the latest technologies.

The project will be completed within a budget of \$100,000 and a timeline of 12 months. The project manager will be responsible for the overall management of the project, including the development of the project plan, the management of the budget, and the communication with the stakeholders.

The project will be completed on time and within budget, and the system will be used by all employees of the company to manage their resources.

The project manager will be responsible for the overall management of the project, including the development of the project plan, the management of the budget, and the communication with the stakeholders.

The project is a description of the development of a new software system for the management of a company's resources. The system is designed to be user-friendly and efficient, and will be developed using the latest technologies.

Note: If application is for an existing development permit for an enclosed structure over a closed MSW landfill, a TCEQ Core Data Form only needs to be submitted if there are administrative changes to the Regulated Entity information or Customer information.

Property Owner Name

Enter Property Owner contact information.

Consultant Name

Enter the contact information of the consultant company responsible for the preparation of the application on behalf of the applicant.

8. Confidential Documents

The Commission has a responsibility to provide a copy of each application to other review agencies and to interested persons upon request and to safeguard confidential material from becoming public knowledge. Thus, the Commission requests that the applicant (1) be prudent in the designation of material as confidential and (2) submit such material only when it might be essential to the staff in their development of a recommendation.

The Commission suggests that the applicant **NOT** submit confidential information as part of the permit or registration application. However, if this cannot be avoided, the confidential information should be described in non-confidential terms throughout the application, cross-referenced, and submitted as a separate document or binder, and conspicuously marked "CONFIDENTIAL."

Reasons of confidentiality include the concept of trade secrecy and other related legal concepts which give a business the right to preserve confidentiality of business information to obtain or retain advantages from its right in the information. This includes authorizations under, 18 U.S.C. 1905 and special rules cited in 40 CFR Chapter I, Part 2, Subpart B.

The applicant may elect to withdraw any confidential material submitted with the application. However, the permit or registration cannot be modified if the application is incomplete.

9. Deed Recordation

Prior to submitting this application the property owner shall file a written notice for record in the real property records in the county where the land is located in accordance with 30 TAC §330.962 stating: (a) the former use of the land; (b) the legal description of the tract of land that contains the closed MSW landfill; (c) notice that restrictions on the development or lease of the land exist in the Texas Health and Safety Code and in MSW rules; and (d) the name of the owner.

Select the box verifying that the property owner filed the written notice for record in the county real property records.

10. Notice of Lease Restrictions on the Property

Select **ONE** box indicating whether the property is leased.

If the property is leased, in accordance with 30 TAC §330.964, select the box verifying that the property owner filed the written notice to all prospective lessees of the property concerning what is required to bring the property into compliance with 30 TAC Chapter 330, Subchapter T; and the requirements for future disturbance of the final cover.

A certified copy of the Notice to Lessees shall be included in this application if available.

Instructions – ATTACHMENTS

Required Attachments

Existing Conditions Summary

In accordance with 30 TAC §330.960(2), provide a description of the existing conditions including land use, conditions of the final cover, waste characterization, age of the landfill, permitting status, methane production, potential environmental impacts, special issues that affect the facility, etc.

Proposed Project Description

In accordance with 30 TAC §330.960(3), provide a description of the project location related to the waste disposal area, purpose of the final cover disturbance, detailed project description, and the measures to protect the final cover and the environment. For what may constitute a disturbance of the final cover, refer to 30 TAC §330.954(e). For requirements regarding disturbance or alteration of final cover, refer to 30 TAC §330.955. For requirements regarding conduits design, ponded water, and surface drainage, refer to 30 TAC §330.961(d) through (g).

Description of Construction/Investigation Process

In accordance with 30 TAC §330.960(4), provide a description of construction/investigation process and procedures, equipment to be used, and measures to protect the final cover and the environment.

Procedures for Management of Methane, Water, and Excavated Waste During Construction

In accordance with 30 TAC §330.960(5), provide the procedures to be followed to monitor methane during construction, and measures to be taken if methane concentrations exceed 1% in the air, procedures for management of water that comes in contact with waste, and procedures for management and disposal of excavated waste. For requirements regarding management of methane, water, and excavated waste during construction, refer to 30 TAC §330.961(b) through (h).

General Location Map

In accordance with 30 TAC §330.960(6), provide a map that locates the property affected by the final cover disturbance.

Site Layout Plan

In accordance with 30 TAC §330.960(6), provide a site drawing that indicates property boundaries, limits of waste disposal area, the location of the proposed project in relation to the waste disposal area, and any existing enclosed and non-enclosed structures on the property.

Required Attachments

Existing Conditions Report
The report shall provide a description of the existing conditions of the site and the surrounding area, including but not limited to, the location of the site, the nature of the site, the surrounding area, and the existing conditions of the site and the surrounding area.

Proposed Project Description
The report shall provide a description of the proposed project, including but not limited to, the location of the site, the nature of the site, the surrounding area, and the proposed project. The report shall also provide a description of the proposed project's impact on the surrounding area and the proposed project's compliance with applicable laws and regulations.

Assessment of Environmental Impacts
The report shall provide an assessment of the proposed project's impact on the surrounding area, including but not limited to, the location of the site, the nature of the site, the surrounding area, and the proposed project. The report shall also provide a description of the proposed project's compliance with applicable laws and regulations.

Compliance with Management of Environmental Impacts
The report shall provide a description of the proposed project's compliance with applicable laws and regulations, including but not limited to, the location of the site, the nature of the site, the surrounding area, and the proposed project. The report shall also provide a description of the proposed project's compliance with applicable laws and regulations.

General Location Map
The report shall include a general location map of the site and the surrounding area, showing the location of the site, the surrounding area, and the proposed project. The map shall also show the location of the site, the surrounding area, and the proposed project.

Site Aerial Photo
The report shall include an aerial photograph of the site and the surrounding area, showing the location of the site, the surrounding area, and the proposed project. The photograph shall also show the location of the site, the surrounding area, and the proposed project.

Proposed Project Design Plans and Engineering Drawings of Construction

In accordance with 30 TAC §330.960(7), provide engineering plans and construction details of the project, signed and sealed by a professional engineer.

Property Legal Description

Property Metes and Bounds Description, Facility Legal Description, Facility Metes and Bounds Description, On-Site Easements, and Metes and Bounds Drawings

Provide a legal description of the facility including the following information, as required by 30 TAC §330.59(d)(1).

- a. The abstract number, as maintained by the Texas General Land Office, for the surveyed tract of land.
- b. A legal description of the property and the county, book, and page number or other generally accepted identifying reference of the current ownership record.
- c. For property that is platted, the county, book, and page number or other generally accepted identifying reference of the final plat record that includes the acreage encompassed in the application and a copy of the **Final Plat Record of Property**.
- d. A boundary metes and bounds description of the property signed and sealed by a registered professional land surveyor.
- e. A boundary metes and bounds description and drawing for the facility signed and sealed by a registered professional land surveyor.
- f. A drawing showing any on-site easements at the facility.

Notice of Landfill Determination

Provide certified copies of all notices having been made by the licensed professional engineer who conducted a soil test and determined that part of the tract overlies a closed municipal solid waste landfill, in accordance with §330.953. The following persons shall be notified of that determination within 30 days of the completion of the test: each owner and each lessee of the tract; the executive director; local government officials with the authority to disapprove the application for development; and the regional council of governments. The responsible engineer shall affix his seal, signature, and date of execution to the soil test results as required by the Texas Engineering Practice Act.

Notice to Real Property Records

Provide evidence that the property owner filed a notice to real property records in the county where the land is located. The written notice shall state the former use of the land, the legal description of property, notice of the restrictions on the development or lease of the land imposed by 30 TAC Chapter 330, Subchapter T and Texas Health and Safety Code, Chapter 361, Subchapter R, and the name of the owner. For deed recordation requirements, refer to 30 TAC §330.962.

In accordance with Section 20700.03 of the Public Contract Code, the following information is provided:

Proposed Project Description

Project 2019-0001 is a project to construct a new parking lot, located at the intersection of Encinitas Plaza and San Juan Plaza, in the City of Encinitas. The project includes the construction of approximately 100 parking spaces and associated infrastructure, including the installation of a stormwater management system and landscaping. The project is owned and operated by the City of Encinitas.

The project is owned by the City of Encinitas and is being financed by the City's General Fund.

The project is being constructed by the City of Encinitas. The project is being constructed by the City of Encinitas.

The project is being constructed by the City of Encinitas. The project is being constructed by the City of Encinitas.

The project is being constructed by the City of Encinitas. The project is being constructed by the City of Encinitas.

The project is being constructed by the City of Encinitas. The project is being constructed by the City of Encinitas.

Project Location and Description

The project is located at the intersection of Encinitas Plaza and San Juan Plaza, in the City of Encinitas. The project includes the construction of approximately 100 parking spaces and associated infrastructure, including the installation of a stormwater management system and landscaping. The project is owned and operated by the City of Encinitas.

Project Objectives

The project objectives are to provide additional parking for the City of Encinitas, improve the appearance of the City, and improve the stormwater management system. The project is being constructed by the City of Encinitas.

Additional Attachments (as applicable)

TCEQ Core Data Form(s)

If the Site Operator (owner/applicant) does not have a Customer Reference Number (CN Number), complete a TCEQ Core Data Form (TCEQ-10400) and submit it with this application. List the Site Operator (owner/applicant) as the customer.

If Regulated Entity Reference Number (RN Number) has not been issued for the facility, complete a TCEQ Core Data Form (TCEQ-10400) and submit it with this application. List the Facility as the Regulated Entity.

If the Operator does not have a Customer Reference Number (CN Number), complete another TCEQ Core Data Form (TCEQ-10400) for the "Operator" and submit it with this application. List the Operator as the customer.

Only under the following circumstances should a TCEQ Core Data Form be submitted:

- Your information is not yet in the Central Registry database or is incomplete
- Your information has changed from what is currently in the Central Registry database
- It is requested by the agency. You can check the status of your information in Central Registry on-line at <http://www12.tceq.state.tx.us/crpub/>.

Confidential Documents

The confidential information should be described in non-confidential terms throughout the application, cross-referenced, and submitted as a separate document or binder, and clearly marked "CONFIDENTIAL." Refer to Instructions, Section "Confidential Documents" for further detail.

Notice of Lease Restrictions on the Property

Provide evidence that the property owner gave written notice to all prospective lessees of the property of what is required to bring the property into compliance with this subchapter and the prohibitions or requirements for future disturbance of the final cover imposed by 30 TAC Chapter 330, Subchapter T and by Texas Health and Safety Code, Chapter 361, Subchapter R. For notice to lessees requirements, refer to 30 TAC §330.963.

Soil Tests Boring Logs

If soil tests were performed to determine the existence of the landfill on the property provide the boring logs, any available geotechnical report, and licensed professional engineer's determination regarding the existence of the landfill. (30 TAC §330.953).

Methane/ Water Monitoring Report

If methane was detected during construction provide a report indicating the control methods and a log of methane readings. If water came in contact with waste provide a report indicating the control and discharge procedures.

Waste Disposal Manifests

If waste were removed provide manifests showing evidence that they were disposed to a permitted facility.

