

## REGULAR MEETING

Tuesday, January 2, 2024 - 4:30 PM

City Hall Council Chambers - 385 S. 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 (re)appointments to city regulatory boards and commissions, including conducting interviews with Rockwall Economic Development Corp. (REDC) applicants, pursuant to Section §551.074 (Personnel Matters).
2. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters).

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Councilmember McCallum**

**VI. Proclamations / Awards / Recognitions**

1. United States Secret Service and National Computer Forensics Institute "Significant Case Award" Recognition - Detective Phillip Young, Rockwall Police Department

**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. To speak during this time, 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. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. 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 do so during "Open Forum."**

1. Consider approval of the minutes from the December 18, 2023 city council meeting, and take any action necessary.
2. **Z2023-052** - Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for an *Office Building* that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary **(2nd Reading)**.
3. **Z2023-053** - Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of an **ordinance** for a Zoning Change amending Planned Development District 4 (PD-4) [Ordinance No. 72-03 & 01-26] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740], and take any action necessary **(2nd Reading)**.
4. **P2023-039** - Consider a request by Ryan King of Pettitt-ECD, LP on behalf of Saddle Star South Holdings, LLC for the approval of a Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition being a 0.289-acre parcel of land identified as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4), addressed as 2303 Sarah Drive, and take any action necessary.

**X. 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
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

**XI. 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 29th day of December 2023, at 4:30 PM 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

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**REGULAR MEETING**

**Monday, December 18, 2023 - 5:00 PM**

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

**I. Call Public Meeting to Order**

Mayor Johannesen called the meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Anna Campbell and Councilmembers Sedric Thomas, Mark Moller, Clarence Jorif, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor Johannesen then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

**II. Executive Session**

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section §551.074 (Personnel Matters).
2. Discussion regarding a petition to be released from the city's Extraterritorial Jurisdiction (ETJ) and S.B. No. 2038, pursuant to Section §551.071 (Consultation with Attorney).

**III. Adjourn Executive Session**

Council adjourned from Executive Session at 5:55 p.m.

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

Mayor Johannesen reconvened the public meeting at 6:00 p.m. with all seven council members being present.

**V. Invocation and Pledge of Allegiance - Councilmember Lewis**

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

**VI. Appointment Items**

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

**VII. Open Forum**

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

Scott Mason  
275 Henry M. Chandler Drive  
Rockwall, TX

Mr. Mason indicated he is the HOA President of Phase III of Chandler's Landing. He then shared photos of a retaining wall that was recently constructed in the neighborhood and about which he has



concerns. He expressed concerns regarding possible erosion over time, how well the retaining wall was constructed, and how long it may last and be effective over time.

Indication was given that Planning Director, Ryan Miller, will work to set a time to meet with Mr. Mason, along with City Engineer, Amy Williams, to further discuss this matter.

There being no one else wishing to come forth and speak at this time, Mayor Johannesen closed Executive Session.

#### VIII. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

#### IX. Consent Agenda

1. Consider approval of the minutes from the December 4, 2023, city council meeting, and take any action necessary.

Councilmember McCallum moved to approve the Consent Agenda (item #1). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

#### X. Public Hearing Items

1. **Z2023-052** - Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Paul Liechty of 36 Wagon Road, LLC and Shailesha Vora of Akshar 10, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for an *Office Building* that will exceed 36-feet in the Scenic Overlay (SOV) District on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. This property is at the southwest corner of Ridge Road and La Jolla Pointe Drive. It was annexed into the city back in the 1960's. The applicant in this case is the Rockwall EDC. The property is currently zoned "Commercial" (and has been prior to 1972) and is located within both the Scenic Overlay and the IH-30 Overlay Districts. It is currently vacant and has been vacant since its original annexation except for a detention pond on site, which was previously constructed on the property in 2003. A number of failed, previous requests have come forth on this property, mainly from those wanting to get 'multi-family' approved at this location (i.e. back in 2016). In 2018, an SUP was approved for a limited service hotel and two medical office buildings. However, both of those previous approvals expired in 2020, as the developer who received approval for those never moved forward with the hotel or office buildings.

The applicant tonight is requesting rezoning to allow for an office building in excess of 36' in height. Specifically they're requesting a 120' tall office building, which is essentially comparable to the "Trend Tower" currently in existence at The Harbor District. Mr. Miller explained that the applicant (the REDC) is putting forth this request at this time, showing renderings of what could possibly be built on this site in the future; however, they do not actually have any particular 'prospect' identified yet. This is more of preemptive case to help essentially facilitate recruitment of a pad-ready site. So, they're asking for the SUP, if approved, to be valid for a ten year period. Mr. Miller went on to describe the property itself in more detail, including the slope and 'fall' / elevation of this site, and the "views" that would be present if, in the future, a building of this height were actually constructed.

Mr. Miller shared that the Planning & Zoning Commission reviewed this case previously and has recommended approval of this request by a vote of 4 ayes with 2 nays (and one being absent). In addition, 85 notices were sent out to property owners and occupants located within 500' of the subject property. One notice was received back in favor, and two emails in opposition from property owners located within the 500' notification buffer; 1 email from someone in opposition from outside of the 500' notification area; 1 online response in opposition from a property owner not within the 500' notification area; and two returned notices of opposition sent in from those not within the 500' notification area. Also, the Lakeside Village and Turtle Cove Homeowners Associations are also notified.

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

Karin Brock  
204 Chatfield  
Rockwall, TX

Mrs. Brock shared that she, not only is a resident of the City, but she also currently serves on the REDC, and this is her third term on the board. She went on to express her support for this particular SUP request. She pointed out that the EDC focuses on bringing high-quality businesses and jobs to Rockwall. She pointed out that this proposal is characterized by 'office space only,' which is the least intrusive type of 'use' on the property, especially compared to what it otherwise could be built on this site. Also, the office space will only be used for an REDC project. That means that whomever comes in to develop it will have to bring high-quality jobs and has to contribute to our tax rolls to offset the tax burden on residents. She believes every citizen of Rockwall will benefit from this type of project, and – for those reasons - she is in favor of approval of this SUP request.

Harold Snyder  
15919 Murphy Drive  
Rockwall, TX

Mr. Snyder came forth and shared that he is opposed to this request, primarily due to traffic. He pointed out that La Jolla Pointe is a two-lane road that will already limit traffic. Also, he believes some of the traffic generated from this type of office building will dump out at Ridge Road. Some of that traffic will travel north, also impacting traffic that will be generated by the project that's up for consideration on the next public hearing tonight. He is concerned about the potential building height as well, believing that its occupants will generate more traffic. For these reasons, he is in opposition of this SUP request.

Karan Aulakh came forth, indicating he is a local resident and is with M&D Real Estate Group here in Rockwall (address given was 2500 Discovery Blvd.). He shared that he is representing the land owner of the property on La Jolla Pointe Road. He expressed complete support for the approval of this SUP, including the proposed height approval. He and his client (the property owner) much more prefer to work with the REDC on a potential, future project development instead of having, say for example, a Holiday Inn want to buy it and build a hotel. He also expressed that, hypothetically, if this site were to get approved for an "a class" multi-family development, that may not be as beneficial to the city as an "a class office space," such as something similar to Trend Tower.

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

Following brief questions and answers, Councilmember Lewis moved to approve Z2023-052. Councilmember McCallum seconded the motion. Following additional, brief comments from several council members sharing various reasons for being in support of approving this particular SUP request, the ordinance caption was eventually read as follows:

**CITY OF ROCKWALL**  
**ORDINANCE NO. 24-\_\_\_**  
**SPECIFIC USE PERMIT NO. S-\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR BUILDINGS THAT EXCEED 36-FEET IN HEIGHT ON A 9.9406-ACRE TRACT OF LAND IDENTIFIED AS LOTS 22 & 23, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

2. **Z2023-053** - Hold a public hearing to discuss and consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) on behalf of Richard Chandler of HFS Management, Inc. for the approval of an **ordinance** for a Zoning Change amending Planned Development District 4 (PD-4) [*Ordinance No. 72-03 & 01-26*] being a 12.1462-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [*FM-740*], and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. This property is located within the city's "Scenic Overlay District" on the south side of Ridge Road between Becky Lane and Lakedale Drive. It was originally annexed in as "AG" (zoning) in 1960 and sometime prior to 1972 it was then zoned PD-4 for Neighborhood Services and General Retail District land uses. Thereafter, in 2001, a city-initiated rezoning case occurred which removed the 'Neighborhood Services' land uses from PD-4. So today it is just zoned for "General Retail District" land uses. The property has remained vacant since annexation. He further explained that this property has had a number of failed requests in the past, mostly for proposed multi-family land uses. Most recent requests on this property were two requests from back in 2021. Both were for multi-family and mixed use development with retail and office spaces being proposed. However, both of those past requests failed. This current proposal is for an amendment to PD-4 to allow for a future office development on the property. A rendering was shown for how the property could possibly be developed in the future as part of a "General Retail" zoned office buildings. The applicant is requesting changes to the PD-4 itself, including allowance for 25,000 square foot (or more) office buildings (that would be allowed 'by right' in lieu of by SUP); an increase to the floor area ratio from 2:1 to 4:1, and to increase the maximum building height from 36' to 100'. For reference, Mr. Miller shared that other buildings

located nearby on Ridge Road are The Commons Apartments (which are 65' in height), and the Lakeview Apartments, which stand at 82' in height. He also mentioned that his particular piece of property slopes down towards the railroad tracks. In fact it slopes both from north to south and from east to west. Also, if approved, this change would limit the land uses currently allowed on the property.

Mr. Miller went on to explain that the City's Planning & Zoning Commission has reviewed this case and has recommended its approval by a vote of 6 ayes to 0 nays. Also, 80 notices were sent out to adjacent property and land owners located within 500' of the property. Staff has received several replies to those mailed notices, most of which have been provided to Council within the informational meeting packet. Additional notices include:

- 1 notice in favor from someone located within the 500' notification area
- 3 emails in opposition from property owners located inside of the 500' notification area
- 14 returned notices of opposition from property owners located within the 500' notification area
- 1 email of opposition and one online "opposition" response from a property owner not located within the 500' notification area
- 2 returned notices of opposition from three property owners located outside of the 500' notification area

Several respondents expressed they are in opposition of 'multi-family' housing at this location; however, to be clear – Mr. Miller shared that this request is solely for corporate offices.

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

Phil Wagner, the applicant and CEO of the Rockwall Economic Development Corporation (REDC), came forth and thanked Council for its consideration of this request. He pointed out that one goal of this project is 'diversification of the tax base.' He shared brief statistics about 'tax bases,' including the benefits of diversification of the tax base and how doing so benefits residential property owners in the city. He shared how this proposed project, if approved, will provide 'shovel ready,' future office space, which will create jobs within the community. He believes 800 potential jobs could ultimately be created if this project were to be approved.

Harold Snyder  
1519 Murphy Drive  
Rockwall, TX

Mr. Snyder came forth and spoke about the traffic-related impacts that are plausible if this project is approved. Mayor Johannesen thanked Mr. Snyder for his numbers-based approach at evaluating the possible traffic-related impact. Mr. Snyder went on to share additional details regarding the traffic that this project could have in the future if it gets approved. He agrees that everything the REDC has developed in the past has been 'first class.' However, he fears that as development continues, the traffic on Ridge Road will only worsen. Councilmember Thomas asked Mr. Snyder what type of development he feels would be ideal on this particular piece of property. He believes that perhaps a 90' limitation on the height would be ideal, as approving a lower building height (less 'floors') would perhaps postpone the need to widen Ridge Road in the future (as it would generate less traffic).

John McAnally  
1600 Ridge Road  
Rockwall, TX

Mr. McAnally indicated that his property is 4 acres in size and is located directly across from this property. He checked what this property could possibly be zoned as and/or developed as in the future when he purchased his property, before he decided to build his home. He is opposed to approval of this request, as having a tall, multi-story office building located right beside his residential home is not desirable. He is appalled and thinks this having been approved by the city's P&Z Commission is unbelievable. He walked and knocked on the doors of all residential homes in this area, every person he spoke with said they did not know this is being proposed, and all of them were opposed to its approval. This will just add more and more traffic to Ridge Road. This is not a project that should be built across the street from a residential neighborhood. Mayor Johannesen asked Mr. McAnally what he suggests might be suitable to be approved on this site (in lieu of this proposal). Mr. McAnally did not really answer this question but proceeded to share strong comments of opposition regarding this proposal's potential approval. He believes there is other land elsewhere in Rockwall that is a lot better suited for this type of tall office building.

Mayor Johannesen shared comments regarding private property ownership and how the council, as a body, has to attempt to make the best and wisest choices for the city as a whole. He expressed that this proposal is more ideal than previous multi-family housing proposals that previously came forth and were denied by past city councils.

Councilmember Jorif pointed out that this property has been zoned as "General Retail" for many years.

Mayor Johannesen expressed he hopes Mr. McAnally feels that he has been heard this evening. He sympathizes with his dislike of this proposal, but pointed out that the meeting does need to move along at this point.

James Neutell  
101 Becky Lane  
Rockwall, TX

Mr. Neutell indicated he shares some of the same concerns Mr. McAnally expressed, and he thanked Mr. Snyder for the traffic-related analyses that he has provided. He wonders if an actual traffic impact analysis has or will be conducted. He pointed out that traffic on Ridge Road is very congested currently, and drives existing the residential neighborhood sometimes have to wait long periods of time to even be able to get out onto Ridge Road.

Mayor Johannesen shared that a traffic impact analysis has not yet been conducted, as it is not yet time (in the process) to do so. Planning Director, Ryan Miller, provided clarification on what the process is and what is being requested tonight associated with this case.

Mr. Neutell shared that he would have no objection to seeing a residential neighborhood of 30-40 homes on this particular piece of property, but he knows that may not happen.

Francine Nuetell  
101 Becky Lane  
Rockwall, TX

Mrs. Nuetell shared concerns regarding the traffic-related statistics and how approval of things like this tonight will result in additional traffic.

Mayor Johannesen pointed out that the city is growing at about 3%, and growth is inevitable. The City

has to try and ensure that, as best as possible, it grows in the best way possible.

Mrs. Nuetell shared that she is retired, and she has only lived here a couple of years. She does not have to commute in and out of the city for work, but she knows some people who do have to do so.

Mayor Johannsen pointed out that the REDC being the applicant in this instance is advantageous because the city and its governing body (the city council) has control over the REDC and any future project that might get approved to be built at this location. He shared that the city council has to balance private property rights alongside smart growth for the city.

There being no one else wishing to come forth and speak at this time, Mayor Johannesen closed the public hearing.

Councilmember McCallum thanked the citizens for giving the Council a lot to think about. The Council is not approving a 90' building today. It would be approving a zoning change. He went on to explain the mission of the REDC, which – in part – is to stabilize and keep our city's tax base diverse. Potential approval of this request by the REDC will along the Council a lot more input into what will eventually be built on this site. That is far different than if this site were developed by a private developer who has no real vested interest in our city. He went on to share more details about the REDC, its board, and how much the REDC, its appointed board members, and the city council do care about having only the highest quality development come to fruition at this location.

