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Z2016-014 - Consider a request by Noah Flabiano of the Skorborg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary. (2nd reading)	
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Z2016-015 - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of an ordinance for a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary. (2nd reading)	
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Z2016-016 - Consider a City initiated zoning request for the approval of an ordinance for a text amendment to Section 4, Southside Residential Neighborhood Overlay (SRO) District, of Article V, District Development Standards, of the Unified Development Code, and take any action necessary (2nd Reading).

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Consider a recommendation of the Park Board concerning approval of an ordinance amending Chapter 30. Parks & Recreation; Article V. Park Use & Rental Fee Guidelines; Section 30-131. Fees for Facilities, and take any action necessary. (2nd reading)

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Consider approval of a resolution allowing a temporary partial closure of FM 740 from Summer Lee Drive to the south City limits to facilitate the U.S. Open Triathlon on Sunday, October 16, 2016 from 6:00 AM to 1:00 PM, and take any action necessary.

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P2016-026 - Consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [SH-205], and take any action necessary.

P2016-026 154
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P2016-021 - Consider a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the intersection of SH-276 and John King Boulevard, and take any action necessary.

P2016-021 161
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P2016-022 - Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street, and take any action necessary.

P2016-022 170
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Z2016-013 - Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary (1st Reading).

Z2016-013 177
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SP2016-006 - Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of variances to Article V, District Development Standards, of the Unified Development Code in conjunction with an approved site plan for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

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Discuss and consider a request from Mr. Jeff Gibbens with The Sign Doc representing Goliad Dental for a height and setback variance for a monument sign located at 703 S. Goliad, and take any action necessary.

Council Packet 214
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Discuss and consider a request for supplemental hotel occupancy tax funding for the Colbert Project, and take any action necessary.

Staff memo 220
 Application 221
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Discuss and consider authorizing the City Manager to negotiate a contract with Terracare Associates LP for municipal landscape maintenance services in an amount not to exceed \$104,000 to be funded from the FY16 Parks & Rec Operating Budget, and take any action necessary.

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AGENDA
ROCKWALL CITY COUNCIL
Monday, June 06, 2016
4:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

1. Hold work session to hear strategic plans for the following city departments:

p.11 a) Animal Services

p.14 b) Neighborhood Improvement Services & Building Inspections

III. EXECUTIVE SESSION.

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

1. Discussion regarding the lease of land in the vicinity of the downtown area pursuant to Section §551.072 (Real Property).
2. Discussion regarding potential land acquisition and right-of-way along Ridge Road pursuant to Section §551.072 (Real Property).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, June 06, 2016
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER LEWIS

VIII. PROCLAMATIONS / AWARDS

- p.23** 1. 25th Anniversary of NCTCOG's 9-1-1 Program
- p.25** 2. Asian Pacific Islander American Heritage Month

IX. OPEN FORUM

X. CONSENT AGENDA

- p.27** 1. Consider approval of the minutes from the May 16, 2016 regular City Council meeting, and take any action necessary.
- p.54** 2. Consider approval of the Traffic Signal Intersection Improvements at N. Lake Shore Drive and Masters Drive and authorize the City Manager to execute a contract with Durable Solutions in the Amount of \$180,000 with funding in the FY 2015-16 Street Department operating budget, and take any action necessary.
- p.71** 3. Consider approval of an **ordinance** establishing the speed limit along FM 552 at 45 mph between SH 205 and John King Boulevard and 50 mph between John King Boulevard to MP 002.709 (west of FM 1141) and take any action necessary. **(2nd reading)**
- p.80** 4. Consider approval of an **ordinance** establishing the speed limits along the eastbound and westbound frontage roads of IH 30 from the west City Limits to SH 205 at 45 mph, and take any action necessary. **(2nd reading)**
- p.88** 5. Consider approval of an **ordinance** establishing the speed limit along FM 1141 to 50 mph between SH 66 and MP 2.980 (John King Boulevard), and take any action necessary. **(2nd reading)**
- p.93** 6. **Z2016-012** - Consider a request by Jim Evans of CEI Engineering Associates, inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 2901 Ridge Road and take any action necessary. **(2nd Reading)**

- p.100 7.** **Z2016-014** - Consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary. **(2nd reading)**
- p.119 8.** **Z2016-015** - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of an **ordinance** for a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of amending the concept plan and incorporating 11.121-acres of land into the existing 44.292-acre development creating a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary. **(2nd reading)**
- p.133 9.** **Z2016-016** - Consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to Section 4, Southside Residential Neighborhood Overlay (SRO) District, of Article V, District Development Standards, of the Unified Development Code, and take any action necessary **(2nd Reading)**.
- p.137 10.** Consider a recommendation of the Park Board concerning approval of an **ordinance** amending Chapter 30. Parks & Recreation; Article V. Park Use & Rental Fee Guidelines; Section 30-131. Fees for Facilities, and take any action necessary. **(2nd reading)**
- p.141 11.** Consider approval of a resolution allowing a temporary partial closure of FM 740 from Summer Lee Drive to the south City limits to facilitate the U.S. Open Triathlon on Sunday, October 16, 2016 from 6:00 AM to 1:00 PM, and take any action necessary.
- p.154 12.** **P2016-026** - Consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [SH-205], and take any action necessary.

- p.161 13. P2016-021** - Consider a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the intersection of SH-276 and John King Boulevard, and take any action necessary.
- p.170 14. P2016-022** - Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street, and take any action necessary.

XI. APPOINTMENTS

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

XII. PUBLIC HEARING ITEMS

- p.177 1. Z2016-013** - Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of an **ordinance** for a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary **(1st Reading)**.

XIII. ACTION ITEMS

- p.205 1. SP2016-006** - Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of variances to Article V, District Development Standards, of the Unified Development Code in conjunction with an approved site plan for an Auto Body Shop (i.e. Service King Collision Repair) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

- p.214** 2. Discuss and consider a request from Mr. Jeff Gibbens with The Sign Doc representing Goliad Dental for a height and setback variance for a monument sign located at 703 S. Goliad, and take any action necessary.
- p.220** 3. Discuss and consider a request for supplemental hotel occupancy tax funding for the Colbert Project, and take any action necessary.
- p.241** 4. Discuss and consider authorizing the City Manager to negotiate a contract with Terracare Associates LP for municipal landscape maintenance services in an amount not to exceed \$104,000 to be funded from the FY16 Parks & Rec Operating Budget, and take any action necessary.

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

- 1. Departmental Reports
 - p.244** Building Inspections Monthly Report - April 2016
 - Fire Dept. Monthly Reports - April 2016 **p.258**
 - p.267** Fire Marshal Division Monthly Report - April 2016
 - GIS Division Monthly Report - April 2016 **p.269**
 - p.271** Harbor PD Report - April 2016
 - Internal Operations Department Monthly Report - April 2016 **p.273**
 - p.277** Police Department Monthly Report - April 2016
 - Recreation Monthly Report - April 2016 **p.280**
 - p.282** Rockwall Animal Adoption Center Monthly Report - April 2016
- 2. City Manager’s Report

XV. EXECUTIVE SESSION

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

- 1. Discussion regarding the lease of land in the vicinity of the downtown area pursuant to Section §551.072 (Real Property).
- 2. Discussion regarding potential land acquisition and right-of-way along Ridge Road pursuant to Section §551.072 (Real Property).

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

XVII. 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 § 551.086 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 3rd day of June, 2016 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



 Kristy Cole, City Secretary

 Date Removed

Animal Control Strategic Plan 2016

Texas law mandates that a local rabies control authority be established to regulate and enforce state and local laws for the control of rabies virus. These services include enforcement of vaccinations, investigating bite cases, and quarantine actions. There are approximately 800 registered pets in Rockwall. Animal Control Officers issued 150 citations for no City registration, 128 citations for no proof of rabies vaccination and investigated 11 bite cases between January 2014 and May 2016. 204 “running at-large” citations were issued during that same time frame.

Animal Control Officers perform other non-regulatory services such as: investigate animal cruelty cases, failure to maintain adequate care, lost and found pet reports, provide wildlife traps to residents, removal of animal carcasses, contract services with the City of Heath, and respond to wildlife encounters.

I. Public Safety Services

- Increase public safety through increasing resident pet rabies vaccination and City pet registrations by 20%.
 - The Department will organize and host three registration and vaccination clinics annually. These events will be dedicated to providing low cost or free rabies vaccinations and including City registration. Events will be located in areas that are easily accessible and in areas where the Animal Control Officers issues the most citations. **Completion date: September 30, 2017.**

II. Service Delivery

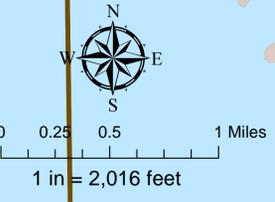
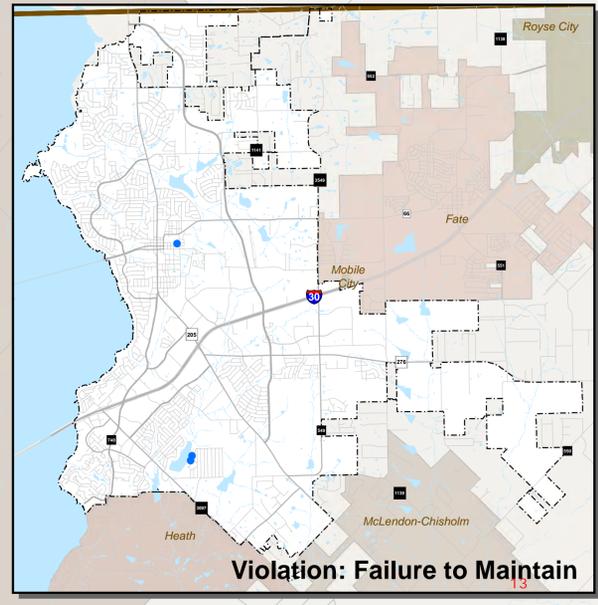
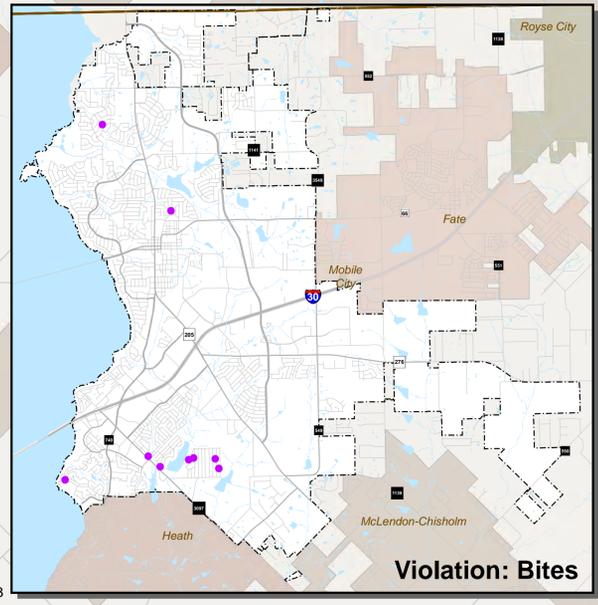
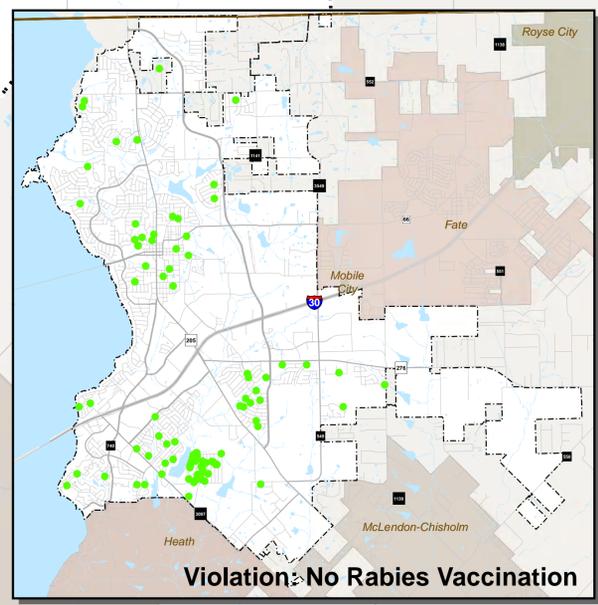
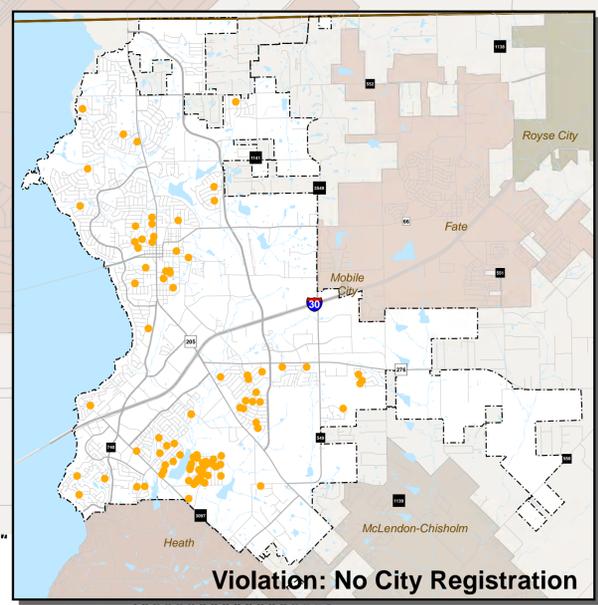
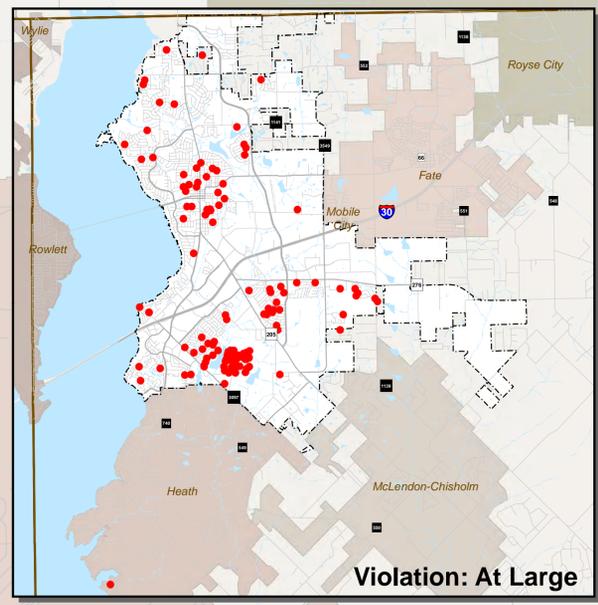
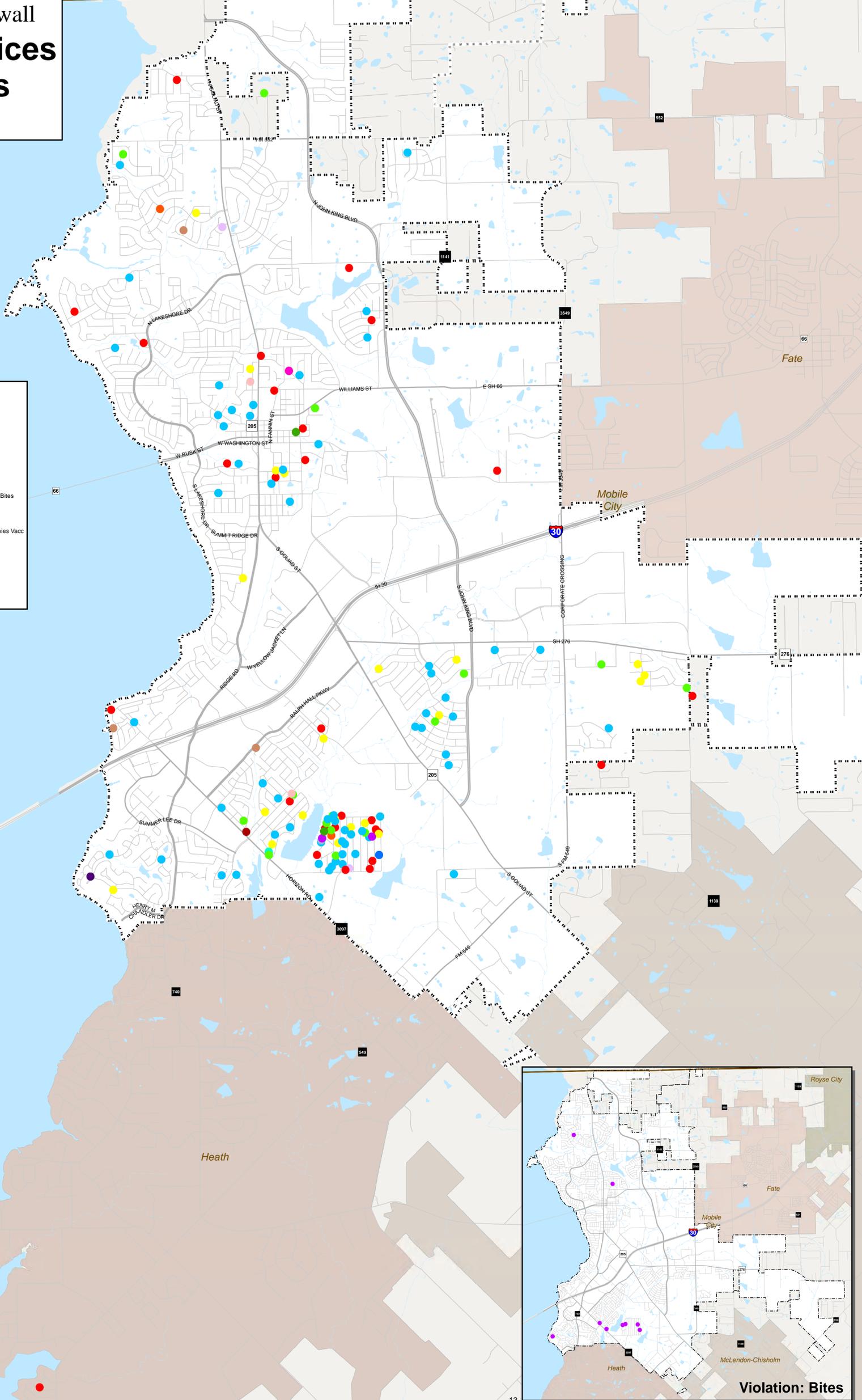
- Reduce the number of pets dropped off at the shelter by 10% through a Return to Owner Initiative. **Completion date: September 30, 2017**
 - Offer “on-the-spot” pet registration capability.
 - Direct mailer to residents annually to promote Return to Owner Program.
 - Reduced cost micro-chipping will be available to minimize the number of dogs that cannot be returned home when found running at large will be offer during the three vaccination/registration events.
- Implement educational and recreation based programs to educate residents on how to minimize negative wildlife interactions.
 - Create “traveling road-show” program to educate residents using exhibits and other educational tools. **Completion date: January 30, 2017**
 - Host semi-annual educational presentations for HOA’s displaying different types of wildlife in our community, methods to minimize contact with wild animals and tips on co-existing with nature. **Completion date: September 30, 2017**

- Develop a policy for providing animal trap services on private property.
 - We currently do not have a policy on the use of the City's "no-kill" traps. There is often confusion on how to use the traps and what the City's role should be in removing wildlife nuisances. **Completion date: December 30, 2016**

- Amend ordinances pertaining to vicious and dangerous dog designations.
 - Although our local ordinance follows State law, our ordinance does not do a good job of discerning between a vicious and dangerous dog. We must work with our City Prosecutor and City Attorney to develop a clear set of ordinances regarding these types of animals. **Completion date: December 30, 2016**

City of Rockwall
Animal Services
Violations
 6/2/2016

- State Roads
- Violations by Household**
- At Large
 - At Large & Bites
 - At Large & No City Reg
 - At Large & No Rabies Vacc
 - At Large, No City Reg & Bites
 - At Large, No City Reg & No Rabies Vacc
 - At Large, No City Reg, & Bites
 - At Large, No City Reg, No Rabies Vacc & Bites
 - At Large, No Rabies Vacc, & Bites
 - Bites
 - Failure to Maintain, No City Reg & No Rabies Vacc
 - Failure to maintain
 - No City Reg
 - No City Reg & No Rabies Vacc
 - No Rabies Vacc
 - No Rabies Vacc & Bites
 - No Rabies Vacc & Failure to Maintain

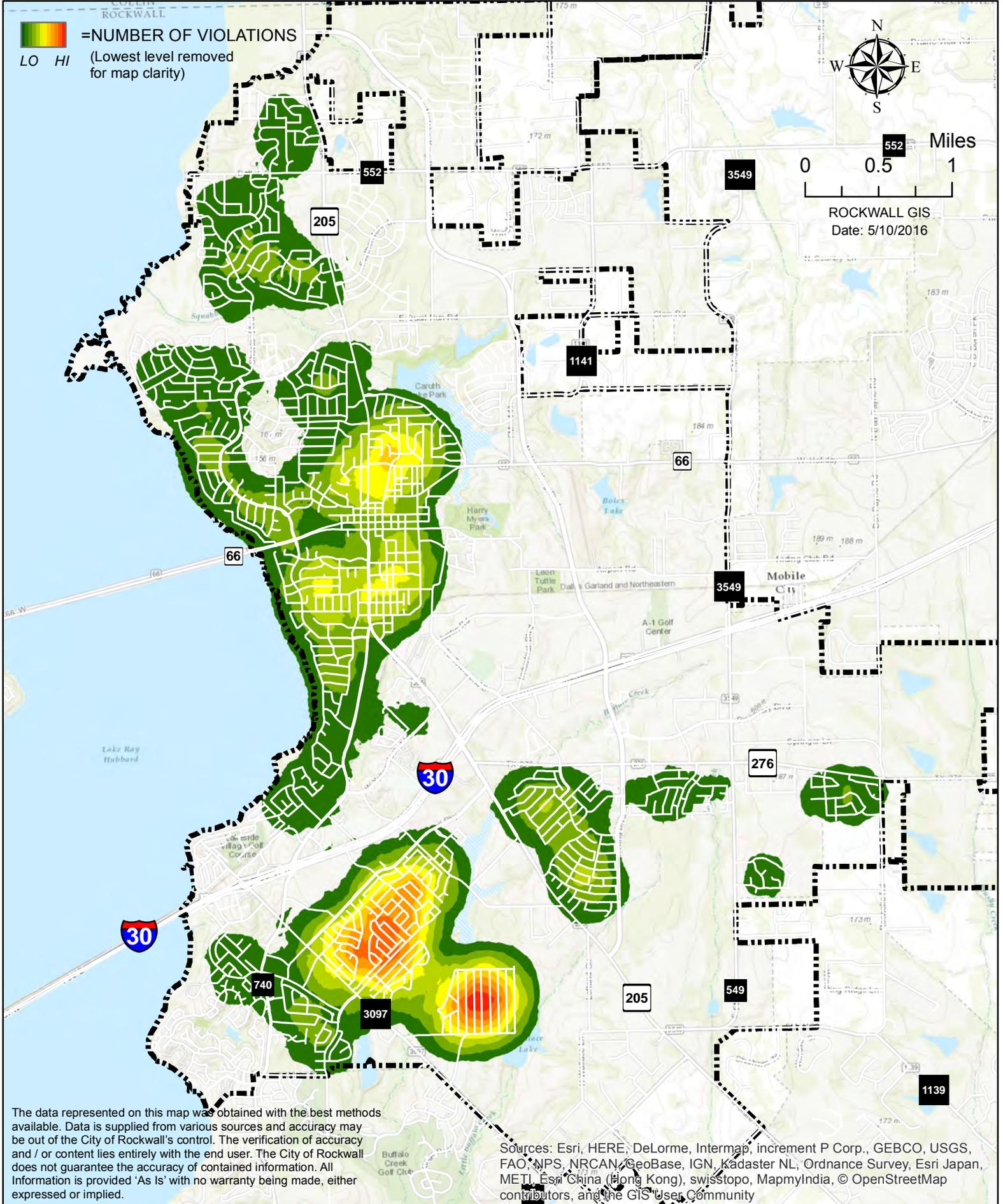


Building Inspections Department 2016-2017 Strategic Plan

Strategic Initiative 1: Improve Public safety	Action Items	Measure	Target	Budget Needs
Goal # 1: Adopt the most advanced and current edition of construction codes (will increase design flexibility)	• Prepare local amendments and adopt the latest edition of all International Building Codes. Purchase a digital copy of all iCodes for the International Codes Council (ICC)	Adopt 2015 Codes with local amendments Purchase electronic version of codes	Nov. 2016	NA Funds for I Quest Code CD's
	Goal # 2: Refine the Building Inspection Department post disaster response/inspection program	• Assemble to-go materials, which can be accessed rapidly following an event	Assemble disaster response to-go packs	Oct. 2016
• Develop a digital data collection tool, to aid in a more efficient data collection process and to increase resource availability.		Develop digital damage assessment tool	Dec. 2016	NA
Strategic Initiative 2: Enhance Customer Satisfaction Experience				
Goal # 1: Improve plan review process	• Develop and offer a more efficient and effective plan submittal, plan review and permitting experience, by implementing a digital plan submittal and review process	Implement digital plan review process	Dec. 2016	Funds to purchase larger plan review monitor
	• Purchase Bluebeam software for electronic plan submittal and review, in conjunction with other City Departments	Purchase new software	Nov. 2016	Cost of software licenses
	• Promote the new tool to developers, Architects, Engineers, etc.	Promote new service to our customers	Dec. 2016	NA
Goal # 2: Offer a more convenient permit payment process	• Implement an online payment method. Estimated funding needed in 2016-2017 budget for permit software upgrade	Online payment program in place	Dec. 2017	Funds to modify our current software
	• Allow customers to utilize eTRAKiT and online payments to simplify their permit experience, saving customer and staff time and effort	Begin offering new service to customers	Dec. 2017	TBD by Finance
Goal # 3: Reduce time and project costs for our residential customers	Increase the approval rate for first time inspections on roofs, water heaters, fences and HVAC) to save time for our customers, contractors and staff. Inspection data reveals an average 20% of these types of inspections require a re-inspection	Increase the approval rate for specified first time inspections by 50%	June. 2017	NA
	• Offer 1 hour responses for inspection services to contractors and home owners for roofs, water heaters, fences, HVAC inspections. Perform these inspections while contractor is still on the job. 1 hour response time quaranteed, or we will refund permit fee to our residential customer	Begin to offer 1 hour response times for specified inspections	July. 2016	NA
	• Offer scheduled inspection appointments for all residential customers	Offer scheduled inspections for all customers	July. 2016	NA
Goal # 4: Offer express permit proces to all of our customers	• Install a customer self-service kiosk in the Development Services lobby. Cost TBD	Install and activate customer kiosk	Feb. 2017	TBD

Neighborhood Improvement Services Department 2016-2017 Strategic Plan

Strategic Initiative 1: Public Education and Awareness	Action Items	Measure	Target	Budget Needs
Goal: Increase voluntary compliance throughout the city	<ul style="list-style-type: none"> Produce educational materials (flyer/pamphlet) describing certain code/ordinance requirements and distribute to the public in an attempt to improve voluntary compliance 	Produce educational materials and begin distribution in the field and office	Sept. 2016	Printing cost
	<ul style="list-style-type: none"> Target education to areas with higher levels of citizen complaints and percentage of violations/cases opened. 	Distribute educational materials to applicable areas through target mailings	Sept. 2016	TBD
	<ul style="list-style-type: none"> Use e-news and the City's social media to distribute code tips "code corner" explaining a particular regulation i.e. high grass rules, etc. Include content in the City's newsletter 	Produce and distribute code corner	Quarterly	NA
Strategic Initiative 2: Maintain a greater workload focus in areas with a higher level of violations				
Goal: Focus efforts on specific neighborhood/area issues	<ul style="list-style-type: none"> Ensure that NIS staff maintains an effective level of effort in areas containing a higher number of complaints. The 5 most common complaints pertain to property maintenance, trash issues, high grass, vehicles and overhanging limbs 	Review violation density maps and verify case activities and efforts in high violation areas	Quarterly	NA
Strategic Initiative 3: Reduce number of complaints received				
Goal: Focus efforts on case types that show a greater number of complaints received	<ul style="list-style-type: none"> Identify items for which we receive a greater number of complaints 	Monitor cases opened by type	Annually	NA
	<ul style="list-style-type: none"> Increase number of cases opened on case types with a lower ratio of proactive/reactive cases opened, to bring ratios up to the average of other common cases 	Raise average # of proactive cases opened for property maintenance and vehicles to established benchmark average	June. 2017	NA
Strategic Initiative 4: Implement New Program				
Goal: Build a productive and helpful resident assistance program	Develop a program to help residents that are challenged to bring their properties into compliance with our standards, by accomplishing the following:	Complete applicable action items		
	<ul style="list-style-type: none"> Enlist volunteers, local nonprofit groups, churches and clubs, to offer their voluntary services to perform necessary work on properties/homes 	Contact/meet with min. 8 potential assistance partners (Ref. volunteer's) for recruitment	July. 2017	NA
	<ul style="list-style-type: none"> Solicit donations/sponsorships from local businesses that could be used to assist residents with the associated needs 	Contact/meet with min. 8 potential assistance partners (Ref. donations)	July. 2017	NA
	<ul style="list-style-type: none"> Through the City's PIO, inform the public about projects that have been completed with the assistance of local businesses and charitable organizations 	Produce and distribute PR materials	Jan. 2017	NA



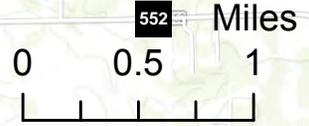
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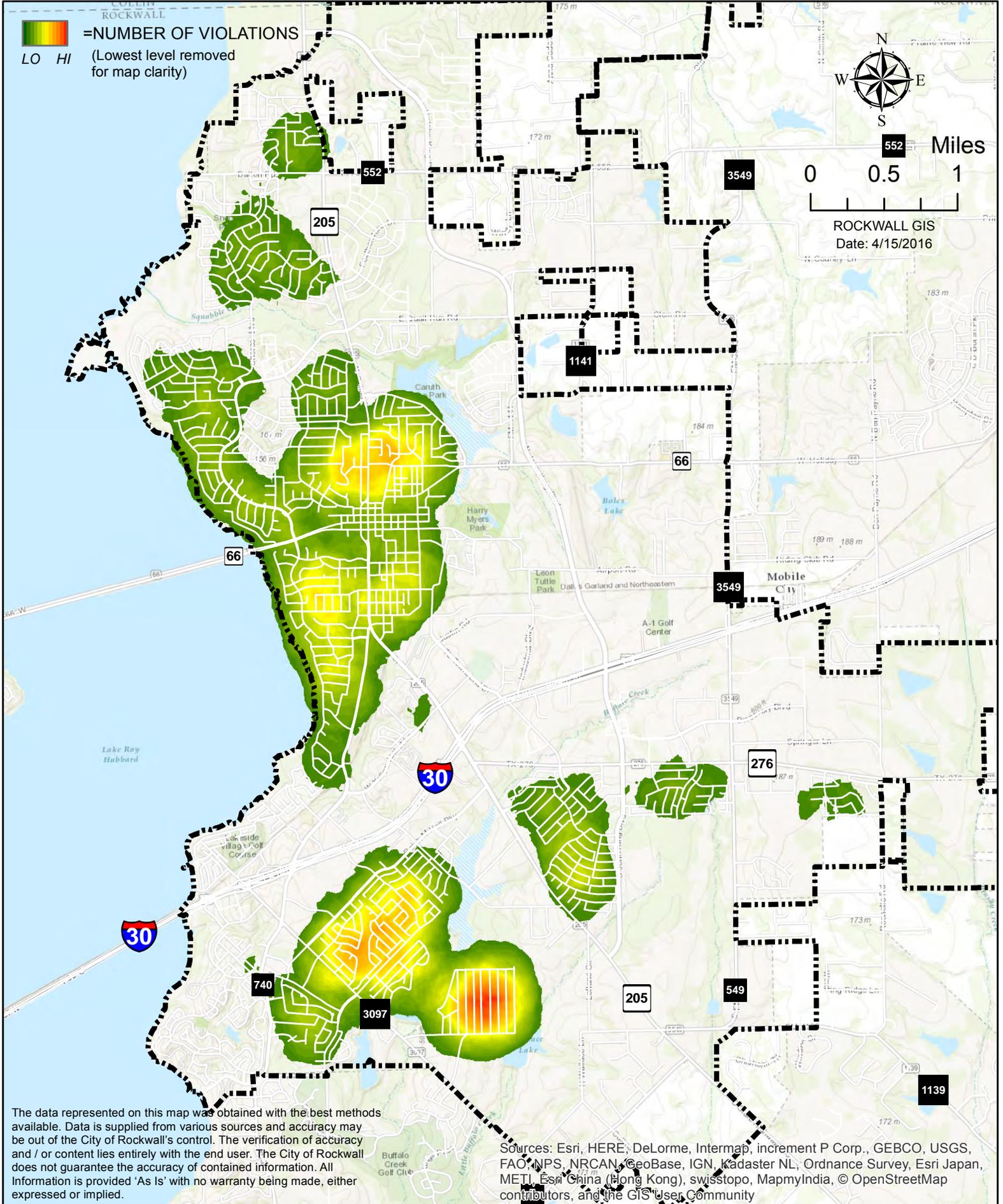


5 YEAR - ALL VIOLATIONS (2011-15)
 NEIGHBORHOOD IMPROVEMENT SERVICES

 =NUMBER OF VIOLATIONS
 LO HI (Lowest level removed for map clarity)



ROCKWALL GIS
 Date: 4/15/2016



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2015 (ALL) VIOLATIONS DENSITY
 NEIGHBORHOOD IMPROVEMENT SERVICES

5 MOST COMMON CASE TYPES OPENED

	CASES OPENED		HANGING LIMBS		HIGH GRASS		PROP MAINT		TRASH		VEHICLE		
	PROACTIVE	REACTIVE	PROACTIVE	REACTIVE	PROACTIVE	REACTIVE	PROACTIVE	REACTIVE	PROACTIVE	REACTIVE	PROACTIVE	REACTIVE	
5 yr. avg. %	67	33	71	29	74	26	57	43	62	38	52	48	
2011	yrly. avg. %	75	25	86	14	78	22	68	32	64	36	72	28
	# of cases			266	42	446	124	326	153	30	17	257	101
	# of cases	3126		308		570		479		47		358	
	Ratio			6.3		3.6		2.1		1.8		2.5	
2012	yrly. avg. %	72	28	73	27	76	24	64	36	78	22	69	31
	# of cases			304	110	874	290	347	197	96	27	257	117
	# of cases	3825		414		1164		544		123		374	
	Ratio			2.8		3		1.8		3.6		2.2	
2013	yrly. avg. %	68	32	77	23	74	26	58	42	73	27	42	58
	# of cases			119	36	716	189	276	205	111	42	111	158
	# of cases	3230		155		905		481		153		269	
	Ratio			3.3		3.8		1.3		2.6		0.7	
2014	yrly. avg. %	52	48	37	63	67	33	47	53	53	47	32	68
	# of cases			85	142	474	237	259	276	31	28	70	150
	# of cases	2493		227		237		515		59		220	
	Ratio			0.6		2		0.9		1.1		0.5	
2015	yrly. avg. %	70	30	83	17	75	25	47	53	42	58	45	55
	# of cases			393	52	379	133	162	186	26	37	107	133
	# of cases	2751		448		512		348		63		240	
	Ratio			7.6		2.8		0.9		0.7		1.3	
5 yr. avg			4.1		3		1.4		2		1.4		

Ratio = # of proactive cases opened for every complaint received

2015 Permit Fee Transactions			
6096 total transactions with 1763 by credit card = 29%			
Permit type	# paid	Permit cost	2% fee charged
Commercial	203		
" "	173	< \$200	\$.70-\$4
" "	19	\$200-\$999	\$4-\$20
" "	9	\$1000-\$4999	\$20-\$100
" "	2	> \$5000	\$100 +
Single family	1258		
" "	1067	\$35-\$249	\$.70-\$5
" "	36	\$250-\$499	\$5-\$10
" "	8	\$500-\$999	\$10-\$20
" "	16	\$1300-\$3300	\$26-\$66

PERMITS ISSUED							
	2012	2013	2014	2015	Total	Inspections Dissapproved	%
Water Heaters	115	247	259	251	872	235	27
Roofs	564	178	175	193	1110	226	20
Fences	499	503	593	457	2052	349	17
Mechanical	170	193	209	190	762	212	28
TOTAL INSPECTIONS CONDUCTED ANNUALLY							
		2012	2013	2014	2015		
		6860	8777	8177	8082		
TOTAL PERMITS ISSUED ANNUALLY							
		2012	2013	2014	2015		
		2322	2527	2651	2608		

Resident Assistance Program

Lake Pointe Church

Has helped with (6) yard projects (mowing, trimming trees).