Additional Attachments (as applicable)

1) of Core Data Family

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100). If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

Generator's Documents

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

Notice of Lease Restriction on the Property

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

Full Title Report Copy

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

Method's Title Monitoring Report

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

Other Applicable Attachments

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

If the Generator is a Family, please refer to the Generator Family section of the Data Form (TDCO 1100) and the Generator Family section of the Data Form (TDCO 1100) for the Generator Family section of the Data Form (TDCO 1100).

Facility Name:
Non-enclosed Structures Authorization #:

Initial Submittal Date:
Revision Date:

New Authorization to Disturb Final Cover/ Soil Boring Tests

Required Attachments

Attachment No.

A. Narrative

Existing Conditions Summary
Proposed Project Description
Description of Construction/Investigation Process
Procedures for Management of Methane, Water,
and Excavated Waste During Construction

B. Maps and Plans

General Location Map
Site Layout Plan
Proposed Project Design Plans and Engineering Drawings
Construction Details

C. Copies of Legal Documents

Property Legal Description (if available)
Notice of Landfill Determination (if applicable)
Notice to Real Property Records

Additional Attachments as Applicable - Select all those apply and add as necessary

- TCEQ Core Data Form(s)
- Confidential Documents
- Notice of Lease Restrictions
- Other maps, plans and engineering drawings
- Soil Tests Boring Logs
- Methane/ Water Monitoring Report
- Waste Disposal Manifests

Facility Name:
Non-enclosed Structures Authorization #:

Initial Submittal Date:
Revision Date:

Revisions of an Existing Authorization

Required Attachments

Attachment No.

Marked (Redline/Strikeout) Pages

Unmarked Revised Pages

A. Narrative

Description of Proposed Revisions

Description of Construction Process (if revised)

Procedures for Management of Methane, Water,
and Excavated Waste During Construction (if revised)

B. Maps and Plans

General Location Map

Site Layout Plan

Proposed Project Design Plans and Engineering Drawings (if revised)

Construction Details

Additional Attachments as Applicable - Select all those apply and add as necessary

Any other revised parts of the application

Received: 12 July 2014 / Accepted: 12 July 2014 / Published online: 2 August 2014
© Springer Science+Business Media Dordrecht 2014

Revisions of an Existing Authorization

Attachment #10

Required Attachments

Market Research Report
Unaudited Revised Earnings

Attachments

Revisions of Financial Statements
Detailed Description of Revisions
Procedures for the Development of Revisions
and Executive Approval of Revisions

Unaudited Earnings

Quarterly Earnings

Annual Earnings

Additional information regarding the revisions and the development of the revised financial statements is available in the following attachments:

Additional Attachments: Approval of Revisions of Financial Statements
This document contains the approval of the revised financial statements.



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Lea Ann Ewing, Purchasing Agent
DATE: November 7, 2022
SUBJECT: CONTRACT AWARD FOR PARKS BUILDING DESIGN BUILD PROJECT

Attachments

Summary/Background Information

Approved in the General Fund, Parks Operations Budget is \$125,000 to construct a new 40 x 100 foot enclosed metal building for Parks Department at the Service Center.

Sealed competitive proposals were solicited and two submittals received. Staff chose C and M Steel Services based on the following evaluation:

Advanced Fabricators

1. Total Bid \$98,513
2. No Workers comp insurance
3. 3 ea. 12 x 12 insulated roll up doors

C and M Steel

1. Total Bid \$106,244.75
2. Met all insurance requirements
3. 4 ea. 12 x 12 insulated roll up doors
4. Bond premiums included in the total bid

Action Needed

For Council consideration is the contract award to C and M Steel Services \$106,244.75 and authorize the City Manager to execute a design build contract.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Lea Ann Ewing, Purchasing Agent

DATE: November 7, 2022

SUBJECT: COOPERATIVE PURCHASING AGREEMENT WITH NATIONAL COOPERATIVE PURCHASING ALLIANCE (NCPA), OMNIA PARTNERS AND THE INTERLOCAL PURCHASING SYSTEM (TIPS USA)

Attachments

Summary/Background Information

An Interlocal Purchasing opportunity for participation in three national cooperative public purchasing programs: the NCPA, TIPS USA and OMNIA Partners is available to local governments.

These three interlocal agreements provide for cooperative purchasing benefits for the City in buying goods, materials, equipment and services. By participating in these cooperative programs, cities realize additional savings through economies of scale when utilizing the coop contracts. Another benefit is by piggybacking other public entity contracts we would meet all the formal bidding requirements pertaining to contract purchases and eliminate the cost of the competitive bidding process for the contracted materials and services. The interlocal agreement would remain in effect until terminated by either the City of Rockwall or the other party.

Action Needed

For City Council's consideration is to join these distinct national purchasing cooperative programs by authorizing the City Manager to execute the cooperative agreements.



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Lea Ann Ewing, Purchasing Agent
DATE: November 7, 2022
SUBJECT: CONTRACT RENEWAL FOR PAVEMENT REPAIRS AND MAINTENANCE CONTRACTS

Attachments

Summary/Background Information

Approved in the General Fund, Streets and Drainage Operating Budget each year are funds to make pavement, sidewalk and alley repairs. The scope of work for these construction contracts include materials, equipment and labor to make street, curb/gutter, alley, ramp, sidewalk/trail repairs, striping and all the incidentals that go with this type of work.

The annual repair work for FY 2023 is an estimated \$2,067,000 as budgeted. Staff is anticipating \$700,000 in concrete pavement and sidewalk work, \$100,000 in concrete specialty work (curb and gutter, ramps, brick repairs, and excavation). Additional concrete lift work of \$175,000, striping of \$75,000, slurry resurfacing of \$420,000 and asphalt work of \$597,000. Contract renewals are as follows:

Intermountain Slurry	\$420,000	Micro resurfacing
Nortex Concrete Lift	\$175,000	Concrete Lift and Stabilization
Road Master Striping	\$ 75,000	Roadway striping
B & B Concrete	\$200,000	Concrete pavement and specialty work
Medrano Construction	\$600,000	Concrete pavement and specialty work
Texas Bit	\$347,000	Asphalt work
American Pavement	\$250,000	Crack Sealing work

Action Needed

For Council consideration are the contract renewals to the various contractors listed above and authorize the City Manager to execute purchase orders.



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM: Lea Ann Ewing, Purchasing Agent
DATE: November 7, 2022
SUBJECT: BID AWARD FOR PD SOUTH NEW FURNITURE

Attachments

Summary/Background Information

Approved in the General Fund, Police Criminal Investigation Budget is \$63,200 to purchase furniture for the new Police Department South office located in the Tech Park. Funds are also allocated in the Internal Operations Department budget in the amount of \$25,000 for office furniture at City Hall and The Center.

Staff chose furniture from Wilson Bauhaus Interiors using their multiple furniture contracts through the TIPS USA and OMNIA Partners cooperative purchasing programs.

Action Needed

For Council consideration is the bid award to Wilson Bauhaus for \$88,064.85 and authorize the City Manager to execute purchase orders.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Councilmembers

FROM: Mary Smith, City Manager

DATE: November 4, 2022

SUBJECT: Channel Commercial Corporation - TX Enterprise Zone Program

As a part of the application process, Channel must apply to the City of Rockwall for designation as an enterprise project. Channel has hired a consultant, Reece Macdonald, Director of Site Selection and Business Incentives Consulting for a company called “Ryan” to assist them in this process. Mr. Macdonald will be present at Monday’s council meeting to further explain the process and the city’s role.

As part of the process, a public hearing has been scheduled for Monday’s meeting to receive public comment on the matter. In addition, a draft ordinance has been included under “Action Items” for Council’s consideration.

CITY OF ROCKWALL

ORDINANCE NO. 22-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE ("ACT"), PROVIDING TAX INCENTIVES, DESIGNATING THE CITY MANAGER AS A LIAISON AND NOMINATING CHANNELL COMMERCIAL CORPORATION ("CHANNELL") TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM ("EDT") THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS AN ENTERPRISE PROJECT ("PROJECT").

WHEREAS, the City Council of the City of Rockwall, Texas (the "City") desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in distressed areas of the city and to provide employment to residents of such area; and

WHEREAS, the project or activity is not located in an area designated as an enterprise zone and pursuant to Chapter 2303, Subchapter F of the Act, Channell Commercial Corporation has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Channell meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act and qualified for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment and economic activity; and

WHEREAS, a public hearing to consider this ordinance was held by the City Council on November 7, 2022;

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

Section 1: The City nominates Channell for enterprise project status.

Section 2: The City will negotiate legally available economic incentives, at the sole discretion of the City Council that may be made available to the nominated project or activity of the qualified business.

Section 3: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 4: The City of Rockwall City Council directs and designates the City Manager, or her designee, as the City's liaison to communicate and negotiate with the EDT through the Bank and Enterprise Project(s) and to oversee enterprise zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an Enterprise Project.

Section 5: The City finds that Channell meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- (a.) Channell is a “qualified business” under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body’s jurisdiction, located outside of an enterprise zone and at least thirty-five percent (35%) of the business’ new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
- (b.) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- (c.) The designation of Channell as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 6: That the Enterprise Project shall take effect on the date of designation of the enterprise project by EDT and terminate five (5) years after the date of designation.

Section 7: This ordinance shall take effect from and after its passage as the law and charter in such case provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 21st day of NOVEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: 11/07/2022

2nd Reading: 11/21/2022

CITY OF ROCKWALL

ORDINANCE NO. 22-56

SPECIFIC USE PERMIT NO. S-289

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 SOLAR PANELS ON A 0.1947-ACRE PARCEL OF LAND IDENTIFIED AS LOT 20, BLOCK D, LYNDEN PARK ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels Exceeding 1,000 SF of Coverage on a Residential Home* situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allow for *Solar Panels Exceeding 1,000 SF of Coverage on a Residential Home* within Planned Development District 17 (PD-17) as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, 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 02.03(K)(7) of Article 04, *Permissible Uses*, 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 *Solar Panels* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) 57 solar panels covering a maximum of 1,150 SF shall be permitted to be attached to the roof as shown on the roof plan elevations depicted in *Exhibit 'B'*.
- (2) All mechanical equipment (e.g. *micro inverters*) and batteries shall be completely screened from the adjacent properties and rights-of-way.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the property owner subject to these 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 7th DAY OF NOVEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