Councilmember McCallum then moved to approve Z2023-053. Councilmember Thomas seconded the motion. Councilmember Moeller shared that he knows the traffic is concerning in the city; however, growth is inevitable. He believes that if this site were developed as 'general retail,' the traffic that would be generated would probably actually be worse than if this zoning change gets approved and office spaces are built. Councilmember Campbell acknowledged that traffic in this area and along Ridge Road is very congested. Councilmember Jorif attempted to further clarify the process associated with this zoning change request and any potential, future development / building that would occur on this piece of property. He sympathizes with the concerns that residents have expressed regarding traffic concerns, as he too has to traverse Ridge Road daily to take his child to and from school. Councilmember Campbell pointed out that TXDOT is in control of Ridge Road, and TXDOT does nothing unless or until development actually occurs. Mayor Johannesen concurred with Campbell's comments, emphasizing that TXDOT, unfortunately, builds and expands roads in a reactive, rather than a proactive, manner.

The ordinance caption was read as follows:

**CITY OF ROCKWALL**

**ORDINANCE NO. 24-02**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [ORDINANCE NO. 72-03 & 01-26] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) BEING 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**The motion to approve the case passed unanimously of Council (7 ayes to 0 nays).**

**XI. Action Items**

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

**City Manager, Mary Smith, shared that the resolution will set the rates for our city residents. She explained that an annual CPI of 3% was included in the contract we have in place with Republic Waste. The last few years, that 3% has been very much to our (the city's) advantage. That 3% reflected in the contract automatically goes into effect annually. This resolution just sets those rates and applies them to our residents and businesses. The 3% increase is included in the resolution with the only thing having increased more than 3% is an additional 'yardage fee' where certain businesses – rather than having the dumpster size they need – let waste just pile up on the ground. So there is a fee imposed for those businesses, encouraging them to actually obtain the correct sized dumpster.**

**Following Mrs. Smith's comments, Councilmember Lewis moved to approve the resolution setting solid waste collection rates. Councilmember McCallum seconded the motion. Following brief additional positive commentary on how good (overall) the twice-weekly trash service is here in Rockwall, the motion to approve the resolution passed by a vote of 7 ayes to 0 nays.**

2. Discuss and consider approval of a resolution setting water and wastewater rates and associated deposits, and take any action necessary

**City Manager Mary Smith provided brief background information regarding this agenda item. She pointed out that, unfortunately, the City does not have a lot of control over what our costs are related to the provision of water and the treatment of wastewater provided to the city from the N. TX Municipal Water District (NTMWD). While we do try and keep our own, local expenses down as much as possible, those expenses overall do get extended to our residential and business customers in the city. She hates rate increases, both for resident and business customers who are impacted and also for city staff who have to address unhappy customers who are upset about rates being increased. Mrs. Smith indicated and an outside consultant will also soon be evaluating water and wastewater services to ensure the city is in a good position to be able to continue to run those utility-related services that we run. Mayor Johannesen pointed out that we are not just only paying for the water itself, we are also paying for the pipes and infrastructure to run these services, and those are very expensive. Following brief comments, Councilmember Jorif moved to approve the resolution. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

3. Discuss and consider authorizing the City Manager to execute an agreement extension with HHW Solutions for collection of household hazardous waste and e-waste items, and take any action necessary.

**Mrs. Smith, City Manager, provided brief background information on this item. This agreement has been in place for the last few years, and – to her knowledge – city staff has heard no complaints at all regarding this service. She reminded Council that this service allows residents to call in and schedule a front-porch pick-up of these sorts of household hazardous waste items. So, it is very convenient for residents. Following brief comments, Councilmember McCallum moved to authorize the city manager to execute the agreement extension. He commented how fantastic this service is for our citizens. Councilmember Moeller seconded the motion, which passed unanimously of Council (7 ayes to 0**

nays).

**XII. Adjournment**

Mayor Johannesen again congratulated City Manager Mary Smith on her twenty-five years of service with the City of Rockwall. Additionally, Councilmember Lewis thanked Fire Chief Cullins for the tremendous job Rockwall Fire Department did in assisting on recent fires that occurred in an adjacent municipality.

Mayor Johannesen adjourned the meeting at 7:29 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS  
2nd DAY OF JANUARY, 2023.**

\_\_\_\_\_  
**TRACE JOHANNESSEN, MAYOR**

ATTEST:

\_\_\_\_\_  
**KRISTY TEAGUE, CITY SECRETARY**



CITY OF ROCKWALL

ORDINANCE NO. 24-01

SPECIFIC USE PERMIT NO. S-322

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *BUILDINGS THAT EXCEED 36-FEET IN HEIGHT* ON A 9.9406-ACRE TRACT OF LAND IDENTIFIED AS LOTS 22 & 23, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for *Buildings that Exceed 36-Feet in Height* on a 9.9406-acre tract of land identified as Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, generally located west of the intersection of La Jolla Pointe Drive and Ridge Road [FM-740], 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.** The Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Buildings that Exceed 36-Feet in Height* in accordance with 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 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; Subsection 06.06, *IH-30 Overlay (IH-30 OV) District*; and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --

and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of *Buildings that Exceed 36-Feet in Height* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Concept Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) Buildings on the *Subject Property* shall not exceed 120-feet or as depicted on the building elevations/cross sections contained in the *Conceptual Building Heights* in *Exhibit 'C'* of this ordinance.
- 3) The Specific Use Permit (SUP) shall be valid for a period of ten (10) years from the approval date of this ordinance (*i.e. valid until January 2, 2034*). If an extension of the Specific Use Permit (SUP) is necessary, the property owner shall submit a request in writing to the Director of Planning and Zoning no less than 90-days prior to the expiration date of this ordinance (*i.e. October 4, 2033*). Upon receipt of a request for an extension, the Director of Planning and Zoning shall bring the request forward to the Planning and Zoning Commission and City Council for review. The Planning and Zoning Commission and City Council shall be charged with determining if an extension of the Specific Use Permit (SUP) is warranted. This shall be conducted in accordance with the process and procedures outlined in Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and with which this ordinance was originally adopted.

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>ND</sup> DAY OF JANUARY, 2024.**

---

Trace Johannesen, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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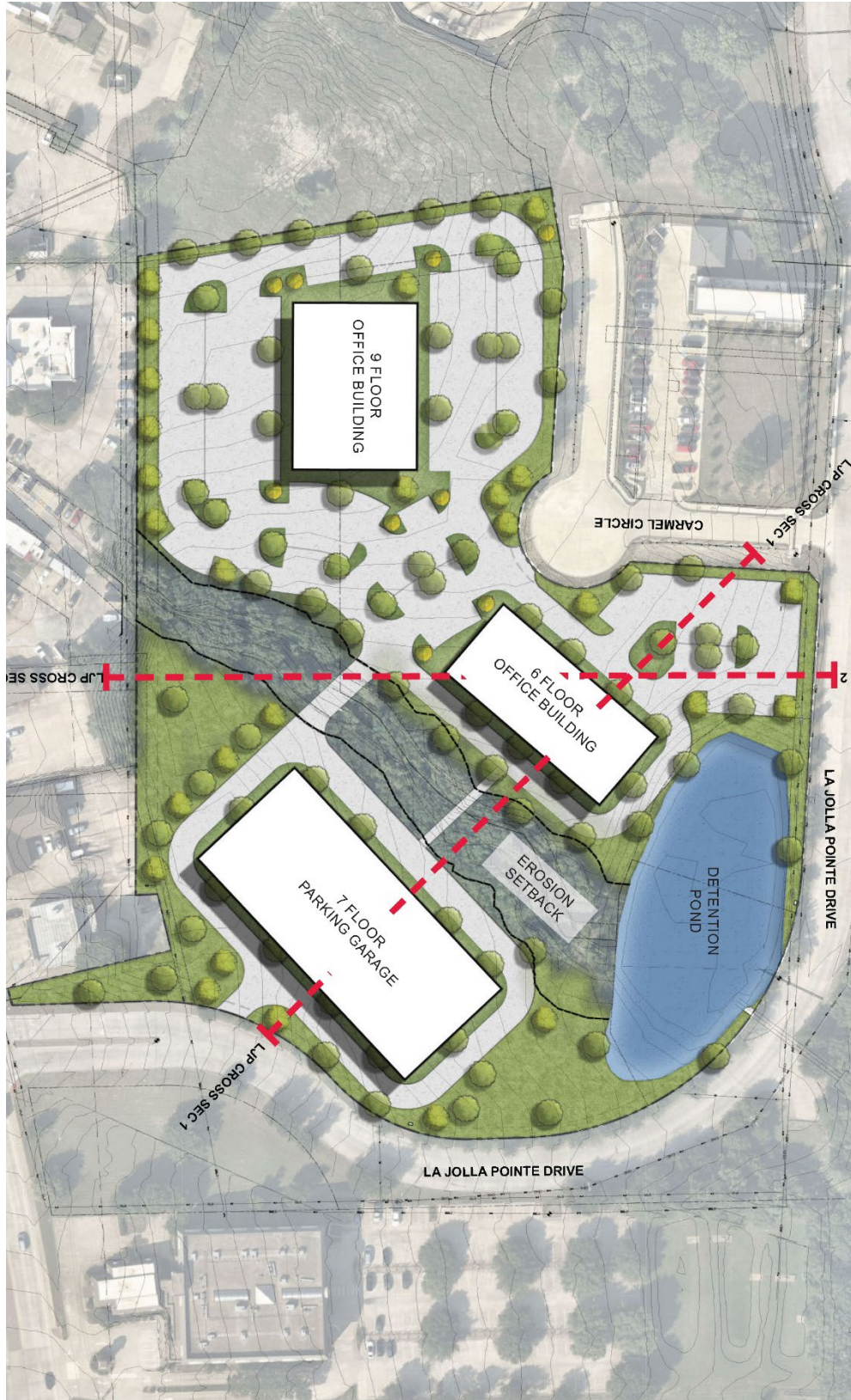
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: December 18, 2023

2<sup>nd</sup> Reading: January 2, 2024



**Exhibit 'B'**  
**Concept Plan**





# Exhibit 'C'

## Conceptual Building Heights



CITY OF ROCKWALL

ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) [ORDINANCE NO. 72-03 & 01-26] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 4 (PD-4) BEING 12.1148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has received a request from Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of an amendment to Planned Development District 4 (PD-4) [*Ordinance No. 72-03 & 01-26*] being a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 4 (PD-4) [*Ordinance No.'s 72-03 & 01-26*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 72-03 & 01-26*;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein

by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

**SECTION 5.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 7.** 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 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 10.** 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 2<sup>nd</sup> DAY OF JANUARY, 2024.**

---

Trace Johannesen, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

---

Frank J. Garza, City Attorney

*1<sup>st</sup> Reading:* December 18, 2023

*2<sup>nd</sup> Reading:* January 2, 2024

**EXHIBIT 'A':**  
*Legal Description*

**BEING** a tract of land situated in the David Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being a portion of a tract of land described in the Special Warranty Deed to HFS Management Inc., recorded in Volume 1194, Page 256, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at 3/8-inch iron rod found in the east right-of-way line of Ridge Road (also known as Farm to Market Highway No. 740, a variable width right-of-way), same being the northeast corner of a called 40,736 square foot tract of land described in the Right-of-Way Deed to the City of Rockwall, recorded in Volume 1617, Page 25, Deed Records, Rockwall County, Texas, and being the southwest corner of Lot 3, Block A of Rockwall Commons Replat, an Addition to the City of Rockwall according to the plat thereof recorded in Instrument No. 20100000443217, Official Public Records, Rockwall County, Texas, and being in the north line of said HFS Management Inc., tract;

**THENCE** with the north line of said HFS Management Inc., tract, South 72°24'25" East, a distance of 378.20 feet to a 1/2-inch iron rod found in the west right-of-way line of MKT Railroad (a 100-foot right-of-way), same being the southeast corner of Lot 4, Block A of the aforementioned Rockwall Commons Replat;

**THENCE** with the west right-of-way line of said MKT Railroad, the following courses and distances:

South 17°43'18" West, a distance of 701.65 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 3,476.10 feet, a central angle of 06°28'33", and a chord bearing and distance of South 20°06'12" West, 392.68 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 392.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 2,716.45 feet, a central angle of 05°39'00", and a chord bearing and distance of South 26°34'50" West, 267.77 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 267.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 4,855.10 feet, a central angle of 06°43'18", and a chord bearing and distance of South 33°17'38" West, 569.25 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 569.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the intersection of the west right-of-way line of said MKT Railroad and the east right-of-way line of said Ridge Road;

**THENCE** with said east right-of-way line of Ridge Road and the east line of the aforementioned 40,736 square foot tract, the following courses and distances:

North 09°42'12" West, a distance of 60.60 feet to a 4-inch bronze disk stamped "Texas Department of Transportation" found (hereinafter called bronze disk);

North 06°34'38" West, a distance of 94.51 feet to a bronze disk found;

North 00°38'06" East, a distance of 94.67 feet to a bronze disk found;

**EXHIBIT 'A':**  
*Legal Description*

North 07°14'21" East, a distance of 94.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 13°14'21" East, a distance of 94.72 feet to a bronze disk found;

North 19°07'43" East, a distance of 91.23 feet to a bronze disk found;

North 23°07'22" East, a distance of 103.71 feet to a bronze disk found;

North 27°43'42" East, a distance of 100.50 feet to a bronze disk found;

North 20°05'18" East, a distance of 105.14 feet to a bronze disk found;

North 15°02'32" East, a distance of 103.16 feet to a bronze disk found;

North 08°35'28" East, a distance of 100.50 feet to a bronze disk found;

North 14°18'06" East, a distance of 200.00 feet to a bronze disk found;

North 20°00'44" East, a distance of 100.50 feet to a bronze disk found;

North 14°18'06" East, a distance of 100.00 feet to a bronze disk found;

North 10°17'51" East, a distance of 100.24 feet to a bronze disk found;

North 12°34'47" East, a distance of 100.14 feet to a bronze disk found;

North 13°26'55" East, a distance of 151.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 11°41'22" East, a distance of 138.13 feet to the POINT OF BEGINNING and containing a calculated area of 529,088 square feet or 12.1462 acres of land.