Breakfast Rotary

Assisted a widow at 909 N. Alamo by painting her house (also replacing some siding), planting flowers, and mulching the beds. Also removed some items she wanted out of her house because they were making it hard for her to get around.

Commercial Fencing Company

Has helped repair/replace fencing on (2) different properties.

Home Depot

Assisted with a project in Lake Rockwall Estates. The HD assisted with several thousand dollars in materials and labor from numerous employees. The project involved upgrading an old mobile home and making it livable for an elderly lady. HD completed numerous tasks including new wiring, a new roof, some new appliances, and new carpet.

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Rockwall, Texas

Proclamation

Whereas, the State of Texas passed HB 911 in 1987 requesting that Texas regional planning councils undertake 9-1-1 planning and implementation activities on behalf of their local governments; and

Whereas, in June 1991, Rockwall and Collin County were the first two counties in the North Central Texas Council of Governments' (NCTCOG's) 9-1-1 region to implement 9-1-1 on behalf of its citizens; and

Whereas, the NCTCOG 9-1-1 Program completed implementation of Enhanced 9-1-1 in 1992; and

Whereas, NCTCOG's 9-1-1 Program provides support for the Public Safety Answering Points (PSAPS) in its region, which includes 13 counties and 136 cities; and

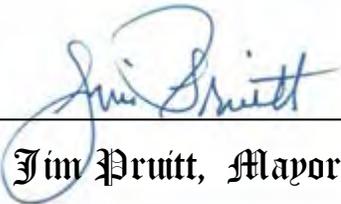
Whereas, support services provided through the program include maintaining and upgrading equipment; providing up-to-date mapping and database information; training telecommunicators; educating the public on proper use of 9-1-1; monitoring PSAP functionality and compliance; and providing 9-1-1 managed services.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **June 2016** as the:

25th Anniversary of the NCTCOG's 9-1-1 Program

and urge all citizens to do applaud this milestone anniversary in recognition of its many lifesaving, public safety benefits.

In Witness Whereof, I hereby affix my official hand and seal this 6th day of June, 2016.



Jim Pruitt, Mayor

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Rockwall, Texas Proclamation

Whereas, in 1977, bills were introduced and passed in both the U.S. House and Senate to proclaim the first ten days of May as Asian/Pacific Heritage week; and

Whereas, in October of 1978, President Jimmy Carter signed a joint Resolution declaring the first Asian Pacific American Heritage Week; and

Whereas, in May of 1990, the celebration was expanded by President George H. W. Bush who designated May as Asian Pacific American Heritage Month; and

Whereas, the month of May was chosen to commemorate the immigration of the first Japanese to the United States on May 7, 1843 and to mark the anniversary of the completion of the transcontinental railroad on May 10, 1869 where the majority of the workers were Chinese immigrants; and

Whereas, organizations such as the DFW Asian-American Citizens Council have been established to give Asians a strong voice in their communities, to encourage more Asian Americans to participate in civic affairs, and to promote Asian-American involvement in local, social, political and civic activities, thereby increasing community awareness and improving Asian American representation.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim the month of **May** to have been

ASIAN PACIFIC ISLANDER AMERICAN HERITAGE MONTH

in the City of Rockwall and encourage all citizens to celebrate the history and heritage of the Asian Pacific Islander American people and recognize their lasting contributions to the growth and development of our community, state and country.

In Witness Whereof, I hereunto set my hand and official seal this 6th day of June, 2016.

Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, May 16, 2016
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

15 **I. CALL PUBLIC MEETING TO ORDER**

16
17
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21
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24

Mayor Pruitt called the public meeting to order at 4:00 p.m. Present were Mayor Pruitt, Mayor Pro Tem Dennis Lewis and City Council Members David White, Mike Townsend, John Hohenshelt, Scott Milder, Kevin Fowler and Dennis Lewis. Also present were City Manager Rick Crowley, Assistant City Manager Mary Smith, and City Attorney Frank Garza. Assistant City Manager Brad Griggs was absent from the meeting.

25 **II. WORK SESSION**

26
27
28
29
30
31

1. HOLD WORK SESSION TO DISCUSS AND CONSIDER STRATEGIC PLANS FOR THE FOLLOWING CITY DEPARTMENTS:

a) Parks and Recreation

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33
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Parks & Recreation Manager, Andy Hesser, provided a briefing to Council concerning some modifications that have been made to his department's strategic plan since he appeared before Council last month. He then went on to brief the Council on his strategic plan beginning with Park Development initiatives, which include the following:

- 40
41
42
43
- A. Resolve Baseball/Softball Field Space Issues
 - B. Develop existing neighborhood parks to full development as needed.
 - C. Develop South Community Park
 - D. Lakeside Park Development Process
 - E. Develop Alma Williams Howard Park
 - F. Develop the Lakes of Squabble Creek

He also discussed "Non-Resident Sales Tax Revenue" as related to the following:

- Utilize tourism to help maintain \$340 per capita sales tax revenue through the promotion of conventions and other professional trade organization functions.
- Work with hotel operators to attract business meetings and conventions to increase hotel/motel tax and non-resident sales tax.
- Endeavor to host sporting events that lead to "heads in beds" and have a positive financial impact on the community.

Mr. Hesser then briefly touched on his department's plans pertaining to Operational Excellence, including the following:

- Validate department practices and procedures against prescribed industry best practices.

- 44 • **Develop Recreation Programming Criteria Policy.**
- 45 • **Achieve CAPRA (Commission for Accreditation of Parks and Recreation**
- 46 **Agencies) accreditation by June of 2018.**
- 47 • **Compete for state and national awards for facility design, programs and agency**
- 48 **management.**

49 **The Council took no action concerning this agenda item.**

50 b) Fire Marshal

51 **Fire Marshal Ariana Hargrove came forth and briefed the City Council on her division's**
52 **strategic plan, touching on the following, main goals:**

- 53 • **Embrace an information-driven approach to identify community risks**
- 54 • **Implement policies that assist in minimizing community risks**
- 55 • **Engage the community in public outreach and partnership efforts to reduce the**
- 56 **risk fire and injuries within the community**
- 57 • **Ensure ordinances, policies, and practices remain relevant to community risks,**
- 58 **needs, and the department's mission**
- 59 • **Employ technology and communications solutions that provide efficiencies and**
- 60 **improve services**

61 **Following brief discussion, the Council took no formal action concerning Mrs.**
62 **Hargrove's presentation.**

63

64 **Mayor Pruitt then read the below listed items into the record before recessing the public**
65 **meeting into Executive Session at 4:23 p.m.**

66 **III. EXECUTIVE SESSION.**

67

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

71

- 72 1. Discussion regarding legal options available to the City pertaining to
- 73 possible violations of drainage and detention development standards
- 74 pursuant to Section §551.071 (Consultation with Attorney)
- 75 2. Discussion regarding a facility agreement for a property adjacent to Ridge
- 76 Road pursuant to Section §551.072 (Real Property) and Section
- 77 §551.071 (Consultation with Attorney).
- 78 3. Discussion regarding appointment of city council subcommittees, board
- 79 liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074
- 80 (Personnel Matters).

81

82 **IV. ADJOURN EXECUTIVE SESSION**

83

84 **Executive Session was adjourned at 4:50 p.m.**

85

86 V. RECONVENE PUBLIC MEETING

87

88 Mayor Pruitt called the public meeting back to order at 6:00 p.m. with all seven city
89 council members being present.

90

91 VI. SWEARING IN OF NEWLY ELECTED CITY COUNCIL MEMBERS

92

93 City Secretary, Kristy Cole, administered the Oath of Office to each of the following newly
94 elected (unopposed) city council members:

95

96 John Hohenshelt, Place 2;

97 Dennis Lewis, Place 4; and

98 Mike Townsend, Place 6.

99

100 VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

101

102 Councilmember Lewis made a motion to name Councilman Mike Townsend as the new
103 Mayor Pro Tem. Councilmember White seconded the motion, which passed unanimously
104 of Council present.

105

106 VIII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER FOWLER

107

108 Councilmember Fowler delivered the invocation and led the Pledge of Allegiance.

109

110 Councilmember Milder left the meeting following this agenda item (6:09 p.m.)

111

112 IX. PROCLAMATIONS / AWARDS

113

114 1. Police Week

115

116 Mayor Pruitt called Rockwall Police Assistant Chief Kirk Aldridge forward. He and a few
117 of the city's police officers came forth. Chief Aldridge thanked his staff for the work they
118 do and the sacrifices they make to keep the public safe. Mayor Pruitt then read and
119 presented them with a proclamation declaring it to be "Police Week" in the City of
120 Rockwall, thanking each of them for their dedication and service to our citizens.

121

122 2. Safe Boating Week

123

124 Fire Chief Mark Poindexter was called forth for this proclamation. He shared that the U.S.
125 Coast Guard Auxiliary representatives could not be present this evening, so he will stand
126 in. He shared some statistics about the importance of wearing life jackets while in and
127 around the lake. He also provided additional information about the U.S. Coast Guard
128 Auxiliary, indicating that they are a group of volunteers who utilize their own, personal
129 watercraft to patrol the lake and provide public service in the form of performing safety
130 inspections on boats. Mayor Pruitt then read and presented the proclamation for Safe
131 Boating Week.

132

133 X. OPEN FORUM

134

135 Paul Jacobs

136 2831 Wild Oak Lane

137 **Rockwall, TX 75032**

138

139 **Mr. Jacobs came forth and indicated that he has been a citizen of the city for the last**
140 **fourteen years. He shared that he would like to reflect on the events of last week**
141 **(concerning previous consideration of an ordinance regulating the use of bathrooms in**
142 **the city). He encouraged elected officials to recognize that sometimes taking action on**
143 **an issue comes at a price; however, he pointed out that it is inherent upon city officials**
144 **to be prepared to pay such price, sharing that sometimes the price may be a lawsuit. He**
145 **encouraged the city to not be dissuaded by lawsuits. He believes that sometimes the**
146 **price of taking no action at all is far greater than actually taking action. He shared that he**
147 **has a twelve year old daughter, indicating that she has an expectation of privacy and**
148 **security when using local public bathrooms.**

149

150 **Jaenette Keaton**
151 **1727 Lakebreeze Drive**
152 **Rockwall, TX 75087**

153

154 **Mrs. Keaton came forth and indicated she has lived here for twenty-two years, is a**
155 **member of First United Methodist Church, and has held many leadership positions there.**
156 **She shared that she has a friend who was recently sharing with her that she wished**
157 **Rockwall had a hike and bike trail similar to the Katy Trail in Dallas. She shared with her**
158 **friend that Rockwall actually does have some great hike and bike trails. She thanked the**
159 **Council for providing these types of amenities. She also thanked the Council for sticking**
160 **to its “less government” philosophy regarding last meeting’s bathroom ordinance. She**
161 **generally expressed her belief that the Council did the right thing at the last meeting by**
162 **not taking action on the proposed ordinance, and she prefers that the Council focus on**
163 **real issues that threaten our families, such as crime, sex trafficking, and accidental**
164 **injuries, which kill a lot of young people less than 24 years of age. She pointed out that**
165 **the first transgender surgery took place over sixty years ago, and she generally believes**
166 **our society has survived okay since that time.**

167

168 **Karen Rogancamp**
169 **309 Star Street**
170 **Rockwall, TX 75087**

171

172 **Mrs. Rogancamp indicated that she came two weeks ago to express opposition to a then**
173 **proposed ordinance related to regulation of bathrooms. She thanked the city council for**
174 **not proceeding with approval of said bathroom-related ordinance. However, she pointed**
175 **out that she has concerns about the mayor’s recent “Open Letter” that was published**
176 **concerning this topic after the last council meeting was held. She stated that his letter**
177 **has factual errors in it, and she pointed out several specific issues she observed**
178 **concerning said letter. She stated that the governor of North Carolina recently signed a**
179 **House Bill into law, one that clearly discriminates against transgenders. She commented**
180 **about the recent actions on the part of Target, pointing out that she does not believe**
181 **these sorts of inclusionary policies result in unfettered access by men to women’s**
182 **restrooms. She shared that some of the stories the mayor cited are not true, even**
183 **though several of them may be in general circulation on the internet, including on social**
184 **media. She urged the mayor to step back and do some fact checking and avoid**
185 **unsubstantiated information, such as that contained in his recent open letter.**

186

187

188 **Jill Muncy**
189 **1407 Willow Lane**
190 **Rockwall, TX**

191
192 **Mrs. Muncy came forth to speak regarding the last city council meeting when the mayor**
193 **brought forth a proposed ‘bathroom-related ordinance.’ She expressed that she believes**
194 **the council members failed to adhere to their mission by not voting to provide a safe**
195 **environment for the citizens of Rockwall. She shared that the mayor is correct – it is not**
196 **about discrimination, but, rather, it is about public safety. She asked several rhetorical**
197 **questions, strongly questioning why the City Council members ultimately decided to not**
198 **take action to pass the proposed ordinance. She reminded city council members that the**
199 **City, the Council and these Chambers belong to the citizens of Rockwall, not the**
200 **corporate offices of Target or The Hilton. She recounted that one council member had**
201 **stated that people should not run to the government to protect them; however, she urged**
202 **them to recognize that the U.S. has a standing army that is paid for by taxpayers and that**
203 **is in fact in place for protection. Furthermore, she generally expressed that she and**
204 **others pay taxes that go to things like law enforcement, resources that are put in place to**
205 **protect citizens. She stressed that protection of citizens is absolutely a role that**
206 **government should play. She pointed out that this bathroom issue is not a dead issue,**
207 **suggesting that the issue can be brought up again at any time. She generally expressed**
208 **very strong dissatisfaction with the city council members not taking action at the last**
209 **meeting to address the bathroom related ordinance.**

210
211 **Rita Flinchum**
212 **305 Tyler**
213 **Rockwall, TX 75087**

214
215 **Mrs. Flinchum thanked the Rockwall City Council for not moving forward at the last city**
216 **council meeting with approval of the then proposed bathroom-related ordinance. She**
217 **believes the city received a lot of negative press concerning the matter. She expressed**
218 **appreciation related to the council’s comments and use of common sense related to the**
219 **proposed ordinance.**

220
221 **Judith Matherne**
222 **1115 Signal Ridge**
223 **Rockwall, TX**

224
225 **Mrs. Matherne shared that she took some time over the last two weeks to look into what**
226 **it means to be ‘transgender.’ She searched for both a theological and scientific**
227 **understanding regarding the issue. She found that we are born with our anatomy, our**
228 **chromosomes, and our brains – all male and female based. In transgender people, she**
229 **explained, these three things do not ‘line up.’ She shared that transvestites and**
230 **pedophiles are not the same thing as transgenders. She explained that there is no link**
231 **between transgenders and pedophilia. She shared that those in the transgender**
232 **community do not like a lot of publicity – they would rather just be left alone. She shared**
233 **she believes this is a pastoral issue that is being politicized. She thanked the city**
234 **council for its lack of vote when the proposed ordinance was considered back on May**
235 **2nd.**

236
237 **Donna Doorman**
238 **1093 Shady Lane Drive**

239 **Rockwall, TX**

240

241 **Mrs. Doorman expressed that she was out of town when the last council meeting was**
242 **held and the bathroom issue was debated. She expressed thanks to everyone for**
243 **debating the issue. She thanked Mayor Jim Pruitt, and indicated that she supports his**
244 **drive to protect women and children. She does not believe the issue is ‘dead.’ She said**
245 **she is appreciative of Mike Townsend, who expressed that he is open to looking for a**
246 **solution to a problem that will be mindful of all Rockwall citizens – not just a segment.**
247 **She encouraged the Council to continue pursuing a solution.**

248

249 **There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open**
250 **Forum at 6:36 p.m.**

251

252 **XI. CONSENT AGENDA**

253

254 **1. Consider approval of the minutes from the May 2, 2016 regular city**
255 **council meeting, and take any action necessary.**

256

257 **2. A2016-001 – Consider a request by Pat Atkins on behalf of the owners**
258 **Gwendolyn A. and Randall D. Reed for the approval of an ordinance**
259 **for the annexation of an 11.275-acre tract of land identified as Tracts 1-5 of**
260 **the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas,**
261 **situated within the City of Rockwall’s Extraterritorial Jurisdiction (ETJ),**
and take any action necessary. (2nd Reading)

262

263 **3. Consider approval of an ordinance amending the Code of Ordinances in**
264 **Chapter 36, Article IV. Art in Public Places Master Plan, Sections 36-56,**
265 **36-57, 36-59 and 36-136, to approve certain amendments as**
266 **recommended by the city’s Art Review Team (ART) Commission, and**
take any action necessary. (2nd reading)

267

268 **4. Consider authorizing the City Manager to execute a Facilities Agreement**
269 **with Meritage Homes of Texas, LLC, an Arizona Limited Liability**
270 **Corporation, to extend/reconstruct Quail Run Road in front of Fire Station**
271 **Number Three in an amount not to exceed \$245,147.45, with funding**
from the 2009 G.O. Bonds, and take any action necessary.

272

273 **5. Consider authorizing the City Manager to execute a contract with Data**
274 **Transfer Solutions, LLC in the amount of \$76,160 to perform a pavement**
275 **assessment on streets, alleys and sidewalks in the City of Rockwall,**
276 **funded by the Street Assessments operating budget, and take any action**
necessary.

277

278 **6. Consider approval of an ordinance establishing the speed limit along FM**
279 **552 at 45 mph between SH 205 and John King Boulevard and 50 mph**
280 **between John King Boulevard to MP 002.709 (west of FM 1141) and take**
any action necessary. (1st reading)

281

282 **7. Consider approval of an ordinance establishing the speed limits along**
283 **the eastbound and westbound frontage roads of IH 30 from the west City**
Limits to SH 205 at 45 mph, and take any action necessary. (1st reading)

- 284 8. Consider approval of an **ordinance** establishing the speed limit along FM
285 1141 to 50 mph between SH 66 and MP 2.980 (John King Boulevard),
286 and take any action necessary. **(1st reading)**
- 287 9. Consider approval of the Munson Street Improvements Sanitary Sewer
288 and Water Line Replacement project and authorize the City Manager to
289 execute a contract with Barson Utilities, Inc. in the amount of \$182,987 to
290 be funded by the 2016 Water and Sewer Bonds, and take any action
291 necessary.
- 292 10. Consider approval of the Signal Ridge Sanitary Sewer Pipe Bursting
293 project and authorize the City Manager to execute a contract with Barson
294 Utilities, Inc. in the amount of \$399,948 to be funded by the 2016 Water
295 and Sewer Bonds, and take any action necessary.
- 296 11. Consider approval of the 16" Water Main Improvements project and the
297 Harborview Drive Sanitary Sewer Relocation project and authorize the
298 City Manager to execute a contract with Reytech Services, LLC. and in
299 the amount of \$572,871.55 to be funded by the 2016 Water and Sewer
300 Bonds, and take any action necessary.
- 301 12. Consider approval of an **ordinance** approving a negotiated settlement
302 between the Atmos Cities Steering Committee (ACSC) and Atmos Energy
303 Corporation – Mid Tex Division regarding the company's 2016 rate review
304 mechanism filings; declaring existing rates to be unreasonable; adopting
305 tariffs that reflect rate adjustments consistent with the negotiated
306 settlement; finding the rates to be set by the settlement tariffs to be just
307 and reasonable and in the public interest; requiring the company to
308 reimburse ACSC's reasonable ratemaking expenses and take any action
309 necessary.
- 310 13. Consider approval of a resolution abandoning the right-of-way for Rolling
311 Meadows Drive and Rolling Meadows Circle and recognizing them as
312 private streets to be maintained by the Rolling Meadows Homeowner's
313 Association (HOA), and take any action necessary.
- 314 14. **P2016-016** - Consider a request by Bart Carroll of Carroll Consulting
315 Group, Inc. on behalf of the owner Robert John Crowell of Crowell
316 Development Corporation for the approval of a final plat for Wanda Ridge
317 Estates, Phase 2 containing 45 single-family residential lots on 79.7111-
318 acres identified as Tract 17-3 (4.679-acres), Tract 19 (61.658-acres), and
319 Tract 42-01 (13.374-acres) of the S. McFadgin Survey, Abstract No. 142,
320 Rockwall County, Texas, situated in the City of Rockwall's Extraterritorial
321 Jurisdiction (ETJ), located north of the intersection of Wanda Lane and
322 FM-548, and take any action necessary.

323 **Regarding approval of the minutes form the May 2nd city council meeting, Mayor Pruitt**
324 **wished to clarify that Councilman Hohenshelt had recently been misquoted by a media**
325 **outlet. He clarified that Hohenshelt had indicated he has "libertarian" leanings, not**
326 **"liberal" ones. Following this clarification, Councilman Lewis made a motion to approve**
327 **the entire Consent Agenda (items #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14).**
328 **Councilman White seconded the motion. The ordinances were read into the record as**
329 **follows:**

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CITY OF ROCKWALL
ORDINANCE NO. 16-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF AN 11.275-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 1-5 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, ROCKWALL COUNTY, TEXAS, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 16-34

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING CHAPTER 36, ARTICLE IV, ART IN PUBLIC PLACES MASTER PLAN, IN SECTIONS 36-56, 36-57, 36-59 and 36-136 OF THE CODE OF ORDINANCES, TO AMEND THE ART IN PUBLIC PLACES MASTER PLAN AS RECOMMENDED BY THE ART REVIEW TEAM (ART) COMMISSION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE AND PROVIDING FOR RELATED MATTERS.

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 16-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM-TO-MARKET ROAD NO. 552 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 16-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE HIGHWAY 30 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 16-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE,

385 SECTION 545.356 UPON FARM-TO-MARKET ROAD 1141 OR PARTS
386 THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF
387 ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING
388 FOR A PENALTY OF A FINE NOT TO EXCEED THE SUME OF \$200.00 FOR
389 EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING
390 FOR AN EFFECTIVE DATE.

391
392 **The motion passed by a vote of 6 in favor with 1 absent (Milder)**

393
394 **XII. APPOINTMENTS**

- 395
396 1. Appointment with the Planning and Zoning Chairman to discuss and
397 answer any questions regarding cases on the agenda and related issues
398 and take any action necessary.

399 **This item was skipped over by Mayor Pruitt, as the Chairman, Craig Renfro, could not be**
400 **present at tonight's city council meeting.**

- 401 2. Appointment with members of the Rockwall Youth Advisory Council
402 (YAC) to hear year end program report and to recognize graduating high
403 school seniors, and take any action necessary.

404 **Isabella Burzair and Cate Ghormley came forth and gave the YAC's year-end report to the**
405 **City Council. Mayor Pruitt, Councilman White and City Secretary Kristy Cole then**
406 **recognized each of this year's graduating high school seniors. Councilman White**
407 **pointed out that eight seniors are graduating, so there will be several openings for next**
408 **school year. Mayor Pruitt encouraged anyone who will be a freshman thru senior next**
409 **year to get in contact with Mrs. Cole, the City Secretary, regarding their interest in the**
410 **program.**

411
412 **It was noted that Councilmember Scott Milder returned to the meeting at 6:56 p.m. during**
413 **the YAC presentation / recognitions.**

414
415 **The Council took no formal action concerning this agenda item.**

- 416
417 3. Appointment with Frank Conroy of Fox, Byrd & Company PC to present
418 the city's Fiscal Year 2015 Comprehensive Annual Financial Report, and
419 take any action necessary.

420 **Mr. Conroy came forth and indicated that he is a CPA and shareholder with Fox, Byrd**
421 **and Company, PC. He thanked the City and the City Council for the opportunity to work**
422 **with the city to perform this audit for the fiscal year ending September 30, 2015. He**
423 **briefly called attention to the opinion being issued regarding the financial statements –**
424 **an unqualified opinion – which he explained is a clean opinion. He explained that this**
425 **means that the users of the financial statements can rely on it to be free of material**
426 **misstatements when taken as a whole. He generally explained that the city has adopted**
427 **and implemented a GASB (Gov't Accounting Standards Board) 68, which requires more**
428 **details on the financial statements for the retirement plan. Previously, the pension was**
429 **only a disclosure statement; however, going forward there will be an actual estimate of**
430 **what is due related to the city's pension commitment. Following brief comments**
431 **regarding the pension-related details contained in the audit, and there being no**
432 **questions of Mr. Conroy, the Council took no formal action following this report.**

433

434 4. Appointment with Todd Parks, Fixed Base Operator at the Ralph M. Hall /
435 Rockwall Municipal Airport, to hear annual report regarding Airport
436 operations, and take any action necessary.

437 **Mr. Parks shared that he has been working with the city over the last year to try and get**
438 **some ordinances passed by the city, however, he pointed out that not a lot of progress**
439 **has been made in this regard. He indicated he would like to know that the city council**
440 **members all have a very good understanding of the airport, what goes on out there, and**
441 **the financials. He asked the Council to consider performing an audit on one of the**
442 **ground lease operators out at the airport. He recognized the city for stepping up, when**
443 **needed, regarding equipment and necessary improvements. He pointed out that the**
444 **Airport Advisory Board recently encouraged the city council to proceed with trying to**
445 **acquire the land located just to the east of the existing airport. He believes that this land**
446 **purchase will help alleviate some of the problems, and then the runway issues can**
447 **potentially be addressed. The Council took no action following Mr. Parks' remarks.**

448 5. Appointment with Patricia Davis, Chief Appraiser with the Rockwall
449 Central Appraisal District, to hear explanation and discuss recent
450 countywide increases in assessed property value appraisals, and take
451 any action necessary.

452 **Mayor Pruitt introduced Ben Weible who was present in the audience, explaining that he**
453 **is the current Chairman of the Rockwall Central Appraisal District (CAD) Board of**
454 **Directors. He clarified that the board does not appraise property values – Mrs. Davis and**
455 **her staff at the Central Appraisal District do so.**

456
457 **Mrs. Davis explained that the state legislative session created the Appraisal District in**
458 **1979. She explained that the CAD is required to appraise property at 100% of market**
459 **value in order to see consistency from county-to-county across the state. She explained**
460 **that the CAD is an arm of the State of Texas and is governed by a board of directors,**
461 **usually 5 individuals, who are appointed by the taxing entities. She explained that these**
462 **individuals are appointed to the board through a voting / calculation process. The board**
463 **sets policies, approves the budget, as well as hire and fire the chief appraiser; however,**
464 **the board is not allowed to touch property values.**

465
466 **She explained that there was an abundance of property sales information, and it had to**
467 **be analyzed to try and determine market value. She shared that property value analysis**
468 **began in about March. She explained that residential properties are grouped together**
469 **with other, similar properties and neighborhoods. She explained that, after all of the**
470 **analysis and ratios were done, it was discovered that values, overall, were low in the**
471 **County. She explained that land values were discovered to be especially low, and she**
472 **provided additional commentary to this end.**

473
474 **She shared that property owners are sent a notice of appraised value once a year, and**
475 **property owners have 30 days to appeal their appraised values. This means that**
476 **residents have until May 31 to protest. She explained that there is an initial, informal way**
477 **that property owners may protest through making an appointment with one of the**
478 **appraisers in her office. Then, if the property owner is not satisfied, they are able to go**
479 **before the Appraisal Review Board in a hearing, which she explained is an independent**
480 **board. Then, if they are still not satisfied, they may participate in a sort of mediation**
481 **through the state, or they may file suit in court. She explained that the state comes in**
482 **and audits the CAD biannually, and this is a year that they will be audited.**

483
484 Mayor Pruitt asked for clarification regarding the limitations that Mrs. Davis' appraisers
485 are under when meeting with property owners "informally." It was clarified that they do
486 not have the authority to modify the values substantially; however, if they feel they need
487 to change a value by more than 10%, the appraiser is asked to visit with Mrs. Davis first.
488 Pruitt clarified that arbitration/mediation is not required – a property owner can go
489 straight to district court. Also, they may be eligible to get some of their attorney fees
490 refunded if it is found that the values assessed were inaccurate.