Exhibit 'A'
Zoning Exhibit

Address: 125 Lanshire

Legal Description: Lot 20, Block D, Lynden Park Estates

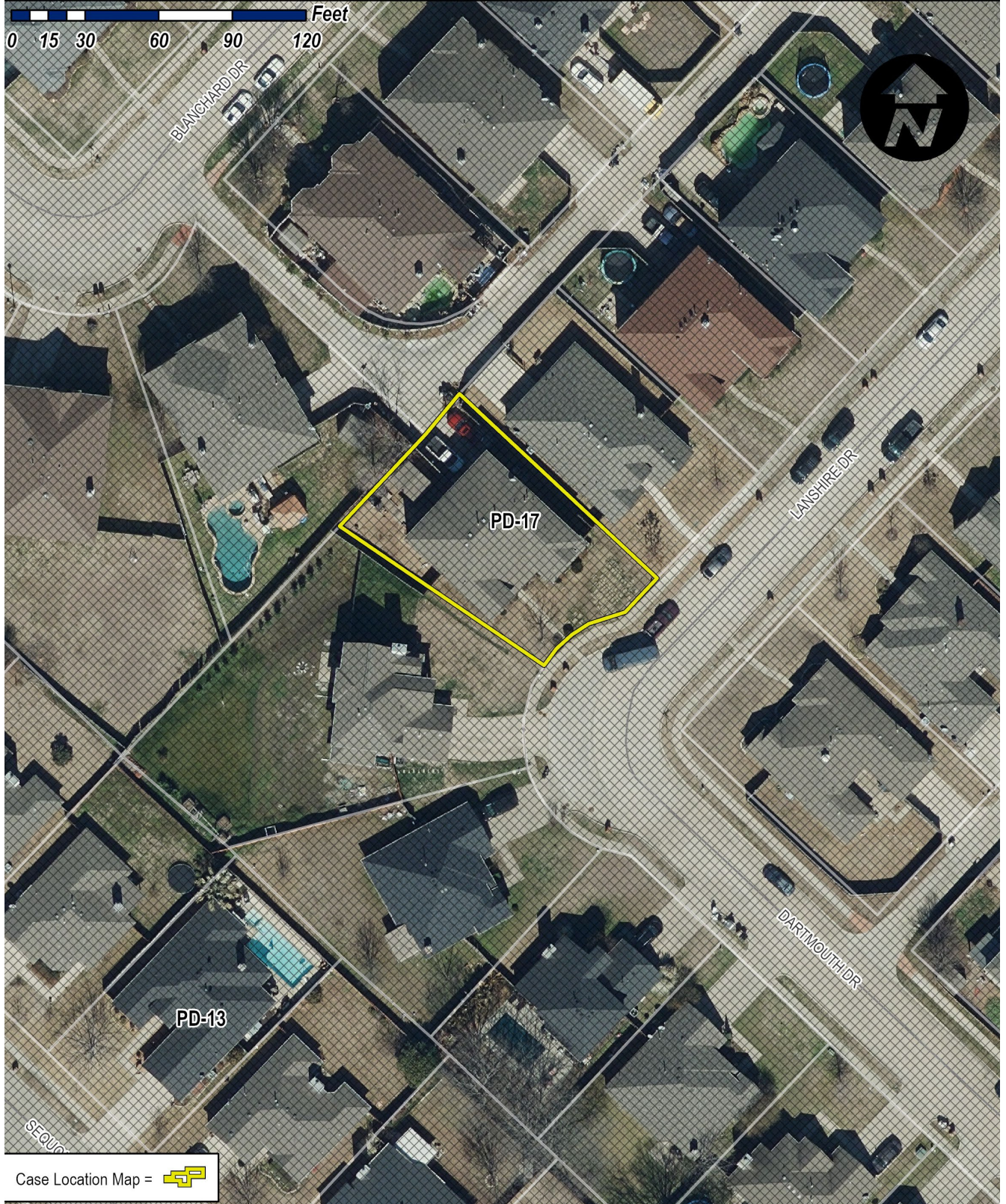
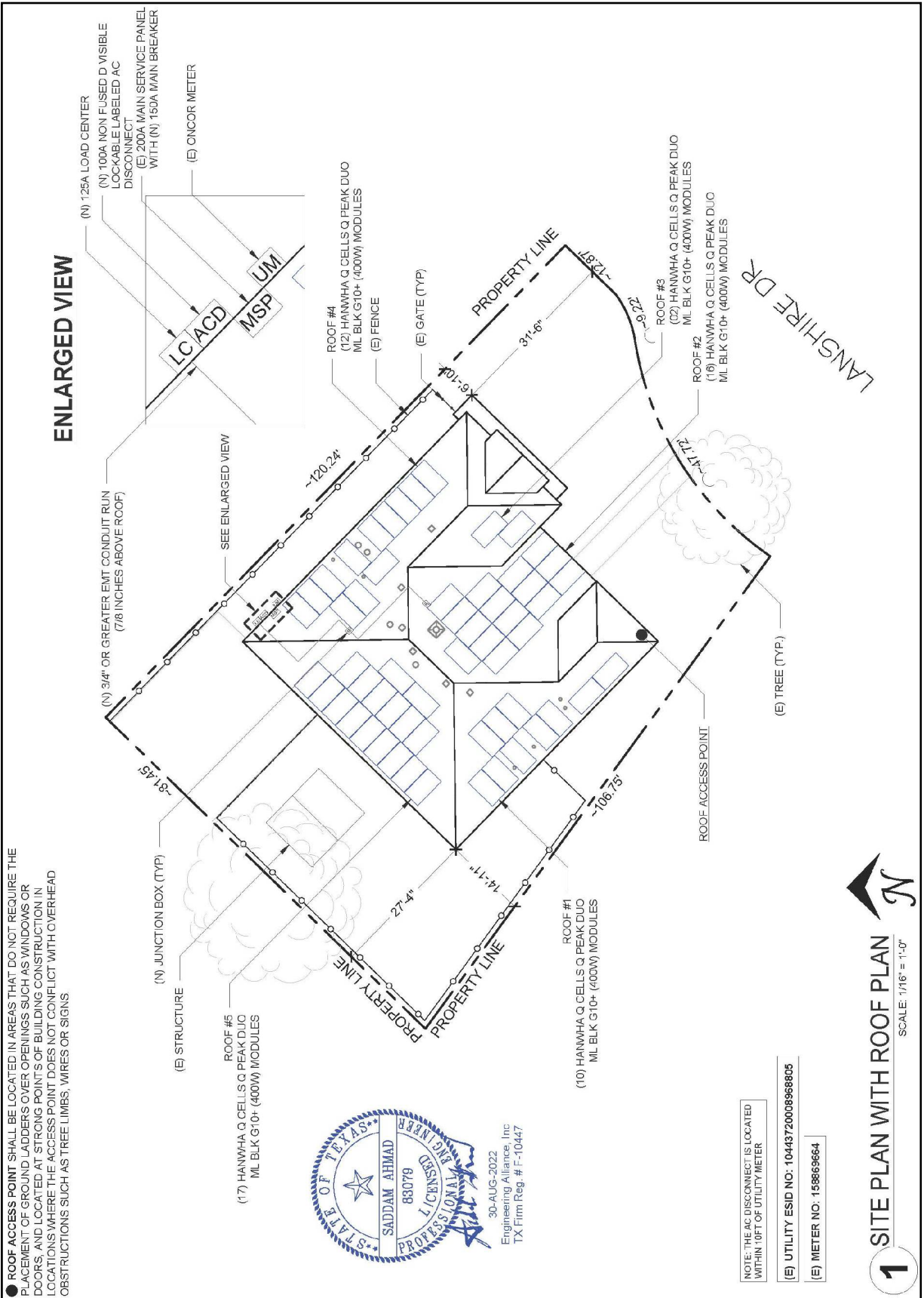
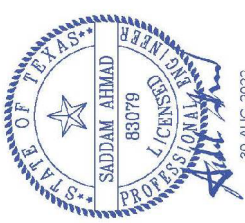


Exhibit 'B'
Roof Plan Elevations



● ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS



30-AUG-2022
Engineering Alliance, Inc
TX Firm Reg. # F-10447

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

(E) UTILITY ESID NO: 1044372000968605

(E) METER NO: 158669664



1 SITE PLAN WITH ROOF PLAN
SCALE: 1/16" = 1'-0"



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Councilmembers

FROM: Mary Smith, City Manager

DATE: November 4, 2022

SUBJECT: Channel Commercial Corporation - TX Enterprise Zone Program

As a part of the application process, Channel must apply to the City of Rockwall for designation as an enterprise project. Channel has hired a consultant, Reece Macdonald, Director of Site Selection and Business Incentives Consulting for a company called “Ryan” to assist them in this process. Mr. Macdonald will be present at Monday’s council meeting to further explain the process and the city’s role.

As part of the process, a public hearing has been scheduled for Monday’s meeting to receive public comment on the matter. In addition, a draft ordinance has been included under “Action Items” for Council’s consideration.

CITY OF ROCKWALL

ORDINANCE NO. 22-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE ("ACT"), PROVIDING TAX INCENTIVES, DESIGNATING THE CITY MANAGER AS A LIAISON AND NOMINATING CHANNELL COMMERCIAL CORPORATION ("CHANNELL") TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM ("EDT") THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS AN ENTERPRISE PROJECT ("PROJECT").

WHEREAS, the City Council of the City of Rockwall, Texas (the "City") desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in distressed areas of the city and to provide employment to residents of such area; and

WHEREAS, the project or activity is not located in an area designated as an enterprise zone and pursuant to Chapter 2303, Subchapter F of the Act, Channell Commercial Corporation has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Channell meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act and qualified for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment and economic activity; and

WHEREAS, a public hearing to consider this ordinance was held by the City Council on November 7, 2022;

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

Section 1: The City nominates Channell for enterprise project status.

Section 2: The City will negotiate legally available economic incentives, at the sole discretion of the City Council that may be made available to the nominated project or activity of the qualified business.

Section 3: The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 4: The City of Rockwall City Council directs and designates the City Manager, or her designee, as the City's liaison to communicate and negotiate with the EDT through the Bank and Enterprise Project(s) and to oversee enterprise zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an Enterprise Project.

Section 5: The City finds that Channell meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- (a.) Channell is a “qualified business” under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body’s jurisdiction, located outside of an enterprise zone and at least thirty-five percent (35%) of the business’ new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
- (b.) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- (c.) The designation of Channell as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

Section 6: That the Enterprise Project shall take effect on the date of designation of the enterprise project by EDT and terminate five (5) years after the date of designation.

Section 7: This ordinance shall take effect from and after its passage as the law and charter in such case provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS, THIS 21st day of NOVEMBER, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: 11/07/2022

2nd Reading: 11/21/2022



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Councilmembers

FROM: Mary Smith, City Manager

DATE: November 4, 2022

SUBJECT: Amendments to Ambulance Service Ordinance Provisions

Starting in 2003, the City of Rockwall became part of a countywide local government corporation – the County of Rockwall Emergency Services Corporation (the “ESC”) – for the initial purpose of having more input and oversight related to ambulance service provision within our city. Prior to 2003, ambulance service within both our city and the county as a whole was being provided through a county-based ambulance services contract with Medic Rescue (“Rockwall County EMS”), and the cities who benefitted from said contract had no ‘say so’ in the level of service, patient care, contractor selection, complaint resolution, etc. Through countywide efforts via the ESC, in August of 2004 a new, countywide ambulance services contract was signed with Medic Rescue, and all cities within the county as well as Rockwall County itself were a party to the contract. Said contract included an annual subsidy. Subsequently, a second ambulance contract was signed between the ESC and Medic Rescue in 2007, and that contract (which also included annual subsidy) stayed in place until 2016 when the ESC Board made a decision to begin a “Requests for Proposals” (an “RFP”) process that culminated in a third contract being signed between the ESC and Medic Rescue in the summer of 2017 (effective date was Oct. 1, 2017). That contract is the one that is currently in place without annual subsidy.