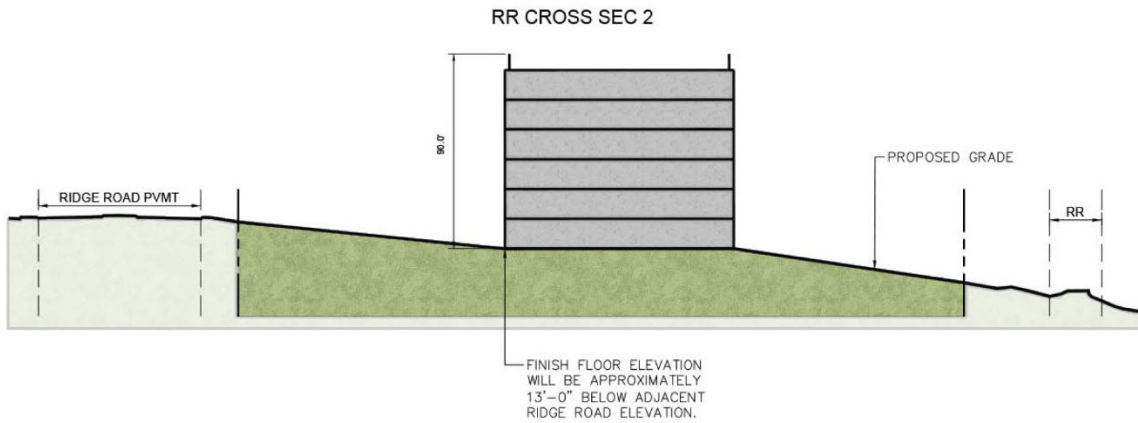
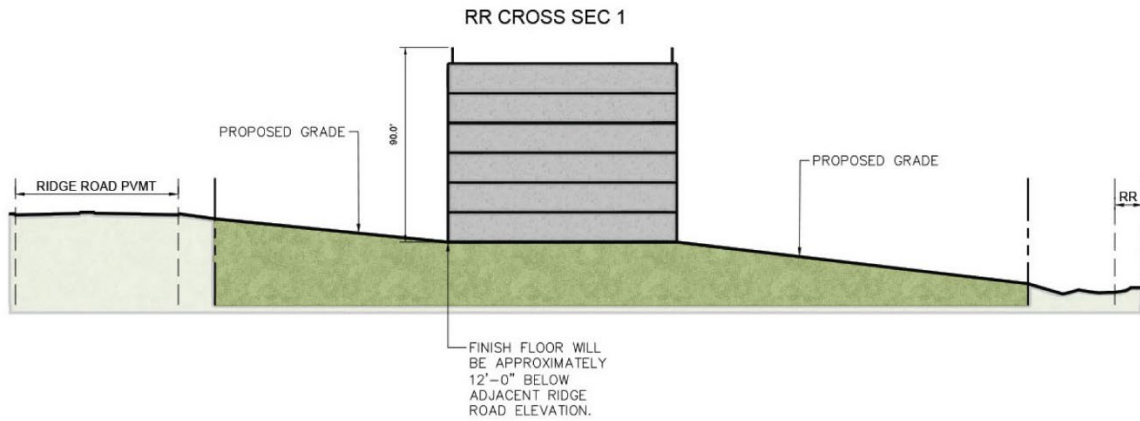


**EXHIBIT 'C':**  
Concept Plan





**EXHIBIT 'D':**  
*Conceptual Cross Sections*



**EXHIBIT 'E':**  
*PD Development Standards*

(A) **Purpose Statement.** The purpose of this Planned Development District is to provide *Class 'A'* corporate offices that will be occupied by tenants that can provide high-quality employment opportunities for the citizens of Rockwall. In addition, this Planned Development District aims at attracting offices that can provide significant tax value and investment for the community. This type of development could include one (1) or two (2) large office buildings -- *and potentially some accessory or supporting land uses (e.g. retail, restaurant, etc.)* -- as depicted in the *Concept Plan* in *Exhibit 'A'*.

(B) **Permitted Uses.** The *Subject Property* shall be subject to the land uses permitted in the General Retail (GR) District contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following additional land uses and restrictions:

Land Uses Permitted **By-Right:**

- Office Buildings Greater Than 25,000 SF

**Prohibited** Land Uses:

- Animal Clinic for Small Animals without Outdoor Pens
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital, Clinic
- Convent, Monastery, or Temple
- Hotel or Motel (*i.e. Limited Service, Full Service, Residence*)
- Hotel, Residence
- Caretakers Quarters/Domestic or Security Unit
- Convalescent Care Facility/Nursing Home
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Service
- Group or Community Home
- Hospice
- Hospital
- Public Library, Art Gallery or Museum
- Local Post Office
- Public or Private Primary School
- Public or Private Secondary School
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Temporary Carnival, Circus, or Amusement Ride
- Outdoor Commercial Amusement/Recreation
- Indoor Gun Club with Skeet or Target
- Antique/Collectible Store
- Astrologer, Hypnotist, or Psychic
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Pawn Shop
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Social Service Provider

**EXHIBIT 'E':**  
*PD Development Standards*

- ☑ Restaurant with Less Than 2,000 SF with Drive-Through or Drive-In
- ☑ Restaurant with 2,000 SF or More with Drive-Through or Drive-In
- ☑ Full Service Car Wash and Auto Detail
- ☑ Self Service Car Wash
- ☑ Service Station
- ☑ Mining and Extraction of (*Sand, Gravel, Oil and/or Other Materials*)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

(C) Density and Dimensional Requirements. The *Subject Property* shall generally be developed in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance; however, deviations in the number of buildings and building locations may be approved through the site plan process, as long as, the proposed development conforms to the spirit and intent of the stated purpose of this Planned Development District ordinance. In addition, unless specifically provided by this Planned Development District ordinance, any development of the *Subject Property* shall conform to the requirements stipulated for the General Retail (GR) District and the Scenic Overlay (SOV) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). In addition, the subject property shall conform to the following standards:

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS**

<i>MINIMUM LOT WIDTH</i>	60-FEET
<i>MINIMUM LOT DEPTH</i>	100-FEET
<i>MINIMUM LOT AREA</i>	6,000 SF
<i>MINIMUM FRONT YARD SETBACK</i> <sup>1 &amp; 2</sup>	25-FEET
<i>MINIMUM SIDE YARD SETBACK</i>	10-FEET
<i>MINIMUM REAR YARD SETBACK</i>	10-FEET
<i>BETWEEN BUILDINGS</i>	15-FEET
<i>MAXIMUM HEIGHT</i>	90-FEET
<i>MAXIMUM LOT COVERAGE</i>	60%
<i>FLOOR AREA RATIO</i>	4:1

**NOTES:**

- <sup>1</sup>: A MAXIMUM OF ONE (1) ROW OF PARKING MAY BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- <sup>2</sup>: THE FRONT YARD SETBACK SHALL CREATE A UNIFORM BUILDING FRONTAGE ALONG RIDGE ROAD [FM-740].

(D) PD Development Plan. A *PD Development Plan* shall be required if a proposed development within Planned Development District 4 (PD-4) does not meet the stated purpose described in Subsection (A) of *Exhibit 'E'* of this ordinance, and/or does not meet the intent of the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance. If a *PD Development Plan* is required it shall be submitted and approved in accordance with requirements of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC).

(E) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.





# 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:** January 2, 2024

**APPLICANT:** Ryan King; *on behalf of Saddle Star South Holdings, LLC.*

**CASE NUMBER:** P2023-039; *Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition*

### SUMMARY

Consider a request by Ryan King of Pettitt-ECD, LP on behalf of Saddle Star South Holdings, LLC for the approval of a Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition being a 0.289-acre parcel of land identified as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4), addressed as 2303 Sarah Drive, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 0.289-acre parcel of land (*i.e. Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition*) for the purpose of establishing a ten (10) foot building setback line in lieu of the 20-foot setback along Laurel Drive established with the original final plat for the subject property.
- Background. The subject property, which was part of a 44.292-acre tract of land, was originally annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*i.e. Case No. Z2015-034; Ordinance No. 16-07*], which rezoned this 44.292-acre tract of land from an Agricultural (AG) District to Planned Development District 79 (PD-79) for a single-family residential subdivision consisting of 113 single-family lots. The subject property has remained zoned Planned Development District 79 (PD-79) since this change. A preliminary plat [*i.e. Case No. P2016-024*] and master plat [*i.e. Case No. P2016-023*] were approved on August 15, 2016 with the purpose of establishing the Saddle Star South Subdivision, which would consist of two (2) phases. On March 28, 2017, the applicant requested and was granted an extension to the preliminary plat [*i.e. Case No. P2017-014*]. On November 15, 2021, the City Council approved a Final Plat [*i.e. Case No. P2021-055*] for Phase 2 of the Saddle Star Subdivision. This subdivision plat established the subject property as Lot 20, Block F, Saddle Star Estates South, Phase 2 Addition.
- Conformance to the Subdivision Ordinance. 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. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 32, Block F, Saddle Star Estates South, Phase 2 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 Replat; and,

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

**PLANNING AND ZONING COMMISSION**

On December 27, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 4-0, with Commissioners Deckard, Thompson, and Hustings absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 N. John King Blvd, South of FM 552

SUBDIVISION Saddle Star South Ph.2 LOT 20A BLOCK F

GENERAL LOCATION Rockwall, TX

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD CURRENT USE Residential

PROPOSED ZONING PD PROPOSED USE Residential

ACREAGE 0.289 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]

OWNER Saddle Star South Holdings, LLC  APPLICANT Petitt-ECD, L.P.

CONTACT PERSON CONTACT PERSON Ryan King

ADDRESS 2700 Commerce Street, STE 1600 ADDRESS 201 Windco Cir., STE 200

CITY, STATE & ZIP Dallas, TX 75226 CITY, STATE & ZIP Wylie, TX 75098

PHONE 972-716-2900 PHONE 972-941-8400

E-MAIL Matt.Ledlie@hines.com E-MAIL Ryan@petitt-eed.com

## NOTARY VERIFICATION [REQUIRED]

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

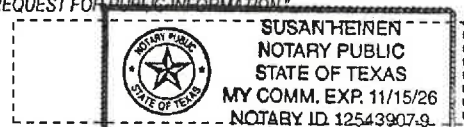
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE With Submittal DAY OF 20 BY SIGNING THIS APPLICATION, 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 November, 2023.

OWNER'S SIGNATURE See attached

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Susan Heinen*




MY COMMISSION EXPIRES 11/15/26





P2023-039: Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2

Case Location Map = 



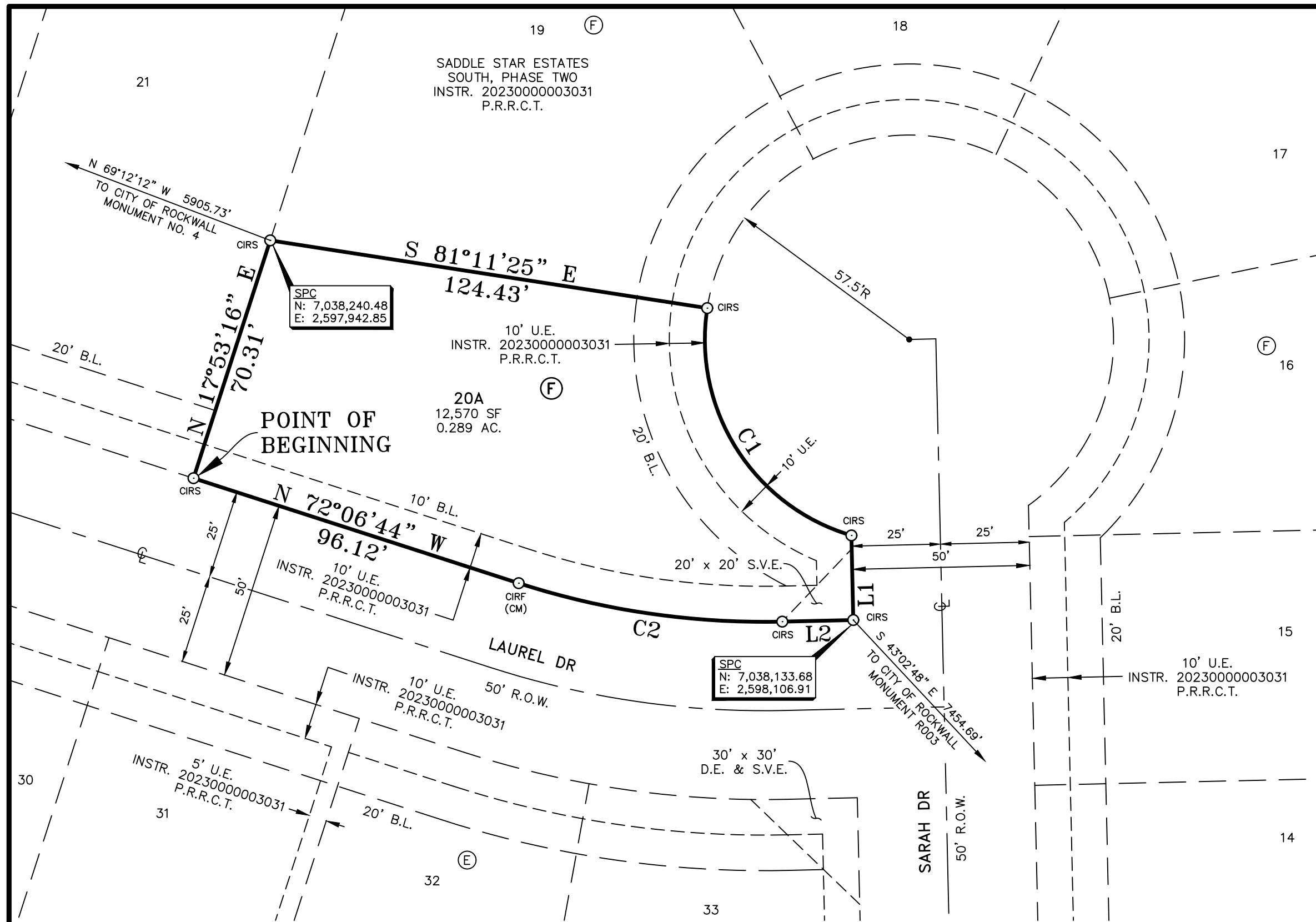
# City of Rockwall

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

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



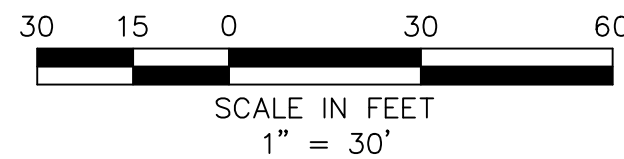
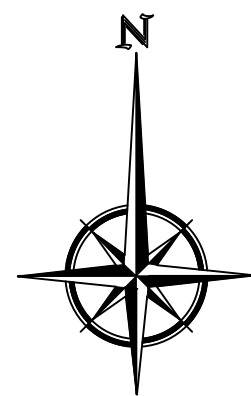




Notes:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization (CORS 2011).
2. By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. on occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

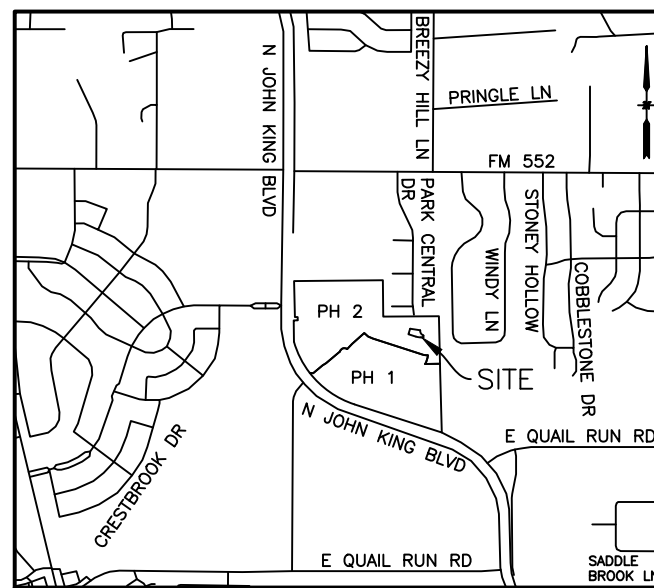
LEGEND	
CIRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
IRF	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
CM	CONTROL MONUMENT
HOA	HOMEOWNERS ASSOCIATION
S.V.E.	SIDEWALK AND VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 01°17'27" E	23.79'
L2	S 88°42'33" W	20.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	82°22'54"	57.50'	50.32'	82.68'	S 32°22'52" E	75.74'
C2	19°10'43"	225.00'	38.01'	75.31'	N 81°42'06" W	74.96'

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.