491
492 Mayor commented that many property owners have seen a drastic increase in the portion
493 of their appraisal related to the land value. Mayor Pruitt expressed concern regarding
494 some property values that increased by, in some cases, up to 300% from one year to the
495 next. He then went on to provide a sample property, displaying it on the overhead screen
496 in the room, and asking several questions about its changes in assessed value. Mrs.
497 Davis generally explained that a property owner may protest their assessed value each
498 and every year if they so choose. She explained that a notice of appraised value does
499 not necessary have to be sent every year, but, rather, only if the value increased by
500 \$1000 or more. Mayor Pruitt clarified with Mrs. Davis that no notice would be sent to
501 property owners if their values decreased; however, she indicated that they may make a
502 change in policy and begin doing so in the future.

503
504 Councilman Fowler asked where the market values / comps come from. Mrs. Davis
505 shared that comps are derived from property owners, closing statements, fee appraisers
506 as well as online websites, such as Zillow, some of which, she said, will show what the
507 property actually sold for the last three times it sold. Fowler pointed out that "market
508 value" is not publicly disclosed, so it is a nebulous term. He generally encouraged
509 people buying or selling a home to not disclose the selling price.

510
511 Councilmember White shared that, as best he can tell, appraisals are a scientific guess.
512 He shared that he recently protest his appraised value online, and it took him about five
513 minutes, explaining that protesting online was a fairly simple process. He shared that
514 the Rockwall City Council appointed Mr. Weible to serve on the CAD Board because the
515 council knew he would go in there and ask a lot of questions and dig deeper to see what
516 issues may have existed that needed to be rectified. He pointed out that some
517 improvements and changes have taken place and that Mrs. Davis did not inherit a perfect
518 organization when she came on a few years ago. He pointed out that the city, county and
519 / or school district's tax rates are most important. He shared that a local attorney, G.
520 David Smith, will soon give a presentation to property owners in Lake Rockwall Estates
521 to educate them how they can go about protesting their property values.

522
523 Councilman Milder asked for clarification regarding land values not being properly
524 assessed in ten years. Mrs. Davis shared that the CAD can only analyze the information
525 it has one year at a time. She suggested that perhaps there was no information in recent
526 past years because the economy was generally in a decline.

527
528 Mayor Pruitt asked Mrs. Davis why land values were not properly assessed in the year
529 2015, which, he pointed out was in fact a year when Mrs. Davis was here and was
530 responsible for assessments. Mrs. Davis stated that "you know, you trust your
531 employees," commenting that perhaps she should have dug into the issue more. She
532 suggested that perhaps the CAD did not have the sales information at that time.

533

534 Mayor Pruitt asked how many fee appraisers were hired before these 2016 appraisals.
535 Mrs. Davis shared that fee appraisers are brought to the CAD by property owners. She
536 explained that if/when a fee appraiser shows that the appraised value is “off,” the CAD
537 changes it as soon as possible. Also, she clarified that an entire neighborhood could
538 possibly have its assessed values adjusted/lowered if someone else within that
539 neighborhood protests and it is found to be that the appraisals should be lowered. She
540 said that this has already happened in some neighborhoods and that property owners
541 can go online at any time and look to see what their current assessment is.
542

543 Mayor Pruitt thanked Mrs. Davis for coming to speak, and he thanked Mr. Weible for his
544 service on the CAB board of directors.
545

546 **XIII. PUBLIC HEARING ITEMS**
547

- 548 1. **Z2016-012** - Hold a public hearing to discuss and consider a request by
549 Jim Evans of CEI Engineering Associates, inc. on behalf of Bob Hubbard
550 of EZ Mart Stores, Inc. for the approval of an **ordinance** for a Specific
551 Use Permit (SUP) to allow a retail store with more than two (2) gasoline
552 dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr.
553 M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
554 Development District 9 (PD-9) for General Retail (GR) District land uses,
555 addressed as 2901 Ridge Road and take any action necessary. **(1st**
556 **Reading)**

557 Planning Director Ryan Miller provided background information related to this agenda
558 item. He generally explained that this existing gas station will be acquired by the Kroger
559 company as a way to expand their existing gasoline sales. He stated that notices were
560 sent out to property owners located within 500’ of the subject property as well as to the
561 Lago Vista HOA, but no notices have been received back by staff to date. He pointed out
562 that the Planning & Zoning Commission has recommended approval of this request.

563 Councilmember White made a motion to approve Z2016-012. Councilmember Lewis
564 seconded the motion.

565 After some brief clarification, the ordinance was read as follows:

566 CITY OF ROCKWALL
567 ORDINANCE NO. 16-XX
568 SPECIFIC USE PERMIT NO. S-1XX
569

570 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,
571 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF
572 ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A
573 SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RETAIL STORE WITH
574 MORE THAN TWO (2) GASOLINE DISPENSERS AS SPECIFIED IN
575 ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT
576 CODE, FOR A 0.918 - ACRE TRACT OF LAND ZONED PLANNED
577 DEVELOPMENT DISTRICT 9 (PD-9) FOR GENERAL RETAIL (GR)
578 DISTRICT LAND USES, AND IDENTIFIED AS LOT 1, BLOCK A, MR. M
579 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS;
580 PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY
581 OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS
582 (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY
583 CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN
584 EFFECTIVE DATE.

585
586 **The motion passed by a vote of 7 ayes to 0 nays.**

587

588 **2. Z2016-013** - Hold a public hearing to discuss and consider a request by
589 Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu
590 of West Union Investment, Co. for the approval of an **ordinance** for a
591 zoning change from an Agricultural (AG) District to a Planned
592 Development District for Single-Family 10 (SF-10) District land uses on a
593 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey
594 Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas,
595 zoned Agricultural (AG) District, located on Rochell Road south of the
596 intersection of Rochell Road and SH-276, and take any action necessary
597 **(1st Reading).**

598 **Mr. Miller explained that on May 10, 2016, the Planning and Zoning Commission**
599 **approved a motion to continue the public hearing to the May 31, 2016 meeting. The**
600 **purpose of the motion was to allow the applicant to make changes to the PD Ordinance**
601 **to bring it into closer compliance with the Unified Development Code and the**
602 **Comprehensive Plan. No action was taken at this time by the City Council concerning**
603 **this agenda item.**

604

605 **3. Z2016-014** - Hold a public hearing to discuss and consider a request by
606 Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside
607 Church of Christ of Rockwall for the approval of an **ordinance** for a
608 zoning change from an Agricultural (AG) District to a Planned
609 Development District for Single Family 10 (SF-10) District land uses on a
610 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block
611 A, Rockwall Lakeside Church of Christ Addition, City of Rockwall,
612 Rockwall County, Texas, zoned Agricultural (AG) District and located on
613 the north side of Airport Road, west of the intersection of Airport Road
614 and FM3549, and take any action necessary. **(1st Reading)**

615 **Mr. Miller provided background information on this agenda item, explaining that on April**
616 **15, 2016, the applicant submitted an application requesting to rezone a 29.541-acre tract**
617 **of land from an Agricultural (AG) District to a Planned Development District for a single-**
618 **family, residential subdivision that will consist of 45 single-family residential lots. The**
619 **property -- which was annexed into the City on March 16, 1998 by Ordinance No. 98-10 --**
620 **is located on the north side of Airport Road, west of the intersection of Airport Road and**
621 **FM-3549. According to the concept plan, the development will consist of 45, 80' x 100'**
622 **lots (i.e. a minimum of 15,000 SF), and have a gross residential density of 1.52 units/acre.**
623 **The subdivision will incorporate 7.42-acres of open space (or ~25.11%) that will be**
624 **situated in the center of the development.**

625

626 **Seventy-two notices were sent out to adjacent property owners as well as to the Rolling**
627 **Meadows HOA. Staff also emailed notices to the Rolling Meadow Estates Homeowner's**
628 **Associations (HOA), which is the only HOA located within 1,500 feet of the subject**
629 **property. Additionally, staff posted a sign along Airport Road, and advertised the public**
630 **hearings in the Rockwall Harold Banner as required by the Unified Development Code**
631 **(UDC). At the time this case memo was drafted, four (4) responses in favor of the request**
632 **and four (4) responses against the request had been received by staff. On May 10, 2016,**
633 **the Planning and Zoning Commission approved a motion to recommend approval of the**
634 **zoning change by a vote of 7-0.**

635
636 **The applicant then came forth and introduced himself as follows:**
637

638 **Noah Flabiano**
639 **Skorburg Company**
640 **ADDRESS**
641 **Dallas, TX**
642

643 **Mr. Flabiano came forth and provided a presentation to the city council. This will be a**
644 **high quality development comparable to homes in the Stone Creek and Breezy Hill**
645 **subdivisions.**

646
647 **Mayor Pruitt opened up the public hearing, asking if anyone would like to come forth and**
648 **speak at this time.**

649
650 **Mike Singleton**
651 **1445 Clubhill Drive**
652 **Rockwall, TX**
653

654 **Mr. Singleton came forth and indicated that he is an elder in the Eastridge Church of**
655 **Christ, which is located adjacent to this proposed development. He generally spoke in**
656 **favor of this particular development, as he believes it will attract good families. He**
657 **indicated that he and the other elders in the church are in support of this proposed**
658 **development.**

659
660 **Harold Eavenson**
661 **1330 Shores Circle**
662 **Rockwall, TX 75087**
663

664 **Eavenson came forth and indicated that he was recently elected to serve his last, final**
665 **term as Sherriff of Rockwall County. He came forth and shared some information**
666 **regarding the good things that the Eastridge Church of Christ has done for the**
667 **community. He encouraged the city council to approve the church's request for this**
668 **zoning change.**

669
670 **Mr. Dwight Walker**
671 **1832 East FM 552**
672 **Rockwall, TX**
673

674 **Mr. Walker came forth and indicated that he is a member of and elder in the Eastridge**
675 **Church of Christ. He shared that he has over 250 signatures from people who have**
676 **expressed support for approval of this zoning change request. He generally expressed**
677 **support for approval of the request this evening.**

678
679 **Quinn Johnson**
680 **1109 Morning Star**
681 **Rockwall, TX**
682

683 **Mr. Johnson shared that he serves as an elder in the Eastridge Church of Christ, and he**
684 **has lived at this address for about twenty years. He indicated that Boy Scout Troop 989,**
685 **which is housed at the church, will benefit if this land is sold and this development**

686 subsequently comes to fruition. He generally expressed support for this zoning request
687 and asked the city council to approve this zoning request.
688

689 **Bob Carroll**
690 **2065 Lake Forest Drive**
691 **Rockwall, TX 75087**
692

693 **Mr. Carroll thanked the mayor and various staff members for all of their recent assistance**
694 **related to retaining walls which were recently causing him a lot of trouble. He thanked**
695 **the city for making things right.**
696

697 **He explained that he is a former elder in the East Ridge Church of Christ. He has lived**
698 **here in Rockwall since the population was about 7,000, and he lives on the north side of**
699 **town. He generally expressed the belief that allowing 45 new homes on this property will**
700 **be a positive thing for the community.**
701

702 **Harold Seay**
703 **664 Equestrian Drive**
704

705 **Mr. Seay indicated that he has a special needs son that is twenty-five years old, and**
706 **Police Officer Bennett is his son's best friend. This is the kind of thing that he**
707 **appreciates about living in Rockwall. He let the Council know that the men who are in**
708 **leadership within the Eastridge Church of Christ are men of integrity who will be sure to**
709 **do everything that is expected of them. He generally spoke in favor of this zoning**
710 **change request.**
711

712 **Mr. Donna Orr**
713 **2625 Rolling Meadows Drive**
714 **Rockwall, TX**
715

716 **Mrs. Orr came forth and expressed concerns related to some aspects of this proposed**
717 **development. She asked that the developer be sure to completely fill in the tree line so**
718 **that it is in fact properly screened. Also, she would like to be sure that the ordinance**
719 **specifies that the HOA will maintain the tree line, including planting new trees to replace**
720 **any that die in the future. Finally, these homes are proposed to be \$300-350k. She wants**
721 **to ensure that if there are additional home builders besides Windsor Homes, that those**
722 **home builders be of equal value and quality to the type of home that Windsor would**
723 **otherwise build.**
724

725 **Mrs. Orr pointed out that Mr. Adam Buzcek of Skorburg recently met with home owners**
726 **who were told there would be forty-two lots; however, at the Planning & Zoning meeting,**
727 **the developer came forth with a proposed forty-five lots. She generally expressed the**
728 **belief that the developer has done some deceptive things as this process has evolved.**
729

730 **She asked that the lots located behind the Rolling Meadows subdivision be made larger.**
731

732 **Kerry Prisock**
733 **1720 Lake Forest**
734 **Rockwall, TX**
735

736 Mr. Prisock came forth and indicated that he is in the real estate business. He shared
737 that he is speaking on behalf of Gary Evans, who resides at 2585 Rolling Meadows. He
738 generally encouraged the city council to consider requiring the developer to have larger
739 lots located at the back of the property. He questioned the ability of the proposed,
740 natural (trees) screening to be effective. He generally would like a smoother transition
741 from the Rolling Meadows subdivision across the screening area and to, what he hopes
742 will be, larger estate lots.

743
744 Mayor Pruitt called for a break and recessed the public meeting at 8:26 p.m.

745
746 Roger Shank
747 2625 Rolling Meadows Drive
748 Rockwall, TX

749
750 Mr. Shank shared that he has lived here at this address since about 1999. He generally
751 expressed concerns that the trees that will be used for screening will not keep people off
752 of his and his neighbor's lots. He suggested that the developer may need to install a
753 fence in addition to the trees. He indicated that he and some of his neighbors have stock
754 ponds that have catfish and bass, and he believes those ponds could be an enticement
755 for people who might wish to wander over onto these properties. Mr. Shank shared a
756 story about a break in / robbery that he experienced years ago that resulted in some
757 valuables being stolen. He is generally concerned about privacy and security and would
758 like better protection from this adjacent property if it is approved.

759
760 Craig Zolkowski
761 2660 Rolling Meadows
762 Rockwall, TX

763
764 Mr. Zolkowski is generally concerned about how the HOA would be able to access this
765 proposed line of trees / screening. He questions if the cedars will truly remain, over time,
766 if they are essentially located in people's back yards.

767
768 Mayor Pruitt asked if anyone else would like to come forth and speak. There being no
769 one indicating such, he then closed the public hearing.

770
771 Adam Buzcek with Skorburg Company came forth and addressed the Council at this
772 time. He explained that his arborist has recommended that trees be planted every 20';
773 however, he is willing to plant them every 15' if that is the direction given by Council. He
774 generally explained that the goal is to have a solid, living screen which will remain in
775 perpetuity. He apologized to the homeowners who recently attended an HOA meeting
776 where a proposed 42 lots were expressed, which was in error. He explained that there
777 have been many versions of this proposal, and an incorrect version was inadvertently
778 presented at that meeting. He apologized for that mistake. He went on to share that
779 Windsor Homes will be one of the builders in this development, explaining that they may
780 not be the only builder. He spoke some to the lot sizes, explaining that they want to
781 provide large back yards for homeowners to enjoy.

782
783 General discussion then took place between the Council and Mr. Buzcek related to the
784 number and size of lots.

785
786 Councilmember Milder thanked the church and the Skorburg Company for coming back
787 with a proposal that has much less density and incorporates a quality builder.

788
789 Councilmember Hohenshelt asked about the minimum square footage associated with
790 this zoning being 1,800 square feet. Mr. Buzcek assured the Council that they do not
791 plan to build any homes that small.

792
793 It was pointed out that trees would have to be planted within 5' of the property line
794 because there are limitations due to an existing, active sanitary sewer line.

795
796 Councilmember Lewis made a motion to approve Z2016-014 with the following caveats:
797 Regarding the screening – tree screening will be planted to fill in the gaps – staff will
798 work with the developer and adjacent homeowners to come up with an appropriate plan
799 in this regard; additionally, the HOA will be required to maintain the tree line area and a
800 separate lot and block will be established for this tree line area. Councilmember White
801 seconded the motion. The ordinance was read as follows:

802
803 CITY OF ROCKWALL
804 ORDINANCE NO. 16-XX

805
806 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,
807 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE*
808 *NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED,
809 SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG)
810 DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR
811 SINGLE FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT
812 PROPERTY, BEING A 29.541-ACRE TRACT OF LAND IDENTIFIED AS A
813 PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK A, ROCKWALL
814 LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL,
815 ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN
816 BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING
817 FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
818 THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING
819 FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;
820 PROVIDING FOR AN EFFECTIVE DATE.

821
822 The motion passed by a vote of 7 in favor with 0 against.

823
824 4. **Z2016-015** - Hold a public hearing to discuss and consider a request by
825 Pat Atkins of the Saddle Star Land Development, LLC on behalf of the
826 owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP)
827 for the approval of an **ordinance** for a zoning amendment to Planned
828 Development District 79 (PD-79) [Ordinance No. 16-07] for the purpose of
829 amending the concept plan and incorporating 11.121-acres of land into
830 the existing 44.292-acre development creating a 55.413-acre tract of land
831 identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract
832 No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural
833 (AG) District and Planned Development District 79 (PD-79) for Single-
834 Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
835 Overlay (SH-205 BY-OV) District, located on the north side of John King

836 Boulevard south of Featherstone Drive, and take any action necessary.
837 (1st Reading)

838 Planning Director Ryan Miller provided background information on this agenda item. He
839 indicated that on January 4, 2016, the City Council approved Planned Development
840 District 79 (PD-79) [Case No. Z2015-034], which rezoned the 45.292-acre subject property
841 from an Agricultural (AG) District to a Planned Development District for a single-family,
842 residential subdivision that consisted of 113 single family lots.

843
844 At the May 10, 2016 Planning and Zoning Commission meeting, the applicant requested
845 that the Planning and Zoning Commission consider changing the garage orientation
846 stipulated by Planned Development District 79 (PD-79) [Ordinance No. 16-07] to allow
847 50% of all homes to have a garage that is setback a minimum of 20-feet (i.e. allowing the
848 garage to be flush with the front façade of the primary structure). The applicant stated
849 that the remainder of the homes would incorporate a JSwing or Tradition Swing garage.

850
851 Three notices were mailed out to property owners located within 500' of the subject
852 property, and the Stoney Hollow HOA was also notified by email. However, staff has not
853 received any notices back to date.

854
855 Pat Atkins
856 Saddle Star Development
857 3076 Hays Lane
858 Rockwall, TX

859
860 Mr. Atkins provided brief comments and respectfully requested approval of this item this
861 evening. Mayor Pruitt asked if the applicant is willing to notify the future homeowners
862 that John King Boulevard may someday become a six-lane roadway in the future. Mr.
863 Atkins indicated that he will put this on the plat, and he will ensure it is incorporated as
864 part of the Deeds Covenants and Restrictions document(s).

865
866 Mayor Pruitt opened the public hearing and asked if anyone would like to come forth and
867 speak at this time. There being no one wishing to speak, Mayor Pruitt then closed the
868 public hearing.

869
870 Councilmembers Hohenshelt and Milder expressed some concern about the minimum
871 square footage being 1,500 sq. feet for homes in the city's SF-10 zoning districts, a
872 matter they explained they would like to address further with staff and Council at a later
873 date.

874
875 Mayor Pruitt opened the public hearing and asked if anyone would like to come forth and
876 speak. There being none, he then closed the public hearing.

877
878 Councilmember White made a motion to approve Z2016-015, including ensuring that
879 language about the SH205 bypass/John King Boulevard is included in the deeds,
880 covenants and restrictions and on the plat. Councilmember Hohenshelt seconded the
881 motion.

882
883 The ordinance was read as follows:

884
885

CITY OF ROCKWALL
ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-07*] FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND INCORPORATING 11.121-ACRES OF LAND INTO THE EXISTING 44.292-ACRE DEVELOPMENT FOR A 55.413-ACRE TRACT OF LAND, ZONED AGRICULTURAL (AG) DISTRICT AND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; 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.

5. **Z2016-016** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to Section 4, Southside Residential Neighborhood Overlay (SRO) District, of Article V, District Development Standards, of the Unified Development Code, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information related to this agenda item. On April 4, 2016, the City Council directed staff to initiate a text amendment to Section 4, Southside Residential Neighborhood Overlay (SRO) District, of Article V, District Development Standards, of the Unified Development Code (UDC) for the purpose of removing the City Council's ability to grant land use without a public process (i.e. zoning change). In addition, under the current ordinance any application for a special request must first be brought to the City Council to initiate the request, then to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. Typically, these requests would be taken directly to the Planning and Zoning Commission for recommendation -- first -- prior to being brought before the City Council. As was discussed in the Planning and Zoning Commission Work Session on April 26, 2016, staff has also taken this opportunity to update the purpose statement of the overlay district. These changes are target at better clarifying the purpose and intent of the district.

On May 10, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the proposed text amendment by a vote of 7-0. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 6.1 of Article II, Authority and Administrative Procedures, of the UDC. This notice was published in the Rockwall Herald Banner on April 29, 2016.

Mayor Pruitt opened up the public hearing and asked if anyone would like to come forth and speak.

938
939 Resident Judith Matherne came forth and was provided with some clarification regarding
940 what this amendment will do and accomplish.

941
942 Patrick Trowbridge
943 601 Parks Avenue
944

945 Mr. Trowbridge came forth and spoke in favor of this proposed amendment to the city's
946 Unified Development Code. He believes it makes things more transparent and allows for
947 public input, which essentially creates more public trust.
948

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

951
952 Councilmember Hohenshelt made a motion to approve this ordinance and associated
953 change to the UDC. Councilmember Lewis seconded the motion.
954

955 The ordinance was then read as follows:

956
957 CITY OF ROCKWALL
958 ORDINANCE NO. 16-XX
959

960 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,
961 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE*
962 *NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED,
963 BY AMENDING SECTION 6.4, *SOUTHSIDE RESIDENTIAL*
964 *NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE V, *DISTRICT*
965 *DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE
966 NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00)
967 FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;
968 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE
969 DATE.
970

971 The motion passed unanimously (7 ayes to 0 nays).
972

973 6. **Z2016-017** - Hold a public hearing to discuss and consider a City initiated
974 zoning request for the approval of an **ordinance** for a text amendment to
975 Section 1, Land Use Schedule, and Section 2.1.8, Auto and Marine-
976 Related Use Conditions, of Article IV, Permissible Uses, of the Unified
977 Development Code for the purpose of changing the requirements for
978 Used Motor Vehicle Dealerships, and take any action necessary (**1st**
979 **Reading**).

980 Planning Director Ryan Miller provided brief background information on this agenda
981 item. Mayor Pruitt opened the public hearing, asking if anyone wishes to come forth and
982 speak.
983

984 Maxwell Fisher
985 900 Jackson Street
986 Suite 640
987 Dallas, TX 75202
988

989 Mr. Fisher came forth, indicating that he would like to make a presentation to city council
990 on behalf of Echo Automotive. He generally explained how he believes Echo Automotive
991 is changing the pre-owned car sales industry. He spoke about the types of businesses
992 that are already allowed, by right, along the IH-30 corridor with the current Light
993 Industrial zoning. He generally spoke in favor of this code amendment.

994
995 Patrick Trowbridge
996 601 Parks Lane
997 Rockwall, TX
998

999 Planning & Zoning Commission Member, Patrick Trowbridge, came forth and indicated
1000 that the P&Z Commission actually voted against this city initiated request for an
1001 ordinance amendment. He pointed out that car sales dealerships do not pay local sales
1002 tax. They only pay state sales tax. So, allowing this type of land use would essentially
1003 rob the city of the types of business developments that would actually bring local
1004 revenue to the city and be of financial benefit.

1005
1006 Mayor Pruitt asked if anyone else would like to come forth and speak at this time. There
1007 being no one indicating such, Mayor Pruitt then closed the public hearing.
1008

1009 Councilmember White expressed that this is not what the Council asked staff to do. He
1010 explained that he wanted staff to bring back an ordinance that would allow this type of
1011 use, even in the IH-30 Overlay District, with the approval / granting of an SUP.
1012

1013 Councilmember Lewis read a portion of the past city council minutes when this issue
1014 was first addressed by the city council. He expressed large concern about the particular
1015 ordinance before the Council for consideration this evening, generally expressing that it
1016 is not at all in line with the previously expressed desire of the city council when this was
1017 first discussed back in March. Planning Director Ryan Miller apologized for this not
1018 being brought back before the Council at this time in a manner that was previously
1019 requested by Council. City Manager Rick Crowley expressed that staff took the approach
1020 that this particular ordinance would be more on a citywide basis versus strictly along the
1021 IH-30 Corridor Overlay District. He too apologized for this not being brought forth in a
1022 manner acceptable to Council's desires.
1023

1024 After additional discussion, Councilmember Lewis made a motion to deny Z2016-017 and
1025 instruct staff to come back with an ordinance that is in line with what the Council
1026 expressed at the March 21st city council meeting. Councilmember White seconded the
1027 motion, which passed by a vote of 7 in favor with 0 against.
1028

1029 **XIV. ACTION ITEMS**

- 1030
1031 1. Discuss and consider approval of an **ordinance** adopting Chapter 10
1032 Buildings and Building Regulations, Articles III, IV, V, VI, VII, VIII, IX AND
1033 X of the Code of Ordinances regarding the 2015 International Building
1034 Code, Residential Code, Mechanical Code, Plumbing Code, Fuel Gas
1035 Code, and Energy Conservation Code, Existing Building Code and the
1036 2014 National Electric Code with certain local amendments and
1037 exceptions and take any action necessary. **(2nd reading)**

1038 Mayor Pruitt made a motion to approve the ordinance, with the exception that the portion
1039 of the Plumbing and Building Codes that pertain to public bathroom facilities associated
1040 with new construction and remodeling construction. He explained that currently, a
1041 certain number of men's and women's restrooms are required as well as a certain
1042 number of toilets and urinals. He would like to have further discussion about this and
1043 would also like to talk to the school district about this. Mayor Pruitt's motion to table
1044 that part of the ordinance so that the city council can further consider these matters died
1045 for lack of a second.

1046 Councilmember Milder made a motion to approve Action Item #1 as presented.
1047 Councilmember Lewis seconded the motion. At Lewis' request, the city manager
1048 clarified that the city council can make code amendments related to these various
1049 building codes at any point in time that it so chooses. After brief comments, the
1050 ordinance was read as follows:

1051 CITY OF ROCKWALL

1052 ORDINANCE NO. 16-32

1053 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,
1054 TEXAS, ADOPTING CHAPTER 10 BUILDINGS AND BUILDING
1055 REGULATIONS, ARTICLES III, IV, V, VI, VII, VIII, IX AND X OF THE CODE OF
1056 ORDINANCES; REPEALING ARTICLES III, IV, V, VI, VII, VIII, IX AND X;
1057 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
1058 THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE
1059 OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON
1060 WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE;
1061 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE
1062 DATE.
1063
1064

1065 The motion passed by a vote of 5 in favor with 2 against (Pruitt and White).

- 1066 2. Discuss and consider an ordinance repealing the 2009 International Fire
1067 Code with certain local amendments and adopting the 2015 International
1068 Fire Codes with certain local amendments and exceptions in Chapter 18
1069 Fire Prevention and Protection, Article II Fire Code Standards, Sec. 18-32
1070 and Sec. 18-33 of the Code of Ordinances, and take any action
1071 necessary. (2nd reading)

1072 Mayor Pruitt made a motion to approve the ordinance as presented. Councilmember
1073 Hohenshelt seconded the motion. The ordinance was read as follows:

1074 CITY OF ROCKWALL, TEXAS

1075 ORDINANCE NO. 16-31

1076 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL,
1077 TEXAS, ADOPTING CHAPTER 18 FIRE PREVENTION AND PROTECTION,
1078 ARTICLE II. FIRE CODE STANDARDS, SEC. 18-32 AND SEC. 18-33;
1079 REPEALING CHAPTER 18 FIRE PREVENTION AND PROTECTION, ARTICLE
1080 II, SEC. 18-32 AND SEC. 18-33 AMENDMENTS WITH THE EXCEPTION OF
1081 SUBSECTION (41) (2006 IFC, SECTION 903.2, AS ADOPTED BY ORD. 11-24);
1082 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
1083 THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE
1084 OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY DURING OR ON
1085 WHICH A VIOLATION OCCURS; PROVIDING FOR A SEVERABILITY CLAUSE;
1086
1087

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1088 PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE
1089 DATE.
1090

1091 **The motion passed by a vote of 6 in favor with 1 against (White).**

~~1093~~
1094 **3. Discuss and consider a recommendation of the Park Board concerning**
1095 **approval of an ordinance amending Chapter 30. Parks & Recreation;**
1096 **Article V. Park Use & Rental Fee Guidelines; Section 30-131. Fees for**
1097 **Facilities, and take any action necessary. (1st reading)**

1098 **Parks & Recreation Manager, Andy Hesser, provided brief background information**
1099 **related to this agenda item. Councilmember Hohenshelt made a motion to approve the**
1100 **ordinance as presented. Councilmember White seconded the motion. The ordinance**
1101 **was read as follows:**

1102 CITY OF ROCKWALL, TEXAS
1103 ORDINANCE NO. 16-
1104

1105 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING
1106 CHAPTER 30. PARKS AND RECREATION OF THE CITY'S CODE OF
1107 ORDINANCES IN ARTICLE V. PARK USE AND RENTAL FEES;
1108 SECTION 30-131. FEES FOR FACILITIES; PROVIDING FOR
1109 REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING
1110 FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE
1111

1112 **The motion passed by a vote of 7 ayes to 0 nays.**

1113 **4. SP2016-008 - Discuss and consider a request by Vincent Jarrard of**
1114 **Eurythmic Design Group Architects on behalf of the owner Cameron**
1115 **Bagley of Racetrac Petroleum, Inc. for the approval of a variance to the**
1116 **building orientation in conjunction with an approved site plan for a car**
1117 **wash/auto detail facility (i.e. Carmel Carwash) on a 1.3-acre tract of land**
1118 **identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a**
1119 **0.296-acre portion of Lot 1, Block 1, Rockwall Business Park Addition,**
1120 **City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District,**
1121 **situated within the SH-205 Overlay (SH-205 OV) District, addressed as**
1122 **2003 S. Goliad Street, and take any action necessary.**

1123 **Planning Director Ryan Miller provided background information related to this agenda**
1124 **item. The applicant is requesting the approval of a variance in conjunction with an**
1125 **approved site plan for the purpose of constructing a 7,355 sq. ft. Car Wash facility. The**
1126 **property is zoned Commercial (C) District, is within the SH-205 Overlay (SH-205 OV)**
1127 **District, and is located at 2003 N. Goliad Street, just north of the intersection of SH-205**
1128 **and IH-30. The applicant's site plan request included a special exception to allow for**
1129 **cultured stone in lieu of natural/quarried stone. The ARB reviewed a material sample of**
1130 **the cultured stone and recommended approval of the special exception. This special**
1131 **exception was also approved by the Planning and Zoning Commission at the May 10,**
1132 **2016 Planning and Zoning Commission meeting. The applicant is requesting a variance**
1133 **to allow the tunnels of the car wash to face SH-205. He explained that according to**
1134 **Section 2.1.8, Auto and Marine-Related Use Conditions, of Article IV, Permissible Uses, of**
1135 **the Unified Development Code (UDC) (e)ntrances and exits to the car wash shall not**
1136 **directly face any public street. To help mitigate for the requested variance the tunnels**
1137 **will be shielded by the point of sale pavilion and landscaping will be added.**

1138
1139 **After brief comments, Councilmember Lewis made a motion to approve the variance**
1140 **request. Councilmember Milder seconded the motion, which passed by a vote of 7 ayes**
1141 **to 0 nays.**
1142

1143 **5. SP2016-009 - Discuss and consider a request by Eric Morff of Cole on**
1144 **behalf of the owner 2804 Ridge, LLC for the approval of variances**
1145 **relating to the building articulation and roof design standards in**
1146 **conjunction with an approved site plan for a restaurant with drive-through**
1147 **(i.e. Panera Bread) on a 0.93-acre parcel of land identified as Lot 2 of the**
1148 **Road Runner Addition, City of Rockwall, Rockwall County, Texas, zoned**
1149 **Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and**
1150 **Scenic Overlay (SOV) Districts, addressed as 2804 S. Goliad Street, and**
1151 **take any action necessary.**

1152 **Mr. Miller explained that the applicant is requesting approval of variances relating to the**
1153 **building articulation and roof design standards in conjunction with an approved site plan**
1154 **for the purpose of constructing a 4,300 sq. ft. restaurant with a drive-through facility (i.e.**
1155 **Panera Bread). The 0.93-acre parcel of land is zoned Commercial (C) District, is within the**
1156 **IH-30 Overlay (IH-30 OV) and the Scenic Overlay (SOV) Districts, and is generally located**
1157 **on the southwest corner of IH-30 and Ridge Road and is addressed as 2804 S. Goliad**
1158 **Street.**

1159
1160 **The applicant is requesting variances to the *Unified Development Code (UDC)* essentially**
1161 **related to the building articulation requirements as well as a variance pertaining to not**
1162 **meeting the pitched roof standards. He explained that one of these two variances will**
1163 **require a simple majority vote; however, the second variance request will require a $\frac{3}{4}$**
1164 **majority vote of Council in order for it to be approved.**

1165
1166 **After brief comments, Councilmember Milder made a motion to approve SP2016-009 and**
1167 **the associated variance request for the following:**

1168 **a) *Article V, Section 4.1 General Commercial District Standards – A variance to allow***
1169 ***for not meeting the Building Articulation requirements for vertical articulation as***
1170 ***established in Art. V, Sec. 4.1, C.1.b. of the Unified Development Code (UDC).***

1171
1172 **Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

1173 **Councilmember Milder subsequently made a motion to approve SP2016-009 and the**
1174 **following variance request:**

1175 **b) *Article V, Section 6.1 General Overlay District Standards – A variance to***
1176 ***allow for not meeting the Pitched Roof standards for buildings less than***
1177 ***6,000 sq. ft. in area as established in Section 6.6, C.2 of the IH-30 OV***
1178 ***District and Section 6.8, D.2. of the SOV District of Art. V, of the Unified***
1179 ***Development Code (UDC).***

1180 **Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

1181 **6. SP2016-010 - Discuss and consider a request by Glen Cox for the**
1182 **approval of shared parking agreement in conjunction with an approved**
1183 **site plan for an office building on a 2.60-acre tract of land identified as Lot**
1184 **1, Block A, Corrigan Law Office Addition [0.31-acres] and Lot 8, Block A,**

1185 Municipal Industrial Park Addition [2.29-acres], City of Rockwall, Rockwall
1186 County, Texas, zoned Light Industrial (LI) District, addressed as 805, 815
1187 & 821 T. L. Townsend Drive, and take any action necessary.