In Spring of 2022, the ESC Board and contractor felt it prudent to review some of the contract language with several goals in mind – (1) to try and shorten the document; (2) to try and remove language that essentially forced the ambulance contractor to utilize a certain dispatch company; and (3) to try and clarify ambiguous language. In an effort to accomplish these things, the ESC appointed a ‘technical subcommittee’ and hired an EMS consultant to collectively work to bring forth to the ESC proposed contract revisions. The technical subcommittee consisted of all of the fire chiefs throughout the county, the county sheriff, the county judge (ESC board President), Kristy Teague, and the EMS consultant, Steve Athey of Healthcare Visions. Recommendations of the technical subcommittee were brought forth to the ESC at its October board meeting. In part, one of the noteworthy, potential modifications to the countywide ambulance contract is to make the contract “exclusive” for both 911 and non-emergency ambulance services, countywide. In order to accomplish that modification, each municipality was asked at the October ESC meeting to return to their respective governing bodies to discuss the topic of ‘exclusivity’ for non-emergency ambulance transport.

From the Fall of 1993 until the Fall of 2015, the City of Rockwall had in place an ordinance related to ambulance service within the city. The ordinance provided for one, exclusive ambulance service provider to be engaged in transport of ambulatory patients within our city. Specifically, the main portion of the ordinance read as follows:

No person shall operate or cause to be operated a vehicle for ambulance purposes nor furnish, conduct, maintain, advertise or otherwise be engaged in the business or service of the transportation of ambulance patients within the City of Rockwall unless such person is the ambulance service provider currently under contract with Rockwall County to provide ambulance service within the County. No person shall knowingly solicit ambulance services regulated herein except from the ambulance service provider.

In 2015 the City Council in place at the time made a decision to relax the provisions by passing an ordinance that opened up non-emergency ambulance transport/transfer services to any provider wishing to operate within our city limits. This is the circumstance under which the ESC then moved forward with an RFP process, while – as part of that RFP – calling for respondents to include in their proposal “no subsidy.” Prior to 2017, the ESC had been paying an annual subsidy to the contractor of approximately \$450,000. Thereafter, the ambulance contractor began operating both without ‘exclusivity’ in place and without a subsidy being provided by the ESC.

In response to the ESC’s request for each municipality to discuss establishing ‘exclusivity,’ the city attorney has prepared a draft ordinance that reestablishes exclusivity of non-emergency transport ambulance services within the City of Rockwall if the Council desires to move forward with doing so.

Mayor Fowler and Mayor Pro Tem Johannesen serve as the city’s representatives on the ESC Board. In addition Mitch Ownby, Vice President of Medic Rescue will be in attendance at Monday’s meeting to help answer any questions Council may have during the discussion.

CITY OF ROCKWALL

ORDINANCE NO. 22-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 12, ARTICLE XII, SECTION 12 BY AMENDING SECTIONS 12-1250 THROUGH 12-1253 OF THE CODE OF ORDINANCES, REGULATING AMBULANCE SERVICES IN THE CITY; PROVIDING FOR RELATED MATTERS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall (the "City"), a Home Rule City and by State law and City Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and

WHEREAS, the City is a member of the "Sponsoring Local Governments" that established the County of Rockwall Emergency Services Corporation ("ESC") to contract with a provider to provide exclusive emergency ambulance service; and

WHEREAS, the City adopted Ordinance 15-28 on October 19, 2015 which amended Chapter 12, Article XII, Section 12, and the ordinance eliminated the exclusive use by the ESC contractor for non-emergency ambulance transports; and

WHEREAS, the City wishes to re-establish exclusive use by the ESC contractor for non-emergency ambulance transports because some of the other Sponsoring Local Governments are also requiring exclusive use of the ESC contractor for non-emergency ambulance transports in order to protect the health, safety and general welfare of its residents;

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

SECTION 1. FINDINGS. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. AMENDMENT. Chapter 12, Article XII, Sections 12-1250 to 12-1252 and (deleting) Section 12-1253 are hereby amended to Chapter 12 and should read as follows:

ARTICLE XII. AMBULANCE SERVICE

Sec. 12-1250. - Definitions.

- **Ambulance.** Any privately or publicly owned motor vehicle that is specially designed, constructed, or modified and equipped; and is intended to be used for and is maintained or operated, for the transportation, on the streets or highways of this state; of persons who are sick, injured, wounded, or otherwise incapacitated or helpless.

- **Emergency Ambulance Services.** The operation of an ambulance for transportation in response to a 9-1-1 call to transport a sick or injured person in an ambulance after the sudden onset of a medical condition manifesting itself by acute symptoms of such severity that the absence of immediate medical attention could reasonably be expected to result in placing the patient's health in serious jeopardy, serious impairment to bodily functions, or serious dysfunction of any bodily organ.
- **Non-Emergency Ambulance Services.** The operation of an ambulance for any purpose other than providing emergency ambulance services.

Sec. 12-1251. - Contract required.

- A. No person shall operate or cause to be operated a vehicle for emergency ambulance purposes nor furnish, conduct, maintain, advertise or otherwise be engaged in the business or service of the transportation of emergency ambulance patients within the city unless such person is the emergency ambulance service provider currently under contract with the County of Rockwall Emergency Services Corporation to provide emergency ambulance service within Rockwall County.
- B. No person shall operate or cause to be operated a vehicle for non-emergency ambulance purposes nor furnish, conduct, maintain, advertise or otherwise be engaged in the business or service of the transportation of emergency ambulance patients within the city unless such person is the emergency ambulance service provider currently under contract with the County of Rockwall Emergency Services Corporation to provide emergency ambulance service within Rockwall County
- C. No person shall knowingly solicit ambulance services contrary to the regulations in this article.

Sec. 12-1252. - Applicability.

The provisions of section 12-1251 shall not apply to:

- A. Rendering assistance to patients in the case of a major catastrophe or emergency with which the contractor's ambulances or approved franchises are insufficient or unable to cope with the major catastrophe or emergency;
- B. Transporting a patient picked up outside of the county, traveling through the City to a destination outside of the County.
- C. Transporting a patient picked up outside of the County, traveling through the City to a destination inside the City or County.

~~Sec. 12-1253. Non-Emergency Ambulance Service.~~

~~It shall be unlawful for any person to furnish, operate or otherwise engage in the operation of non-emergency ambulance transfer service from a point originating and ending within the streets of the City without a license or certification as an emergency medical services provider issued by the State of Texas.~~

SECTION 3. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. PENALTY. Penalty for any violation of this ordinance shall be in accordance with Section 1-13 of the City Code of Ordinances, which shall be a fine of up to \$500 for each offense.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void.

SECTION 6. SAVINGS CLAUSE. All ordinances or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed. The balance of such ordinance is hereby saved from repeal.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective on December 15, 2022 following its publication in the local newspaper as required by the City Charter and the Texas Local Government Code.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, THIS 21ST DAY OF NOVEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

1st Reading: 11/07/2022

2nd Reading: 11/21/2022

APPROVED AS TO FORM:

Frank J. Garza, City Attorney



MEMORANDUM

TO: Honorable Mayor and Councilmembers
FROM: Kristy Teague, City Secretary/Assistant to the City Manager
DATE: November 4, 2022
SUBJECT: ART Commission Vacancy

The following reflects the current status of the ART Commission membership:

Art Review Team Commission	FIRST	LAST	Appointed / ReAppt'd.	CURRENT 2 YR. TERM EXPIRES
interested citizen	VACANT	Chris Kosterman Resigned		Aug.2023
interested citizen	Ashlei	Neill	July 19,2021	Aug.2023
interested citizen	Ginger	Womble	Dec.7,2020 July 5,2022	Aug. 2024
interested citizen	Susan	Guzman	April 19,2021	Aug.2023
interested citizen	Sean Charles	Martin	May 2,2022	Aug. 2024
interested citizen	Christopher	Kingsley	May 16,2022	Aug. 2024
interested citizen	Kindsay	Carter	May 16,2022	Aug. 2023

Council is asked to consider filling the vacancy left by Kosterman upon his August 2022 resignation. Councilmember Macalik serves as the council-appointed liaison to this Commission.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

September 2022

Permits

Total Permits Issued:	395
Building Permits:	28
Contractor Permits:	367
Total Commercial Permit Values:	\$2,250,250.18
Building Permits:	\$843,229.00
Contractor Permits:	\$1,407,021.18
Total Fees Collected:	\$197,419.77
Building Permits:	\$147,682.03
Contractor Permits:	\$49,737.74

Board of Adjustment

Board of Adjustment Cases: 0

10/3/2022
3:17:39PM

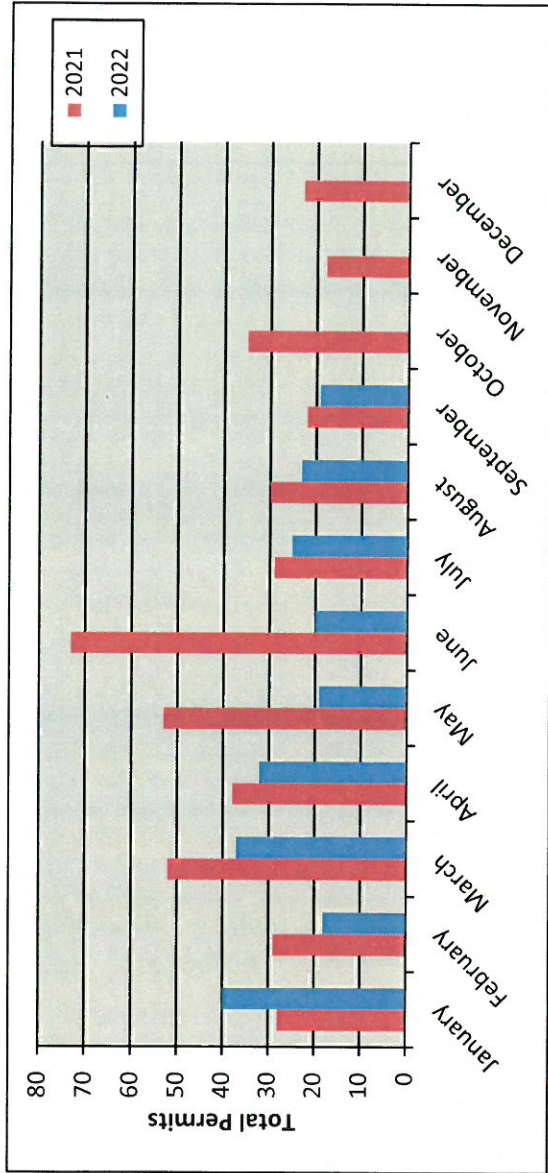
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 9/1/2022 to 9/30/2022