VICINITY MAP  
N.T.S.

AMENDED PLAT  
**SADDLE STAR ESTATES SOUTH  
 PHASE TWO  
 LOT 20A, BLOCK F**  
 BEING AN AMENDMENT OF

LOT 20, BLOCK F  
 SADDLE STAR ESTATES SOUTH, PHASE TWO  
 INSTR. 20230000003031, P.R.R.C.T.

AND BEING  
 0.289 ACRES

SITUATED IN THE  
 P.B. HARRISON SURVEY, A-97  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS  
**SADDLE STAR SOUTH  
 HOLDINGS, LLC**  
 2200 ROSS AVE., STE. 4200W  
 DALLAS, TX 75201

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
 488 ARROYO COURT  
 SUNNYVALE, TX 75182  
 (214) 532-0636  
 FAX (972) 412-4875  
 EMAIL: rcmsurveying@gmail.com  
 FIRM NO. 10192300 JOB NO. 355

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
 (972) 941-8400 FAX (972) 941-8401

DATE: 11/02/2023 CASE #: \_\_\_\_\_ SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS SADDLE STAR SOUTH HOLDINGS LLC, BEING THE OWNER OF a 0.289-acre tract of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of Lot 20, Block F, Saddle Star Estates South, Phase Two, an addition to the City of Rockwall, recorded in Instrument 20230000003031, Plat Records, Rockwall County, Texas (PRRCT);

BEGINNING at a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common south corner of said Lot 20 and Lot 21, Block F of said addition, said corner being in the north line of Laurel Drive, an 80 ft. right-of-way;

THENCE North 17 degrees 53 minutes 16 seconds East, along the common line of said Lot 20 and said Lot 21, a distance of 70.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the common west corner of said Lot 20 and Lot 19, Block F of said addition;

THENCE South 81 degrees 11 minutes 25 seconds East, along the common line of said Lot 20 and said Lot 19, a distance of 124.43 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a non-tangent curve to the left having a radius of 57.50 feet, whose chord bears South 32 degrees 22 minutes 52 seconds East, a distance of 75.74 feet, same being at the common east corner of said Lot 19 and said Lot 20 and being in the west line of a cul-de-sac of Sarah Drive, a 50 ft. right-of-way;

THENCE, along the common line of said Sarah Drive and said Lot 20, the following two (2) courses;

- 1)Southeasterly along said curve to the left, through a central angle of 82 degrees 22 minutes 54 seconds, an arc distance of 82.68 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 2) South 01 degrees 17 minutes 27 seconds East, a distance of 23.79 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the intersection of the west line of said Sarah Drive and the north line of said Laurel Drive;

THENCE Westerly, along the common line of said Laurel Drive and said Lot 20, the following three (3) courses:

- 1)South 88 degrees 42 minutes 33 seconds West, a distance of 20.00 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the beginning of a tangent curve to the right having a radius of 225.00 feet whose chord bears North 81 degrees 42 minutes 06 seconds West, a distance of 74.96 feet;
- 2) Northwesterly, along said curve to the right, through a central angle of 19 degrees 10 minutes 43 seconds, an arc distance of 75.31 feet to a 5/8-inch iron rod with a yellow cap stamped, RPLS 3963, set at the end of said curve;
- 3) North 72 degrees 06 minutes 44 seconds West, a distance of 96.12 feet to the POINT OF BEGINNING AND CONTAINING 12,570 square feet or 0.289 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

SADDLE STAR SOUTH HOLDINGS, LLC, the undersigned owner of the land shown on this plat, and designated herein as the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. SADDLE STAR SOUTH HOLDINGS, LLC further certifies that all other parties who have a mortgage or lien interest in the SADDLE STAR ESTATES SOUTH, PHASE TWO, LOT 20A, BLOCK F subdivision have been notified and signed this plat. SADDLE STAR SOUTH HOLDINGS, LLC understands and does 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. SADDLE STAR SOUTH HOLDINGS, LLC 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
7. Property owner/H.O.A. shall be responsible for all maintenance, repair and replacement of all

drainage and detention systems in easements.

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

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

SADDLE STAR SOUTH HOLDINGS, LLC further acknowledges 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; SADDLE STAR SOUTH HOLDINGS, LLC, it's successors and assigns hereby waive any claim, damage, or cause of action that SADDLE STAR SOUTH HOLDINGS, LLC may have as a result of the dedication of exactions made herein.

FOR: SADDLE STAR SOUTH HOLDINGS LLC

BY: HINES SADDLE STAR SOUTH ASSOCIATES LP.  
ITS SOLE MEMBER

BY: HINES INTEREST LIMITED PARTNERSHIP  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
ROBERT W. WITTE  
SENIOR MANAGING DIRECTOR

FOR: ACERICAN UNITED BANK OF TEXAS  
(LIEN HOLDER)

BY: NAME: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2023, by Robert W. Witte, Senior Manager Director of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said Entities

\_\_\_\_\_  
Signature of Notary Public

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

The purpose of this Amended Plat is to change the building setback line along Laurel Drive from 20' to 10' to match the minimum setbacks established by the Planned Development Ordinance.

### SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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.

\_\_\_\_\_  
ROBERT C. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 3963

### APPROVAL CERTIFICATE

APPROVED:

I hereby certify that the above and foregoing subdivision plat – being an addition to the City of Rockwall, Texas – was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023

\_\_\_\_\_  
Director of Planning & Zoning

\_\_\_\_\_  
City Engineer

AMENDED PLAT

*SADDLE STAR ESTATES SOUTH  
PHASE TWO  
LOT 20A, BLOCK F*

*BEING AN AMENDMENT OF*

*LOT 20, BLOCK F  
SADDLE STAR ESTATES SOUTH, PHASE TWO  
INSTR. 20230000003031, P.R.R.C.T.*

*AND BEING*

*0.289 ACRES*

*SITUATED IN THE*

*P.B. HARRISON SURVEY, A-97  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS*

**ENGINEERING CONCEPTS & DESIGN, L.P.**

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: 11/02/2023

CASE #: \_\_\_\_\_

SHEET 1 OF 2

OWNERS  
**SADDLE STAR SOUTH  
HOLDINGS, LLC**  
2200 ROSS AVE., STE. 4200W  
DALLAS, TX 75201

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
488 ARROYO COURT  
SUNNYVALE, TX 75182  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
FIRM NO. 10192300 JOB NO. 355



City of Rockwall  
*The New Horizon*

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# Building Inspections Department Monthly Report

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November 2023

## Permits

<b>Total Permits Issued:</b>	<b>263</b>
Building Permits:	10
Contractor Permits:	253
<b>Total Commercial Permit Values:</b>	<b>\$4,856,124.37</b>
Building Permits:	\$3,525,000.00
Contractor Permits:	\$1,331,124.37
<b>Total Fees Collected:</b>	<b>\$204,858.87</b>
Building Permits:	\$153,142.08
Contractor Permits:	\$51,716.79

## Board of Adjustment

**Board of Adjustment Cases:** **0**

12/21/2023  
9:25:04AM

City of Rockwall  
PERMITS ISSUED - Summary by Type and Subtype  
For the Period 11/1/2023 to 11/30/2023

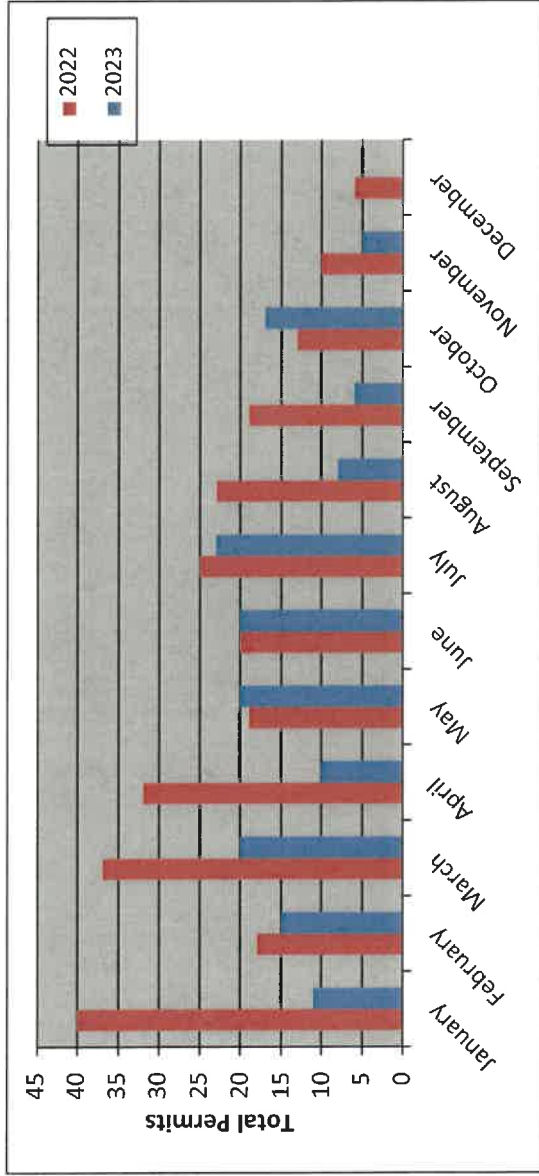
Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	52	\$4,856,124.37	\$98,413.38
Accessory Building Permit	1	25,000.00	\$410.81
Backflow Permit	1	700.00	\$56.00
Cell Tower Permit	1	20,000.00	\$339.41
Certificate of Occupancy	10		\$756.00
Demolition	1		\$51.00
Electrical Permit	3	22,000.00	\$504.15
Fence Permit	3	449,208.64	\$229.50
Irrigation Permit	5	77,668.00	\$18,047.25
New Construction	3	3,500,000.00	\$70,676.77
Plumbing Permit	6	30,676.54	\$778.59
Remodel	5	447,900.00	\$4,811.90
Roofing Permit	1	28,000.00	\$76.50
Sign Permit	10	254,971.19	\$1,069.50
Temporary Certificate of Occupancy	2		\$606.00
Residential Building Permit	211		\$106,445.49
Accessory Building Permit	1		\$309.83
Concrete Permit	2		\$204.00
Demolition	1		\$51.00
Electrical Permit	7		\$737.80
Fence Permit	28		\$1,421.00
Generator	1		\$150.00
Irrigation Permit	9		\$684.00
Mechanical Permit	14		\$1,729.00
New Single Family Residential	5		\$81,744.67
Patio Cover/Pergola	11		\$1,340.06
Plumbing Permit	44		\$3,425.65
Pool	10		\$1,417.00
Remodel	2		\$345.52
Retaining Wall Permit	3		\$153.00
Roofing Permit	57		\$4,348.50
Solar Panel Permit	6		\$2,433.22
Takeline - Stairs	1		\$102.00
Temporary Construction Trailer	1		\$5,443.24
Window & Door Permit	8		\$406.00
<b>Totals:</b>	<b>263</b>		<b>\$204,858.87</b>



## New Residential Permits

## Calendar Year

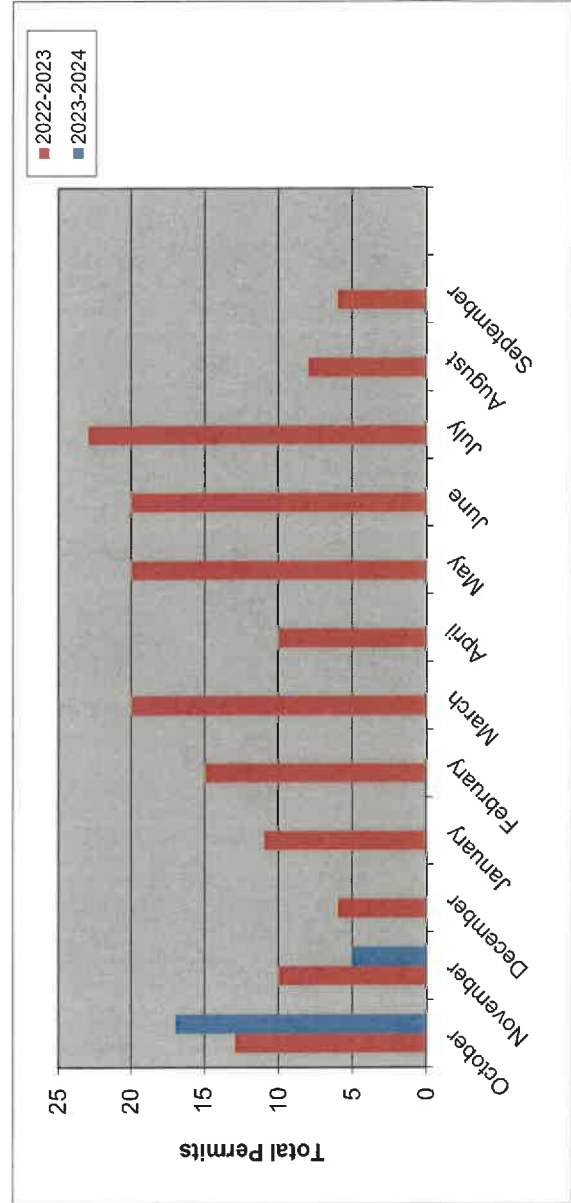
	Year	
	2022	2023
January	40	11
February	18	15
March	37	20
April	32	10
May	19	20
June	20	20
July	25	23
August	23	8
September	19	6
October	13	17
November	10	5
December	6	
<b>Totals</b>	<b>262</b>	<b>155</b>



## New Residential Permits

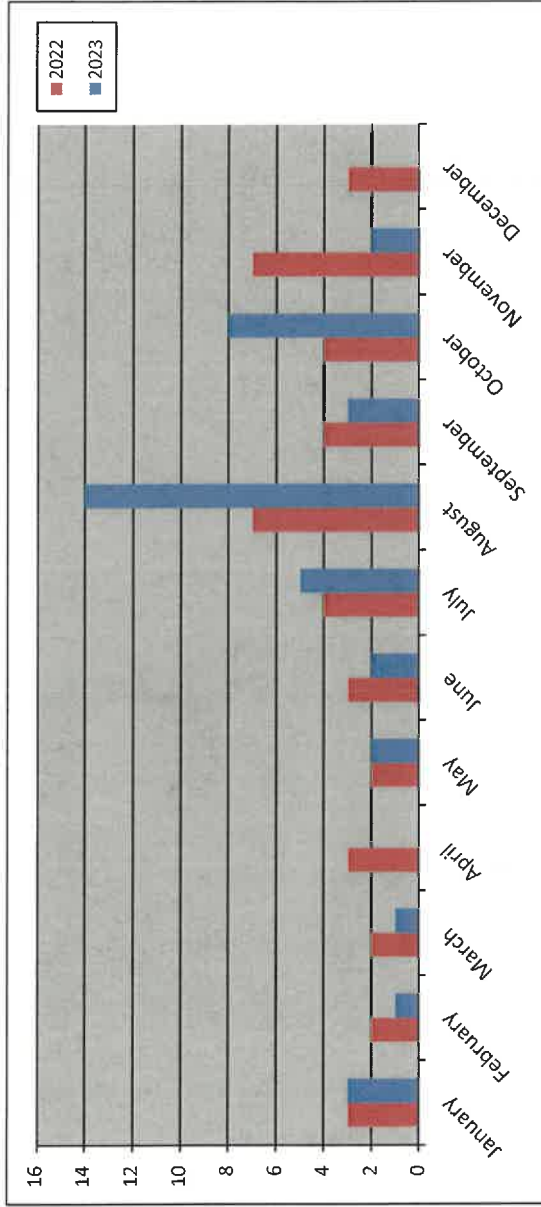
## Fiscal Year

	Year	
	2022-2023	2023-2024
October	13	17
November	10	5
December	6	
January	11	
February	15	
March	20	
April	10	
May	20	
June	20	
July	23	
August	8	
September	6	
<b>Totals</b>	<b>162</b>	<b>22</b>