1188 **Mr. Miller provided brief background information on this agenda item. He explained that**
1189 **the Shared Parking Agreement will involve the existing office building located at 815 T. L.**
1190 **Townsend Drive, the proposed office building, and a future building site and is located**
1191 **on a 2.60-acre tract of land zoned Light Industrial (LI) District. The property is generally**
1192 **located at the intersection of T. L. Townsend Drive and Whitmore Drive and is addressed**
1193 **as 805, 815 & 821 T. L. Townsend Drive. It was explained that a Shared Parking**
1194 **Agreement for the office complex will assure that adequate parking will be provided. If**
1195 **approved, the office development will exceed the minimum standards for parking by 4**
1196 **spaces.**

1197
1198 **Councilmember White made a motion to approve SP2016-010. Councilmember**
1199 **Townsend seconded the motion, which passed unanimously (7 ayes to 0 nays).**

1200 **7. SP2014-011 - Discuss and consider a request by Tom Pritchett on behalf**
1201 **of Channell Commercial Corporation for the approval of alternate**
1202 **landscape plan in conjunction with an approved site plan for an office and**
1203 **industrial facility on an 18.763-acre parcel of land being identified as Lot**
1204 **1, Block A, Channell Subdivision, City of Rockwall, Rockwall County,**
1205 **Texas, being zoned Light Industrial (LI) District, situated within the SH-**
1206 **205 By-Pass Corridor Overlay (205 BY-OV) District, addressed as 1700**
1207 **John King Boulevard, and take any action necessary.**

1208 **On July 8, 2014, the Planning and Zoning Commission approved a site plan for a 295,910**
1209 **SF office, manufacturing and warehouse facility identified as the future corporate**
1210 **headquarters for the Channell Commercial Corporation. As part of this case, a landscape**
1211 **plan conforming to the requirements for a property situated in the SH-205 By-Pass**
1212 **Overlay (SH-205 BY OV) District and a Light Industrial (LI) District was approved. The**
1213 **applicant has since requested to change the landscape plan on the grounds that the**
1214 **previously approved plan does not scale well in relation to the building and the**
1215 **intersection at Justin Road and John King Boulevard.**

1216
1217 **Mayor Pruitt made a motion to approve SP2014-011. After brief comments,**
1218 **Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 a yes to 0**
1219 **nays.**

1220
1221
1222 **The Council did not convene in Executive Session following the close of the public**
1223 **meeting agenda.**

1224
1225
1226 **XV. EXECUTIVE SESSION**

1227
1228 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**
1229 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**
1230 **CODE:**

1231

- 1232 1. Discussion regarding legal options available to the City pertaining to
1233 possible violations of drainage and detention development standards
1234 pursuant to Section §551.071 (Consultation with Attorney)
- 1235 2. Discussion regarding a facility agreement for a property adjacent to Ridge
1236 Road pursuant to Section §551.072 (Real Property) and Section
1237 §551.071 (Consultation with Attorney).
- 1238 3. Discussion regarding appointment of city council subcommittees, board
1239 liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074
1240 (Personnel Matters).

1241 **XVI. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

1242
1243 **The Council did not convene in Executive Session following the close of the public**
1244 **meeting agenda.**

1245
1246 **XVII. ADJOURNMENT**

1247
1248 **Mayor Pruitt adjourned the meeting at 10:14 p.m.**

1249
1250
1251 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
1252 **THIS 6th day of June, 2016.**

1253
1254
1255
1256 **ATTEST:** _____
1257 **Jim Pruitt, Mayor**

1258 _____
1259 **Kristy Cole, City Secretary**

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager

FROM: Timothy M. Tumulty, P.E., Director of Public Works/City Engineer

DATE: June 1, 2016

SUBJECT: Traffic Signal Improvements at N. Lakeshore Drive and Masters Drive

Staff received a complaint from a resident on May 21, 2015 regarding a visibility issue at the intersection of North Lakeshore Drive and Masters Boulevard. The complainant stated the northbound left turn movement from North Lakeshore Drive onto Master Boulevard was difficult to make safely due to the horizontal and vertical curvature of the existing roadway. Upon receiving the complaint, staff obtained the services of Kimley-Horn and Associates, Inc. Consulting Engineers to perform a traffic signal warrant study for this intersection. The Texas Manual on Uniform Traffic Control Devices provides guidelines for performing a signal warrant analysis. A traffic signal may be warranted based on traffic volumes, school crossing, vehicle progression, crash history, roadway network or nearby grade crossings. This study evaluated all signal warrant criteria. The intersection was observed to have insufficient sight and stopping sight distance along with meeting three other warrants.

Due to the this intersection meeting signal warrants, the City hired Kimley-Horn and Associates, Inc. to design the traffic signal along with illuminated street signs, pedestrian signals, sidewalk curb ramps and cross walk improvements and at the intersection.

Three (3) bids for construction were received and opened on May 24, 2016. The low bidder was Durable Specialties, Inc. with a bid of \$180,000.00. Funding will be provided through the 2015-16 FY Budget. Staff requests City Council consider approval of the Traffic Signal Improvements at N. Lakeshore Drive and Masters Drive Project to Durable Specialties, Inc. in an amount of \$180,000.00 and take any action necessary.

TMT:jw

Attachments

Cc: Mary Smith, Assistant City Manager
Amy Williams, P.E. Assistant City Engineer
Jeremy White, P.E., CFM, Civil Engineer
Billy Chaffin, Streets and Drainage Superintendent
File

BID TABULATION

CHECKED AND RECEIVED BY: LAS

KIMLEY-HORN AND ASSOCIATES, INC.

Owner: **CITY OF ROCKWALL**
 Job No.: **64420914**
 Project: **LAKESHORE AT MASTERS SIGNAL DESIGN**
 Date: **5/31/2016**

Item No.	Item Description	Quantity - Plan	Unit	BIDDER 1		BIDDER 2		BIDDER 3		Designer	
				Unit Price	Item Cost						
1	MOBILIZATION	1	LS	\$15,000.00	\$15,000.00	\$5,700.00	\$5,700.00	\$4,000.00	\$4,000.00	9361.625	\$9,361.53
2	BARRICADES, SIGNS, AND TRAFFIC	1	LS	\$7,500.00	\$7,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00
3	DRILL SHAFT (TRF SIG POLE) (24 IN)	16	LF	\$200.00	\$3,200.00	\$145.00	\$2,320.00	\$175.00	\$2,800.00	\$150.00	\$2,400.00
4	DRILL SHAFT (TRF SIG POLE) (36 IN)	39	LF	\$425.00	\$16,575.00	\$195.00	\$7,605.00	\$200.00	\$7,800.00	\$250.00	\$9,750.00
5	CONDT (PVC) (SCHD 40) (2')	220	LF	\$13.00	\$2,860.00	\$6.00	\$1,320.00	\$9.00	\$1,980.00	\$8.00	\$1,760.00
6	CONDT (PVC) (SCHD 40) (2') (BORE)	280	LF	\$18.00	\$5,040.00	\$15.00	\$4,200.00	\$18.00	\$5,040.00	\$21.00	\$5,880.00
7	CONDT (PVC) (SCHD 40) (3')	105	LF	\$16.00	\$1,680.00	\$7.00	\$735.00	\$10.00	\$1,050.00	\$9.00	\$945.00
8	CONDT (PVC) (SCHD 40) (4')	230	LF	\$21.00	\$4,830.00	\$8.00	\$1,840.00	\$12.00	\$2,760.00	\$15.00	\$3,450.00
9	CONDT (PVC) (SCHD 40) (4') (BORE)	245	LF	\$26.00	\$6,370.00	\$14.00	\$3,430.00	\$20.00	\$4,900.00	\$25.00	\$6,125.00
10	ELEC CONDR (NO. 4) INSULATED	159	LF	\$2.25	\$357.75	\$1.00	\$159.00	\$2.00	\$318.00	\$2.50	\$397.50
11	ELEC CONDR (NO. 6) BARE	1,173	LF	\$2.00	\$2,346.00	\$0.80	\$938.40	\$1.00	\$1,173.00	\$1.50	\$1,759.50
12	ELEC CONDR (NO. 8) INSULATED	1,416	LF	\$1.75	\$2,478.00	\$0.75	\$1,062.00	\$1.00	\$1,416.00	\$1.25	\$1,770.00
13	ELEC CONDR (NO. 12) INSULATED	450	LF	\$1.20	\$540.00	\$0.65	\$292.50	\$1.00	\$450.00	\$1.00	\$450.00
14	GROUND BOX TY C (162911) W/APRON	5	EA	\$975.00	\$4,875.00	\$600.00	\$3,000.00	\$700.00	\$3,500.00	\$900.00	\$4,500.00
15	ELC SRV TY D 120 / 240 060 (NS) AL (E) PS	1	EA	\$7,000.00	\$7,000.00	\$4,750.00	\$4,750.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
16	INSTALL HWY TRF SIG (ISOLATED)	1	EA	\$10,850.00	\$10,850.00	\$15,380.60	\$15,380.60	\$4,000.00	\$4,000.00	\$25,000.00	\$25,000.00
17	TRF SIG CBL (TY A) (12 AWG) (2 CONDR)	604	LF	\$1.32	\$797.28	\$2.00	\$1,208.00	\$1.00	\$604.00	\$1.50	\$906.00
18	TRF SIG CBL (TY A) (14 AWG) (5 CONDR)	395	LF	\$1.32	\$521.40	\$2.10	\$829.50	\$1.00	\$395.00	\$1.75	\$691.25
19	TRF SIG CBL (TY A) (14 AWG) (7 CONDR)	65	LF	\$1.66	\$1,079.00	\$2.20	\$1,430.00	\$1.00	\$65.00	\$1.75	\$113.75
20	TRF SIG CBL (TY A) (14 AWG) (10 CONDR)	285	LF	\$3.25	\$926.25	\$2.60	\$741.00	\$2.00	\$570.00	\$2.50	\$712.50
21	TRF SIG CBL (TY A) (14 AWG) (20 CONDR)	524	LF	\$5.40	\$2,829.60	\$4.00	\$2,096.00	\$3.00	\$1,572.00	\$4.00	\$2,096.00
22	BACK PLATE (12") (3 SEC) (VENTED) ALUM	7	EA	\$120.00	\$840.00	\$60.00	\$420.00	\$110.00	\$770.00	\$110.00	\$770.00
23	BACK PLATE (12") (4 SEC) (VENTED) ALUM	1	EA	\$132.00	\$132.00	\$70.00	\$70.00	\$120.00	\$120.00	\$125.00	\$125.00
24	VEH SIG SEC (12 IN) LED (GRN)	7	EA	\$275.00	\$1,925.00	\$285.00	\$1,995.00	\$300.00	\$2,100.00	\$250.00	\$1,750.00
25	VEH SIG SEC (12 IN) LED (GRN ARW)	1	EA	\$275.00	\$275.00	\$285.00	\$285.00	\$300.00	\$300.00	\$250.00	\$250.00
26	VEH SIG SEC (12 IN) LED (VEL)	7	EA	\$275.00	\$1,925.00	\$285.00	\$1,995.00	\$300.00	\$2,100.00	\$250.00	\$1,750.00
27	VEH SIG SEC (12 IN) LED (VEL ARW)	2	EA	\$275.00	\$550.00	\$285.00	\$570.00	\$300.00	\$600.00	\$250.00	\$500.00
28	VEH SIG SEC (12 IN) LED (RED)	7	EA	\$275.00	\$1,925.00	\$285.00	\$1,995.00	\$300.00	\$2,100.00	\$250.00	\$1,750.00
29	VEH SIG SEC (12 IN) LED (RED ARW)	1	EA	\$275.00	\$275.00	\$285.00	\$285.00	\$300.00	\$300.00	\$250.00	\$250.00
30	INS TRF SIG PL AM(S) 1 ARM (40') LUM &	1	EA	\$8,816.00	\$8,816.00	\$6,800.00	\$6,800.00	\$8,400.00	\$8,400.00	\$8,000.00	\$8,000.00
31	INS TRF SIG PL AM(S) 1 ARM (44') LUM &	1	EA	\$8,925.00	\$8,925.00	\$6,900.00	\$6,900.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
32	INS TRF SIG PL AM(S) 1 ARM (48') LUM &	1	EA	\$9,949.00	\$9,949.00	\$7,000.00	\$7,000.00	\$9,400.00	\$9,400.00	\$9,000.00	\$9,000.00
33	PED PUSH BUTTON STATION ASSEMBLY	1	EA	\$900.00	\$900.00	\$750.00	\$750.00	\$900.00	\$900.00	\$1,500.00	\$1,500.00
34	PED POLE ASSEMBLY	2	EA	\$1,150.00	\$2,300.00	\$1,400.00	\$2,800.00	\$950.00	\$1,900.00	\$1,700.00	\$3,400.00
35	VIVDS PROCESSOR SYSTEM	1	EA	\$5,840.00	\$5,840.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$5,500.00	\$5,500.00
36	VIVDS CAMERA ASSEMBLY	3	EA	\$1,919.00	\$5,757.00	\$1,200.00	\$3,600.00	\$1,350.00	\$4,050.00	\$1,700.00	\$5,100.00
37	VIVDS SET-UP SYSTEM	1	EA	\$650.00	\$650.00	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00	\$600.00
38	VIVDS COMMUNICATION CABLE (COAXIAL)	680	LF	\$3.25	\$2,210.00	\$3.00	\$2,040.00	\$2.00	\$1,360.00	\$2.75	\$1,870.00
39	PED SIG SEC (LED) (COUNTDOWN)	4	EA	\$750.00	\$3,000.00	\$600.00	\$2,400.00	\$550.00	\$2,200.00	\$600.00	\$2,400.00
40	PED DETECT PUSH BUTTON (AFS)	4	EA	\$1,941.00	\$7,764.00	\$1,200.00	\$4,800.00	\$1,400.00	\$5,600.00	\$900.00	\$3,600.00
41	SIGNAL RELATED ALUMINUM SIGNS	2	EA	\$625.00	\$1,250.00	\$250.00	\$500.00	\$300.00	\$600.00	\$250.00	\$500.00
42	SIGNAL RELATED LED ILSN SIGNS (DUAL)	3	EA	\$3,786.00	\$11,358.00	\$2,800.00	\$8,400.00	\$3,200.00	\$9,600.00	\$1,000.00	\$3,000.00
43	CABINET PAD AND CABINET BASE	1	EA	\$3,750.00	\$3,750.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$1,800.00	\$1,800.00
44	OPTICOM PROCESSOR SYSTEM	1	EA	\$3,134.00	\$3,134.00	\$2,000.00	\$2,000.00	\$2,300.00	\$2,300.00	\$2,000.00	\$2,000.00
45	OPTICOM CAMERA ASSEMBLY	2	EA	\$1,182.00	\$2,364.00	\$600.00	\$1,200.00	\$850.00	\$1,700.00	\$1,700.00	\$3,400.00
46	OPTICOM CABLE	418	LF	\$1.90	\$794.20	\$2.00	\$836.00	\$1.00	\$418.00	\$2.00	\$836.00
47	CONTROLLER CABINET AND EQUIPMENT	1	EA	\$18,225.00	\$18,225.00	\$16,000.00	\$16,000.00	\$11,000.00	\$11,000.00	\$15,000.00	\$15,000.00
48	LED TRAFFIC SIGNAL POLE LUMINAIRES	3	EA	\$995.00	\$2,985.00	\$650.00	\$1,950.00	\$800.00	\$1,800.00	\$1,000.00	\$3,000.00
49	REMOVE AND RELOCATE EX PED	2	EA	\$175.00	\$350.00	\$250.00	\$500.00	\$250.00	\$500.00	\$150.00	\$300.00
50	REMOVE 4" PVMT MRK (W)	640	LF	\$0.70	\$448.00	\$1.00	\$640.00	\$3.00	\$1,920.00	\$0.50	\$320.00
51	REMOVE 4" SIDEWALK	41	SY	\$47.25	\$1,937.25	\$1.00	\$41.00	\$30.00	\$1,230.00	\$13.00	\$533.00
52	REMOVE 12" PVMT MRK (W) STOP BAR	25	LF	\$4.00	\$100.00	\$6.00	\$150.00	\$6.00	\$150.00	\$1.25	\$31.25
53	REMOVE CONC CURB	94	LF	\$18.00	\$1,692.00	\$12.00	\$1,128.00	\$14.00	\$1,316.00	\$6.00	\$564.00
54	REMOVE WHEEL CHAIR RAMP	15	SY	\$138.00	\$2,070.00	\$95.00	\$1,425.00	\$145.00	\$2,175.00	\$25.00	\$375.00
55	REMOVE RDWY ILL ASSEM	1	EA	\$825.00	\$825.00	\$600.00	\$600.00	\$1,203.00	\$1,203.00	\$500.00	\$500.00
56	INSTALL CURB RAMP (TY 1)	1	EA	\$2,500.00	\$2,500.00	\$1,400.00	\$1,400.00	\$1,500.00	\$1,500.00	\$1,700.00	\$1,700.00
57	INSTALL CURB RAMP (TY 11)	2	EA	\$2,500.00	\$5,000.00	\$1,600.00	\$3,200.00	\$1,900.00	\$3,800.00	\$1,500.00	\$3,000.00
58	INSTALL CURB RAMP (TY 21)	2	EA	\$2,725.00	\$5,450.00	\$7,500.00	\$15,000.00	\$4,000.00	\$8,000.00	\$2,500.00	\$5,000.00
59	INSTALL CURB RAMP (TY 2)	1	EA	\$2,500.00	\$2,500.00	\$7,400.00	\$7,400.00	\$1,900.00	\$1,900.00	\$1,600.00	\$1,600.00
60	INSTALL CONC DIRECTIONAL ISLAND	6	SY	\$282.00	\$1,692.00	\$600.00	\$3,600.00	\$490.00	\$2,940.00	\$55.00	\$330.00
61	INSTALL CONC MEDIAN NOSE	6	SY	\$282.00	\$1,692.00	\$750.00	\$4,500.00	\$490.00	\$2,940.00	\$85.00	\$510.00
62	INSTALL CONC CURB (TY II)	135	LF	\$41.45	\$5,595.75	\$22.00	\$2,970.00	\$20.00	\$2,700.00	\$15.00	\$2,025.00
63	INSTALL CONC SIDEWALK (4')	35	SY	\$81.00	\$2,835.00	\$108.00	\$3,780.00	\$65.00	\$2,275.00	\$50.00	\$1,750.00
64	INSTALL PV MRK TY C (W) (ONLY)	3	EA	\$325.00	\$975.00	\$200.00	\$600.00	\$420.00	\$1,260.00	\$275.00	\$825.00
65	INSTALL PV MRK TY C (W) (ARROW)	3	EA	\$475.00	\$1,425.00	\$250.00	\$750.00	\$350.00	\$1,050.00	\$225.00	\$675.00
66	INSTALL PV MRK TY C (W) (4') (SLD)	100	LF	\$1.95	\$195.00	\$3.00	\$300.00	\$3.00	\$300.00	\$3.00	\$300.00
67	INSTALL PV MRK TY C (W) (24') (SLD) -	82	LF	\$10.10	\$828.20	\$15.00	\$1,230.00	\$20.00	\$1,640.00	\$13.00	\$1,066.00
68	INSTALL PV MRK TY C (W) (24') (SLD) -	160	LF	\$10.10	\$1,616.00	\$15.00	\$2,400.00	\$20.00	\$3,200.00	\$13.00	\$2,080.00
69	IRRIGATION SYSTEM ADJUSTMENTS FOR	1	LS	\$2,650.00	\$2,650.00	\$6,000.00	\$6,000.00	\$1,190.00	\$1,190.00	\$1,000.00	\$1,000.00
LAKESHORE AT MASTERS SIGNAL DESIGN					\$246,872.08		\$198,255.00		\$180,000.00		\$198,703.28



May 31, 2016

Jeremy White, P.E., CFM
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

**RE: *Traffic Signal Intersection Improvements – N Lakeshore Drive at Masters Drive
KH No. 064420914***

Dear Jeremy:

On May 24, 2016, the City of Rockwall received bids for the N Lakeshore Drive at Masters Drive project. The following bid proposals were received:

Bidder	Base Bid + Bid Alternate
Bean Electrical, Inc.	\$ 246,872.08
Roadway Solutions, Inc.	\$ 198,255.00
Durable Specialties, Inc.	\$ 180,000.00

Kimley-Horn and Associates, Inc. has reviewed the lowest bidder's qualifications and has verified that the Contractor's bonding company is licensed in the State of Texas. We are in the process of following up with their references. Based on these reviews, it appears that Durable Specialties, Inc. is the lowest responsive bidder.

Enclosed is a copy of the bid tabulation for your reference. Thank you for the opportunity to be of service to the City of Rockwall.

Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Thomas P. Grant, P.E., PTOE

Enclosure

QUALIFICATION STATEMENT OF BIDDER

Engineering Department
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Bidder: Durable Specialties, Inc.

Circle One: Sole Proprietor Partnership Corporation Joint Venture

Name: Durable Specialties, Inc Partner: _____

Address: PO Box 535969 Address: _____

City: Grand Prairie City: _____

Phone: 972-296-6324 Phone: _____

Principal Place of Business: _____

Tarrant, Texas
County & State

County & State

If the Bidder is a corporation, fill out the following:

State and County of Incorporation: Tx.

Location of Principal Office: 2302 Paddock Way, Grand Prairie, Tx 75050

Contact Person(s) at Office: Patrick Bryan Phone: 972-296-6324

List Officers of the Corporation and person(s) authorized to execute Contracts on Behalf of the Corporation:

Name: Jeffrey C Bryan Title: President

Name: Patrick C Bryan Title: Vice-President of Operations

Name: _____ Title: _____

Name: _____ Title: _____

How many years has your organization been in business as a General Contractor? 31

Greatest number of contracts in excess of \$100,000 under construction at one time in company's history: 45

Greatest number of contracts in excess of \$500,000 under construction at one time in company's history: 15

Total approximate value of incomplete work outstanding: \$ 16,000,000.00

List major projects of the type of work qualifying for or similar work completed in the last three years, give the following information for each project:

Project: STP 2013 (552) DSI # 320

Owner/Engineer: TxDOT - Tarrant

Contact Person: Lou Ann Parker Phone: 817-370-3602

Date of Completion: 9-30-15 Contract Price: 869,070.55

Project: STP 2014 (353)G DSI # 410

Owner/Engineer: TxDOT - Tarrant

Contact Person: Lou Ann Parker Phone: 817-370-3602

Date of Completion: 12-22-15 Contract Price: 1,388,201.34

Project: STP 2015 (852) HES DSI # 520

Owner/Engineer: TxDOT - Tarrant

Contact Person: Lou Ann Parker Phone: 817-370-3602

Date of Completion: 4-1-16 Contract Price: 177,985.19

Project: Illuminated Street Name Sign and Battery Backup Unit Installation

Owner/Engineer: City of South Lake

Contact Person: Alex Ayala Phone: 817-748-8274

Date of Completion: 6-17-15 Contract Price: \$764,445.00

Project: Advanced Transportation Management Services
Owner/Engineer: DFW Airport
Contact Person: Richard Gurley Phone: 972-973-1771
Date of Completion: 8-26-13 Contract Price: \$1,334,907.00

Project: _____
Owner/Engineer: _____
Contact Person: _____ Phone: _____
Date of Completion: _____ Contract Price: _____

Project: _____
Owner/Engineer: _____
Contact Person: _____ Phone: _____
Date of Completion: _____ Contract Price: _____

Project: _____
Owner/Engineer: _____
Contact Person: _____ Phone: _____
Date of Completion: _____ Contract Price: _____

Project: _____
Owner/Engineer: _____
Contact Person: _____ Phone: _____
Date of Completion: _____ Contract Price: _____

(If Necessary - List Additional Projects by Using Attachments)

List **incomplete** projects, including the following information for each incomplete project listed:

Project: STP 2013 (533) DSI # 330

Owner/Engineer: TxDOT - Dallas

Contact Person: Greg Perkins Phone: 214-320-6694

Value of Incomplete Work: _____

Project: STP 1402 (027) DSI # 436

Owner/Engineer: TxDOT - Dallas

Contact Person: Greg Perkins Phone: 214-320-6694

Value of Incomplete Work: _____

Project: RMC - 627 043001 DSE # 449

Owner/Engineer: TxDOT - Dallas

Contact Person: Greg Perkins Phone: 214-320-6694

Value of Incomplete Work: _____

Project: Traffic Signal Improvements SA1

Owner/Engineer: City of University Park

Contact Person: Randy Brown Phone: 214-363-1644

Value of Incomplete Work: _____

Project: Traffic Signal Install ~~SA1~~ 603

Owner/Engineer: City of Frisco

Contact Person: Shelley Lang Phone: 972-292-5455

Value of Incomplete Work: _____

(If Necessary - List Additional Projects by Using Attachments)

If company is under new management, please list names of staff and qualification and/or experience of said persons. (Please use attachments).

Have you or any present partner(s) or officer(s) failed to complete a contract? No
If so, name of owner and/or surety:

Contact Person: _____ Phone: _____

List any unsatisfied demands upon you as to your accounts payable, please use attachments.

Bank Reference:

Bank: Bank of Desoto City: Desoto

Address: PO Box 7777 Phone: 972-780-7777

Contact Officer: Jimmy Monkres

Other Credit References:

Name: Dealers Electric Supply Name: Structural + Steel

Address: 1107 S. Cedar Ridge Dr Address: 1320 University Dr

City: Duncanville City: Ft. Worth

Phone: 972-709-0025 Phone: 817-332-7417

Municipal Reference:

City: Dallas

Contact Person: Matt Tilke Title: _____

Address: 1500 Marilla St., Dallas, Tx 75201 Phone: 214-670-5892

REFERENCE STATEMENT OF BIDDER'S SURETY

Bidder: Durable Specialties, Inc.

Address: P.O. Box 535969, Grand Prairie, TX 75050

1. For this Bidder, how many contracts **that are now complete** has this surety furnished contract bonds? In excess of 100
2. For this Bidder, how many **incomplete contracts** has this surety furnished contract bonds? under 20
3. What is the maximum bonding capacity of this Bidder? \$ 20,000,000. Aggregate
4. Does the current financial information on this Bidder indicate solvency and a financial ability to complete this contract? Yes
5. Does the information available to this surety indicate that the contractor pays accounts when due? Yes If not, give details: _____
6. Is it the surety's opinion that the bidder has sufficient experience and financial resources to satisfactorily perform the contract? Yes
7. Provided this bidder does not assume other commitments or that this surety does not acquire further information that in your opinion will materially affect the bidder's capacity to perform this contract, will you furnish the bonds as specified: Yes

REMARKS:

Surety: Great American Insurance Company

Signed: *Malay Kinde*

Title: Financial Products Underwriter

Address: 2435 N. Central Expressway, Suite 600

Richardson, TX 75080

City State Zip

Phone: 972-437-7195 // 800-437-7843

BIDDER'S RELEASE OF QUALIFICATION INFORMATION

Pursuant to advertisement for bids and in conformance with Instructions to Bidders for types of work outlined in Bidder's Statement of Qualifications, the undersigned is submitting information as required with the understanding that the purpose is for the City's confidential use, only to assist in determining the qualifications of Bidder's organization to perform the type and magnitude of work designated, and further, Bidder guarantees the truth and accuracy of all statements made, and will accept the City's determination of qualifications without prejudice. The surety herein named, any other bonding company(s), bank(s), subcontractor(s), supplier(s), or any other person(s), firm(s) or corporation(s) with whom Bidder has done business, or who have extended any credit to Bidder is (are) hereby authorized to furnish the City with any information the City may request concerning performance on previous work and Bidder's credit standing with any of them; and Bidder hereby releases any and all such parties from any legal responsibility whatsoever on account of having furnished such information to the City:

Signed: *P.C.B.* Title: *Vice-President of OPS*
Printed Name: Patrick C Bryan Email: Patrick@DurableSpecialties.com
Bidder: Durable Specialties, Inc Date: 5-26-16

LOCATION OF LOCAL UNDERWRITING OFFICE OF PROPOSED SURETY

Name: *Malay Kinder* Phone: 972-437-7195
Printed Name: Great American Ins. Co. / Malay Kinder Email: MKinder@gaig.com
Address: 2435 N. Central Expressway, Suite 600 City: Richardson State: TX

BIDDER'S LIST OF PROPOSED SUB-CONTRACTORS

1. Sub-Contractor / Material Supplier:

Company Name: Roadmaster Striping

Type of Work to Be Performed: Pavement Markings

Contact Person: Dino Vasquez Title: _____

Email: Dino.Vasquez@roadmaster.com Phone: 903-326-4530

2. Sub-Contractor / Material Supplier:

Company Name: Structural + Steel Products

Type of Work to Be Performed: Material Supplier

Contact Person: Jessica Spurgeon Title: _____

Email: Jspurgeon@s-steel.com Phone: 817-869-2301

3. Sub-Contractor / Material Supplier:

Company Name: Paradigm Traffic Systems Inc.