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	46	\$2,250,250.18	\$39,145.68
Addition	1	293,229.00	\$2,133.48
Certificate of Occupancy	9		\$682.50
Electrical Permit	4	1,575.00	\$311.61
Fence Permit	1		\$51.00
Mechanical Permit	3	87,876.18	\$1,261.83
New Construction	1	550,000.00	\$21,841.56
Plumbing Permit	4	5,250.00	\$280.75
Remodel	11	1,176,752.00	\$11,180.45
Roofing Permit	2	96,000.00	\$153.00
Sign Permit	7	39,568.00	\$994.50
Temporary Certificate of Occupancy	2		\$153.00
Temporary Construction Trailer	1		\$102.00
Residential Building Permit	349		\$158,274.09
Accessory Building Permit	4		\$271.93
Addition	3		\$1,521.46
Concrete Permit	12		\$1,612.16
Deck Permit	2		\$255.00
Demolition	2		\$102.00
Driveway Permit	1		\$192.17
Electrical Permit	13		\$1,708.50
Fence Permit	66		\$3,358.00
Irrigation Permit	33		\$2,523.00
Mechanical Permit	19		\$2,320.50
New Single Family Residential	19		\$121,913.60
Outdoor Kitchen Permit	3		\$428.16
Patio Cover/Pergola	12		\$1,111.32
Plumbing Permit	45		\$3,593.00
Pool	13		\$2,022.00
Remodel	1		\$127.50
Retaining Wall Permit	5		\$306.00
Roofing Permit	56		\$4,278.00
Solar Panel Permit	26		\$9,915.79
Window & Door Permit	14		\$714.00
Totals:	395		\$197,419.77

New Residential Permits

Calendar Year

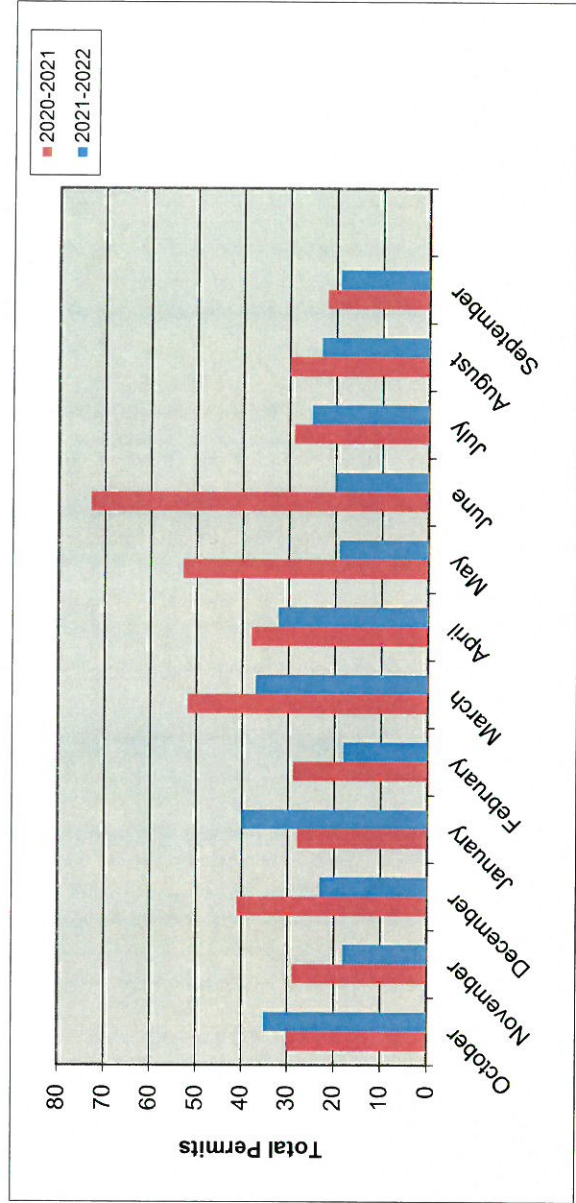
	Year	
	2021	2022
January	28	40
February	29	18
March	52	37
April	38	32
May	53	19
June	73	20
July	29	25
August	30	23
September	22	19
October	35	
November	18	
December	23	
Totals	430	233



New Residential Permits

Fiscal Year

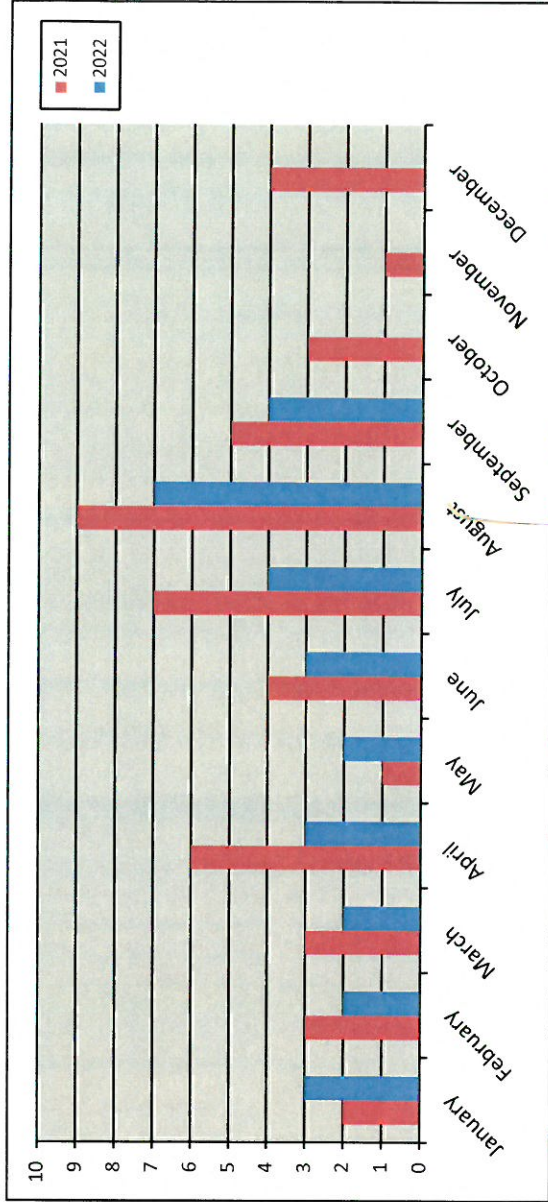
	Year	
	2020-2021	2021-2022
October	30	35
November	29	18
December	41	23
January	28	40
February	29	18
March	52	37
April	38	32
May	53	19
June	73	20
July	29	25
August	30	23
September	22	19
Totals	454	309



Residential Remodel Permits

Calendar Year

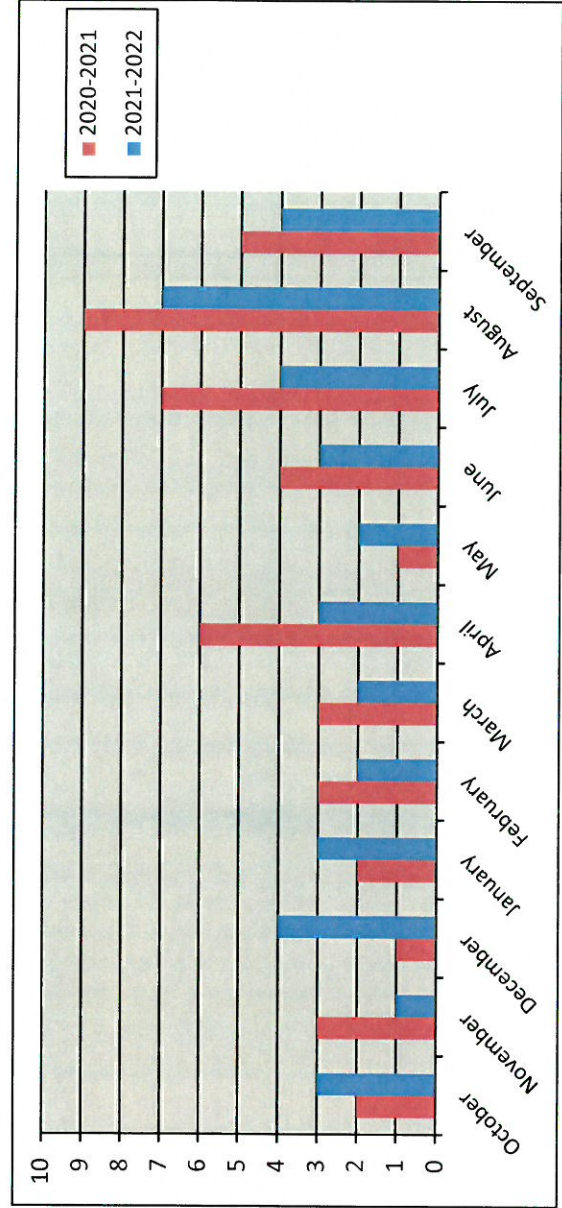
	Year	
	2021	2022
January	2	3
February	3	2
March	3	2
April	6	3
May	1	2
June	4	3
July	7	4
August	9	7
September	5	4
October	3	
November	1	
December	4	
Totals	48	30



Residential Remodel Permits

Fiscal Year

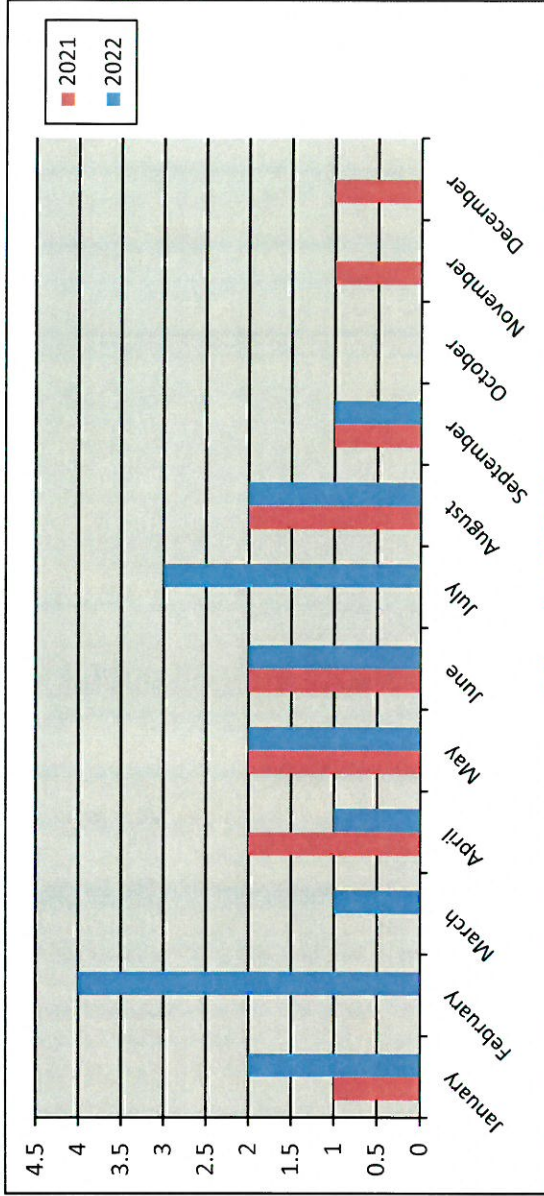
	Year	
	2020-2021	2021-2022
October	2	3
November	3	1
December	1	4
January	2	3
February	3	2
March	3	2
April	6	3
May	1	2
June	4	3
July	7	4
August	9	7
September	5	4
Totals	46	38