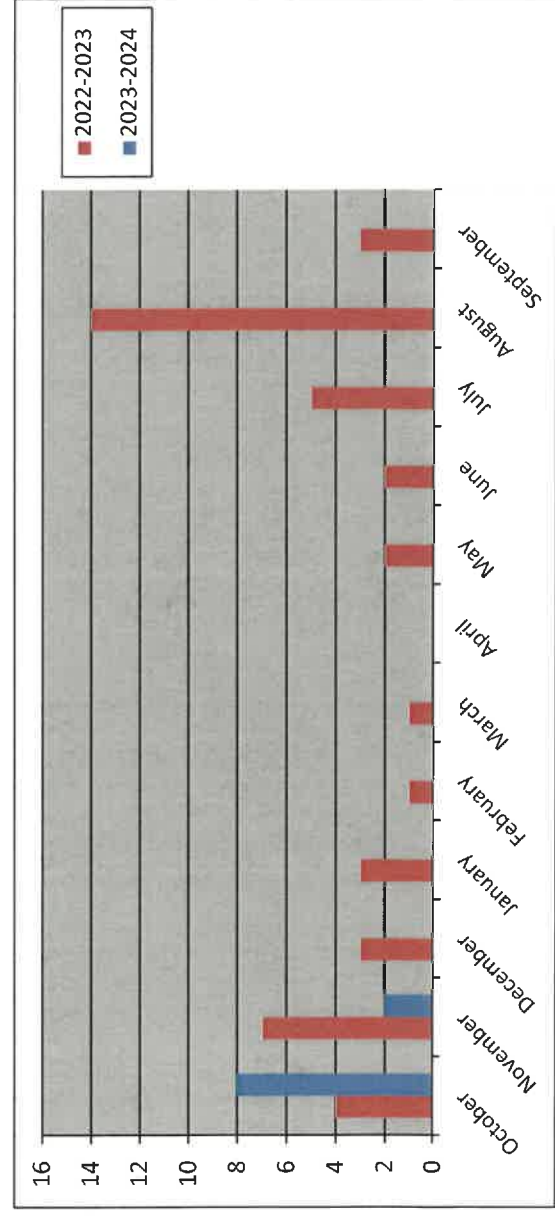
## Residential Remodel/Additions Permits Calendar Year

	Year	
	2022	2023
January	3	3
February	2	1
March	2	1
April	3	0
May	2	2
June	3	2
July	4	5
August	7	14
September	4	3
October	4	8
November	7	2
December	3	
<b>Totals</b>	<b>44</b>	<b>41</b>



## Residential Remodel/Additions Permits Fiscal Year

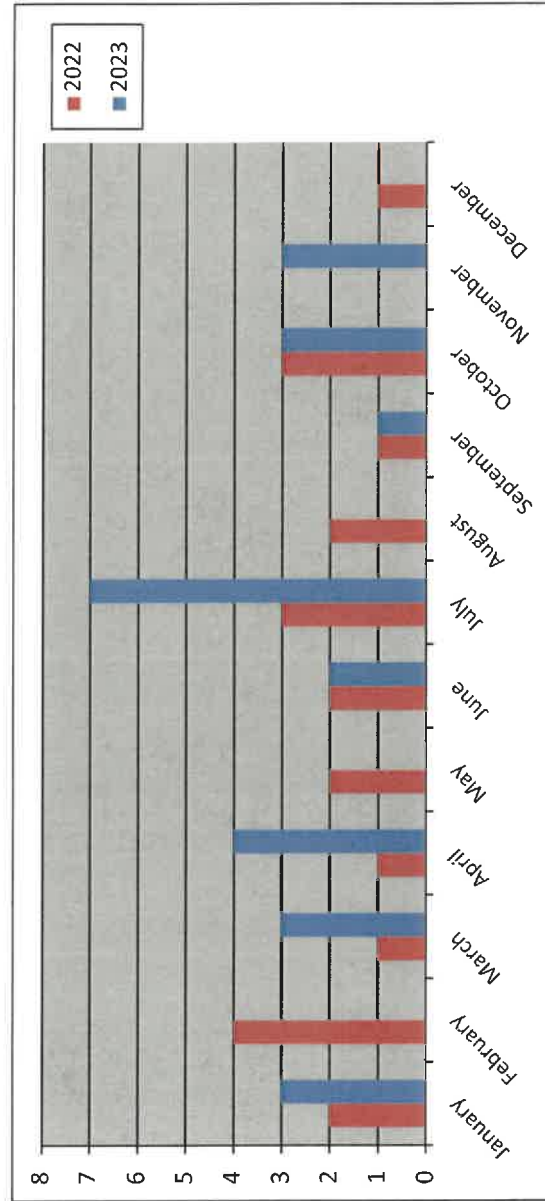
	Year	
	2022-2023	2023-2024
October	4	8
November	7	2
December	3	
January	3	
February	1	
March	1	
April	0	
May	2	
June	2	
July	5	
August	14	
September	3	
<b>Totals</b>	<b>45</b>	<b>10</b>



## New Commercial Permits

## Calendar Year

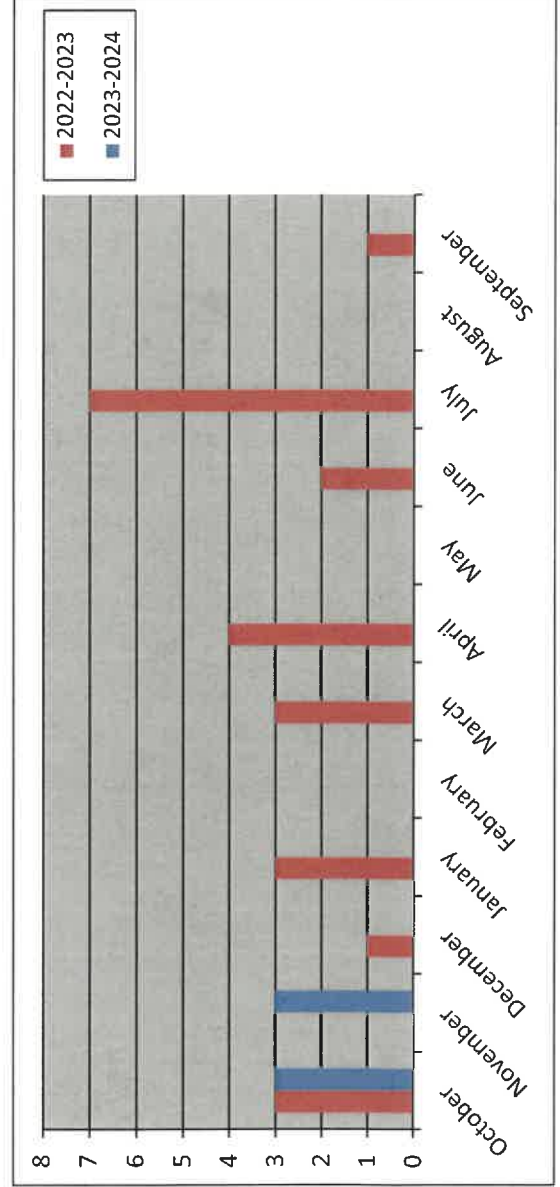
	Year	
	2022	2023
January	2	3
February	4	0
March	1	3
April	1	4
May	2	0
June	2	2
July	3	7
August	2	0
September	1	1
October	3	3
November	0	3
December	1	3
<b>Totals</b>	<b>22</b>	<b>26</b>



## New Commercial Permits

## Fiscal Year

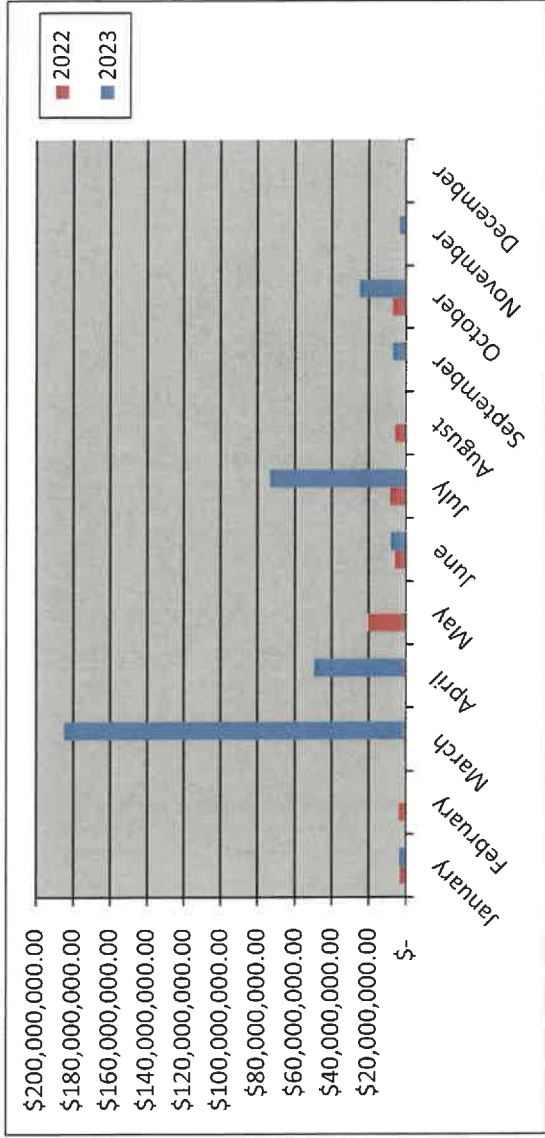
	Year	
	2022-2023	2023-2024
October	3	3
November	0	3
December	1	3
January	3	
February	0	
March	3	
April	4	
May	0	
June	2	
July	7	
August	0	
September	1	
<b>Totals</b>	<b>24</b>	<b>6</b>



**New Commercial Value**

**Calendar Year**

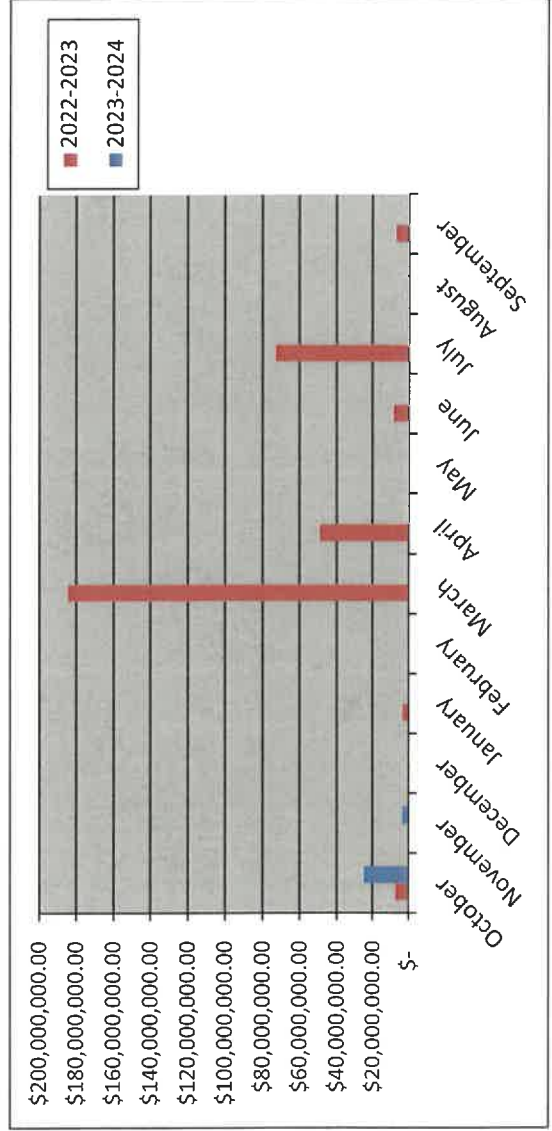
	Year	
	2022	2023
January	\$ 3,625,000.00	\$ 3,684,500.00
February	\$ 4,186,300.00	\$ -
March	\$ 1,200,000.00	\$ 184,834,500.00
April	\$ 250,000.00	\$ 49,466,652.00
May	\$ 20,400,000.00	\$ -
June	\$ 6,300,000.00	\$ 8,450,000.00
July	\$ 9,075,000.00	\$ 73,254,209.00
August	\$ 6,244,700.00	\$ -
September	\$ 550,000.00	\$ 7,200,000.00
October	\$ 7,472,450.00	\$ 25,014,439.00
November	\$ -	\$ 3,500,000.00
December	\$ 1,000,000.00	\$ -
<b>Totals</b>	<b>\$ 60,303,450.00</b>	<b>\$ 355,404,300.00</b>



**New Commercial Value**

**Fiscal Year**

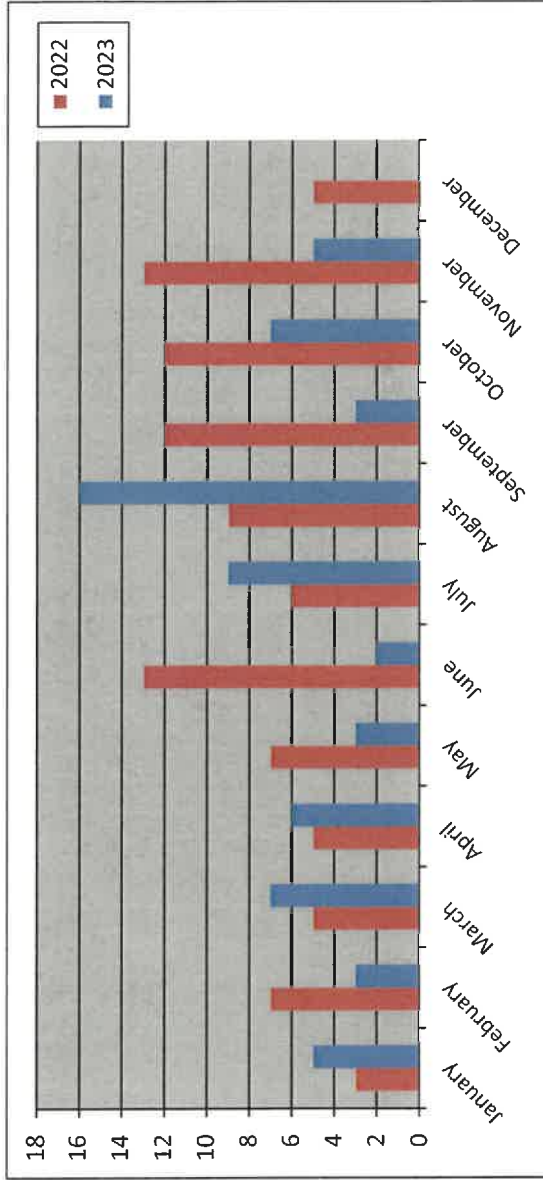
	Year	
	2022-2023	2023-2024
October	\$ 7,472,450.00	\$ 25,014,439.00
November	\$ -	\$ 3,500,000.00
December	\$ 1,000,000.00	\$ -
January	\$ 3,684,500.00	\$ -
February	\$ -	\$ -
March	\$ 184,834,500.00	\$ -
April	\$ 49,466,652.00	\$ -
May	\$ -	\$ -
June	\$ 8,450,000.00	\$ -
July	\$ 73,254,209.00	\$ -
August	\$ -	\$ -
September	\$ 7,200,000.00	\$ -
<b>Totals</b>	<b>\$ 335,362,311.00</b>	<b>\$ 28,514,439.00</b>