Type of Work to Be Performed: Material Supplier

Contact Person: Shelly Anthony Title: _____

Email: SAnthony@ParadigmTraffic.com Phone: 817-831-9406

4. Sub-Contractor / Material Supplier:

Company Name: Techline

Type of Work to Be Performed: material Supplier

Contact Person: Tracy Soltis Title: _____

Email: Tracy.soltis@techline-inc.com Phone: 830-964-5549

5. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

6. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

7. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

8. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

9. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

10. Sub-Contractor / Material Supplier:

Company Name: _____

Type of Work to Be Performed: _____

Contact Person: _____ Title: _____

Email: _____ Phone: _____

LIABILITIES AND STOCKHOLDERS' EQUITY

CURRENT LIABILITIES

Accounts payable	\$ 1,960,527
Accrued expenses	532,682
Current portion of notes payable	101,777
Income taxes payable	701,769
Billings in excess of costs and estimated earnings on contracts in progress	<u>266,400</u>

Total current liabilities 3,563,155

LONG-TERM LIABILITIES

Note payable	80,961
Deferred income tax liability	<u>65,186</u>

Total long-term debt liabilities 146,147

Total liabilities 3,709,302

STOCKHOLDERS' EQUITY

Common stock, \$1 par value; 100,000 shares authorized; 20,000 shares issued and outstanding	20,000
Retained earnings	<u>6,020,897</u>

Total stockholders' equity 6,040,897

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY \$ 9,750,199

DURABLE SPECIALTIES, INC.
BALANCE SHEET
MAY 31, 2014

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 895,079
Certificate of deposit	126,329
Trading securities, at fair value	859,982
Construction contract receivables	3,854,979
Accounts receivable - related parties	26,935
Costs and estimated earnings in excess of billings on contracts in progress	2,995,716
Prepaid expenses	44,181
Deferred income tax asset	<u>26,618</u>

Total current assets 8,829,819

PROPERTY AND EQUIPMENT, NET 887,530

OTHER ASSETS 32,850

TOTAL ASSETS \$ 9,750,199

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <u>Durable Specialties, Inc.</u>		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) <u>PO Box 535969</u>		Requester's name and address (optional)
	6 City, state, and ZIP code <u>Grand Prairie, TX. 75053-5969</u>		
	7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"> </td> </tr> </table>									<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"> </td> </tr> </table>								

or

Employer identification number											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;">7</td> <td style="width: 20px; height: 20px;">5</td> <td style="width: 20px; height: 20px;">-</td> <td style="width: 20px; height: 20px;">1</td> <td style="width: 20px; height: 20px;">9</td> <td style="width: 20px; height: 20px;">6</td> <td style="width: 20px; height: 20px;">3</td> <td style="width: 20px; height: 20px;">4</td> <td style="width: 20px; height: 20px;">5</td> <td style="width: 20px; height: 20px;">9</td> </tr> </table>	7	5	-	1	9	6	3	4	5	9	
7	5	-	1	9	6	3	4	5	9		

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶ <u>Melissa Hedgepath</u>	Date ▶ <u>5-27-16</u>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Durable Specialties, Inc.
Grand Prairie, TX United States

Certificate Number:
2016-62184

Date Filed:
05/26/2016

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Rockwall

Date Acknowledged:

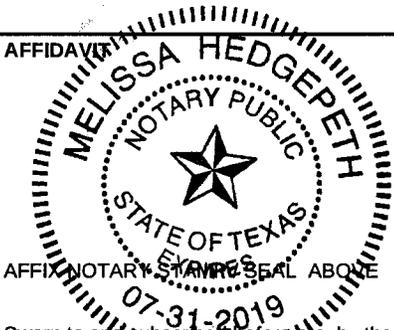
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
CIP 2015-015
TRAFFIC SIGNAL INTERSECTION IMPROVEMENTS AT N. LAKESHORE DRIVE & MASTERS DRIVE

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Bryan, JEFFREY	FT. WORTH, TX United States	X	
	Bryan, DSI Trust, PATRICK	Grand Prairie, TX United States	X	
	Bryan Warnack, DSI Trust, JENNIFER	Grand Prairie, TX United States	X	
	Bryan, DSI Trust, CHAD	Grand Prairie, TX United States	X	

5 Check only if there is NO Interested Party.

6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.



[Handwritten Signature]

Signature of authorized agent of contracting business entity

AFFIX NOTARY PUBLIC SEAL ABOVE

Sworn to and subscribed before me, by the said Patrick C. Bryan, this the 26th day of May, 2016, to certify which, witness my hand and seal of office.

Melissa Hedgepeth Melissa Hedgepeth Admin Asst.
Signature of officer administering oath Printed name of officer administering oath Title of officer administering oath

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**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 16-35**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM-TO-MARKET ROAD NO. 552 OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration that width and condition of the pavement and other circumstances such portion of said street or highway, as well as the traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway

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

SECTION 1. That upon the basis of an engineering and traffic investigation heretofore made as a authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles on the attached Exhibit "A" (strip map) are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, as set forth within this ordinance;

SECTION 2. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon Farm-to-Market Road No. 552 from State Highway No. 205 to John King Boulevard within the corporate limits of the City of Rockwall in excess of speeds of 45 miles per hour and from John King Boulevard to MP 002.709 west of Farm-to-Market Road No. 1141 within the corporate limits of the City of Rockwall in excess of speeds of 50 miles per hour as set forth in Exhibit "A".

SECTION 3. That the Mayor of Rockwall is hereby authorized to cause to be erected, appropriated signs indicating such speed zones.

SECTION 4. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 5. That 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 6. That this ordinance shall become effective immediately upon its passage and publication in accordance with the City Charter.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS ON THIS 6TH DAY OF JUNE, 2016.**

APPROVED:

Jim Pruitt, Mayor
City of Rockwall, Texas

ATTEST:

Kristy Cole, City Secretary
City of Rockwall, Texas

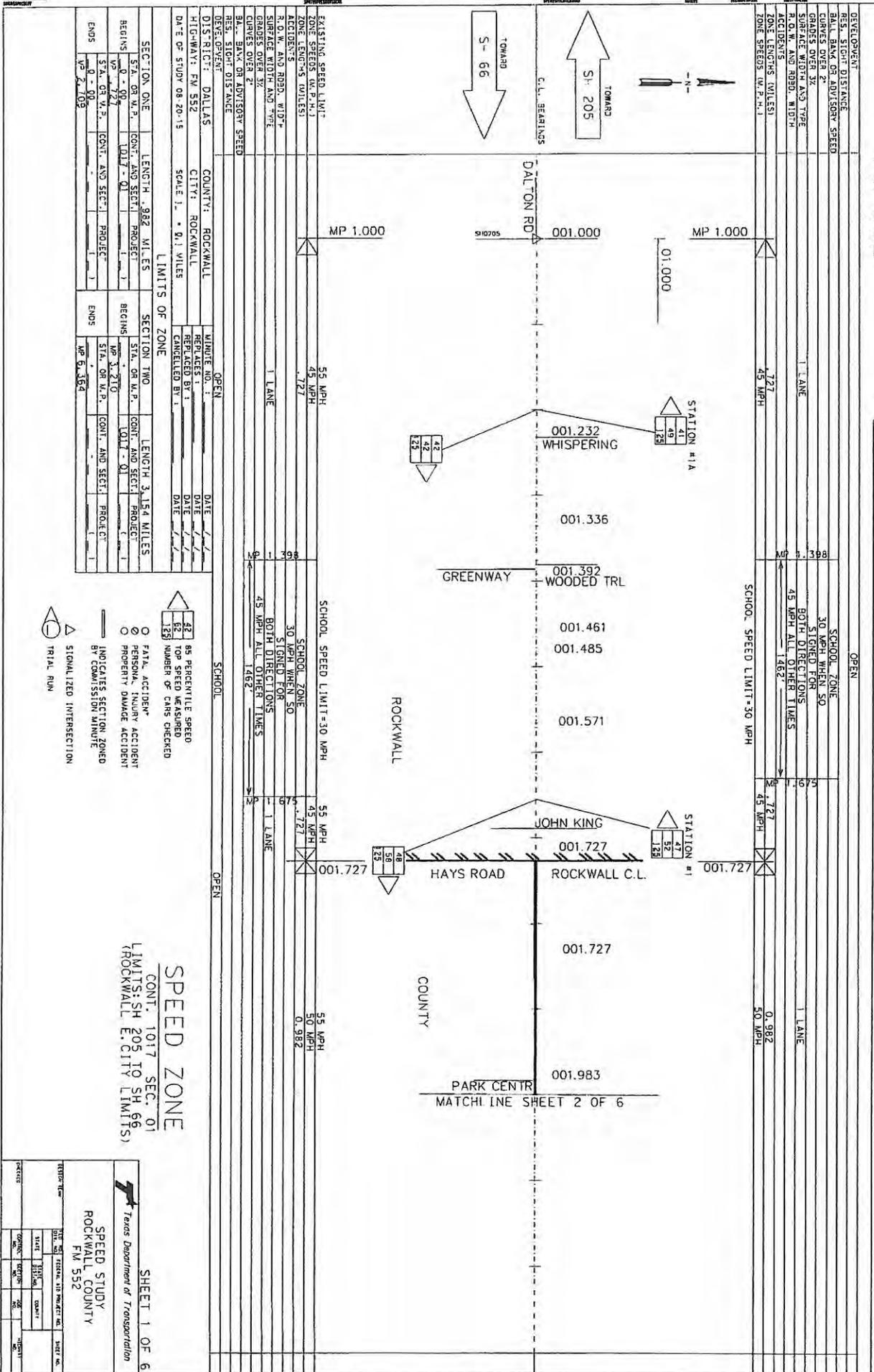
APPROVED AS TO LEGAL FORM:

Frank Garza, City Attorney
City of Rockwall, Texas

1st Reading: 05-16-2016

2nd Reading: 06-06-2016

FM 552

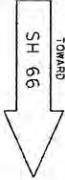
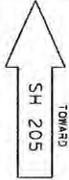
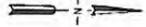


OPEN

DEVELOPMENT
 RES. SIGN DISTANCE
 BALL BANK OR ADVISORY SPEED
 CURVES OVER 2°
 GRADES OVER 3%
 SURFACE WIDTH AND TYPE
 R.O.W. AND ROAD WIDTH
 ACCIDENTS
 ZONE LENGTHS (MILES)
 ZONE SPEEDS (V.P.M.)

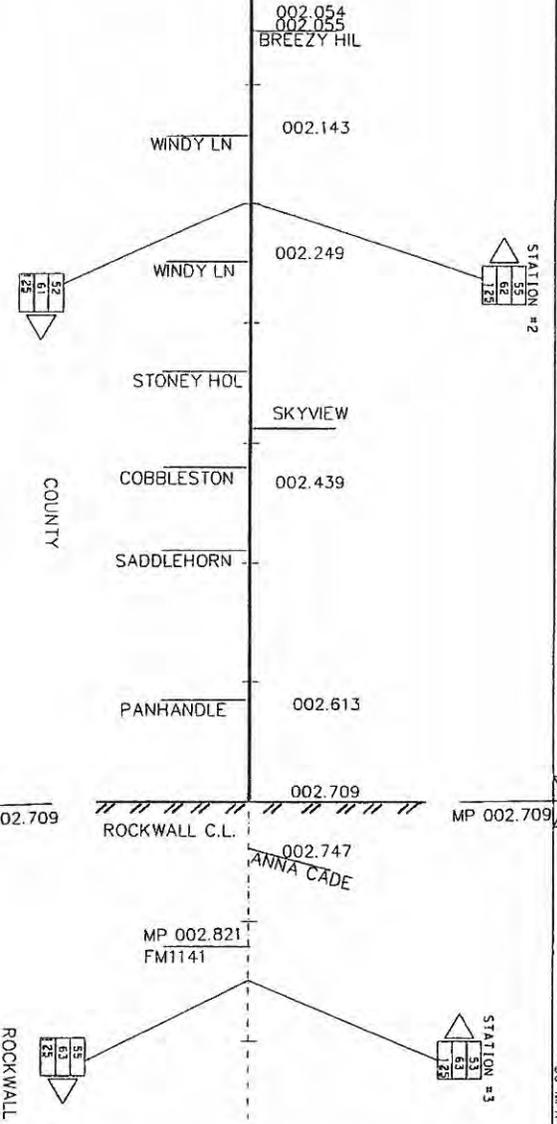
1 LANE
 0.982
 50 MPH

0.501
 50 MPH



C.L. BEARINGS

MATCHLINE SHEET 1 OF 6



MATCHLINE SHEET 3 OF 6

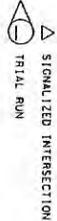
EXISTING SPEED LIMIT
 ZONE SPEEDS (V.P.M.)
 ZONE LENGTHS (MILES)
 ACCIDENTS
 R.O.W. AND ROAD WIDTH
 SURFACE WIDTH AND TYPE
 GRADES OVER 3%
 CURVES OVER 2°
 BALL BANK OR ADVISORY SPEED
 RES. SIGN DISTANCE
 DISTRICT: DALLAS
 HIGHWAY: FM 552
 DATE OF STUDY OR 20-15
 SCALE 1" = 0.1 MILES

55 MPH
 50 MPH
 0.982

55 MPH
 50 MPH
 0.501

LIMITS OF ZONE

SECTION ONE	LENGTH	MILES	SECTION TWO	LENGTH	MILES
STA. OR W.P.	CONT. AND SECT.	PROJECT	STA. OR W.P.	CONT. AND SECT.	PROJECT
BEGINS			BEGINS		
MP			MP		
STA. OR W.P.	CONT. AND SECT.	PROJECT	STA. OR W.P.	CONT. AND SECT.	PROJECT
ENDS			ENDS		
MP			MP		



SPEED ZONE

CONT. 1017 SEC. 01
 LIMITS: SH 205 TO SH 66
 (ROCKWALL E.CITY LIMITS)

TEXAS Department of Transportation
SPEED STUDY
 ROCKWALL COUNTY
 FM 552

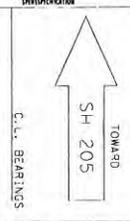
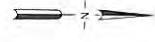
SHEET 2 OF 6

DATE	BY	PROJECT NO.	SHEET NO.

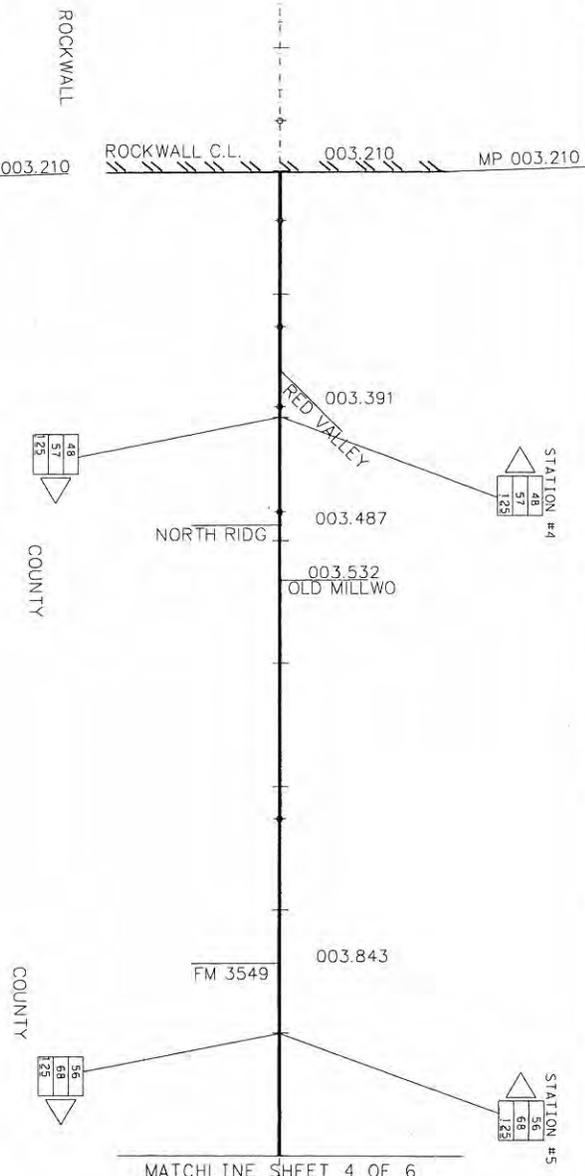
DEVELOPMENT
 RES. SIGHT DISTANCE
 BAL. BANK OR ADVISORY SPEED
 CORNERS OVER 2'
 GRADES OVER 2%
 R.O.W. AND R.R.D. WIDTH
 ACCIDENTS
 ZONE LENGTHS (MILES)
 ZONE SPEEDS (M.P.H.)

0.501
 50 MPH

1 LANE
 3.154
 55 MPH



MATCHLINE SHEET 2 OF 6



MATCHLINE SHEET 4 OF 6

EXISTING SPEED LIMIT
 ZONE SPEEDS (M.P.H.)
 ZONE LENGTHS (MILES)
 ACCIDENTS
 R.O.W. AND R.R.D. WIDTH
 SURFACE WIDTH AND TYPE
 CHANGES OVER 2%
 BAL. BANK OR ADVISORY SPEED
 RES. SIGHT DISTANCE

55 MPH
 50 MPH
 0.501

55 MPH
 55 MPH
 3.154

1 LANE

DISTRICT: DALLAS		COUNTY: ROCKWALL	
HIGHWAY: FM 552		CITY: ROCKWALL	
DATE OF STUDY OR 20-15		SCALE: 1" = 0.1 MILES	
SECTION ONE		SECTION TWO	
STA. OR M.P.	LENGTH	STA. OR M.P.	LENGTH
0 + 00	MILES	MP	MILES
CONT. AND SECT.	PROJECT	CONT. AND SECT.	PROJECT
ENDS	MP	ENDS	MP

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 129 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
 CONT. 1017 SEC. 01
 LIMITS: SH 205 TO SH 66
 (ROCKWALL E. CITY LIMITS)

Texas Department of Transportation

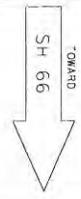
SPEED STUDY
 ROCKWALL COUNTY
 FM 552

SHEET 3 OF 6

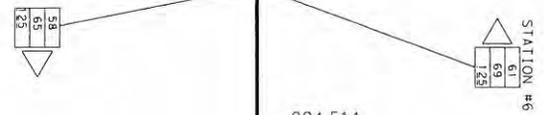
SECTION	NO.	FEDERAL AND PROJECT NO.	SHEET NO.
STATE	SECTION	COUNTY	
DATE	NO.	NO.	NO.

DEVELOPMENT
 RES. SIGN DISTANCE
 BUL. SIGN DIVISION SPEED
 GRADES OVER 2'
 SIGNAGE WIDTH AND TYPE
 R.O.W. AND RBD. WIDTH
 ACCIDENTS
 ZONE LENGTHS (M.P.H.)
 ZONE SPEEDS (M.P.H.)

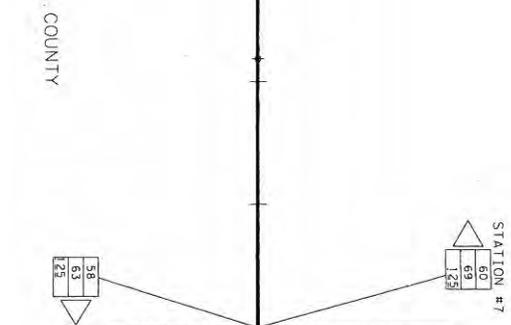
OPEN
 1 LANE
 3.154
 55 MPH



MATCHLINE SHEET 3 OF 6



004.514
 N SMITH RD



MATCHLINE SHEET 5 OF 6

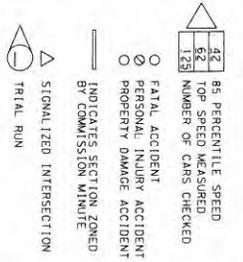
COUNTY

EXISTING SPEED LIMIT
 ZONE SPEEDS (M.P.H.)
 ZONE LENGTHS (MILES)
 ACCIDENTS
 SUB. AND RBD. WIDTH
 GRADES OVER 2'
 CURVES OVER 2'
 BAL. BANK OR ADVISORY SPEED
 RES. SIGN DISTANCE
 DEVELOPMENT

55 MPH
 55 MPH
 3.154
 1 LANE

OPEN

DISTRICT: DALLAS	COUNTY: ROCKWALL	MINUTE NO.:	DATE: / /
HIGHWAY: FM 552	CITY: ROCKWALL	REPLACES:	DATE: / /
DATE OF STUDY: 08-20-15	SCALE: 1" = 0.1 MILES	REPLACED BY:	DATE: / /
LIMITS OF ZONE		CANCELLED BY:	DATE: / /
SECTION ONE	LENGTH	SECTION TWO	LENGTH
STA. OR M.P.	CONT. AND SECT.	STA. OR M.P.	CONT. AND SECT.
MP	PROJECT	MP	PROJECT
ENDS	PROJECT	ENDS	PROJECT
MP	PROJECT	MP	PROJECT



SPEED ZONE
 CONT. 1017 SEC. 01
 LIMITS: SH 205 TO SH 66
 (ROCKWALL E. CITY LIMITS)

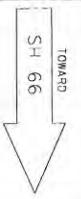
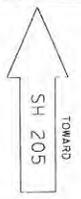
SHEET 4 OF 6

Texas Department of Transportation

SPEED STUDY
 ROCKWALL COUNTY
 FM 552

PROJECT NO.	SECTION NO.	SHEET NO.
DATE	SCALE	PROJECT NO.
CHECKED	DATE	PROJECT NO.

DEVELOPMENT
RES. SIGHT DISTANCE
BALL BANK OR ADVISORY SPEED
CURVES OVER 2°
ROAD AGE AND TYPE
ROAD AGE AND ROAD WIDTH
ACCIDENTS
ZONE LENGTHS (MILES)
ZONE SPEEDS (M.P.H.)

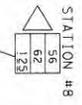


C.L. BEARINGS

MATCHLINE SHEET 4 OF 6

LYDIA LANE 005.049

PHYLLIS LN 005.190



N KING RD 005.624

HIGH GLEN 005.706

MEADOW RID 005.869

MATCHLINE SHEET 6 OF 6

OPEN

1 LANE

3.154
55 MPH

COUNTY

55 MPH
55 MPH
3.154

1 LANE

RESIDENTIAL

DISTRICT: DALLAS COUNTY: ROCKWALL
+1G-WAY: FV 552 CITY: ROCKWALL
DATE OF STUDY 08-20-15 SCALE 1" = 0.1 MILES

SECTION ONE		LENGTH	SECTION TWO		LENGTH
STA. OR V.P.	CONT. AND SECT.	MILES	STA. OR V.P.	CONT. AND SECT.	MILES
BEGINS			BEGINS		
ENDS			ENDS		

- 42 85 PERCENTILE SPEED
- 62 TOP SPEED MEASURED
- 125 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- STOKALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
CONT. 1017 SEC. 01
LIMITS+SH 205 TO SH 66
(ROCKWALL E.CITY LIMITS)

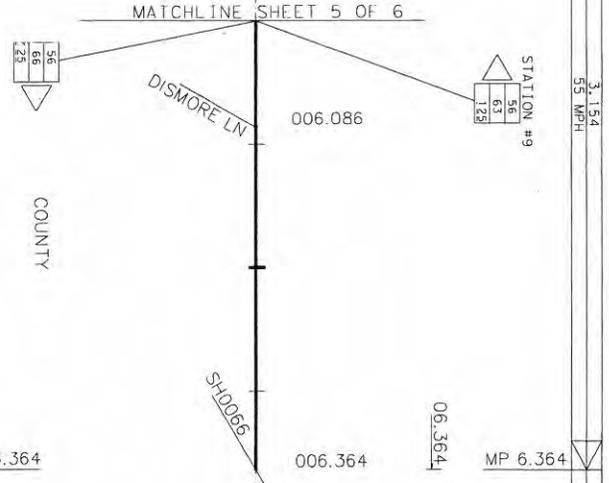
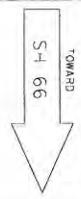
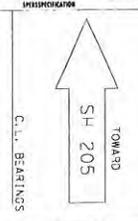
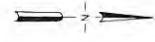
SHEET 5 OF 6

Texas Department of Transportation

SPEED STUDY
ROCKWALL COUNTY
FM 552

DESIGN YEAR	DATE	PROJECT NO.	SHEET NO.
STATE	COUNTY	SECTION	SECTION
CONTRACT	SECTION	NO.	SECTION

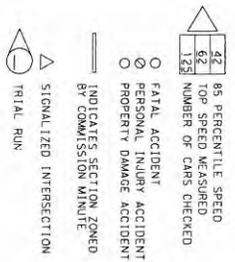
DEVELOPMENT	OPEN
RES. SIGN. DISTANCE	
RES. SIGN. DIVISION SPEED	
PLATE NO. SH 205	
GRADE OVER 32	
GRADE OVER 32	
SURFACE WIDTH AND TYPE	1 LANE
R.O.W. AND ROAD WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	3.154
ZONE SPEEDS (M.P.H.)	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	3.154
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
GRADE OVER 32	
GRADES OVER 32	
CURVES OVER 2'	
RAIL BANK OR ADVISORY SPEED	
RES. SIGN. DISTANCE	

DISTRICT:	DALLAS	COUNTY:	ROCKWALL	MINUTE NO.:		DATE:	
HIGHWAY:	FM 552	CITY:	ROCKWALL	REPLACES:		DATE:	
DATE OF STUDY:	08-20-15	SCALE:	1" = 0.1 MILES	CANCELLED BY:		DATE:	

LIMITS OF ZONE					
SECTION ONE	LENGTH	MILES	SECTION TWO		
STA. OR M.P.	CONT. AND SECT.	PROJECT	STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 - 90	()	BEGINS	()	()
ENDS	0 - 90	()	ENDS	()	()



SPEED ZONE
 CONT. 1017 SEC. 01
 LIMITS: SH 205 TO SH 66
 (ROCKWALL CITY LIMITS)

SHEET 6 OF 6

Texas Department of Transportation

SPEED STUDY
 ROCKWALL COUNTY
 FM 552

DESIGN YEAR	DATE	SCALE	NO.
DATE	NO.	NO.	NO.
DATE	NO.	NO.	NO.
DATE	NO.	NO.	NO.

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**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 16-36**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE HIGHWAY 30 OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration that width and condition of the pavement and other circumstances such portion of said street or highway, as well as the traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway

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

SECTION 1. That upon the basis of an engineering and traffic investigation heretofore made as a authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles on the attached Exhibit "A" (strip map) are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, as set forth in this ordinance;

SECTION 2. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon the eastbound and westbound frontage roads of Interstate Highway 30 from the West City Limits to State Highway No. 205 within the corporate limits of the City of Rockwall in excess of speeds of 45 miles per hour as set forth in Exhibit "A";

SECTION 3. That the Mayor of Rockwall is hereby authorized to cause to be erected, appropriated signs indicating such speed zones;

SECTION 4. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00) for each offense;

SECTION 5. That 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 6. That this ordinance shall become effective immediately upon its passage and publication in accordance with the City Charter.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS ON THIS 6TH DAY OF JUNE, 2016.**

APPROVED:

Jim Pruitt, Mayor
City of Rockwall, Texas

ATTEST:

Kristy Cole, City Secretary
City of Rockwall, Texas

APPROVED AS TO LEGAL FORM:

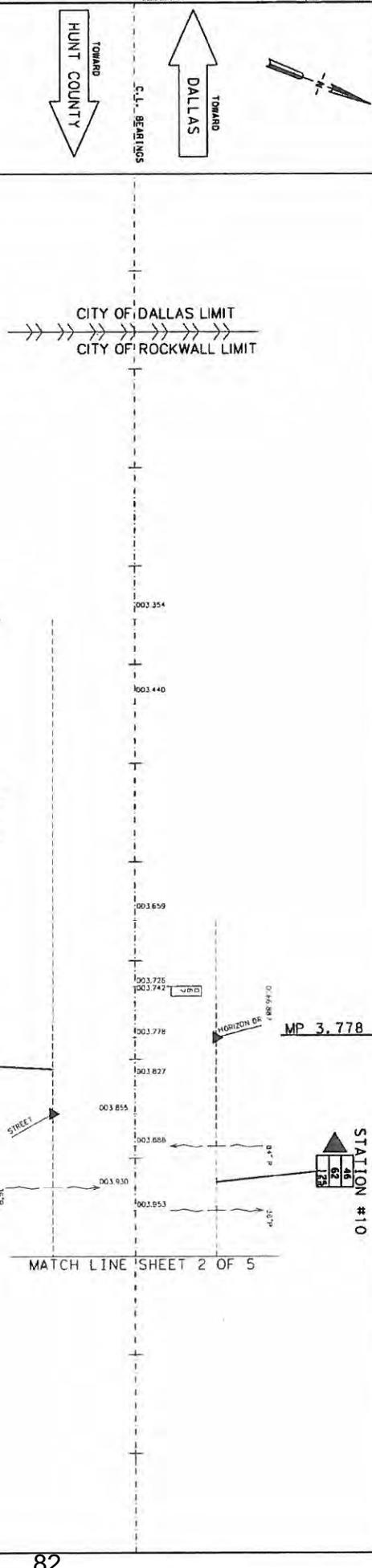
Frank Garza, City Attorney
City of Rockwall, Texas

1st Reading: 05-16-2016

2nd Reading: 06-06-2016

IH 30 FRONTAGE RDS

DEVELOPMENT	RES. SIGHT DISTANCE	FRONTAGE ROAD NOT PRESENT
BALL BANK OR ADVISORY SPEED	DRIVES OVER 2'	
GRADIENTS OVER 3%	GRADES OVER 3%	
R.O.W. AND ROAD WIDTH	R.O.W. AND ROAD WIDTH	
DECLINING MILES	DECLINING MILES	
ZONE SPEEDS (M.P.H.)	ZONE SPEEDS (M.P.H.)	



ZONE SPEEDS (M.P.H.)	45 MPH*
ZONE LENGTHS (MILES)	2.351
ACCIDENTS	
R.O.W. AND ROAD WIDTH	2 LANES
SURFACE WIDTH AND TYPE	FRONTAGE ROAD NOT PRESENT
GRADIENTS OVER 3%	
DECLINING MILES	
R.O.W. AND ROAD WIDTH	
DECLINING MILES	
ZONE SPEEDS (M.P.H.)	

DISTRICT	DALLAS	COUNTY	ROCKWALL	MINUTE NO. 1	DATE	1/1
HIGHWAY	IH 30 FR. RDS	CITY	ROCKWALL	REPLACES #	DATE	1/1
DATE OF STUDY	02-23-16	SCALE	1" = 0.1 MILES	REPLACED BY #	DATE	1/1
LIMITS OF ZONE						
SECTION ONE	LENGTH .384 MILES	SECTION TWO	LENGTH	MILES		
BEGIN	STA. OR M.P.	CONT. AND SECT.	PROJECT	BEGIN	STA. OR M.P.	CONT. AND SECT.
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.

SPEED ZONE

CONT. 0009 SEC. 12
LIMITS: ROCKWALL CITY LIMITS

85 PERCENTILE SPEED
TOP SPEED MEASURED
NUMBER OF CARS CHECKED

42
62
128

46
62
128

INDICATES SECTION ZONED BY COMMISSION MINUTE

Texas Department of Transportation

SPEED STUDY
ROCKWALL COUNTY
IH 30 FRONTAGE RDS

SHEET 1 OF 5

DATE	02/23/16
BY	...
FOR	...