New Commercial Permits

Calendar Year

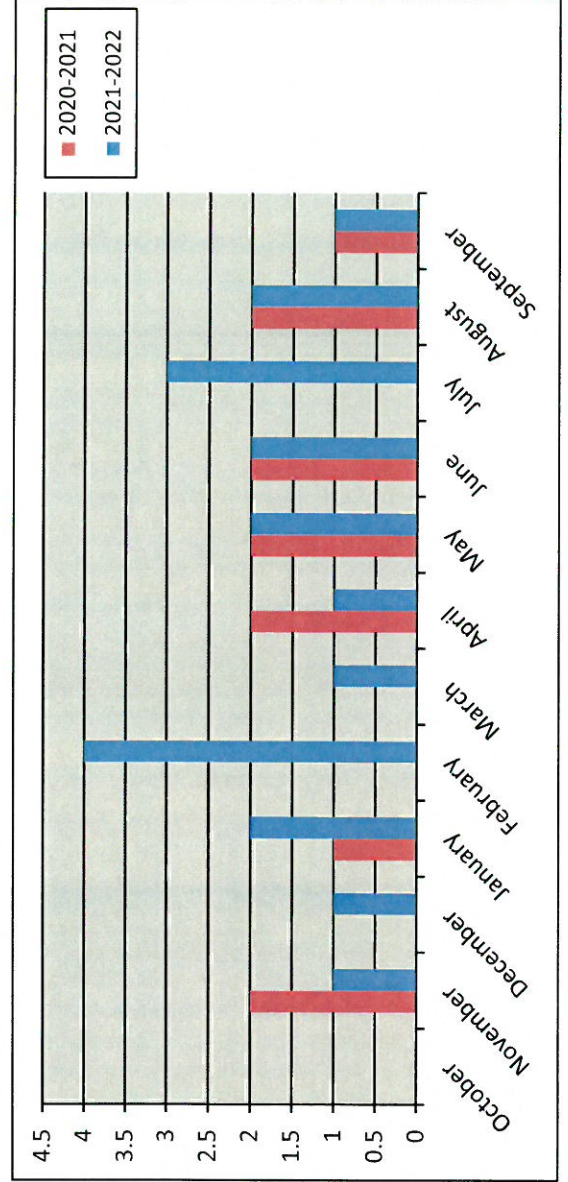
	Year	
	2021	2022
January	1	2
February	0	4
March	0	1
April	2	1
May	2	2
June	2	2
July	0	3
August	2	2
September	1	1
October	0	
November	1	
December	1	
Totals	12	18



New Commercial Permits

Fiscal Year

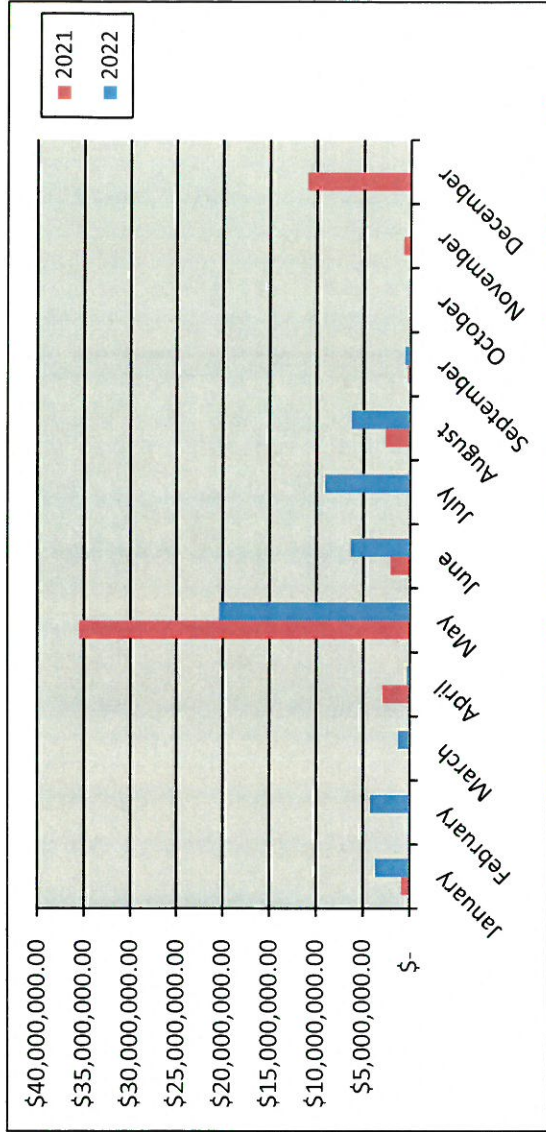
	Year	
	2020-2021	2021-2022
October	0	0
November	2	1
December	0	1
January	1	2
February	0	4
March	0	1
April	2	1
May	2	2
June	2	2
July	0	3
August	2	2
September	1	1
Totals	12	20



New Commercial Value

Calendar Year

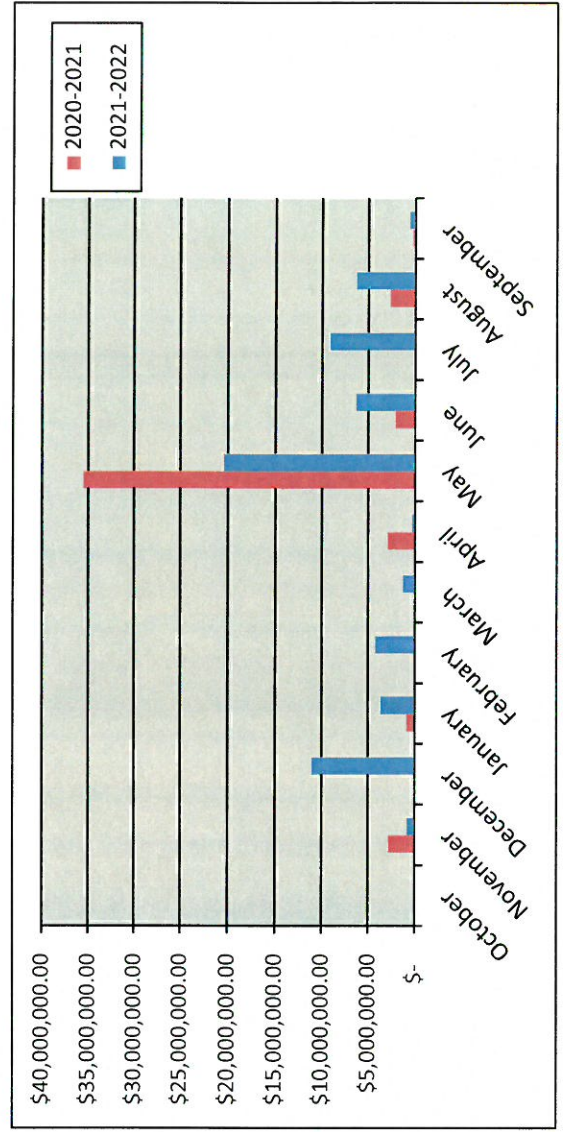
	Year	
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	\$ 250,000.00
May	\$ 35,500,000.00	\$ 20,400,000.00
June	\$ 2,080,000.00	\$ 6,300,000.00
July	\$ -	\$ 9,075,000.00
August	\$ 2,650,000.00	\$ 6,244,700.00
September	\$ 286,200.00	\$ 550,000.00
October	\$ -	\$ -
November	\$ 750,000.00	\$ -
December	\$ 11,000,000.00	\$ -
Totals	\$ 56,051,200.00	\$ 51,831,000.00



New Commercial Value

Fiscal Year

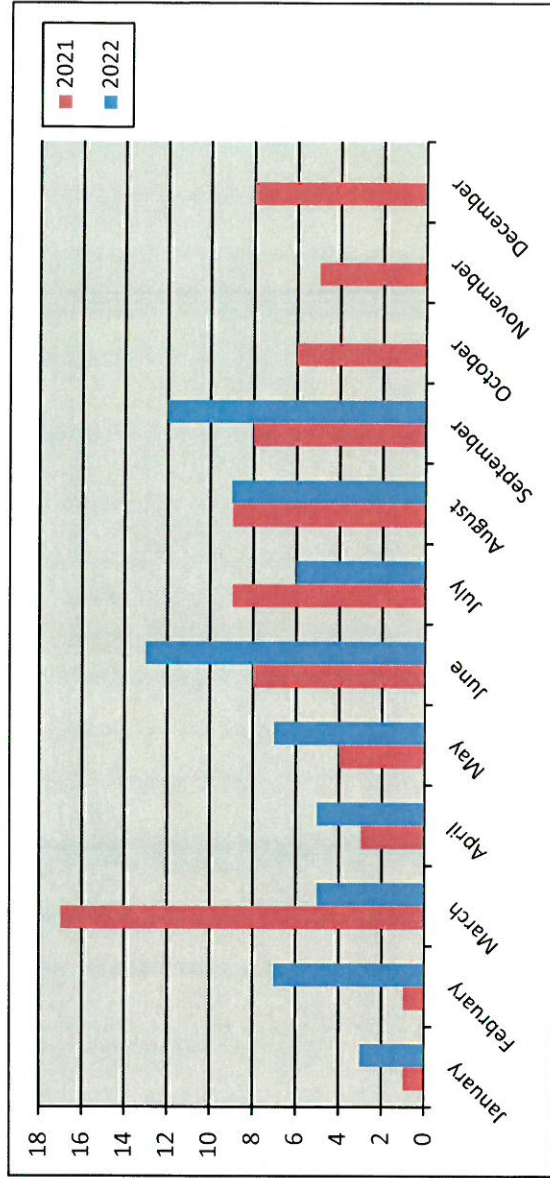
	Year	
	2020-2021	2021-2022
October	\$ -	\$ 750,000.00
November	\$ 2,800,000.00	\$ -
December	\$ -	\$ 11,000,000.00
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	\$ 250,000.00
May	\$ 35,500,000.00	\$ 20,400,000.00
June	\$ 2,080,000.00	\$ 6,300,000.00
July	\$ -	\$ 9,075,000.00
August	\$ 2,650,000.00	\$ 6,244,700.00
September	\$ 286,200.00	\$ 550,000.00
Totals	\$ 47,101,200.00	\$ 63,581,000.00