### Commercial Remodel Permits

### Calendar Year

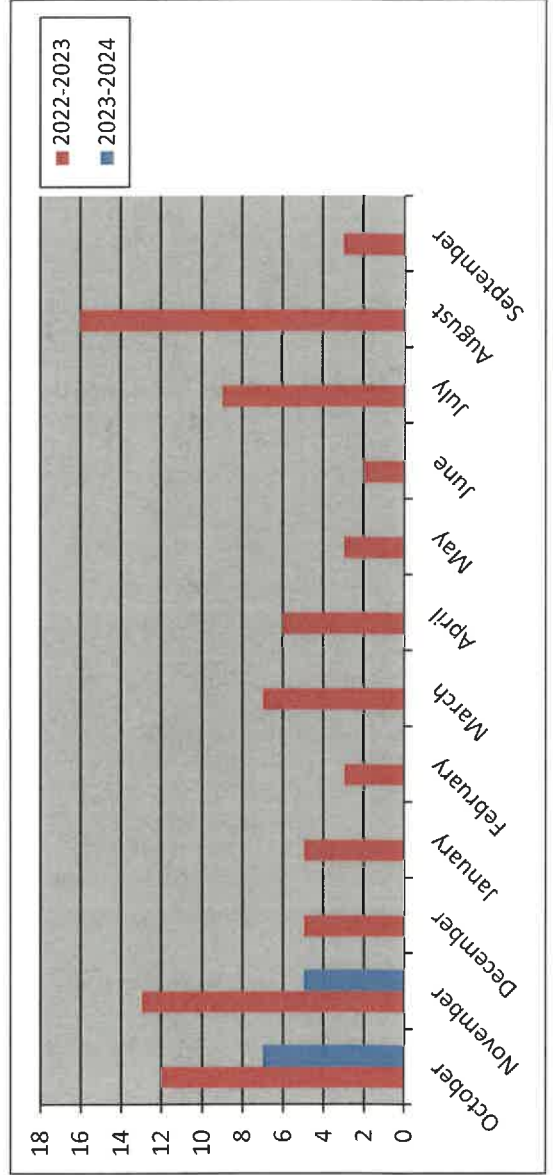
	Year	
	2022	2023
January	3	5
February	7	3
March	5	7
April	5	6
May	7	3
June	13	2
July	6	9
August	9	16
September	12	3
October	12	7
November	13	5
December	5	
<b>Totals</b>	<b>97</b>	<b>66</b>



### Commercial Remodel Permits

### Fiscal Year

	Year	
	2022-2023	2023-2024
October	12	7
November	13	5
December	5	
January	5	
February	3	
March	7	
April	6	
May	3	
June	2	
July	9	
August	16	
September	3	
<b>Totals</b>	<b>84</b>	<b>12</b>

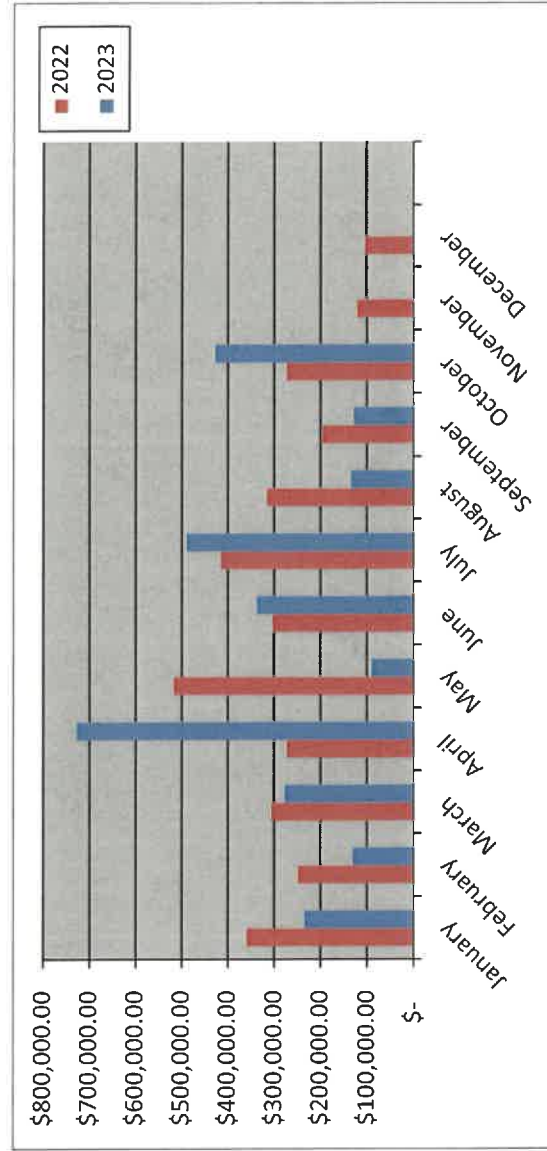




**Total Fees Collected**

**Calendar Year**

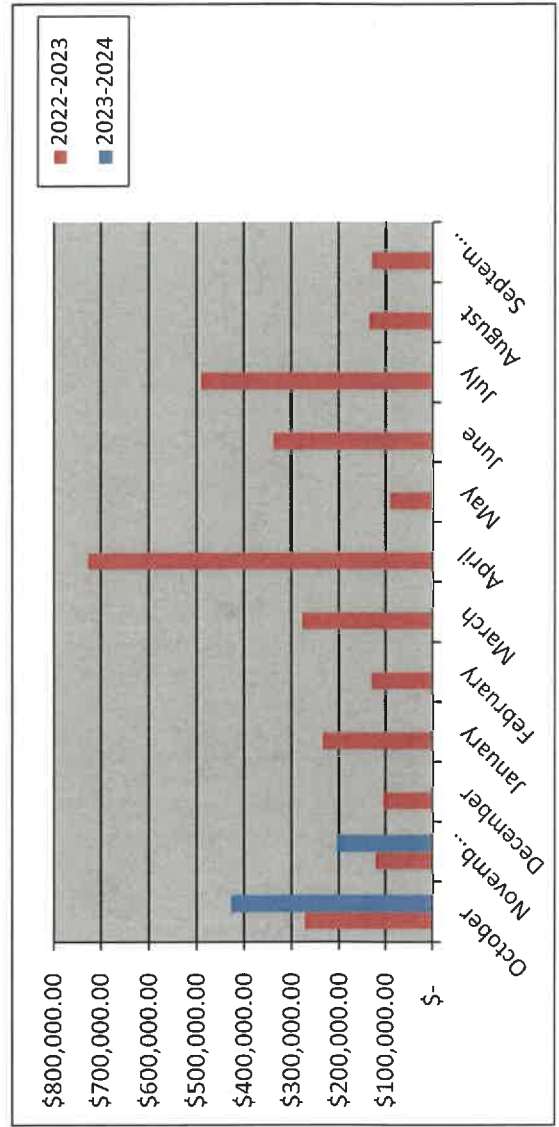
	Year	
	2022	2023
January	\$ 361,270.18	\$ 235,769.45
February	\$ 250,094.89	\$ 131,295.33
March	\$ 307,866.69	\$ 278,577.39
April	\$ 274,768.54	\$ 727,627.76
May	\$ 518,725.96	\$ 91,036.40
June	\$ 304,895.03	\$ 338,892.45
July	\$ 416,616.46	\$ 491,588.49
August	\$ 317,170.14	\$ 135,201.61
September	\$ 197,419.77	\$ 129,729.04
October	\$ 274,314.07	\$ 428,622.49
November	\$ 122,821.42	
December	\$ 105,480.50	
<b>Totals</b>	<b>\$ 3,451,443.65</b>	<b>\$ 2,988,340.41</b>



**Total Fees Collected**

**Fiscal Year**

	Year	
	2022-2023	2023-2024
October	\$ 274,314.07	\$ 428,622.49
November	\$ 122,821.42	\$ 204,858.87
December	\$ 105,480.50	
January	\$ 235,769.45	
February	\$ 131,295.33	
March	\$ 278,577.39	
April	\$ 727,627.76	
May	\$ 91,036.40	
June	\$ 338,892.45	
July	\$ 491,588.49	
August	\$ 135,201.61	
September	\$ 129,729.04	
<b>Totals</b>	<b>\$ 3,062,333.91</b>	<b>\$ 633,481.36</b>



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2023 to 11/30/2023

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	
CO2012-0039	Commercial Building Permit			
11/29/2023	Certificate of Occupancy	471 NATIONAL DR,	\$75.00	\$75.00
11/29/2023	ISSUED LIC	ROCKWALL, TX 75032	7,200.00	
	PAPPY'S PET LODGE			

Contact Type	Contact Name Business Phone	Contact Address			
Owner	PEOPLES, MIKE	P. O. BOX 41	ROCKWALL	TX	75087
Applicant	WILLIAM KINDER				
Business Owner	WILLIAM KINDER 972-772-5575	471 NATIONAL DR	Rockwall	TX	75032
Business Owner	PAPPY'S PET LODGE				

**Contractors**

COM2023-2073	Commercial Building Permit				
05/05/2023	Certificate of Occupancy	127 Kenway Drive,	\$75.00	\$75.00	
11/13/2023	ISSUED	Rockwall TX 75087	2,108.00		
	EI Tio Mon Meat Market				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Ramon Melendez 214-450-4981	127 Kenway St	Rockwall	TX	75087
Property Owner	NBN Group	3125 Ridge Rd	Rockwall	TX	75087
Contact	Kevin Melendez				

**Contractors**

COM2023-3617	Commercial Building Permit				
07/28/2023	Certificate of Occupancy	1019 E INTERSTATE 30,	\$76.50	\$76.50	
11/06/2023	ISSUED	S. 101 ROCKWALL, TX 75032	4,000.00		
	Trudys Hallmark				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Kunal Aggarwal 713-856-9195	1019 E Interstate 30	Rockwall	TX	75087
Property Owner	CTO Realty Group	1140 N Williamson Blvd	Daytona Beach	FL	32114

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2023 to 11/30/2023

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	Total SQFT
<b>Contractors</b>				
COM2023-4647	Commercial Building Permit			
09/20/2023	Certificate of Occupancy	4949 S GOLIAD ST,	\$75.00	\$75.00
11/29/2023	ISSUED	ROCKWALL, TX 75032	4,958.00	
	7-ELEVEN #42220			

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	7-Eleven, Inc 800-255-0711	4949 S Goliad St	Rockwall	TX	75032
Inspection Report C	Chris Hix				
Property Owner	549 Crossing LP	10755 Sandhill Rd	Rockwall	TX	75032
Applicant	Chris Hix				
Contact	Michael Hampton	10755 Sandhill Rd	Dallas	TX	75238

**Contractors**

COM2023-5075	Commercial Building Permit			
10/11/2023	Certificate of Occupancy	1201 N Goliad St, Suite	\$75.00	\$75.00
11/08/2023	ISSUED	102, Rockwall, TX 75087	900.00	
	2B2BS LLC dba Agua DeVida			

Contact Type	Contact Name Business Phone	Contact Address			
Owner	Livay LLC	1009 Hot Springs Dr	Allen	TX	75013
Applicant	William & Melissa Alt	1201 N Goliad St, Suite 101	Rockwall	TX	75087
Business Owner	Drew & Melinda Morgan 469-571-0892	1201 N Goliad St, Suite 102	Rockwall	TX	75087

**Contractors**

COM2023-5514	Commercial Building Permit			
11/02/2023	Temporary Certificate of Occupancy	2400 SUMMER LEE DR	\$300.00	\$300.00
11/16/2023	ISSUED	Sections A & B	469,707.00	
	Rockwall Harbor Hill, LTD			



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2023 to 11/30/2023

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Rockwall Harbor Hill, LTD 972-932-7879	2400 Summer Lee Drive	Rockwall	TX 75032	
Property Owner	Rockwall Harbor Hill, LTD	2400 Summer Lee Drive	Rockwall	TX 75032	
Applicant	Michael White				
<b>Contractors</b>					

COM2023-5550	Commercial Building Permit				
11/03/2023	Certificate of Occupancy	291 NATIONAL DR,		\$76.50	\$76.50
11/09/2023	ISSUED	ROCKWALL, TX 75032		4,000.00	
	Allure Land Investements				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Edelmiro Garza 830-252-1015	1026 Oliva View	San Antonio	TX 78260	
Property Owner	TJT Investment Trust	P.O. Box 850	Rockwall	TX 75087	
Applicant	Cynthia White	1026 Oliva View	San Antonio	TX 78260	
Inspection Report C	Dwaine Powers	P.O. Box 850	Rockwall	TX 75087	
<b>Contractors</b>					

COM2023-5667	Commercial Building Permit				
11/08/2023	Certificate of Occupancy	1020 W RALPH HALL		\$76.50	\$76.50
11/28/2023	ISSUED	PKWY, S. 101,		2,374.00	
	Women's Health Specialists of Dallas	ROCKWALL, TX 75032			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Texas Health Resources 214-363-4421	612 E Lamar St, Suite 190	Arlington	TX 76011	
Property Owner	Wagon Ranch LLC	1010 W Ralph Hall Pkwy	Rockwall	TX 75032	
Applicant	Texas Health Resources	612 E Lamar St, Suite 190	Arlington	TX 76011	
Inspection Report C	Texas Health Resources	612 E Lamar St, Suite 190	Arlington	TX 76011	
<b>Contractors</b>					

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 11/1/2023 to 11/30/2023

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation	
COM2023-5674	Commercial Building Permit			
11/09/2023	Certificate of Occupancy	2313 RIDGE RD, SUITE	\$76.50	\$76.50
11/15/2023	ISSUED	104, ROCKWALL, TX	1,630.00	
	APERTURE LLC	75087		

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Jeremy Donelan 214-320-8686	2313 Ridge Rd, Suite 104	Rockwall	TX	75087
Property Owner	Global Advance	2313 Ridge Rd., Suite 101	Rockwall	TX	75087
Applicant	Shannon Morrow	2313 Ridge Rd, Suite 104	Rockwall	TX	75087
Inspection Report C	Shannon Morrow	2313 Ridge Rd, Suite 104	Rockwall	TX	75087