IH 30 FRONTAGE RDS

COMMERCIAL

2 LANES

1.927
45 MPH

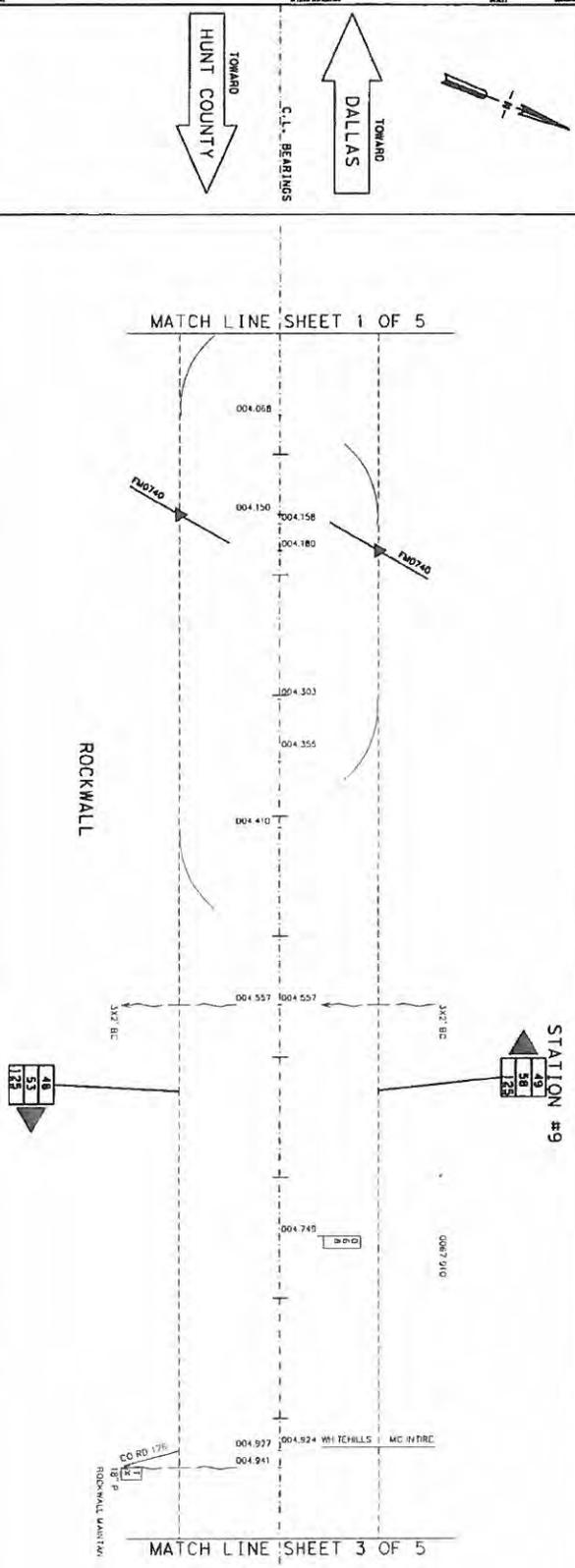
STATION #9

48
49
58
78

48
53
128

MATCH LINE SHEET 1 OF 5

MATCH LINE SHEET 3 OF 5



ZONE SPEEDS (M.P.H.)		COUNTY: ROCKWALL		DATE: / /	
ZONE LENGTHS (MILES)		CITY: ROCKWALL		DATE: / /	
ROAD IDENT. ROAD WIDTH		REPLACES 1		DATE: / /	
SURFACE WIDTH AND TYPE		REPLACES BY 1		DATE: / /	
GRADES OVER 3%		CANCELLED BY 1		DATE: / /	
CHANGES OVER 2'					
BALL BANK OR ADVISORY SPEED					
RES. SIGHT DISTANCE					
DEVELOPMENT					
DISTRICT: DALLAS		LIMITS NO. 1		DATE: / /	
HIGHWAY: IH 30 FR. RDS		REPLACES 1		DATE: / /	
DATE OF STUDY 02-28-16		SCALE 1" = 0.1 MILES		DATE: / /	

LIMITS OF ZONE		LIMITS OF ZONE	
SECTION ONE	LENGTH	SECTION TWO	LENGTH
STA. OR M.P.	MILES	STA. OR M.P.	MILES
CONT. AND SECT.	PROJECT	CONT. AND SECT.	PROJECT
BEGINS		BEGINS	
ENDS		ENDS	

- 82 95 PERCENTILE SPEED
- 82 TOP SPEED MEASURED
- 128 NUMBER OF CARS CHECKED
- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

SPEED ZONE
 CONT. 0009 SEC. 12
 LIMITS: ROCKWALL CITY LIMITS
 *REDUCED BELOW THE 85TH PERCENTILE
 SPEED DUE TO THE HIGH DRIVEWAY DENSITY

SHEET 2 OF 5

Texas Department of Transportation

SPEED STUDY
 ROCKWALL COUNTY
 IH 30 FRONTAGE RDS

DATE	FILE NO.	PROJECT NO.	SCALE
02/28/16	1128	48	1" = 0.1 MILES
DESIGNED BY	CHECKED BY	DATE	SCALE

IH 30 FRONTAGE RDS

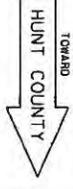
DEVELOPMENT
RES. SIGHT DISTANCE
BALL BANK OR ADVISORY SPEED
CORNERS OVER 2°
CORNERS OVER 3°
SPRUE AND ROAD WIDTH
ACCIDENTS
ZONE LENGTHS (MILES)
ZONE SPEEDS (M.P.H.)

COMMERCIAL

2 LANES

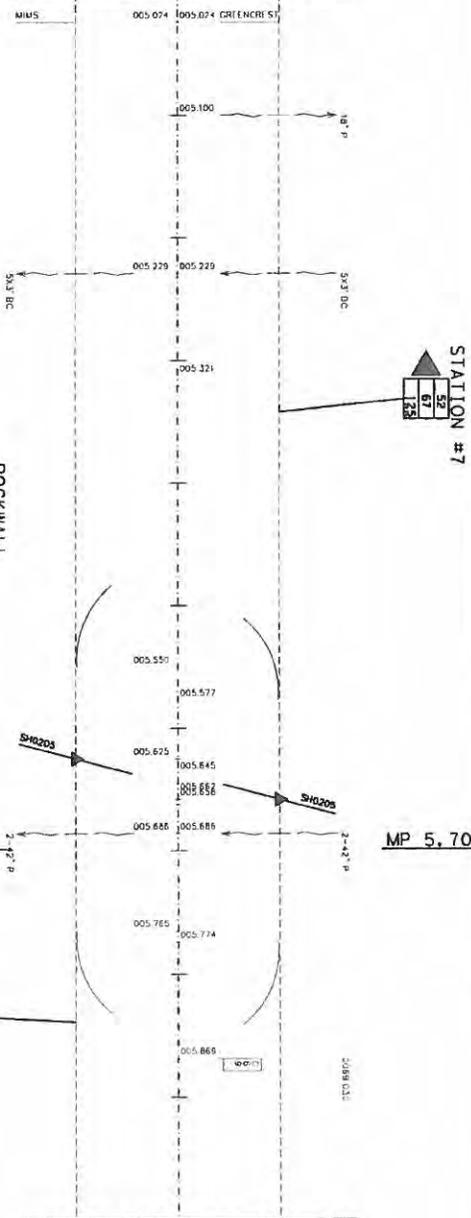
1.927
45 MPH

2.283
55 MPH



C.L. BEARINGS

MATCH LINE SHEET 2 OF 5



MATCH LINE SHEET 4 OF 5

ZONE SPEEDS (M.P.H.)	45 MPH
ZONE LENGTHS (MILES)	2.351
ACCIDENTS	
R.O.W. AND ROAD WIDTH	
SPURVE WIDTH AND TYPE	
CORNERS OVER 2°	
CORNERS OVER 3°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	

2 LANES

45 MPH
2.351

55 MPH
2.283

DISTRICT: DALLAS	COUNTY: ROCKWALL	MINUTE NO. 1	DATE
HIGHWAY: IH 30 FR. RDS	CITY: ROCKWALL	REPLACES 1	DATE
DATE OF STUDY: 02-23-16	SCALE: 1" = 0.1 MILES	CANCELLED BY 1	DATE

COMMERCIAL

SPEED ZONE

CONT. 0009 SEC. 12
LIMITS: ROCKWALL CITY LIMITS

*REDUCED BELOW THE 85TH PERCENTILE SPEED DUE TO THE HIGH DRIVEWAY DENSITY

LIMITS OF ZONE		LIMITS OF ZONE	
SECTION ONE	LENGTH	SECTION TWO	LENGTH
STA. OR M.P.	CONT. AND SECT.	STA. OR M.P.	CONT. AND SECT.
0 + 00	1	0 + 00	1
0 + 00	1	0 + 00	1

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT
- INDICATES SECTION ZONED BY COMMISSION MINUTE
- SIGNALIZED INTERSECTION
- TRIAL RUN

Texas Department of Transportation

SHEET 3 OF 1

SPEED STUDY
ROCKWALL COUNTY
IH 30 FRONTAGE RDS

PROJECT NO.	SECTION	SHEET NO.
00000	000	000

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**CITY OF ROCKWALL, TEXAS
ORDINANCE NO. 16-37**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON FARM-TO-MARKET ROAD 1141 OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration that width and condition of the pavement and other circumstances such portion of said street or highway, as well as the traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway

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

SECTION 1. That upon the basis of an engineering and traffic investigation heretofore made as a authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles on the attached Exhibit "A" (strip map) are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, as set forth in this ordinance;

SECTION 2. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon Farm-To-Market road 1141 from State Highway 66 to the MP 2.980 (John King Boulevard) within the corporate limits of the City of Rockwall in excess of speeds of 50 miles per hour as set forth in Exhibit "A";

SECTION 3. That the Mayor of Rockwall is hereby authorized to cause to be erected, appropriated signs indicating such speed zones.

SECTION 4. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00) for each offense;

SECTION 5. That 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 6. That this ordinance shall become effective immediately upon its passage and publication in accordance with the City Charter.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS ON THIS 6TH DAY OF JUNE, 2016.**

APPROVED:

Jim Pruitt, Mayor
City of Rockwall, Texas

ATTEST:

Kristy Cole, City Secretary
City of Rockwall, Texas

APPROVED AS TO LEGAL FORM:

Frank Garza, City Attorney
City of Rockwall, Texas

1st Reading: 05-16-2016

2nd Reading: 06-06-2016

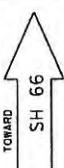
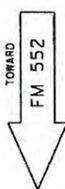
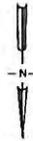
FM 1141

DEVELOPMENT
RES. LIGHT DISTANCE
BALL BANK OR ADVISORY SPEED
CURVES OVER 2'
SURFACE WIDTH AND TYPE
R.O.W. AND ROBD. WIDTH
ACCIDENTS
ZONE LENGTHS (MILES)
ZONE SPEEDS (M.P.H.)

RESIDENTIAL
1 LANE

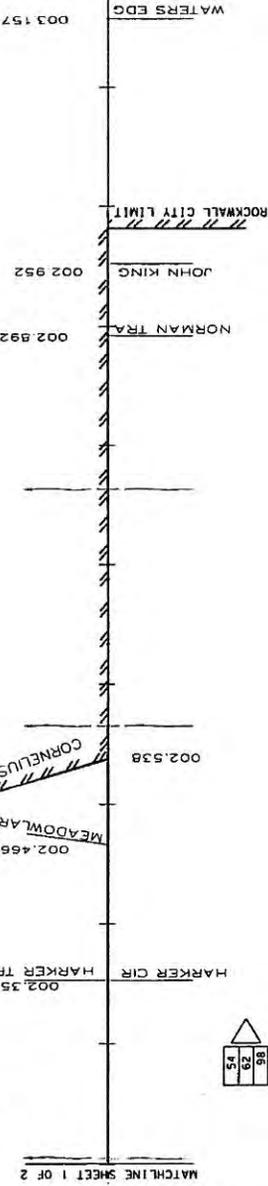
0.841 55 MPH
0.442 55 MPH
0.484 50 MPH

MP 2.538
MP 2.980
MP 3.464



ROCKWALL COUNTY

ROCKWALL



EXISTING SPEED

ZONE SPEEDS (M.P.H.)

ZONE LENGTHS (MILES)

ACCIDENTS

R.O.W. AND ROBD. WIDTH

SURFACE WIDTH AND TYPE

CURVES OVER 2'

BALL BANK OR ADVISORY SPEED

BEFORE DISTANCE

DISTRICT: DALLAS

COUNTY: ROCKWALL

CITY: ROCKWALL

DATE OF STUDY 02-18-15

SCALE 1" = 40' MILES

REPLACES: FM 1141

REPLACED BY: _____

CANCELLED BY: _____

DATE _____

MINUTE NO. _____

DATE _____

DATE _____

DATE _____

DATE _____

DATE _____

RESIDENTIAL

MINUTE NO. _____

DATE _____

SECTION ONE

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION TWO

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION THREE

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION FOUR

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION FIVE

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION SIX

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION SEVEN

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION EIGHT

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION NINE

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION TEN

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION ELEVEN

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION TWELVE

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

SECTION THIRTEEN

LENGTH

CONT. AND SECT.

PROJECT

STA. OR M.P.

CONT. AND SECT.

PROJECT

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CITY OF ROCKWALL
ORDINANCE NO. 16-38
SPECIFIC USE PERMIT NO. S-153

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RETAIL STORE WITH MORE THAN TWO (2) GASOLINE DISPENSERS AS SPECIFIED IN ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT CODE, FOR A 0.918 - ACRE TRACT OF LAND ZONED PLANNED DEVELOPMENT DISTRICT 9 (PD-9) FOR GENERAL RETAIL (GR) DISTRICT LAND USES, AND IDENTIFIED AS LOT 1, BLOCK A, MR. M ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Jim Evans of CEI Engineering Associates, Inc. on behalf of Bob Hubbard of EZ Mart Stores, Inc. for the approval of a Specific Use Permit (SUP) to allow a retail store with more than two (2) gasoline dispensers on a 0.918-acre parcel of land identified as Lot 1, Block A, Mr. M Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Planned Development District 9 (PD-9) and the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a retail store with more than two (2) gasoline dispensers within Planned Development District 9 (PD-9) as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for the *Subject Property*.

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Planned Development District 9 (PD-9) and **Article V, Section 4.4, General Retail (GR) District Standards, of the Unified Development Code (Ordinance No. 04-38)** as heretofore amended, as amended herein by granting of this Specific Use Permit (SUP), and as may be amended in the future, and shall be subject to the additional following conditions.

2.1 Conditions for a Certificate of Occupancy (CO)

The following conditions pertain to the development of a retail store with more than two (2) gasoline dispensers on the *Subject Property*, and conformance to these development conditions are required for the issuance of a Certificate of Occupancy (CO):

- 1) All development on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of this ordinance;
- 2) Prior to the approval of a Building Permit a Site Plan generally conforming to the Concept Plan in *Exhibit 'C'* of this ordinance will need to be submitted and approved by the Planning & Zoning Commission, and City Council if necessary.

2.2 Operational Conditions

The following conditions pertain to the operation of a retail store with more than two (2) gasoline dispensers on the subject property, and conformance to these operational conditions are required for continued operations:

- 1) All operation on this property shall generally conform to the Concept Plan in *Exhibit 'C'* of this ordinance.
- 2) No more than eight (8) gasoline dispensers shall be allowed on the *Subject Property*; and,
- 3) No outside display of merchandise or outside storage shall be permitted on the subject property.

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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF June, 2016.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 16, 2016

2nd Reading: June 6, 2016

Exhibit A: Legal Description

PROPERTY DESCRIPTION

STATE OF TEXAS § COUNTY OF ROCKWALL §

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, Mr. M Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 24, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT (Texas Department of Transportation) Brass Monument found for the most northerly corner of Lot 1, Block A, of said Mr. M Addition, said monument also being the northeast end of a corner clip at the intersection of the southwesterly right-of-way line of Ridge Road (F.M. Road 3097, variable width right-of-way) and southeasterly right-of-way line of Ridge Road (F.M. Road 740, variable width right-of-way);

THENCE South 45 deg 40 min 35 sec East, departing said corner clip and along the southwesterly right- of-way line of said Horizon Road and the Easterly line of Lot 1, Block A, of said Mr. M Addition, a distance of 222.12 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, from which a TXDOT Aluminum Monument bears, South 84 deg 11 min 36 sec West, a distance of 2.82 feet and a 1/2 inch iron rod found bears North 40 deg 44 min 12 sec West, a distance of 3.77 feet;

THENCE South 74 deg 35 min 42 sec West, departing the southwesterly right-of-way line of said Horizon Road, along the Southeast line of said Lot 1, the Northwest line of Lot 20, Block A, Horizon Ridge Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Official Public Records, Rockwall County, Texas, and the Northwest line of Lot 1, Block A, of RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Official Public Records, Rockwall County, Texas, a distance of 350.75 feet to a TXDOT Brass Monument found for corner, being situated in the southeasterly right-of way line of said Ridge Road and being the beginning of a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 15 deg 47 min 49 sec, a chord bearing of North 26 deg 09 min 20 sec East and a chord length of 171.41 feet;

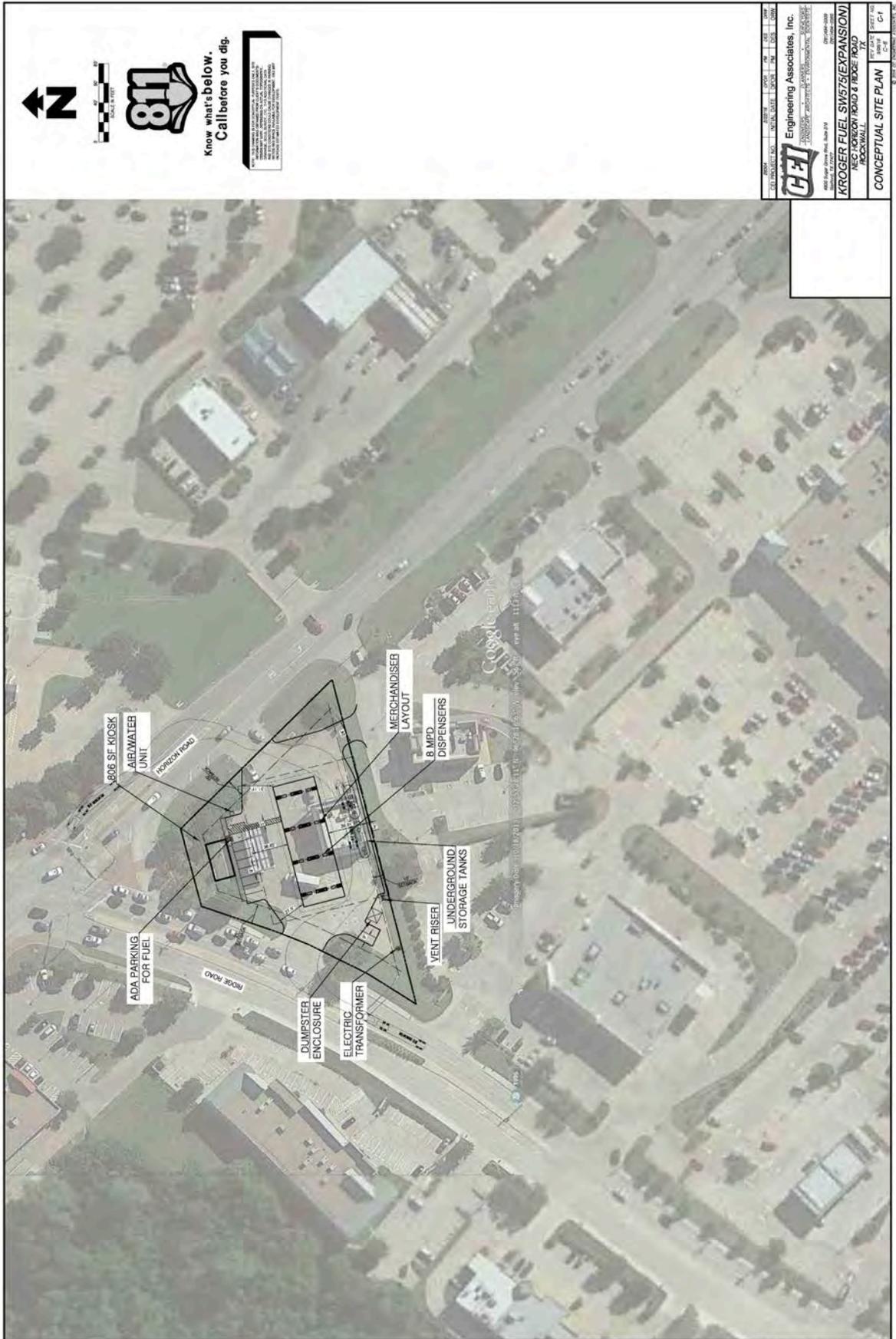
THENCE along the southeasterly right-of-way of said Ridge Road, the Westerly line of Lot 1, Block A, of said Mr. M Addition, and said non-tangent curve to the left, an arc distance of 171.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 18 deg 15 min 25 sec East, continuing along the southeasterly right-of-way of said Ridge Road and the Westerly line of Lot 1, Block A, of said Mr. M Addition, a distance of 76.38 feet to a TXDOT Aluminum Monument found for corner at the southwest end of the said corner clip;

THENCE North 74 deg 35 min 42 sec East, along said corner clip, a distance of 82.72 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.918 acres or 40,001 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed on the 18th day of September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Reset #1 and R014.

Exhibit C: Conceptual Site Plan



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CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Mayor and City Council

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

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

DATE: June 6, 2016

SUBJECT: Z2016-014; *Ridgecrest Subdivision (AG to PD)*

On May 16, 2016, the City Council approved a motion to (1) require screening trees and a landscape buffer to be established along the northern property boundary (*i.e. between the Rolling Meadows Subdivision and the subject property*), (2) direct the developer to work with the Rolling Meadows Subdivision to identify an appropriate screening standard, (3) require that the Ridgecrest Homeowner's Association be required to maintain the proposed screening trees and landscape buffer, and (4) require the landscape buffer to be identified as a separate lot and block. In response to this motion, the applicant met with the property owners adjacent to the northern boundary of the subject property (*i.e. 2455, 2585, & 2625 Rolling Meadows Drive*) to identify an acceptable landscaping standard for the proposed buffer. Through this meeting, the applicant and residents established the following standard as an acceptable outcome for both parties:

Landscape Buffer Adjacent to Rolling Meadows Estates. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to Rolling Meadows Estates Subdivision as depicted in Exhibit 'B' of this ordinance (i.e. Lot 23, Block A). The landscape buffer shall incorporate eight (8) foot Eastern Red Cedar trees (balled and bur-lapped) placed a minimum of 15-feet on center along the entirety of the northern property line adjacent to Lots 24-32 as depicted in Exhibit 'B' of this ordinance. In addition to these trees, 11, eight (8) foot Eastern Red Cedar trees (balled and bur-lapped) shall be planted at sporadic intervals within the buffer. All landscaping within this landscape buffer shall be irrigated and maintained by the Ridgecrest Homeowner's Association (HOA). All trees shall be maintained in a healthy, growing condition at all times. Any tree that dies must be replaced with another eight (8) foot Eastern Red Cedar tree (balled and bur-lapped) at the expense of the Ridgecrest Homeowner's Association (HOA).

At the applicant's request, this language has been incorporated into the zoning ordinance. In addition, the applicant has submitted a revised concept plan showing the landscape buffer being identified as a separate *Lot/Block*. Attached to this memorandum is a copy of the applicant's email requesting the additions to the ordinance and confirmation emails from the property owner's at 2585 & 2625 Rolling Meadows Drive stating acceptance of the proposed landscape buffer. Staff has also provided an updated draft ordinance for the City Council's review.

From: [Noah Flabiano](#)
To: [Miller, Ryan](#)
Subject: RE: Ordinance Language
Date: Thursday, June 02, 2016 5:07:07 PM
Attachments: [image006.png](#)
[image007.png](#)

This works

Noah Flabiano
Skorburg Company
O: (214) 888-8850
C: (214) 212-7025

From: Miller, Ryan [mailto:RMiller@rockwall.com]
Sent: Thursday, June 02, 2016 5:06 PM
To: Noah Flabiano <nflabiano@skorburgcompany.com>
Subject: Ordinance Language

Noah ... Below is the revised language. Please let me know if you are good with it. Thanks.

(b) Landscape Buffer Adjacent to Rolling Meadows Estates. A minimum of a ten (10) foot landscape buffer shall be provided adjacent to Rolling Meadows Estates Subdivision as depicted in Exhibit 'B' of this ordinance (i.e. Lot 23, Block A). The landscape buffer shall incorporate eight (8) foot Eastern Red Cedar trees (balled and bur-lapped) placed a minimum of 15-feet on center along the entirety of the northern property line adjacent to Lots 24-32 as depicted in Exhibit 'B' of this ordinance. In addition to these trees, the applicant shall provide 11, eight (8) foot Eastern Red Cedar trees (balled and bur-lapped) planted at sporadic intervals within the buffer. All landscaping within this landscape buffer shall be irrigated and maintained by the Ridgecrest Homeowner's Association (HOA). All trees shall be maintained in a healthy, growing condition at all times. Any tree that dies must be replaced with another eight (8) foot Eastern Red Cedar tree (balled and bur-lapped) at the expense of the Ridgecrest Homeowner's Association (HOA).

RYAN C. MILLER, AICP

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

This email contains the thoughts and opinions of the sender and does not reflect official City of Rockwall policies.

Other than the intended recipient, any confidential information contained in this email is prohibited from disclosure or use.

From: [Noah Flabiano](#)
To: [Miller, Ryan](#)
Cc: [Adam Buczek](#); [John Arnold](#); [Sean Lingenfelter](#); [Rich Darragh](#); [Chase Finch](#)
Subject: Updated Concept Plan
Date: Wednesday, June 01, 2016 2:24:59 PM
Attachments: [16021conceptplan.pdf](#)
Importance: High

Ryan,

Please see attached updated concept plan as you requested this morning. I am working to get Cole to colorize it right now, but wanted to get you something in case something comes up.

Also, here is the language we want to insert for the northern boundary. I am trying to get a letter of confirmation from each of them.

There shall be a 10 foot landscape / screening easement, which will be maintained by the Ridgecrest HOA, for the entire length of the northern boundary. Behind the residential lots along the northern border of Ridgecrest, the developer shall plant 8 foot, balled and burlapped, Eastern Red Cedar Trees every 15 feet on-center. The developer shall also provide irrigation within the 10 foot landscape / screening easement. In addition to the above, the developer shall plant the following:

Four (4) 8 foot, balled and burlapped, Eastern Red Cedar Trees planted at the discretion (subject to City approval) of the owner of 2585 Rolling Meadows Drive, Rockwall, Texas 75087
Seven (7) 8 foot, balled and burlapped, Eastern Red Cedar Trees planted at the discretion (subject to City approval) of the owner of 2625 Rolling Meadows Drive, Rockwall, Texas 75087

Please let me know what else you need.

Thanks,

Noah Flabiano
Skorburg Company
O: (214) 888-8850
C: (214) 212-7025

From: [Donna Orr](#)
To: [Gary Evans](#); [Noah Flabiano](#); "Becky Evans"
Cc: [Adam Buczek](#); [Rich Darragh](#)
Subject: Re: Natural Screening between Rolling Meadows and Ridgecrest
Date: Wednesday, June 01, 2016 4:16:04 PM

Noah,

Roger and I (2625 Rolling Meadows Drive) are in agreement with this also.

Donna

From: Gary Evans <gary@hi-linesupply.com>
To: 'Noah Flabiano' <nflabiano@skorburgcompany.com>; 'Becky Evans' <bevans@dfwinsulationco.com>; 'Donna Orr' <dlo-rls@sbcglobal.net>
Cc: 'Adam Buczek' <abuczek@skorburgcompany.com>; 'Rich Darragh' <rdarragh@skorburgcompany.com>
Sent: Wednesday, June 1, 2016 2:54 PM
Subject: RE: Natural Screening between Rolling Meadows and Ridgecrest

Works for us at 2585 Rolling Meadows

Gary L. Evans
Hi-Line Supply, Inc.
gary@hi-linesupply.com
469.646.4512

From: Noah Flabiano [mailto:nflabiano@skorburgcompany.com]
Sent: Wednesday, June 01, 2016 2:27 PM
To: Gary Evans; 'Becky Evans'; 'Donna Orr'
Cc: Adam Buczek; Rich Darragh
Subject: FW: Natural Screening between Rolling Meadows and Ridgecrest
Importance: High

Good Afternoon Gary, Becky, and Donna,

I just wanted to follow up on my email below. Can you please confirm that this is what we agreed upon yesterday?

Thanks again for meeting with me. We look forward to being good neighbors!

Noah Flabiano
Skorburg Company
O: (214) 888-8850
C: (214) 212-7025

From: Noah Flabiano
Sent: Wednesday, June 01, 2016 9:44 AM

To: 'Donna Orr' <dlo-rls@sbcglobal.net>; 'Gary Evans' <gary@hi-linesupply.com>; 'Becky Evans' <bevans@dfwinsulationco.com>

Cc: Adam Buczek <abuczek@skorburgcompany.com>; Rich Darragh <rdarragh@skorburgcompany.com>

Subject: Natural Screening between Rolling Meadows and Ridgecrest

Importance: High

Good Morning Neighbors,

Thanks again for taking the time out of your day to meet with me. As agreed on last night, here is what the plan is for the boundary between Ridgecrest Homes and the Rolling Meadows Homes:

There shall be a 10 foot landscape / screening easement, which will be maintained by the Ridgecrest HOA, for the entire length of the northern boundary. Behind the residential lots along the northern border of Ridgecrest, the developer shall plant 8 foot, balled and burlapped, Eastern Red Cedar Trees every 15 feet on-center. The developer shall also provide irrigation within the 10 foot landscape / screening easement. In addition to the above, the developer shall plant the following:

Four (4) 8 foot, balled and burlapped, Eastern Red Cedar Trees planted at the discretion (subject to City approval) of the owner of 2585 Rolling Meadows Drive, Rockwall, Texas 75087

Seven (7) 8 foot, balled and burlapped, Eastern Red Cedar Trees planted at the discretion (subject to City approval) of the owner of 2625 Rolling Meadows Drive, Rockwall, Texas 75087

Please confirm if you are in agreement by responding to this email. We would like to provide confirmation to the City by the end of the day that we are in agreement with our landscape buffer.

Thanks again and please let me know if you have any questions!

Noah Flabiano

Skorburg Company

O: (214) 888-8850

C: (214) 212-7025

From: [Gary Evans](#)
To: [Noah Flabiano](#); "[Becky Evans](#)"; "[Donna Orr](#)"
Cc: [Adam Buczek](#); [Rich Darragh](#)
Subject: RE: Natural Screening between Rolling Meadows and Ridgecrest
Date: Wednesday, June 01, 2016 3:02:46 PM

Works for us at 2585 Rolling Meadows

Gary L. Evans
Hi-Line Supply, Inc.
gary@hi-linesupply.com
469.646.4512

From: Noah Flabiano [mailto:nflabiano@skorburgcompany.com]
Sent: Wednesday, June 01, 2016 2:27 PM
To: Gary Evans; 'Becky Evans'; 'Donna Orr'
Cc: Adam Buczek; Rich Darragh
Subject: FW: Natural Screening between Rolling Meadows and Ridgecrest
Importance: High

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C: (214) 212-7025

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Sent: Wednesday, June 01, 2016 9:44 AM
To: 'Donna Orr' <dlo-rls@sbcglobal.net>; 'Gary Evans' <gary@hi-linesupply.com>; 'Becky Evans' <bevans@dfwinsulationco.com>
Cc: Adam Buczek <abuczek@skorburgcompany.com>; Rich Darragh <rdarragh@skorburgcompany.com>
Subject: Natural Screening between Rolling Meadows and Ridgecrest
Importance: High

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Thanks again for taking the time out of your day to meet with me. As agreed on last night, here is what the plan is for the boundary between Ridgecrest Homes and the Rolling Meadows Homes:

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Please confirm if you are in agreement by responding to this email. We would like to provide confirmation to the City by the end of the day that we are in agreement with our landscape buffer.

Thanks again and please let me know if you have any questions!