Commercial Remodel Permits

Calendar Year

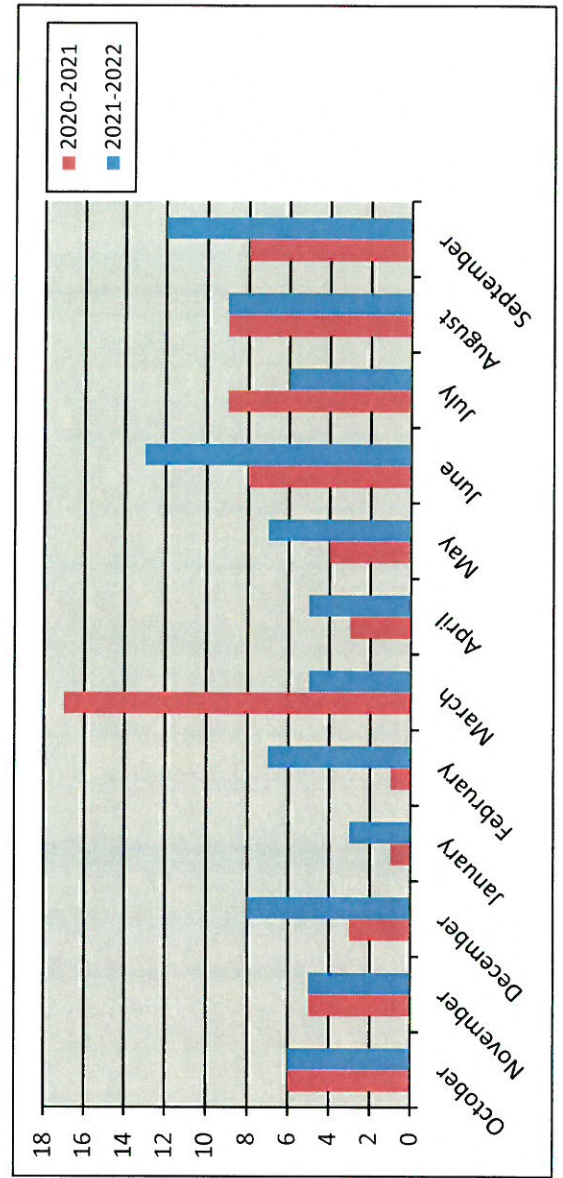
	Year	
	2021	2022
January	1	3
February	1	7
March	17	5
April	3	5
May	4	7
June	8	13
July	9	6
August	9	9
September	8	12
October	6	
November	5	
December	8	
Totals	79	67



Commercial Remodel Permits

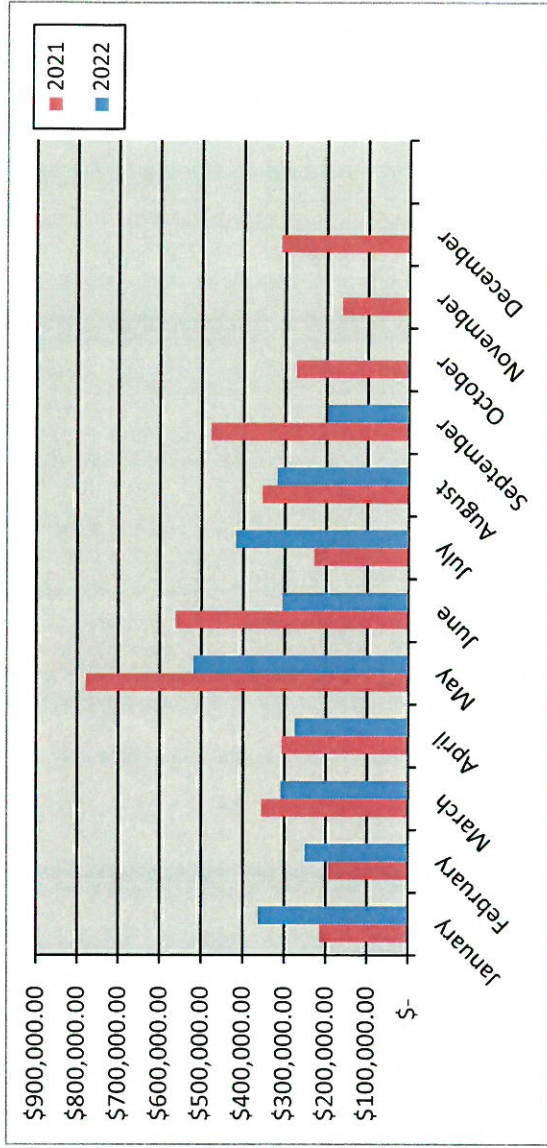
Fiscal Year

	Year	
	2020-2021	2021-2022
October	6	6
November	5	5
December	3	8
January	1	3
February	1	7
March	17	5
April	3	5
May	4	7
June	8	13
July	9	6
August	9	9
September	8	12
Totals	74	86



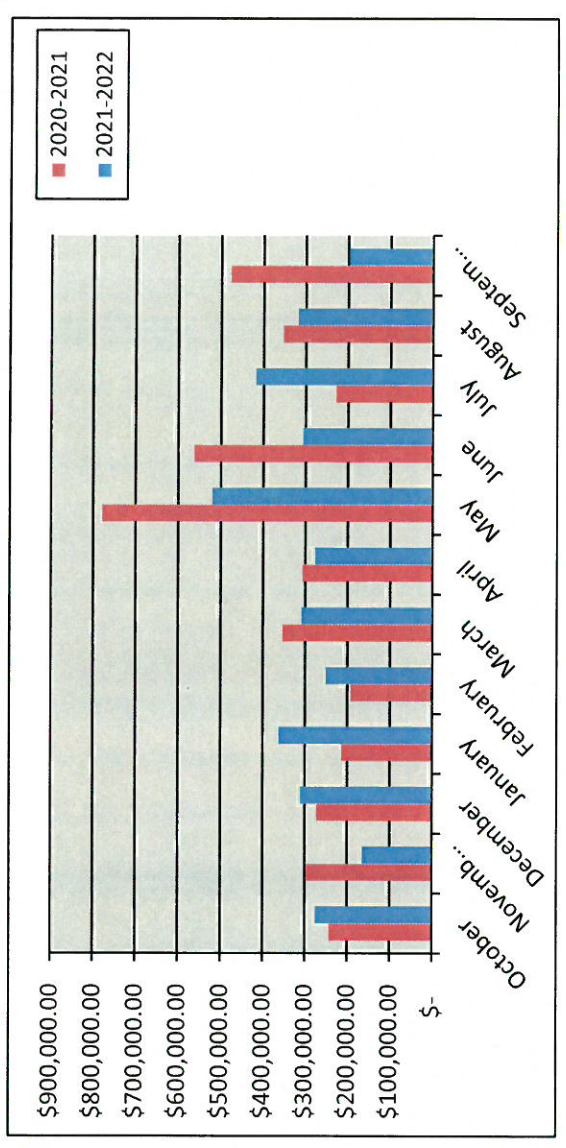
Total Fees Collected Calendar Year

	Year	
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	\$ 274,768.54
May	\$ 778,422.17	\$ 518,725.96
June	\$ 561,245.38	\$ 304,895.03
July	\$ 228,777.52	\$ 416,616.46
August	\$ 353,601.69	\$ 317,170.14
September	\$ 476,935.40	\$ 197,419.77
October	\$ 273,670.22	
November	\$ 163,206.06	
December	\$ 310,002.73	
Totals	\$ 4,214,924.85	\$ 2,948,827.66



Total Fees Collected Fiscal Year

	Year	
	2020-2021	2021-2022
October	\$ 242,859.42	\$ 273,670.22
November	\$ 296,217.55	\$ 163,206.06
December	\$ 272,486.48	\$ 310,002.73
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	\$ 274,768.54
May	\$ 778,422.17	\$ 518,725.96
June	\$ 561,245.38	\$ 304,895.03
July	\$ 228,777.52	\$ 416,616.46
August	\$ 353,601.69	\$ 317,170.14
September	\$ 476,935.40	\$ 197,419.77
Totals	\$ 4,279,609.29	\$ 3,695,706.67



For the Period 9/1/2022 to 9/30/2022

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit	Site Address		Valuation	Total Fees	
		Parcel Number	Subdivision Name Plan Number		Total SQFT	Fees Paid
COM2021-3127	Commercial Building Permit					
06/21/2021	Certificate of Occupancy	2922 S GOLIAD ST,			\$76.50	\$76.50
09/09/2022	ISSUED	ROCKWALL, TX 75032			107,000.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	RUBEN LUNA/LUIS LAYZA 469-571-4836	2922 S. GOLIAD ST.	Rockwall	TX	75032
Property Owner	RUBEN LUNA	2922 S. GOLIAD ST.	Rockwall	TX	75032

Contractors

COM2021-3901	Commercial Building Permit					
07/22/2021	Temporary Certificate of Occupancy	1023 E INTERSTATE 30,			\$76.50	\$76.50
09/21/2022	ISSUED	ROCKWALL, 75087			4,800.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Spirit Halloween 609-645-3300	6826 Black Horse Pike	Egg Harbor Town	NJ	08234
Property Owner	ShopCore Properties	233 S. Wicker Dr. #4700	Chicago	IL	60606
Manager	Wayne Martin	1023 E Interstate 30	Rockwall	TX	75032

Contractors

COM2022-1262	Commercial Building Permit					
03/16/2022	Certificate of Occupancy	1541 E INTERSTATE 30,			\$76.50	\$76.50
09/28/2022	ISSUED	SUITE 140 ROCKWALL, 75087			1,300.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Charles Smith 214-212-2307	1541 E INTERSTATE 30, SUITE 140	ROCKWALL	TX	75087
Property Owner	DYNACAP HOLDINGS LIMITED, LLC	1541 E. INTERSTATE 30 SUITE 140	ROCKWALL	TX	75087

Contractors

COM2022-1560	Commercial Building Permit					
03/29/2022	Certificate of Occupancy	5737 HORIZON RD,			\$76.50	\$76.50
09/08/2022	ISSUED	ROCKWALL, TX 75032			1,100.00	

5:09:37PM

PERMITS ISSUED

For the Period 9/1/2022 to 9/30/2022

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name		Total SQFT	
		Plan Number			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	HEATHER DAWSON 903-456-1189	5737 HORIZON RD.	Rockwall	TX 75032	
Property Owner	RIDGE POINTE PROPERTIES	102 S. GOLIAD ST., SUITE 200	Rockwall	TX 75087	
Contractors					
COM2022-3980	Commercial Building Permit				
06/27/2022	Certificate of Occupancy	3144 HORIZON RD, 220, ROCKWALL, TX, 75032		\$75.00	\$75.00
09/08/2022	ISSUED			7,028.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Texas Health Resources 214-801-9966	612 E Lamar Blvd	Arlington	TX 76011	
Property Owner	ROCKWALL REGIONAL HOSPITAL LLP	612 E LAMAR BLVD, S. 100	ARLINGTON	TX 76011	
Contractors					
COM2022-4201	Commercial Building Permit				
07/06/2022	Certificate of Occupancy	2135 RIDGE RD, SUITE 210, ROCKWALL, TX, 75087		\$76.50	\$76.50
09/26/2022	ISSUED			5,307.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	ROCKWALL DANCE 214-695-2077	2135 RIDGE RD STE 210	Rockwall	TX 75087	
Property Owner	MFR PROPERTIES LLC	28632 ROADSIDE	Agoura Hills	CA 91301	
Contractors					
COM2022-4249	Commercial Building Permit				
07/07/2022	Temporary Certificate of Occupancy	1023 E INTERSTATE 30		\$376.50	\$76.50
09/21/2022	ISSUED			4,800.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Janet Mlynski 214-287-2595	6826 Black Horse Pike	Egg Harbor Town	NJ 08234	
Property Owner	ShopCore Properties	1065 E Southlake	Southlake	TX 76092	