Contractors

COM2023-6007	Commercial Building Permit			
11/30/2023	Temporary Certificate of Occupancy	1501 Airport Rd,	\$306.00	\$306.00
11/30/2023	ISSUED	Rockwall, TX 75087	7,766.00	
	Lefere Office - SHELL BLDG TCO			

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Lefere Office 214-585-8038	1501 Airport Rd	Rockwall	TX	75087
Property Owner	Kevin Lefere Phillmac Investments	202 E Rusk	Rockwall	TX	75087

Contractors

COM2023-708	Commercial Building Permit			
02/21/2023	Certificate of Occupancy	703 N GOLIAD ST,	\$75.00	\$75.00
11/01/2023	ISSUED	ROCKWALL, TX 75087	1,840.00	
	Right at Home			

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Mark Reynolds 469-314-1774	703 N Goliad St	Rockwall	TX	75087
Property Owner	Mark Reynolds	12017 Kilgore Dr	Frisco	TX	75035

Contractors

**CERTIFICATES OF OCCUPANCY ISSUED**

For the Period 11/1/2023 to 11/30/2023

Permit Number	Permit Type	Site Address	Total Fees	
Application Date	Subtype	Parcel Number	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name		
	Business Name	Plan Number	Valuation	
COM2023-826	Commercial Building Permit			
02/28/2023	Certificate of Occupancy	107 E BOURN ST,		\$75.00
11/09/2023	ISSUED	ROCKWALL, TX 75087		\$75.00
	QuantmLabs		1,300.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Sarah Lopez 903-274-2824	107 E Bourn St	Rockwall	TX	75087
Property Owner	Jason Edwards	10 Dancing Waters	Rockwall	TX	75032

**Contractors**

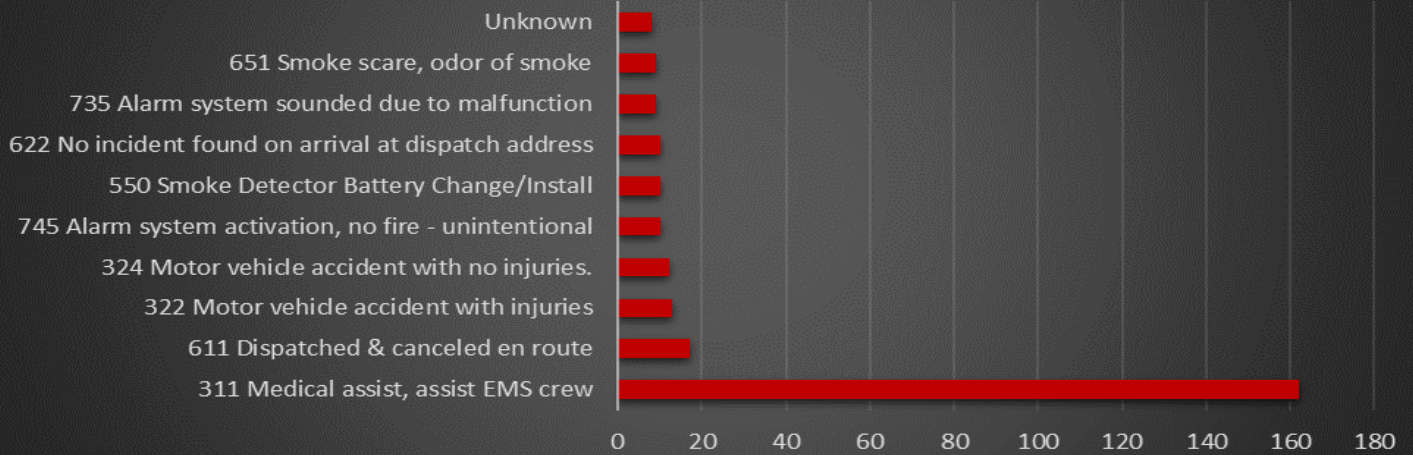
12

**Total Valuation:**  
**Total Fees: \$1,362.00**  
**Total Fees Paid: \$1,362.00**



November 2023  
Monthly Report

## Top 10 NFIRS Call Types



### All Calls By NFIRS Call Type

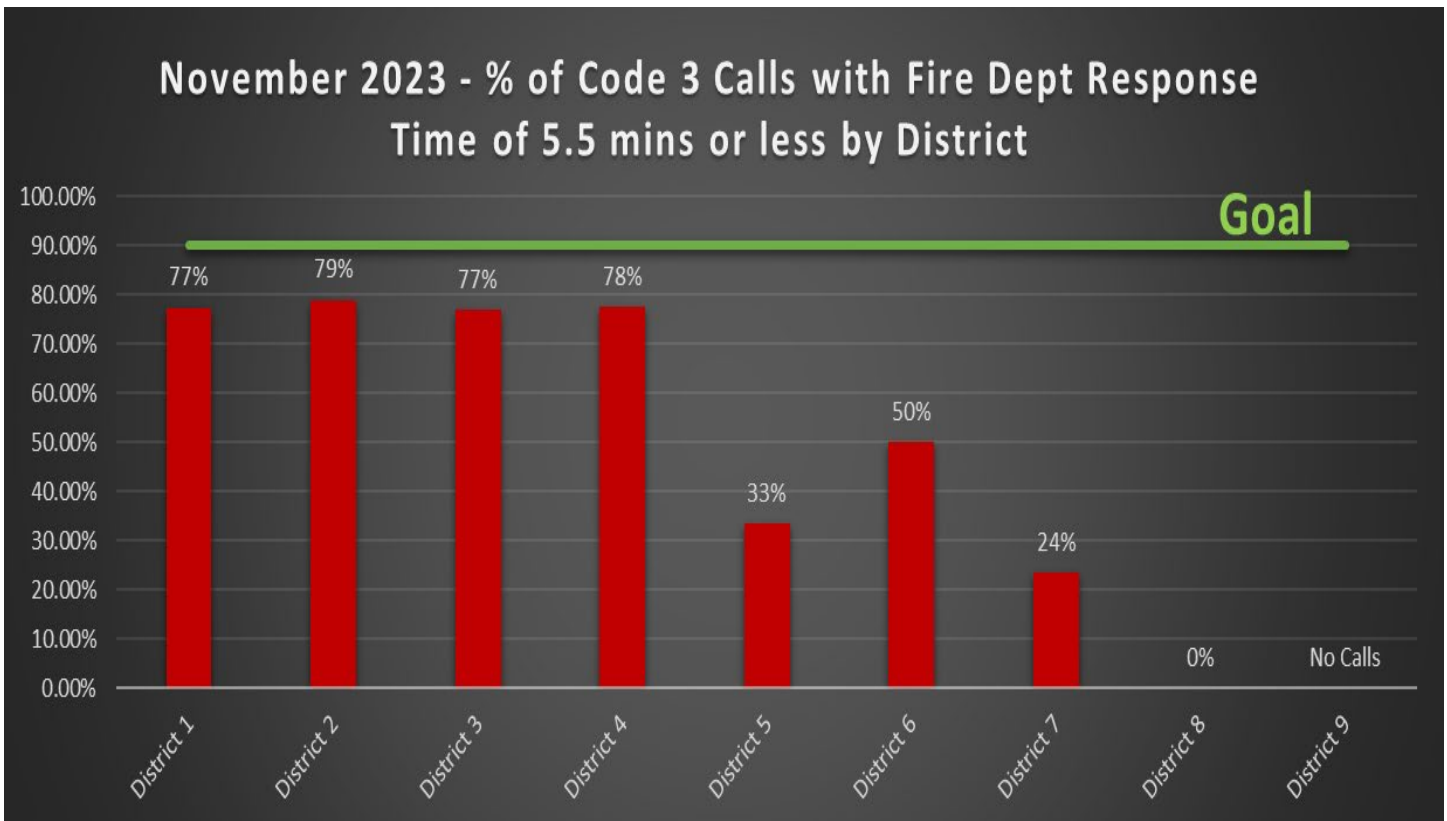


### Incident Count

111 Building fire	2
131 Passenger vehicle fire (cars, pickups, SUV's)	2
151 Outside rubbish, trash or waste fire	1
300 Rescue, EMS incident, other	4
311 Medical assist, assist EMS crew	162
322 Motor vehicle accident with injuries	13
324 Motor vehicle accident with no injuries.	12
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	4
361 Swimming/recreational water areas rescue	1
411 Gasoline or other flammable liquid spill	3
412 Gas leak (natural gas or LPG)	7
413 Oil or other combustible liquid spill	1
441 Heat from short circuit (wiring), defective/worn	2
442 Overheated motor	1
444 Power line down	4
445 Arcing, shorted electrical equipment	1
510 Person in distress, other	2
511 Lock-out	1
520 Water problem, other	3
522 Water or steam leak	2
550 Public service assistance, other	3
550 Smoke Detector Battery Change/Install	10
553 Public service	2
600 Good intent call, other	1
611 Dispatched & canceled en route	17
622 No incident found on arrival at dispatch address	10
651 Smoke scare, odor of smoke	9
652 Steam, vapor, fog or dust thought to be smoke	3
700 False alarm or false call, other	1
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	3
732 Extinguishing system malfunction (activation)	1
733 Smoke detector activation due to malfunction	4
735 Alarm system sounded due to malfunction	9
736 CO detector activation due to malfunction	4
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	2
743 Smoke detector activation, no fire - unintentional	6
745 Alarm system activation, no fire - unintentional	10
746 Carbon monoxide detector activation, no CO	4
<b>Grand Total</b>	<b>330</b>

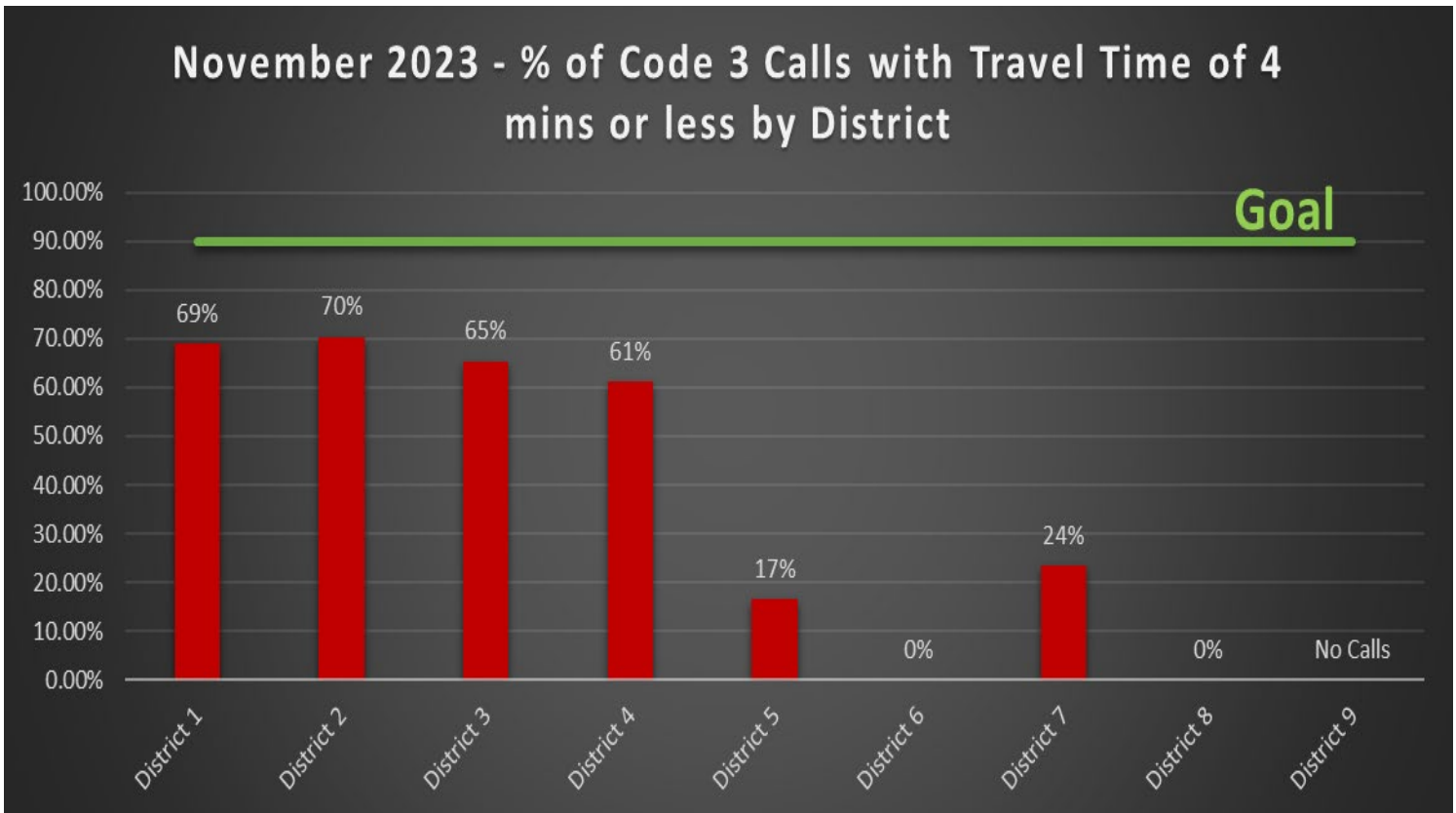
## November 2023 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	84	32%	65	0:04:48	77%	90%
District 2	81	30%	64	0:04:56	79%	90%
District 3	26	10%	20	0:05:10	77%	90%
District 4	49	18%	38	0:04:48	78%	90%
District 5	6	2%	2	0:06:11	33%	90%
District 6	2	1%	1	0:05:35	50%	90%
District 7	17	6%	4	0:07:13	24%	90%
District 8	1	0%	0	0:06:22	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
<b>Department</b>	<b>266</b>	<b>100%</b>	<b>194</b>	<b>0:05:04</b>	<b>73%</b>	<b>90%</b>



## November 2023 Travel Time by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	84	32%	58	0:03:57	69%	90%
District 2	81	30%	57	0:04:01	70%	90%
District 3	26	10%	17	0:04:18	65%	90%
District 4	49	18%	30	0:03:53	61%	90%
District 5	6	2%	1	0:04:51	17%	90%
District 6	2	1%	0	0:04:51	0%	90%
District 7	17	6%	4	0:05:47	24%	90%
District 8	1	0%	0	0:05:34	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	266	100%	167	0:04:08	63%	90%