Noah Flabiano

Skorburg Company

O: (214) 888-8850

C: (214) 212-7025

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 81 (PD-81) FOR SINGLE FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 29.541-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 1 AND ALL OF LOT 2, BLOCK A, ROCKWALL LAKESIDE CHURCH OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; 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 Noah Flabiano of the Skorburg Company on behalf of the owner of the property, Lakeside Church of Christ of Rockwall, for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 29.541-acre tract of land identified as a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified

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

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF JUNE, 2016.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: May 16, 2016

2nd Reading: June 6, 2016

Exhibit 'A':
Legal Description

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 2 Block A and a portion of Lot 1 Block A, out of Rockwall Lakeside Church of Christ Addition, an addition to the City of Rockwall, as described in Cabinet F, Slide 72-78, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod set at the southwest corner of said Rockwall Lakeside Church of Christ Addition and being the southeast corner of Greenlee addition, an addition to the City of Rockwall, as described in Cab. A, Slide 151, in said Plat Records;

THENCE, North 01°05'03" East, along the west line of said Rockwall Lakeside Church of Christ Addition and along the east line of said Greenlee Addition, for a distance of 1325.57 feet, to a ½ inch iron rod set at the northwest corner of said Rockwall Lakeside Church Addition;

THENCE, South 89°18'40" East, along the north line of said Rockwall Lakeside Church Addition, at 894.47 feet, passing the northeast corner of said Lot 2 Block A and the northwest corner of said Lot 1 Block A, for a total distance of 954.47 feet, to a ½ inch iron rod set;

THENCE, South 01°09'28" West, departing said north line, for a distance of 1353.35 feet, to a ½ inch iron rod set at the most southerly southeast corner of said Rockwall Lakeside Church of Christ Addition;

THENCE, North 88°50'39" West, along the south line of said Rockwall Lakeside Church of Christ Addition, for a distance of 952.71 feet, to the *POINT OF BEGINNING* and containing 29.541 acres of land.

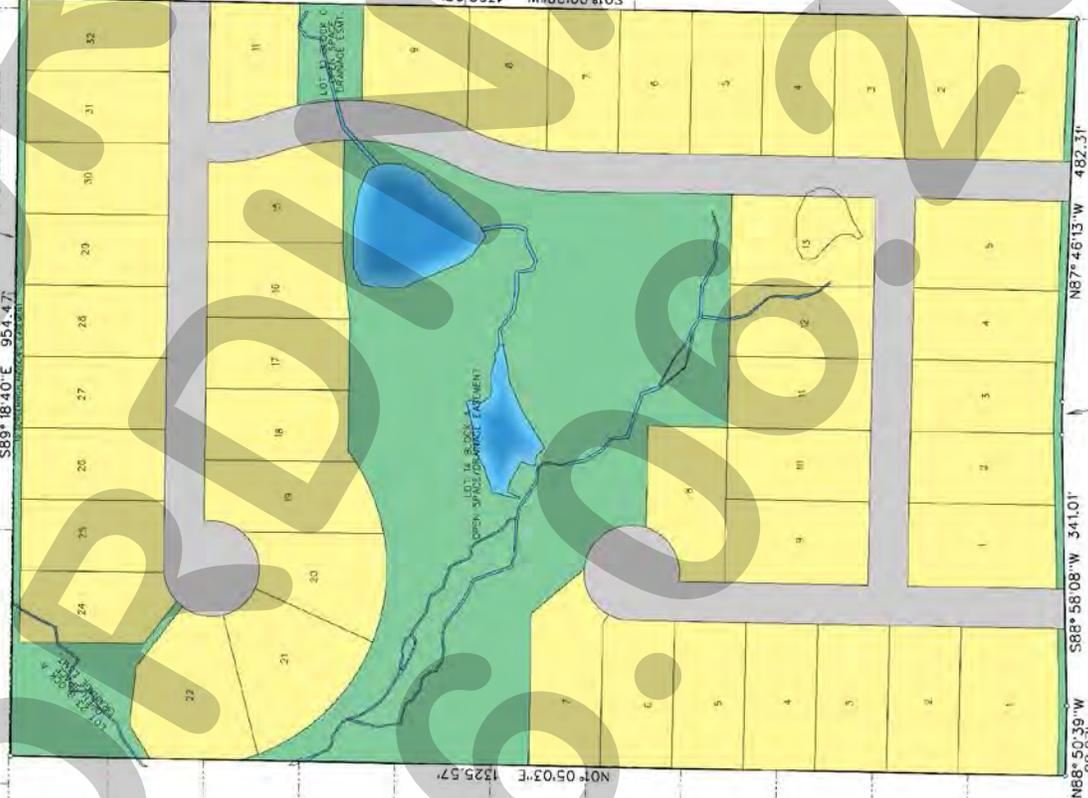
**Exhibit 'B':
Concept Plan**



Block #	Acres	Block #	Acres	Block #	Acres
1	27.98	11	31.54	21	21.15
2	16.64	12	36.88	22	14.88
3	16.64	13	36.88	23	14.88
4	16.64	14	36.88	24	14.88
5	16.64	15	36.88	25	14.88
6	16.64	16	36.88	26	14.88
7	16.64	17	36.88	27	14.88
8	16.64	18	36.88	28	14.88
9	16.64	19	36.88	29	14.88
10	16.64	20	36.88	30	14.88
11	16.64	21	36.88	31	14.88
12	16.64	22	36.88	32	14.88

LOT A, BLOCK 4
ROCKWALL LAKESIDE
CHURCH OF CHRIST ADDITION
CAB. F. PC. 72

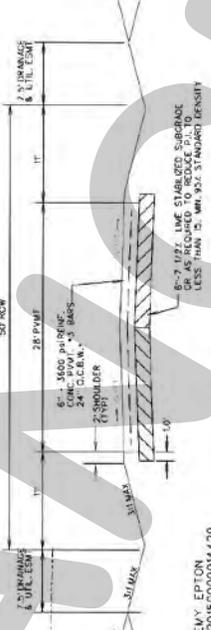
NOTE:
TREES TO BE PLANTED EVERY 15'-0" C
BEHIND LOTS 24-32 IN THE
TO LANDSCAPE EASEMENT



AMITY LANE
(100 ROW)

GREENLEE ADDITION
CAB. A, SLIDE 151

LANDSCAPE BUFFER
 $\Delta = 035'15''38''$
 $R = 732'50''$
 $T = 20'85''$
 $L = 41'59''$
 $C = 41'58''$
 $B = N89°24'02''W$



JEREMY EPTON
DOC. NO. 2015000010429

WHD FAMILY TRUST
VOL. 4765, PG. 282

CONCEPT PLAN
OF

RIDGECREST

SITUATED IN THE
E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT SUITE E
ALLEN, TEXAS 75013
972-356-1200

APPLICANT
SKORBURG COMPANY

8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

MAY 2015 SCALE 1" = 100'

CASE • Z2016-000

TOTAL OPEN SPACE	7.15 AC.
TOTAL ACRES	28.941
TOTAL RESIDENTIAL LOTS	45
RESIDENTIAL DENSITY	1.55

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this *Planned Development Ordinance*, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are permitted on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 100'	15,000 SF	45	100.00%
Average Lot Size:		15,000 SF		
		Maximum Permitted Units:	45	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this *Planned Development Ordinance*, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.52 dwelling units per gross acre of land; however, in no case should the proposed development exceed 45 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width/Frontage ⁽¹⁾	80'
Minimum Lot Depth	100'
Minimum Lot Area	15,000 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street)	10'
Minimum Length of Driveway Pavement	20'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF
Maximum Lot Coverage	65%

General Notes:

¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10%, but shall meet the minimum lot size for each lot type as referenced within *Table 1*.

²: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

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

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*), and stucco (i.e. *three [3] part*

Exhibit 'C':
PD Development Standards

stucco or a comparable -- to be determined by staff). Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard or Hardy Plank*) and/or stucco shall be permitted to be used to meet up to 50% of the masonry requirement.

(b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch. Roofs in the front and rear of the house may be a minimum of 5:12 roof pitch.

(c) *Garage Orientation*. Garages shall be oriented in a *traditional swing* (or *j-swing*) or in a front entry configuration. If a front entry garage configuration is utilized that garage shall be located at least 20-feet behind the front building façade. On *traditional swing* (or *j-swing*) garages a second single garage door facing the street is permitted if it is located behind the width of the double garage door.

5. *Anti-Monotony Restrictions*. The development shall adhere to the following anti-monotony standards:

(1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.

(2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Airport Road shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

(a) Number of Stories

(b) Permitted Encroachment Type and Layout

(c) Roof Type and Layout

(d) Articulation of the Front Façade

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

See the Illustrations on the following page.

Exhibit 'C':
PD Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where **RED** are the same.

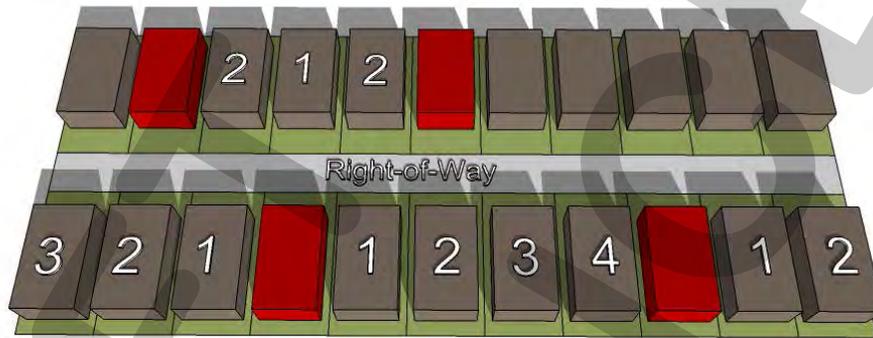


Illustration 2: Properties do not line up on opposite side of the street. Where **RED** are the same.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (a) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
- (b) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways (*i.e. Airport Road*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

7. **Landscape and Hardscape Standards.**

- (1) **Landscape.** Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development, unless specifically provided by this *PD Ordinance*, shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

Exhibit 'C':
PD Development Standards

- (a) *Canopy/Shade Trees.* Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
- (b) *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
- (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (a) *Landscape Buffer and Sidewalks (Airport Road).* A minimum of a 10-foot landscape buffer shall be provided along the frontage of Airport Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover and one (1) canopy tree per 50-feet of linear frontage.
- (b) *Landscape Buffer Adjacent to Rolling Meadows Estates.* A minimum of a ten (10) foot landscape buffer shall be provided adjacent to Rolling Meadows Estates Subdivision as depicted in *Exhibit 'B'* of this ordinance (*i.e. Lot 23, Block A*). The landscape buffer shall incorporate eight (8) foot *Eastern Red Cedar* trees (*balled and bur-lapped*) placed a minimum of 15-feet on center along the entirety of the northern property line adjacent to *Lots 24-32* as depicted in *Exhibit 'B'* of this ordinance. In addition to these trees, 11, eight (8) foot *Eastern Red Cedar* trees (*balled and bur-lapped*) shall be planted at sporadic intervals within the buffer. All landscaping within this landscape buffer shall be irrigated and maintained by the Ridgecrest Homeowner's Association (HOA). All trees shall be maintained in a healthy, growing condition at all times. Any tree that dies must be replaced with another eight (8) foot *Eastern Red Cedar* tree (*balled and bur-lapped*) at the expense of the Ridgecrest Homeowner's Association (HOA).
- (3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:
- (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
- (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.
- Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*
- (4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

Exhibit 'C':
PD Development Standards

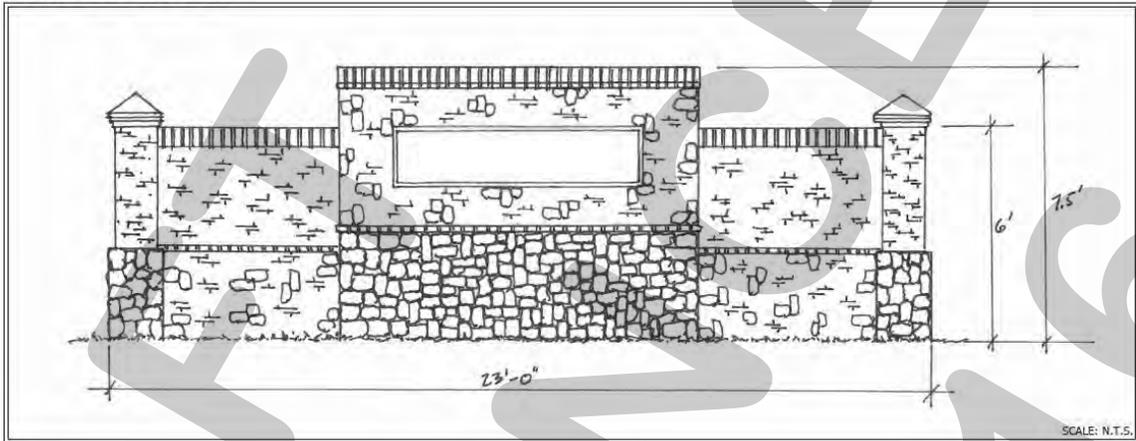
8. *Street.* All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards and conform to the street cross section contained in Exhibit 'B' of this ordinance.
9. *Lighting.* Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
10. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (i.e. 3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
11. *Open Space.* The development shall consist of a minimum of 20% open space (or 5.9082-acres), and generally conform to the *Concept Plan* contained in Exhibit 'B' of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).
12. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision and shall generally conform to the signage depicted in *Figure 1 (below)*. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

See the Illustrations on the following page.

Figure 1: *Example of Subdivision Signage Design Standard*

Exhibit 'C':
PD Development Standards

MONUMENT SIGNAGE



13. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
14. *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.

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CITY OF ROCKWALL
ORDINANCE NO. 16-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 16-07] FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND INCORPORATING 11.121-ACRES OF LAND INTO THE EXISTING 44.292-ACRE DEVELOPMENT FOR A 55.413-ACRE TRACT OF LAND, ZONED AGRICULTURAL (AG) DISTRICT AND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of Saddle Star Land Development, Inc. on behalf of the owners Randa Hance of R&R Hance Investment, LP and Gwen Reed for the approval of an amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-07*] for the purpose of amending the *Concept Plan* and incorporating 11.121-acres of land into the existing 44.292-acre tract of land, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, being a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-07*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-07*;

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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by

granting this zoning change, and as maybe amended in the future;

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

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

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.

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

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF JUNE, 2016.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 16, 2016

2nd Reading: June 6, 2016

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially

Exhibit 'A':
Legal Description and Survey

along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of John King Boulevard (120' right-of-way) at the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east right-of-way line of said John King Boulevard;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said John King Boulevard, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

**Exhibit 'A':
Legal Description and Survey**

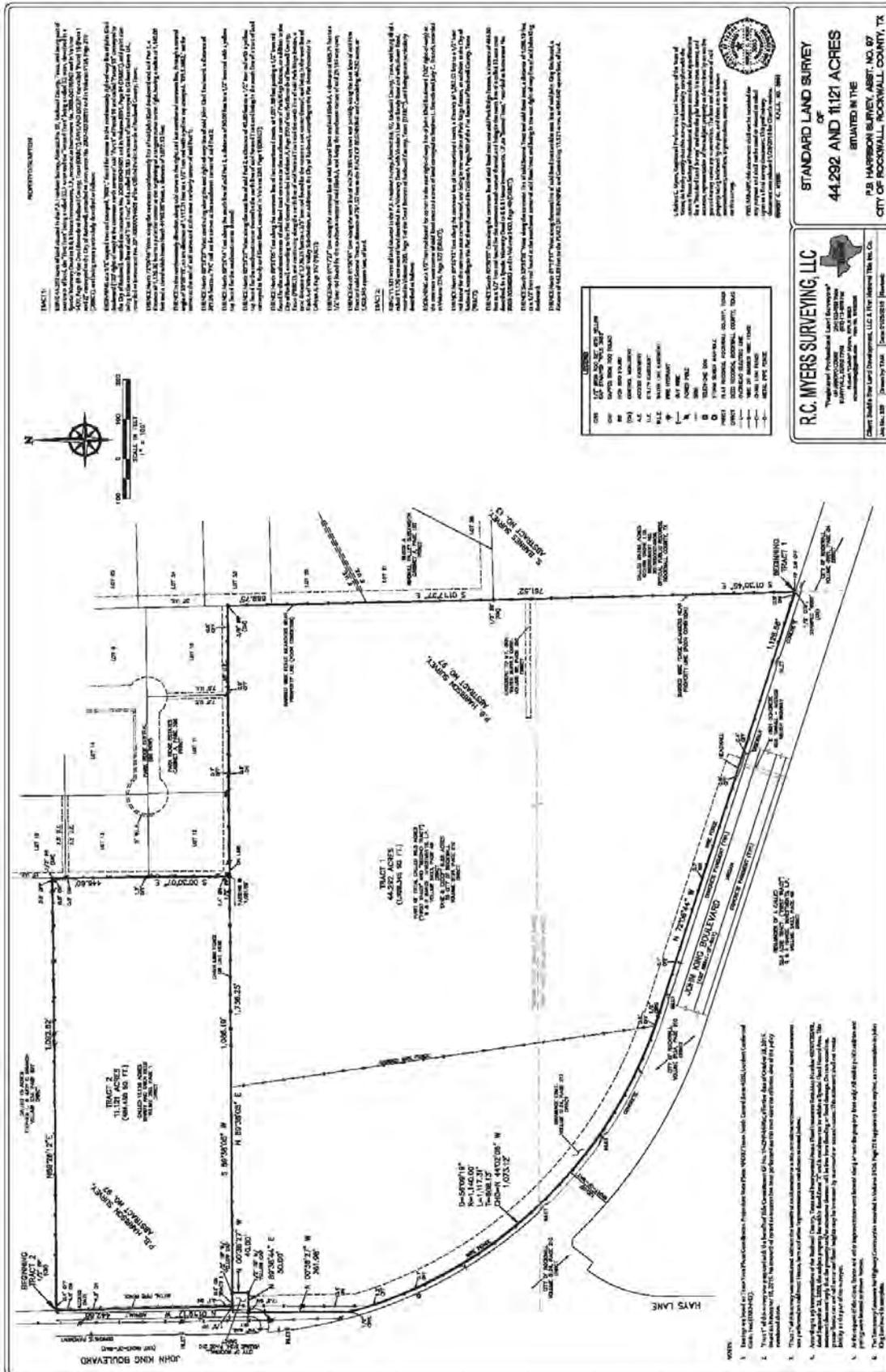


Exhibit 'B': Concept Plan

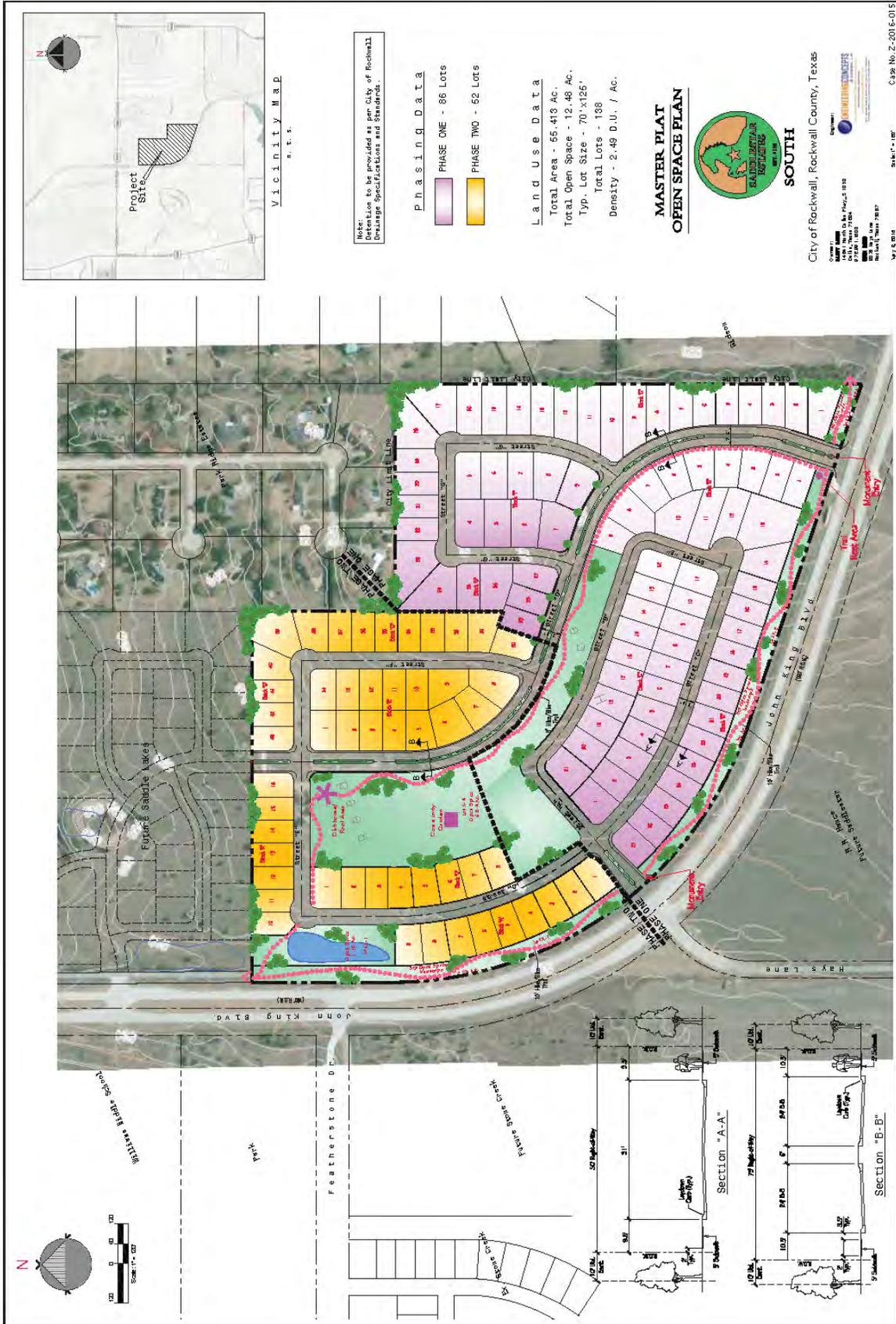


Exhibit 'C':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	138	100.00%
<i>Maximum Permitted Units:</i>			138	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.49 dwelling units per gross acre of land; however, in no case should the proposed development exceed 138 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i> ⁽¹⁾	70'
<i>Minimum Lot Depth</i>	125'
<i>Minimum Lot Area</i>	8,750 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}	20'
<i>Minimum Side Yard Setback</i>	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}	10'
<i>Minimum Length of Driveway Pavement</i>	25'
<i>Maximum Height</i> ⁽³⁾	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,700 SF
<i>Maximum Lot Coverage</i>	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽⁵⁾	Allowed

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- ⁴: As measured from the rear yard property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

Exhibit 'C':
Development Standards

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

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.
- (b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) *Garage Orientation.* A minimum of 50% of garages shall be oriented in a *traditional swing* (or *j-swing*) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a *porch, sunroom, etcetera*) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.

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

Table 3 : Anti-Monotony Matrix

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

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachments (i.e. *porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the

Exhibit 'C':
Development Standards

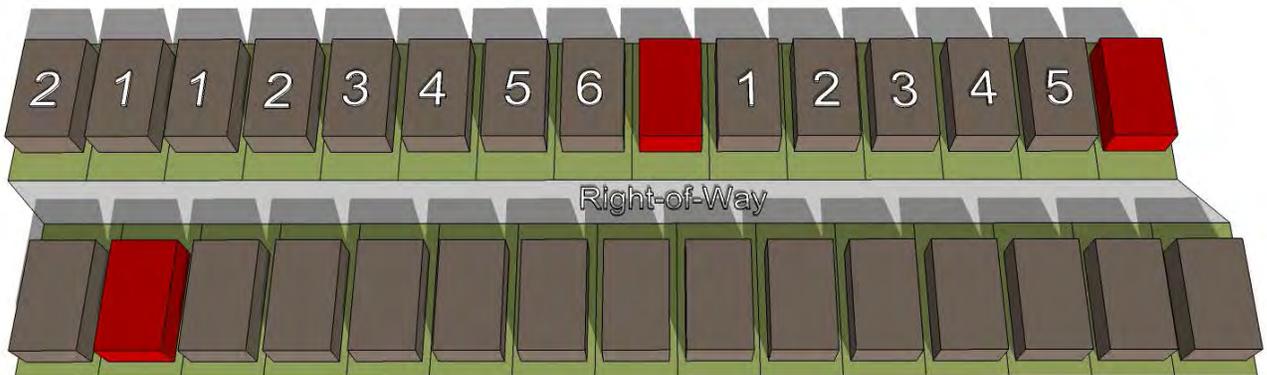
subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

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

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - (b) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

Exhibit 'C':
Development Standards

- (c) *Corner Lots.* Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (d) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

- (1) *Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:
 - (a) *Canopy/Shade Trees.* Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
 - (b) *Accent/Ornamental/Under-Story Trees.* Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
- (2) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) *Landscape Buffer and Sidewalks (John King Boulevard).* A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.
- (3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:
 - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

Exhibit 'C':
Development Standards

- (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

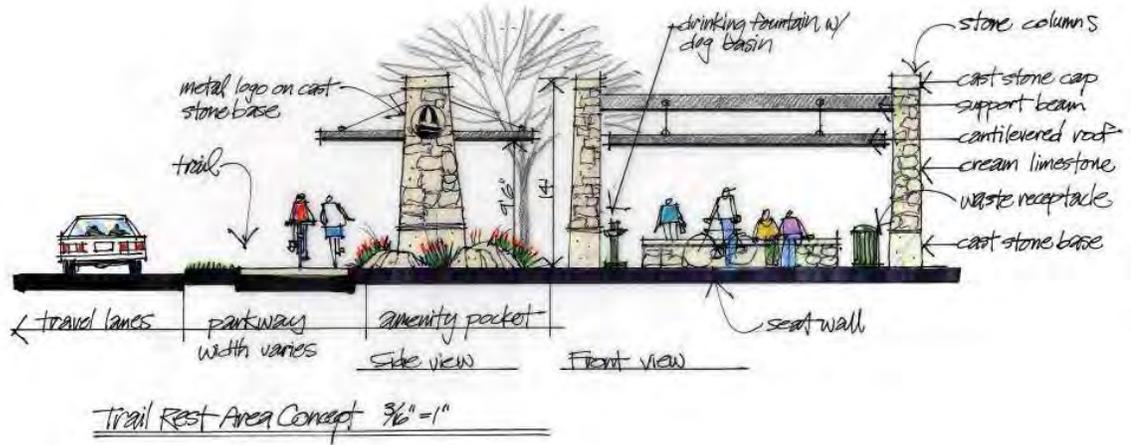
- (4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
 - (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
 - 9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
 - 10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
 - 11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
 - 12. *Open Space.* The development shall consist of a minimum of 20% open space (*or 11.29-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page ...

Exhibit 'C':
Development Standards

13. *Trail Rest Area*. The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1 (below)*.

Figure 1: *Trail Rest Area Concept*



14. *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
15. *Drainage Standards*. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction (approved in August 2003 and updated in October 2007)*. The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.
16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
17. *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.

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CITY OF ROCKWALL
ORDINANCE NO. 16-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6.4, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 04-38*] has been initiated by the City Council of the City of Rockwall to amend Section 4, *Southside Residential Neighborhood Overlay (SRO) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] and,

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

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

Section 1. That Section 4, *Southside Residential Neighborhood Overlay (SRO) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE
6TH DAY OF JUNE, 2016.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: May 16, 2016

2nd Reading: June 6, 2016

Exhibit 'A'
*Article V, District Development Standards,
Unified Development Code*

Section 6.4. Southside Residential Neighborhood Overlay (SRO) District

- (A) *Purpose.* The purpose of the Overlay District is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.
- (B) *Other Requirements.* Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF-7) District requirements.
- (C) *Area Requirements.*
- (1) Minimum lot area: 5,000 square feet.
 - (2) Maximum number of single-family detached dwellings units per lot: One.
 - (3) Minimum square footage per dwelling unit: 900 square feet.
 - (4) Minimum lot frontage on a public street: 50 feet.
 - (5) Minimum lot depth: 100 feet.
 - (6) Minimum depth of front yard setback: 20 feet.
 - (7) Minimum depth of rear yard setback: 10 feet.
 - (8) Minimum width of side yard setback:
 - (a) Internal lot: 6 feet.
 - (b) Abutting street: 15 feet.
 - (c) Abutting an arterial: 20 feet.
 - (9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
 - (10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
 - (11) Maximum building coverage as a percentage of lot area: 40 percent.
 - (12) Maximum building height: 32 feet.
 - (13) Minimum number of paved off-street parking spaces required for:
 - (a) One Single-family Dwelling Unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - (b) All Other Uses: *see Article VI, Parking and Loading, of the Unified Development Code.*
- (D) *Consideration of Special Request in Furtherance of Neighborhood Preservation.* The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

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CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 16-41

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING CHAPTER 30. PARKS AND RECREATION OF THE CITY'S CODE OF ORDINANCES IN ARTICLE V. PARK USE AND RENTAL FEES; SECTION 30-131. FEES FOR FACILITIES; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Parks and Recreation Department provides facilities for social, civic, cultural, recreational, or charitable purposes; and

WHEREAS, use of a facility for social, civic, cultural, recreational, charitable purposes, business or private enterprise is prohibited without a permit and payment of a fee; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to make modifications to the fees charged in conjunction with rental of certain Parks & Recreation facilities.

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

SECTION 1. That Chapter 30, "PARKS AND RECREATION;" Article V. "PARK USE AND RENTAL FEE GUIDELINES;" Section 30-131 "FEES FOR FACILITIES" is hereby repealed in its entirety, and a new set of fees are hereby adopted to be incorporated into the Code of Ordinances to read as follows:

Sec. 30-131 Fees for facilities

<u>Name</u>		<u>Fees</u>
Harry Myers Pool Rental		\$100 per hour
Gloria Williams Pool Rental		\$100 per hour
Pavilions (Resident Only)		\$40 per period
Portable Stage		\$350 / day
Restroom Station	\$300 deposit	\$2000 / day - \$1200 ½ day
Amphitheatre		\$200 non res / \$100 resident
Harry Myers Community Center		\$40 per period resident
		\$80 per period non-resident
The Harbor		\$75.00 application fee

The Harbor Amphitheatre (4hr minimum)		\$240 / hr (\$100/hr for non-profit)
The Harbor Lower Plaza (4 hr minimum)		\$240 / hr (\$100/hr for non-profit)
The Harbor Upper Plaza (4 hr minimum)		\$240 / hr (\$100/hr for non-profit)
The Harbor Total Area		\$600 / hr
The Center		\$200 deposit
The Center Lone Star Room		\$200 / hr, res or non-res
		\$300 cleaning fee
		Security by Rockwall PD only
The Center Birthday Parties (2hr min)	24 people	\$250 deluxe party package
The Center Birthday Parties (2 hr min)	24 people	\$300 themed deluxe party pkg
Park Fees	monthly permit fee	\$10 per month / 3 month min
		\$25 one time fee per group
Boat Docks		
Boat Slip Minimum		*\$10 per hour per slip
Boat Slip Maximum		*\$75 entire day
Jetty		\$100 per hour / 4 hour min
		\$50 per hour non profit /4 hour min

*fees apply to special event use only.

SECTION 2. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5. That it is hereby found and determined that the meeting at which this ordinance was passes was open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of the time, place and purpose of said meeting was given.

SECTION 6. That this Ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
ROCKWALL, TEXAS THIS 6th DAY OF June, 2016.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

1ST Reading: **05-16-2016**

APPROVED AS TO FORM:

2nd Reading: **06-06-2016**

Frank Garza, City Attorney

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager

FROM: Timothy M. Tumulty, Director of Public Works/City Engineer

DATE: June 1, 2016

SUBJECT: U.S. Open Triathlon – City Council Resolution (June 6, 2016 Meeting)

The U.S. Open Triathlon is scheduled for Sunday, October 16, 2016 from 3:00 AM to 1:00 PM. This is the eighth year for this event to be held in the City of Rockwall. A portion of the triathlon course will utilize a section of FM 740 from Summer Lee Drive to the South City limits. The Rockwall Police Department will assist in the partial closure of various lanes of FM 740 as well as furnish traffic control at other intersections along the race route. The Texas Department of Transportation (TxDOT) will require a City Council resolution supporting a request to allow the partial closure of FM 740 from Summer Lee Drive to the City of Rockwall south City limits.