PERMITS ISSUED

For the Period 9/1/2022 to 9/30/2022

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Valuation	Total SQFT
		Plan Number		
Contractors				
COM2022-4884	Commercial Building Permit			
08/04/2022	Certificate of Occupancy	110 S GOLIAD ST	\$76.50	\$76.50
09/09/2022	ISSUED		1,200.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	JEFF MONTONEY 972-974-8606	110 S GOLIAD ST	ROCKWALL	TX	75087
Property Owner	JAMES PRESTON PRUITT	C/O RIDGE POINTE PROPERTY MANAGMENET	Rockwall	TX	75087

Contractors				
COM2022-5079	Commercial Building Permit			
08/12/2022	Certificate of Occupancy	2005 INDUSTRIAL BLVD,	\$75.00	\$75.00
09/15/2022	ISSUED	A, ROCKWALL, TX, 75087	7,500.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Clint Edens 817-915-3608	2005 Industrial Blvd A	Rockwall	TX	75087
Property Owner	Rockwall Steel	PO Box 159	Rockwall	TX	75087

Contractors				
COM2022-5257	Commercial Building Permit			
08/19/2022	Certificate of Occupancy	2927 Ridge Rd 105,	\$75.00	\$75.00
09/16/2022	ISSUED	Rockwall, TX 75032	1,682.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Owner	REGENCY, CENTERS LP		CINCINNATI	OH	45202
Applicant	Jinlong Chen	2927 Ridge Rd, Suite 105	Rockwall	TX	75032
Business Owner	Jinlong Chen 972-722-2888	2927 Ridge Rd.# 105	Rockwall	TX	75032

Contractors				
--------------------	--	--	--	--

PERMITS ISSUED

For the Period 9/1/2022 to 9/30/2022

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Valuation	Total SQFT
		Plan Number		
COM2022-5515	Commercial Building Permit			
08/31/2022	Certificate of Occupancy	1409 S GOLIAD ST,	\$75.00	\$75.00
09/13/2022	ISSUED	ROCKWALL, TX 75087	450.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Alissa Hatcher 469-769-8062	1409 S Goliad	Rockwall	TX	75087
Property Owner	Legacy 316	519 E Interstate 30	Rockwall	TX	75087

Inspection Report C Mike Hatcher

Contractors

Total Valuation:
Total Fees: \$1,135.50
Total Fees Paid: \$835.50

Rockwall Police Department

Monthly Activity Report

September-2022

ACTIVITY	CURRENT MONTH SEPTEMBER	PREVIOUS MONTH AUGUST	YTD 2022	YTD 2021	YTD % CHANGE
----------	----------------------------	--------------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	11	15	-26.67%
Robbery	3	2	12	3	300.00%
Aggravated Assault	2	4	24	24	0.00%
Burglary	1	2	26	26	0.00%
Larceny	72	48	531	448	18.53%
Motor Vehicle Theft	10	5	46	42	9.52%
TOTAL PART I	89	61	650	558	16.49%
TOTAL PART II	106	117	1136	1126	0.89%
TOTAL OFFENSES	195	178	1786	1684	6.06%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	9	8	71	93	-23.66%
D.W.I.	7	14	131	150	-12.67%

ARRESTS

FELONY	23	22	218	200	9.00%
MISDEMEANOR	46	56	491	425	15.53%
WARRANT ARREST	5	8	63	75	-16.00%
JUVENILE	1	4	60	27	122.22%
TOTAL ARRESTS	75	90	832	727	14.44%

DISPATCH

CALLS FOR SERVICE	2101	1948	17931	18575	-3.47%
-------------------	------	------	-------	-------	--------

ACCIDENTS

INJURY	2	3	33	41	-19.51%
NON-INJURY	83	72	668	643	3.89%
FATALITY	0	0	2	1	100.00%
TOTAL	85	75	703	685	2.63%

FALSE ALARMS

RESIDENT ALARMS	51	39	408	386	5.70%
BUSINESS ALARMS	171	182	1432	1232	16.23%
TOTAL FALSE ALARMS	222	221	1840	1618	13.72%
Estimated Lost Hours	146.52	145.86	1214.4	1067.88	13.72%
Estimated Cost	\$3,485.40	\$3,469.70	\$28,888.00	\$25,402.60	13.72%

ROCKWALL NARCOTICS UNIT

	Number of Cases	0
	Arrests	0
	Arrest Warrants	1
	Search Warrants	2
	Seized	
	Methamphetamine	56 grams

Rockwall Police Department

Dispatch and Response Times

September 2022

Police Department

	Average Response Time	
Priority 1		Number of Calls 159
Call to Dispatch	0:01:07	
Call to Arrival	0:13:32	
% over 7 minutes	29%	
	Average Response Time	
Priority 2		Number of Calls 740
Call to Dispatch	0:02:39	
Call to Arrival	0:10:53	
% over 7 minutes	25%	
	Average Response Time	
Priority 3		Number of Calls 61
Call to Dispatch	0:02:07	
Call to Arrival	0:09:59	
% over 7 minutes	44%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes



Monthly Report September 2022



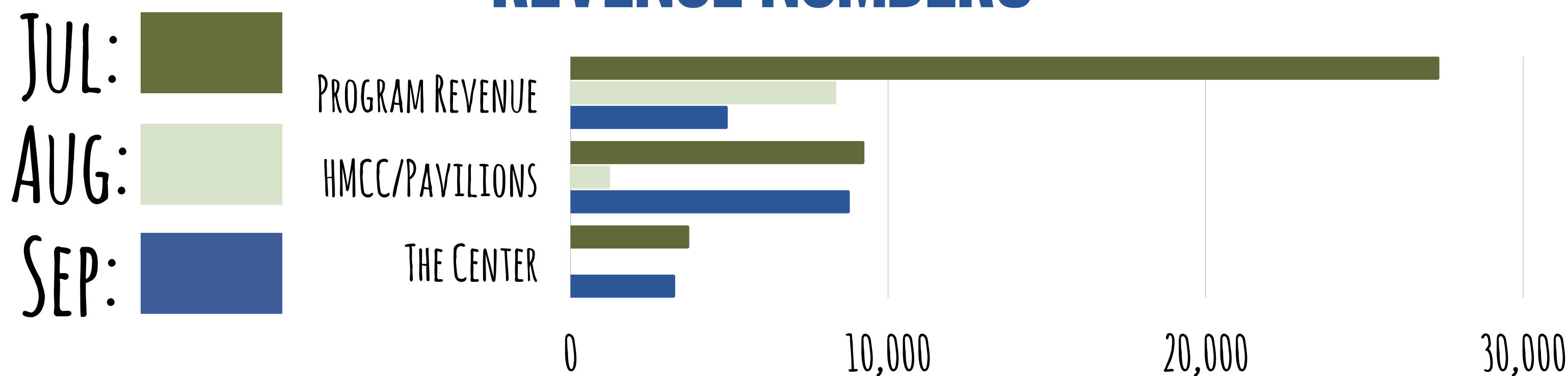
SENIOR HEALTH FAIR
250 ATTENDEES



SENIOR LUNCHEON
60 ATTENDEES



REVENUE NUMBERS



Upcoming:

Fishing Derby	Nov. 5 - Harry Myers Park
Outdoor Family Campout	Nov. 12-13 - Pettinger Nature Preserve
Christmas Tree Lighting	Dec. 3 - City Hall

PARKS PROJECT UPDATE – SEPTEMBER 2022



HARRY MYERS PICKLEBALL COURT
ARTIFICIAL TURF INSTALLATION



URBAN FORESTRY PROGRAM AT
THE HARBOR



SOD INSTALLATION AT THE PARK AT
HICKORY RIDGE



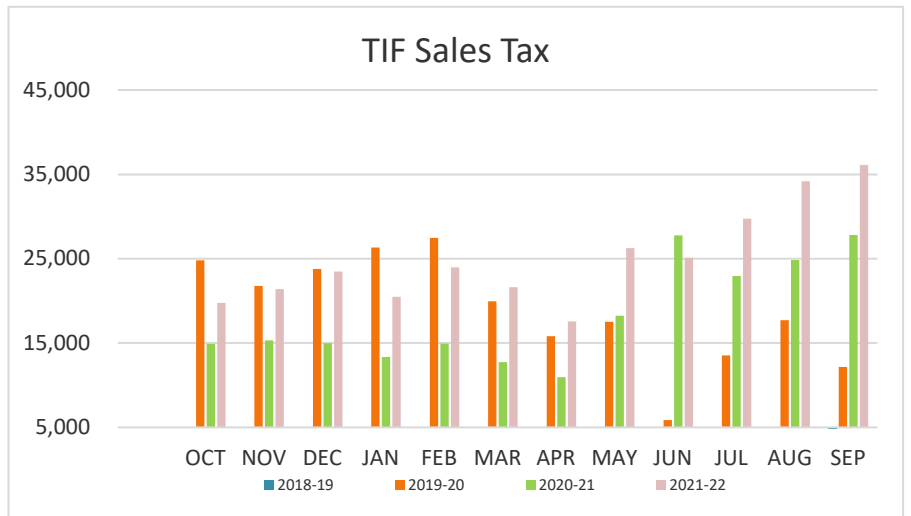
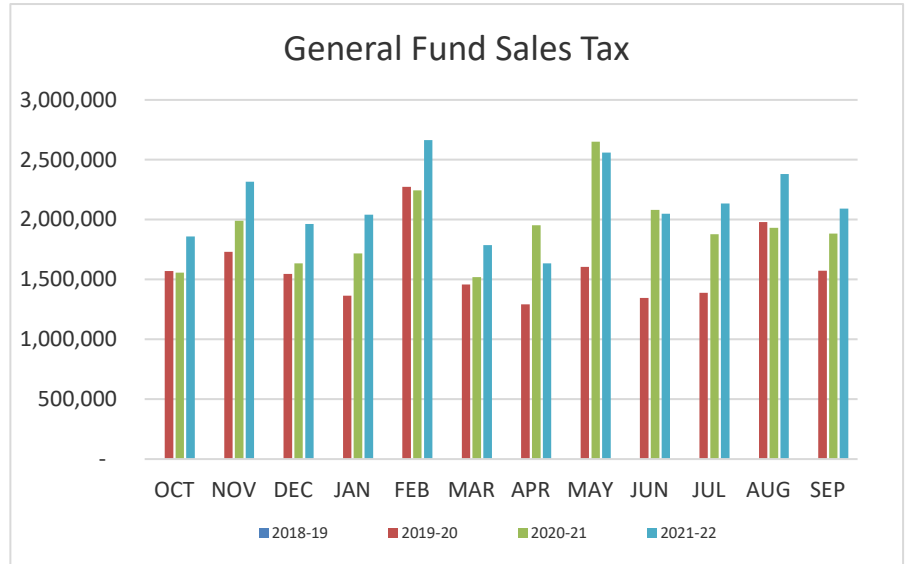
HICKORY RIDGE COMPUTER CONTROLLER
INSTALLATION

Other Projects

AS COLDER TEMPERATURES APPROACH, CREWS WILL BE CONTINUING WITH OUR CITY WIDE URBAN FORESTRY PROGRAM

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
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	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Aug-22	2,092,217	36,105



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>
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
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728

Source: SCADA Monthly Reports generated at the Water Pump Stations