# Total Dollar Losses

November 2023



City of Rockwall  
*The New Horizon*

Rockwall Fire Department

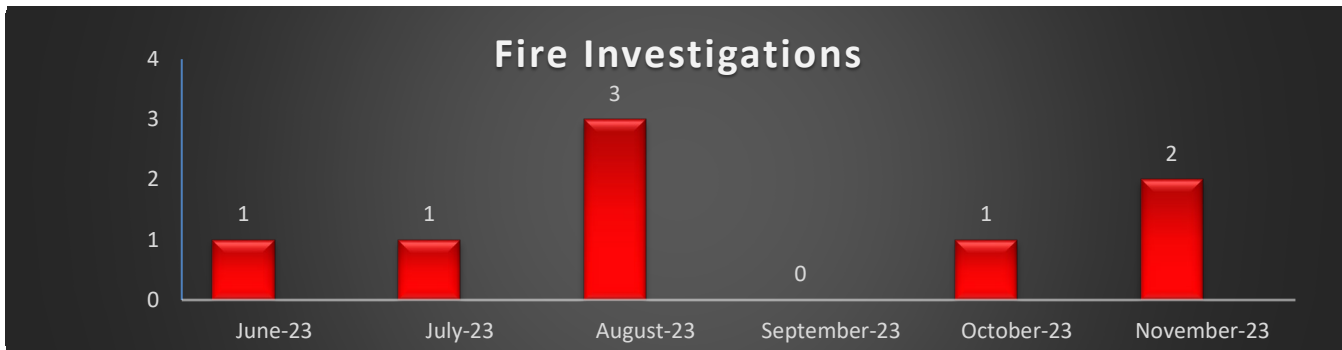
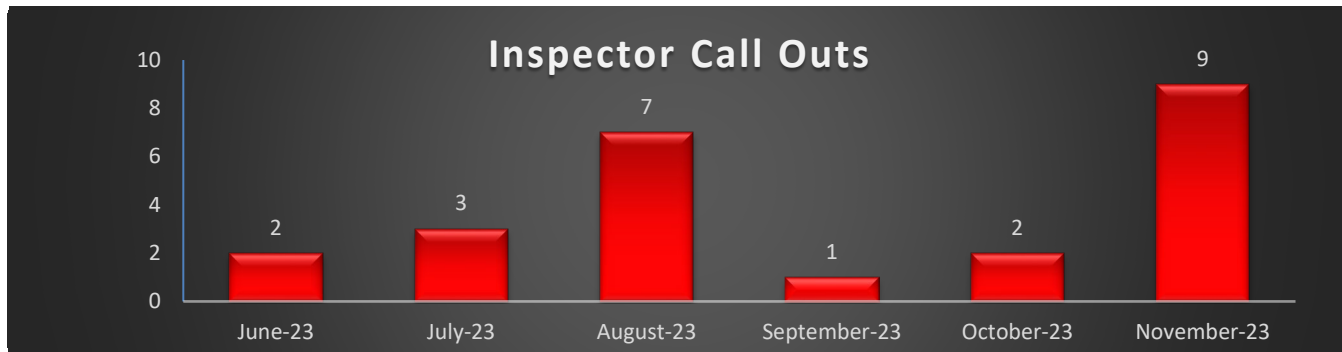
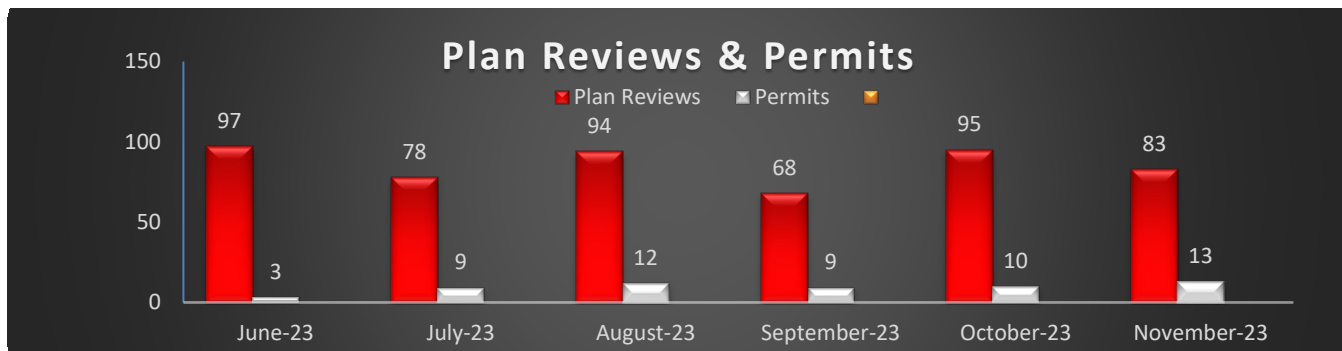
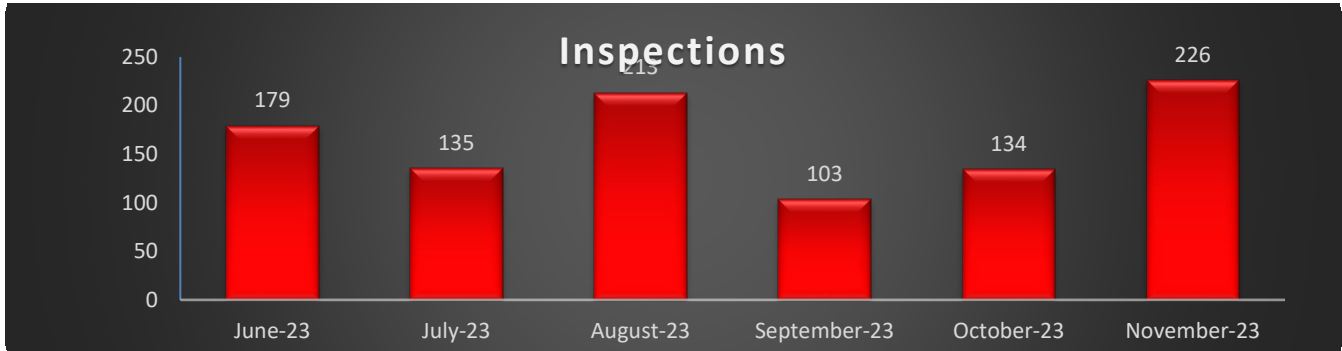
Print Date/Time: 12/06/2023 10:13  
Login ID: rck\ldgang  
Layer: All  
Areas: All

ORI Number: TX504  
Incident Type: All  
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
<b>Total Property Loss:</b>	\$204,000.00	\$1,500.00	\$18,300.00	\$1,843,250.32	\$1,049,520.00
<b>Total Content Loss:</b>	\$75,000.00	\$1,000.00	\$600.00	\$2,125,173.75	\$896,250.00
<b>Total Property Pre-Incident Value:</b>	\$820,603.00	\$409,525.00	\$430,030.00	\$118,479,546.32	\$72,842,940.00
<b>Total Contents Pre-Incident Value</b>	\$400,000.00	\$75,000.00	\$175,165.00	\$25,203,920.19	\$22,272,140.00
<b>Total Losses:</b>	\$279,000.00	\$2,500.00	\$18,900.00	\$3,968,424.07	\$279,000.00
<b>Total Value:</b>	\$1,220,603.00	\$484,525.00	\$605,195.00	\$143,683,466.51	\$95,115,080.00



# Fire Prevention, Education, & Investigations Division Monthly Report November 2023







# Monthly Report November 2023

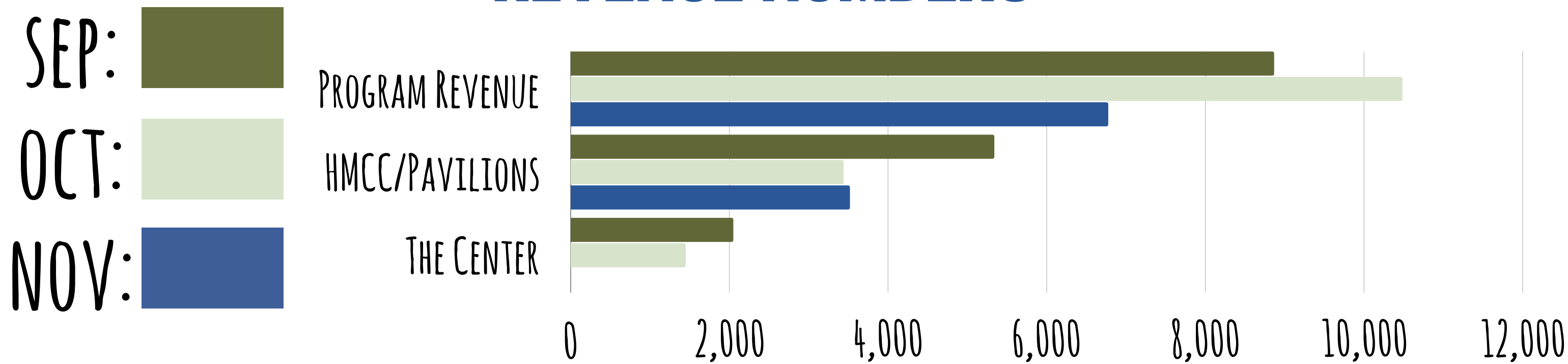


FISHING DERBY  
60 ATTENDEES

LANDSCAPING CLASS  
22 ATTENDEES



## REVENUE NUMBERS



## Upcoming:

Daddy Daughter Dance	January 20, 2024
Senior Luncheon	January 5, 2024



# PARKS PROJECT UPDATE – NOVEMBER 2023



MULCH BEDS CITY HALL



CHRISTMAS DECORATION PREP AND  
INSTALL



CHRISTMAS DECORATION PREP AND  
INSTALL



PARKS BUILDING CABINET INSTALL AND  
PAINTING

## Other Projects

SQUABBLE CREEK LIMB REMOVAL

BREEZY HILL BUTTERLY GARDEN EXPANSION

# Rockwall Police Department

## Monthly Activity Report

November-2023

ACTIVITY	CURRENT MONTH NOVEMBER	PREVIOUS MONTH OCTOBER	YTD 2023	YTD 2022	YTD % CHANGE
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### PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	0	9	12	-25.00%
Robbery	1	1	10	13	-23.08%
Aggravated Assault	7	0	26	30	-13.33%
Burglary	5	2	37	33	12.12%
Larceny	47	59	543	648	-16.20%
Motor Vehicle Theft	4	2	67	52	28.85%
<b>TOTAL PART I</b>	<b>64</b>	<b>64</b>	<b>692</b>	<b>788</b>	<b>-12.18%</b>
<b>TOTAL PART II</b>	<b>120</b>	<b>120</b>	<b>1318</b>	<b>1383</b>	<b>-4.70%</b>
<b>TOTAL OFFENSES</b>	<b>184</b>	<b>184</b>	<b>2010</b>	<b>2171</b>	<b>-7.42%</b>

### ADDITIONAL STATISTICS

FAMILY VIOLENCE	10	8	103	86	19.77%
D.W.I.	13	15	146	154	-5.19%

### ARRESTS

FELONY	27	23	282	262	7.63%
MISDEMEANOR	51	60	562	604	-6.95%
WARRANT ARREST	10	6	81	74	9.46%
JUVENILE	7	4	55	69	-20.29%
<b>TOTAL ARRESTS</b>	<b>95</b>	<b>93</b>	<b>980</b>	<b>1009</b>	<b>-2.87%</b>

### DISPATCH

CALLS FOR SERVICE	2030	2168	26550	21996	20.70%
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### ACCIDENTS

INJURY	1	0	13	37	-64.86%
NON-INJURY	95	103	1027	863	19.00%
FATALITY	1	1	5	3	66.67%
<b>TOTAL</b>	<b>97</b>	<b>104</b>	<b>1045</b>	<b>903</b>	<b>15.73%</b>

### FALSE ALARMS

RESIDENT ALARMS	30	38	485	497	-2.41%
BUSINESS ALARMS	105	159	1598	1739	-8.11%
<b>TOTAL FALSE ALARMS</b>	<b>135</b>	<b>197</b>	<b>2083</b>	<b>2236</b>	<b>-6.84%</b>
Estimated Lost Hours	89.1	130.02	1374.78	1475.76	-6.84%
Estimated Cost	\$2,119.50	\$3,092.90	\$32,703.10	\$35,105.20	-6.84%

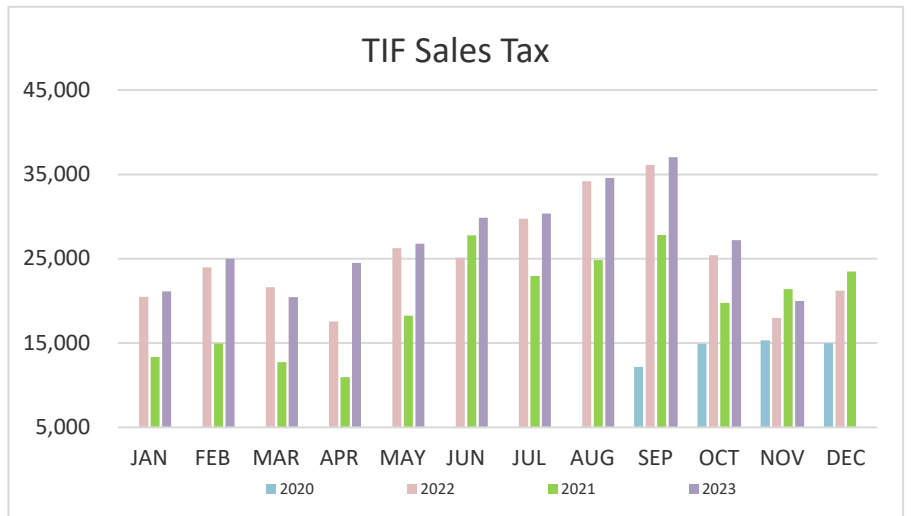
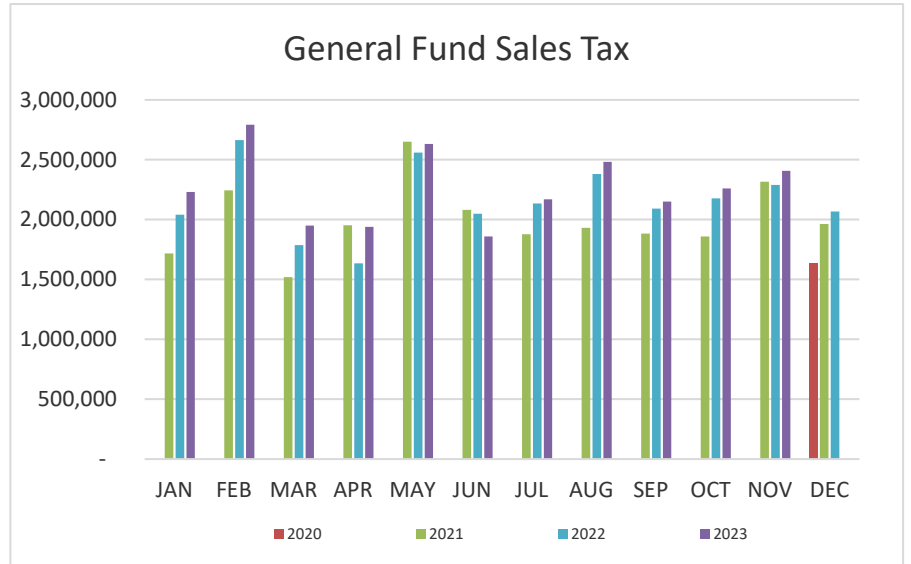
### ROCKWALL NARCOTICS UNIT

Number of Cases	2
Arrests	1
Arrest Warrants	0
Search Warrants	0
<b>Seized</b>	
1 gram	Cocaine
7100 pills	Dangerous drugs/Fentanyl
4	Weapons



# Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977



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

# Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885

Source: SCADA Monthly Reports generated at the Water Pump Stations