Staff request City Council consideration to approve the attached resolution allowing a temporary partial closure of FM 740 from Summer Lee Drive to the south City limits to facilitate the U.S. Open Triathlon on Sunday, October 16, 2016 from 3:00 AM to 1:00 PM.

TMT:tt

Attachments

Cc:

Mary Smith, Assistant City Manager
Brad Griggs, Assistant City Manager
Amy Williams, Assistant City Engineer
Billy Chaffin, Superintendent of Streets & Drainage
File

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 16-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, FINDING THAT A NECESSITY EXISTS TO TEMPORARILY CLOSE A PORTION OF A CERTAIN STATE ROADWAYS TO FACILITATE THE U.S. OPEN TRIATHLON; HEREBY REQUESTING THAT THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) GRANT PERMISSION TO THE CITY OF ROCKWALL FOR SAID EVENT AND AUTHORIZE THE CITY OF ROCKWALL TO PARTIALLY CLOSE FM 740 FROM SUMMER LEE DRIVE TO THE SOUTH CITY LIMITS BETWEEN THE HOURS OF 3:00 A.M. AND 1:00 P.M. ON SUNDAY, OCTOBER 16, 2016 PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rockwall City Council recognizes the value of physical fitness and the benefits of a healthy community; and

WHEREAS, the Rockwall City Council wants to promote healthy lifestyles in our community by providing fitness opportunities and encouraging athletes to compete in the U.S. Open Triathlon in Rockwall, Texas; and

WHEREAS, the Rockwall City Council hereby finds that necessity exists to temporarily partially close FM 740 from Summer Lee Drive to the South City limits, for the U.S. Open Triathlon; and

WHEREAS, the Rockwall City Council supports submission of a temporary partial closure request for State maintained roadways, for FM 740 from Summer Lee Drive to the South City limits, to the Texas Department of Transportation to facilitate the U.S. Open Triathlon on Sunday, October 16, 2016 between the hours of 3:00 a.m. and 1:00 p.m.; and

WHEREAS, the Rockwall City Council hereby agrees to support said request by providing traffic control for the event; and

WHEREAS, the temporary partial closing of this section of FM 740 will create a safer environment for event participants and spectators;

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

Section 1. That a formal request is hereby made to TXDOT to approve the request of the Rockwall City Council to temporarily partial close the aforementioned section of FM 740 at the above stated date and time; and

Section 2. That this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6th day of June, 2016.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

THIS AGREEMENT is made by and between the State of Texas, acting by and through the Texas Department of Transportation, hereinafter called the "State," and the City of Rockwall, a municipal corporation, acting by and through its duly authorized officers, hereinafter called the "local government."

WITNESSETH

WHEREAS, the State owns and operates a system of highways for public use and benefit, including FM 740, in THE City of Rockwall, Rockwall County; and

WHEREAS, the local government has requested the temporary closure of FM 740 from Summer Lee Drive to the South City limits for the purpose of U.S. Open Triathlon on October 16, 2016, from 3:00 A.M. to 1:00 P.M. as described in the attached "Exhibit A," hereinafter identified as the "Event;" and

WHEREAS, the Event will be located within the local government's incorporated area; and

WHEREAS, the State, in recognition of the public purpose of the Event, wishes to cooperate with the City so long as the safety and convenience of the traveling public is ensured and that the closure of the State's right of way will be performed within the State's requirements; and

WHEREAS, on the 16th day of May, 2016, the Rockwall City Council passed Resolution No. 16-__, attached hereto and identified as "Exhibit B," establishing that the Event serves a public purpose and authorizing the local government to enter into this agreement with the State; and

WHEREAS, 43 TAC, Section 22.12 establishes the rules and procedures for the temporary closure of a segment of the State highway system; and

WHEREAS, this agreement has been developed in accordance with the rules and procedures of 43 TAC, Section 22.12;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

AGREEMENT

Article 1. CONTRACT PERIOD

This agreement becomes effective upon final execution by the State and shall terminate upon completion of the Event or unless terminated or modified as hereinafter provided.

Article 2. EVENT DESCRIPTION

The physical description of the limits of the Event, including county names and highway numbers, the number of lanes the highway has and the number of lanes to be used, the proposed schedule of start and stop times and dates at each location, a brief description of the proposed activities involved, approximate number of people attending the Event, the number and types of animals and equipment, planned physical modifications of any man-made or natural features in or adjacent to the right of way involved shall be attached hereto along with a location map and identified as “Exhibit C.”

Article 3. OPERATIONS OF THE EVENT

A. The local government shall assume all costs for the operations associated with the Event, to include but not limited to, plan development, materials, labor, public notification, providing protective barriers and barricades, protection of highway traffic and highway facilities, and all traffic control and temporary signing.

B. The local government shall submit to the State for review and approval the construction plans, if construction or modifications to the State’s right of way is required, the traffic control and signing plans, traffic enforcement plans, and all other plans deemed necessary by the State. The State may require that any traffic control plans of sufficient complexity be signed, sealed and dated by a registered professional engineer. The traffic control plan shall be in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices. All temporary traffic control devices used on state highway right of way must be included in the State’s Compliant Work Zone Traffic Control Devices List. The State reserves the right to inspect the implementation of the traffic control plan and if it is found to be inadequate, the local government will bring the traffic control into compliance with the originally submitted plan, upon written notice from the State noting the required changes, prior to the event. The State may request changes to the traffic control plan in order to ensure public safety due to changing or unforeseen circumstances regarding the closure.

C. The local government will ensure that the appropriate law enforcement agency has reviewed the traffic control for the closures and that the agency has deemed them to be adequate. If the law enforcement agency is unsure as to the adequacy of the traffic control, it will contact the State for consultation no less than 10 workdays prior to the closure.

D. The local government will complete all revisions to the traffic control plan as requested by the State within the required timeframe or that the agreement will be terminated upon written notice from the State to the local government. The local government hereby agrees that any failure to cooperate with the State may constitute reckless endangerment of the public and that the Texas Department of Public Safety may be notified of the situation as soon as possible for the appropriate action, and failing to follow the traffic control plan or State instructions may result in a denial of future use of the right of way for three years.

E. The local government will not initiate closure prior to 24 hours before the scheduled Event and all barriers and barricades will be removed and the highway reopened to traffic within 24 hours after the completion of the Event.

F. The local government will provide adequate enforcement personnel to prevent vehicles from stopping and parking along the main lanes of highway right of way and otherwise prevent interference with the main lane traffic by both vehicles and pedestrians. The local government will prepare a traffic enforcement plan, to be approved by the State in writing at least 48 hours prior to the scheduled Event. Additionally, the local government shall provide to the State a letter of certification from the law enforcement agency that will be providing traffic control for the Event, certifying that they agree with the enforcement plan and will be able to meet its requirements.

G. The local government hereby assures the State that there will be appropriate passage

allowance for emergency vehicle travel and adequate access for abutting property owners during construction and closure of the highway facility. These allowances and accesses will be included in the local government's traffic control plan.

H. The local government will avoid or minimize damage, and will, at its own expense, restore or repair damage occurring outside the State's right of way and restore or repair the State's right of way, including, but not limited to, roadway and drainage structures, signs, overhead signs, pavement markings, traffic signals, power poles and pavement, etc. to a condition equal to that existing before the closure, and, to the extent practicable, restore the natural and cultural environment in accordance with federal and state law, including landscape and historical features.

Article 4. OWNERSHIP OF DOCUMENTS

Upon completion or termination of this agreement, all documents prepared by the local government will remain the property of the local government. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

Article 5. TERMINATION

A. This agreement may be terminated by any of the following conditions:

- (1) By mutual written agreement and consent of both parties.
- (2) By the State upon determination that use of the State's right of way is not feasible or is not in the best interest of the State and the traveling public.
- (3) By either party, upon the failure of the other party to fulfill the obligations as set forth herein.
- (4) By satisfactory completion of all services and obligations as set forth herein.

B. The termination of this agreement shall extinguish all rights, duties, obligations, and liabilities of the State and local government under this agreement. If the potential termination of this agreement is due to the failure of the local government to fulfill its contractual obligations as set forth herein, the State will notify the local government that possible breach of contract has occurred. The local government must remedy the breach as outlined by the State within ten (10) days from receipt of the State's notification. In the event the local government does not remedy the breach to the satisfaction of the State, the local government shall be liable to the State for the costs of remedying the breach and any additional costs occasioned by the State.

Article 6. DISPUTES

Should disputes arise as to the parties' responsibilities or additional work under this agreement, the State's decision shall be final and binding.

Article 7. RESPONSIBILITIES OF THE PARTIES

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

Article 8. INSURANCE

A. Prior to beginning any work upon the State's right of way, the local government and/or its contractors shall furnish to the State a completed "Certificate of Insurance" (TxDOT Form 1560, latest edition) and shall maintain the insurance in full force and effect during the period

that the local government and/or its contractors are encroaching upon the State right of way.
B. In the event the local government is a self-insured entity, the local government shall provide the State proof of its self-insurance. The local government agrees to pay any and all claims and damages that may occur during the period of this closing of the highway in accordance with the terms of this agreement.

Article 9. AMENDMENTS

Any changes in the time frame, character, agreement provisions or obligations of the parties hereto shall be enacted by written amendment executed by both the local government and the State.

Article 10. COMPLIANCE WITH LAWS

The local government shall comply with all applicable federal, state and local environmental laws, regulations, ordinances and any conditions or restrictions required by the State to protect the natural environment and cultural resources of the State’s right of way.

Article 11. LEGAL CONSTRUCTION

In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Article 12. NOTICES

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified U.S. mail, postage prepaid, addressed to such party at the following respective addresses:

Local Government:	State:
City of Rockwall 385 S. Goliad Rockwall, Texas 75087 Attn: City Manager	Texas Department of Transportation 4777 U.S. Highway 80 East Mesquite, TX 75150-6643 Attn: Kelly Selman, P.E.

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided herein. Either party hereto may change the above address by sending written notice of such change to the other in the manner provided herein.

Article 13. SOLE AGREEMENT

This agreement constitutes the sole and only agreement between the parties hereto and supersedes any prior understandings or written or oral agreements respecting the within subject matter.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed in duplicate counterparts.

THE CITY OF ROCKWALL

Executed on behalf of the local government by:

By _____ Date _____
City Official

Typed or Printed Name and Title Rick Crowley
City Manager

THE STATE OF TEXAS

Executed for the Executive Director and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By _____ Date _____
Kelly Selman, P.E.
District Engineer

Exhibit A

Exhibit B

Agreement No. _____

Exhibit C

Agreement No. _____

U.S. Open Triathlon 2016

Event name: U.S. Open Triathlon

Event Coordinator: Pacific Sports, LLC
Jack Caress, President
Phone # 714-271-2137
Email jack@pacificsportsllc.com

When: Sunday October 16, 2016; 7:00 AM to 1:00 PM

Number of participants: approximately 2,000

Location: Event starts at The Hilton Hotel at The Harbor. Includes the following:

Olympic

1500 meter swim
22 mile bike ride
6.2 mile run

Sprint

750 meter swim
11 mile bike ride
3.1 mile run

Super Sprint

250 meter swim
11 mile bike ride
1.55 mile run

5K

2 Loops of the 1.55 mile run course

OCTOBER 12, 2014



U.S. OPEN TRIATHLON

SWIM

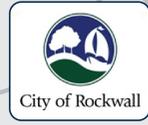
- OLYMPIC: 1 LOOP (1500M)
- SPRINT: 1 SMALL LOOP (800M)
- SUPER SPRINT: TINY LOOP (750M)

BIKE

- OLYMPIC: 2 LOOPS (TBDMI)
- SPRINT: 1 LOOP (TBDMI)
- SUPER SPRINT: TBD (TBDMI)

RUN

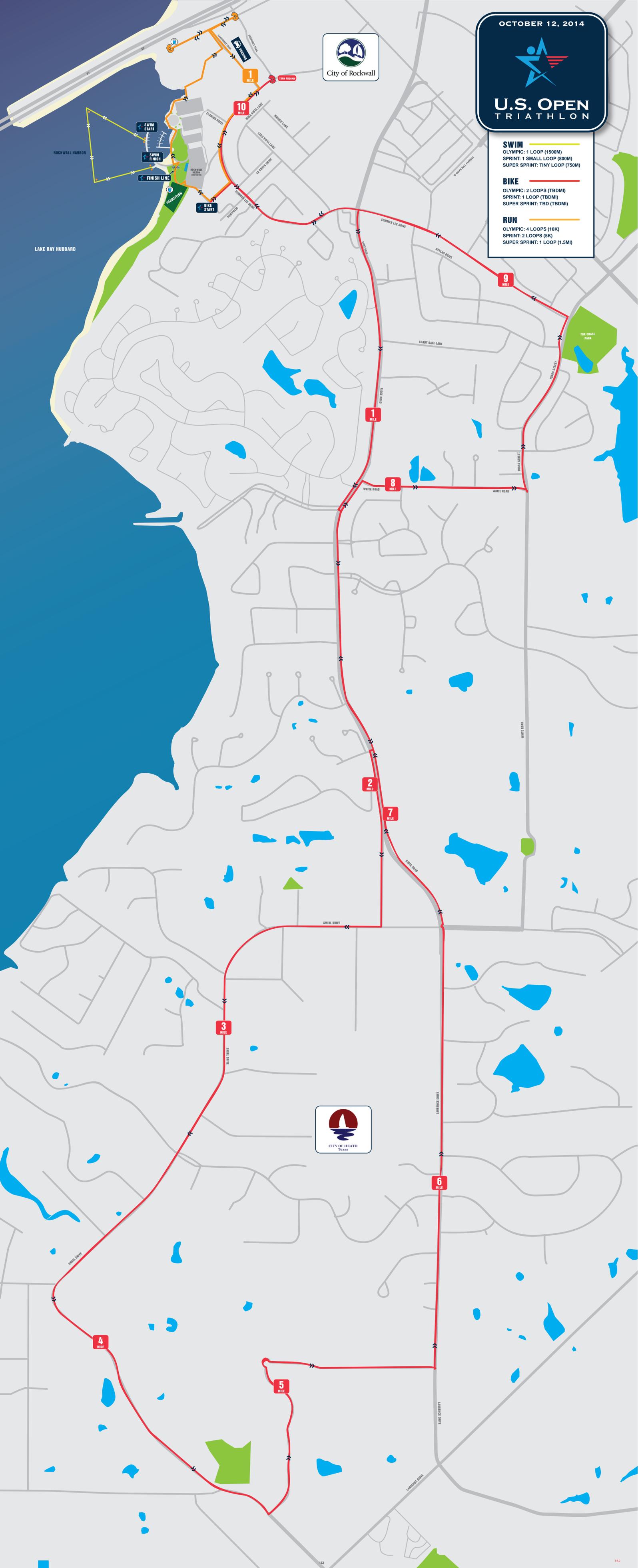
- OLYMPIC: 4 LOOPS (10K)
- SPRINT: 2 LOOPS (5K)
- SUPER SPRINT: 1 LOOP (1.5MI)



City of Rockwall



CITY OF HEATH
Texas



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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/06/2016

APPLICANT: Debra Cox of JDJR Engineers & Consultants, Inc.

AGENDA ITEM: P2016-026 (*First Baptist Church Replat*)

SUMMARY:

Discuss and consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [*SH-205*], and take any action necessary.

COMMENTS:

- ✓ The objective of the request is to combine five (5) lots into one (1) larger 1.8046-acre lot for the purpose of constructing an off-site parking lot that will be located south of the existing First Baptist Church. The property is zoned for General Retail (GR) District uses and is generally located on the west side of S. Goliad Street between Ross Avenue and Bourn Avenue. As a note, a site plan was approved in February of this year for the off-site parking lot.
- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the *Recommendations* section below.
- ✓ With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the City Council chooses to approve the request for the replat, staff would offer the following conditions of approval:

- 1) All staff comments (*Project Plan Review*) provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.
- 2) Any construction or building necessary to complete this plat request must conform to the requirements set forth by the UDC, the International Building Code, 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 RECOMMENDATION:

On May 31, 2016, the Planning and Zoning Commissions motion to approve the replat with staff conditions passed by a vote of 5 to 0 with Commissioners Whitley and McCutcheon absent.

City of Rockwall Project Plan Review History



Project Number P2016-026	Owner PRUITT, STEVIE & DEBRA ANN HICKS	Applied 5/23/2016 LM
Project Name First Baptist Church Parking	Applicant JDJR ENGINEEERS & CONSULTANTS INC	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status STAFF REVIEW		Status 5/23/2016 LM

Site Address 802 S GOLIAD	City, State Zip ROCKWALL, TX 75087	Zoning
-------------------------------------	----------------------------------------------	---------------

Subdivision SANGER	Tract 1	Block M	Lot No 1	Parcel No 4900-000M-0001-00-0F	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/23/2016	5/30/2016	5/24/2016	1	APPROVED	
ENGINEERING	Amy Williams	5/23/2016	5/30/2016	5/24/2016	1	APPROVED	
FIRE	Ariana Hargrove	5/23/2016	5/30/2016	5/24/2016	1	APPROVED	
GIS	Lance Singleton	5/23/2016	5/30/2016				
PLANNING	David Gonzales	5/23/2016	5/30/2016	5/24/2016	1	COMMENTS	See comments

Discuss and consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [SH-205], and take any action necessary.

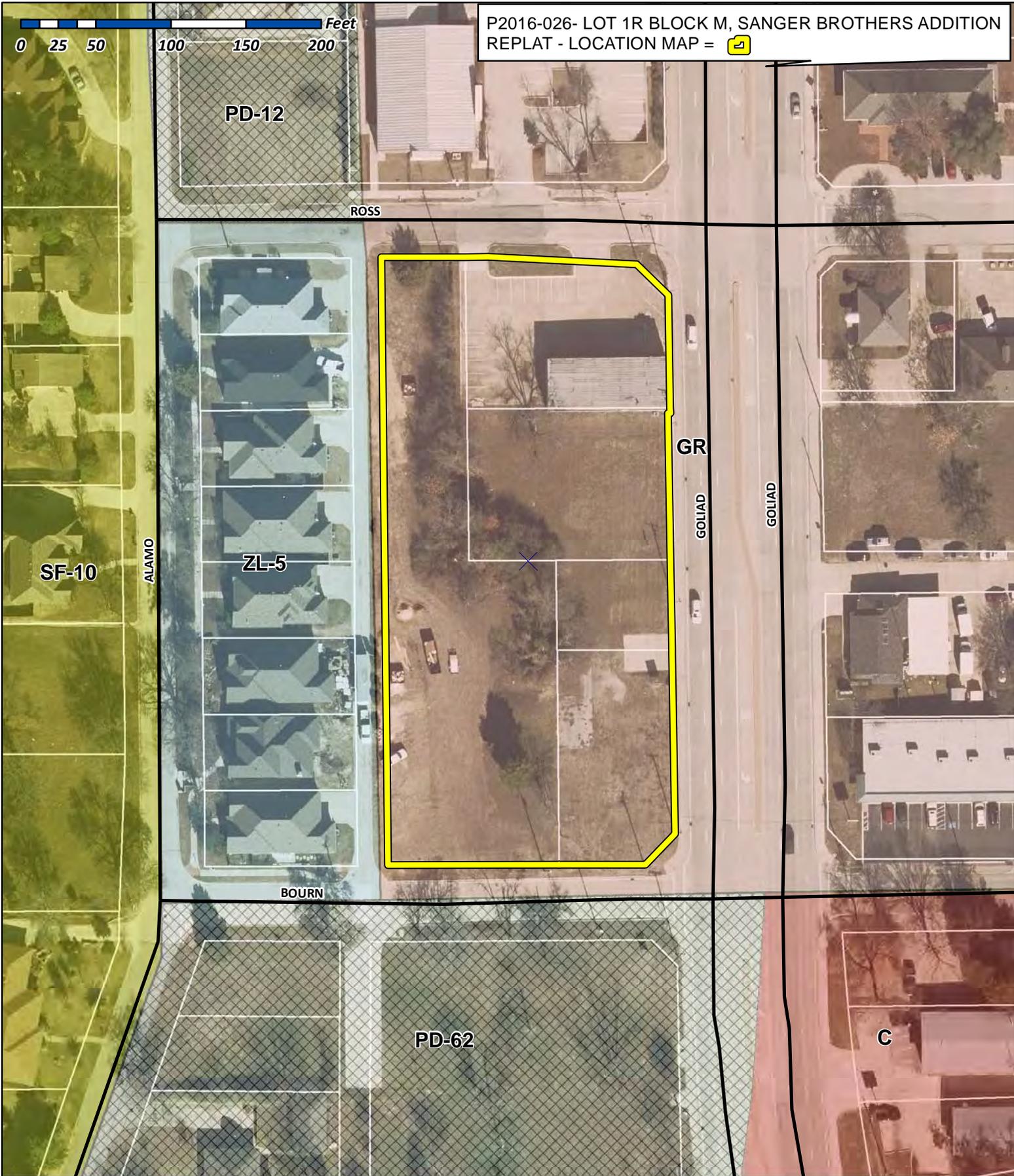
The following staff comments are to be addressed and resubmitted no later than Tuesday, June 7, 2016. Please provide three large copies [18" X 24" FOLDED] and one PDF version for a subsequent review by staff:

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Provide a label indicating "Case No. P2016-026" on the lower right corner on all pages of the revised plat.
3. Upon re-submittal, reduce size of copy - plat required to on 18" x 24" bonded paper.
4. When representing "old lot lines," do not use dots - use a light gray scale line segmenting each lot.
5. On plat, change lot indentification to Lot 14, Block M (do not use 1R).
6. Change Title Block to read as follows:
Final Plat
Lot 14, Block M, Sanger Brothers Addition

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Being a Replat of Lots 1, 2, 3, 4, and 5, Block M, Sanger Brothers Addition An addition to the City of Rockwall, Rockwall County, Texas being 1 lot totallig 1.8046 acres 7. Notary Certificate for Surveyor is not necessary when plat is stamped by Surveyor.</p> <p>The following plans submitted with the package are considered to be "Not Accepted" for this plat application and should not be resubmitted: a) Site Dimensional Control Plan b) Tree Preservation Plan c) Landscape Plan</p> <p>** As a note and once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions resubmitted and approved (by staff) prior to plat submittal on mylar for filing purposes. **</p> <p>Meeting Dates to Attend (Since this plat request will be placed on the Consent Agenda for both the Planning and City Council meetings, it is not necessary for you to attend; however, staff would recommend that someone be present for the meetings. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Planning - Consent Agenda: May 31st, 2016 (6:00 p.m.)</p> <p>City Council - Consent Agenda: June 6, 2016 (6:00 p.m.)</p>						



P2016-026- LOT 1R BLOCK M, SANGER BROTHERS ADDITION
REPLAT - LOCATION MAP =



City of Rockwall

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

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



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS FIRST BAPTIST CHURCH OF ROCKWALL is the owner of a tract of land situated in the B. J. T. LEWIS SURVEY ABSTRACT NO. 255, in the City of Rockwall, Rockwall County, Texas, and being part of Lots 1, 2, 3, and 4 in Block M of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Volume 0, Page 100, Plat Records, Rockwall County, Texas, and all of Lot 5 in Block M of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet F, Slide 27, Plat Records, Rockwall County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Lot 5, same being the intersection of the north line of W. Bourn Street with the east line of a 20 foot wide alley;

THENCE North 00 degrees 46 minutes 42 seconds West, along the said east line of 20 foot alley for a distance of 400.00 feet to a point for corner in the south line of W. Ross Street (50 foot right-of-way) , same being the northwest corner of said Lot 5, from which a 1/2 inch iron rod found bears North 00 degrees 46 minutes 42 seconds West, a distance of 0.36 feet:

THENCE North 89 degrees 34 minutes 58 seconds East, along said south line of W. Ross Street for a distance of 177.08 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set at the north end of a corner clip at the intersection of the said south line of W. Ross Street with the west line of S. Goliad Street (State Highway 205, a variable width right of way);

THENCE South 45 degrees 50 minutes 06 seconds East, along said corner clip and the said west line of S. Goliad Street for a distance of 29.87 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner at the south end of said corner clip;

THENCE South 00 degrees 50 minutes 53 seconds East, along the said west line of S. Goliad Street for a distance of 78.62 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner;

THENCE South 89 degrees 39 minutes 21 seconds West, along the said west line of S. Goliad Street for a distance of 1.13 feet to a 5/8 inch iron rod with yellow cap stamped "JDJR" set for corner;;

THENCE South 00 degrees 50 minutes 53 seconds East, along the said west line of S. Goliad Street for a distance of 173.92 feet to a 1/2 inch iron rod with yellow cap stamped "JDJR" set for corner at the north end of a corner clip;

THENCE South 44 degrees 00 minutes 41 seconds West, along said corner clip and the said west line of S. Goliad Street for a distance of 28.71 feet to the end of said corner clip at the intersection of the the said west line of S. Goliad Street with the said north line of W. Bourn Street;

THENCE South 89 degrees 34 minutes 58 seconds West, along the said north line of W. Bourn Street for a distance of 177.31 feet to the POINT OF BEGINNING, and containing a computed area of 1.8046 Acres (78,607.46 square feet) of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

- 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. The property owner shall be responsible for all maintenance, repair and replacement of all detention/drainage systems.

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

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

Witness our hands at Rockwall County, Texas, this ___ day of _____ 2016

FIRST BAPTIST CHURCH OF ROCKWALL

xxxxxx

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared xxxxxxxxxx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said FIRST BAPTIST CHURCH OF ROCKWALL, that they were duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ___ day of _____, 2016

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
GEARY BAILEY RPLS NO. 4573

STATE OF TEXAS COUNTY OF ROCKWALL

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared GEARY BAILEY, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the _____ day of _____, 2016.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission, Chairman Date _____2016

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____, 2016.

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 _____, 2016

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer

REPLAT
LOT 1R, BLOCK M
SANGER BROTHERS ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
1 LOT - 1.8046 ACRES
MAY 2016

Table with 2 columns: Date/Scale and Drawn/Checked By. Includes logo for JDJR ENGINEERS AND CONSULTANTS, INC. and project details.

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/06/2016

APPLICANT: Robert A. Howman; *Glenn Engineering*

AGENDA ITEM: **P2016-021**; *Lot 1, Block A, Rockwall CCA Addition*

SUMMARY:

Discuss and consider a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the intersection of SH-276 and John King Boulevard, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- The applicants are requesting approval of a preliminary plat creating one (1) non-residential lot for the purpose of laying out preliminary utilities, detention and drainage plans for a proposed College and Career Academy. The lot is currently zoned Agricultural (AG) District and will be subject to the SH-205 By-Pass Corridor (SH-205 BY OV) District standards.
- Staff has asked the applicant to show generally how Stableglen Drive (identified as a minor collector on the City's Master Thoroughfare Plan) will continue through the lot to eventually provide a connection to SH-205. Initially, Phase I of the project will be Rockwall ISD College and Career Academy. Future development on the site will include a future high school, stadium, middle school, and indoor practice facilities. Included with the preliminary plat is a conceptual site plan that shows how the site will eventually be developed.
- The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the preliminary plat for Lot 1, Block A, Rockwall – CCA Addition, staff would recommend the following conditions of approval:

- 1) The preliminary plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments; and,
- 2) Any construction resulting from the approval of this preliminary plat shall conform to the

requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS:

On May 31, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat per staff's recommendations by a vote of 5-0 with Commissioners Whitley and McCutcheon absent.

City of Rockwall Project Plan Review History



Project Number P2016-021	Owner ROCKWALL, INDEPENDENT SCHOOL DISTRICT	Applied 5/16/2016	LM
Project Name Rockwall ISD	Applicant GLENN ENGINEERING	Approved	
Type PLAT		Closed	
Subtype PRELIMINARY		Expired	
Status STAFF REVIEW		Status 5/16/2016	LM

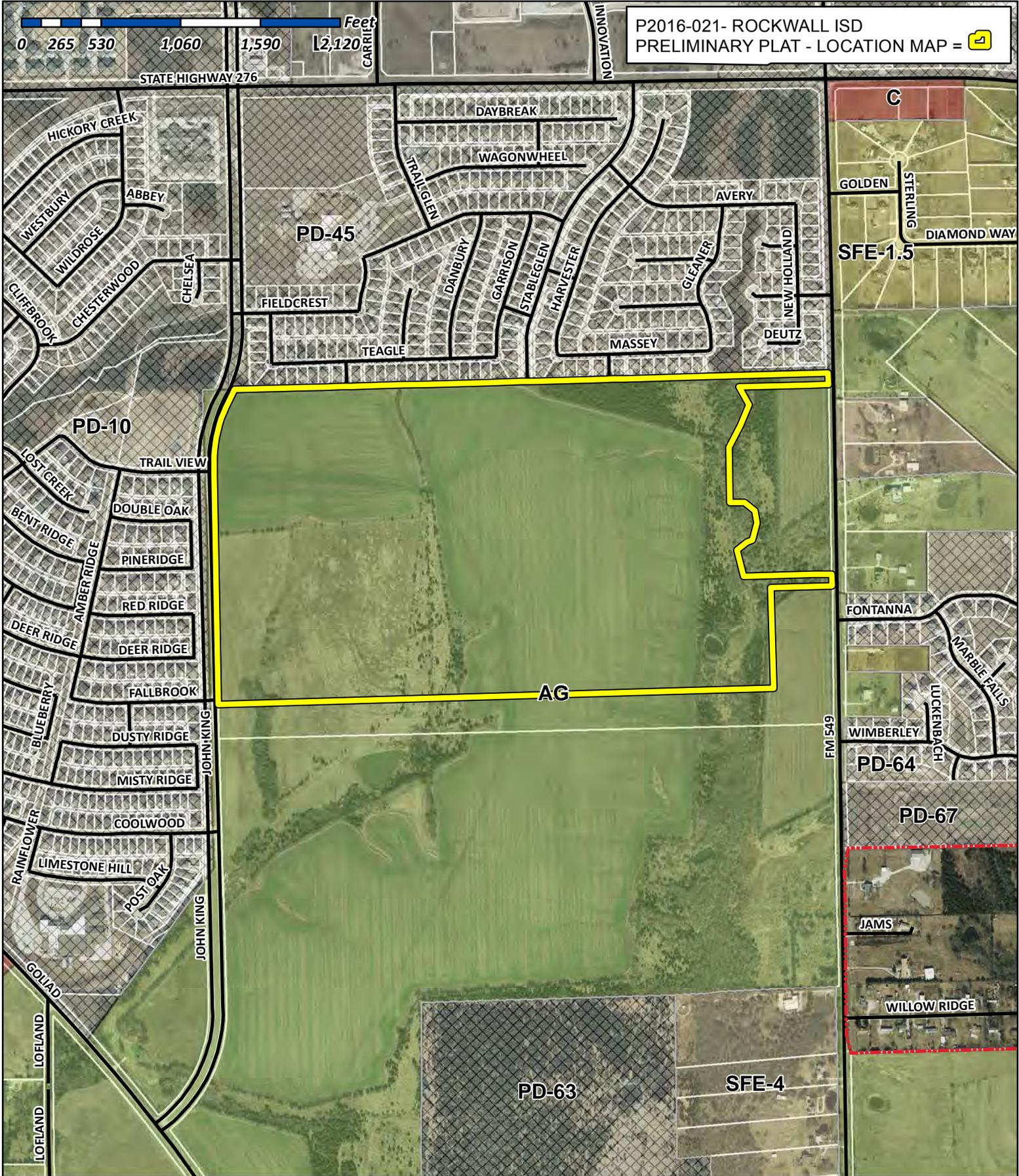
Site Address JOHN KING BLVD	City, State Zip ROCKWALL, TX 75032	Zoning
---------------------------------------	----------------------------------------------	---------------

Subdivision HICKORY RIDGE PH 4	Tract 7-1	Block NULL	Lot No 7-1	Parcel No 0025-0000-0007-01-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING (5/19/2016 2:32 PM AW) Need to show existing and proposed water and sewer (new:8" sewer to Hickory Ridge Lift Station, 16" water along John King, and 12" water along Stableglen) Need to show fire lanes Need to show Stableglen's extension (41' B-B in 65' ROW) Show detention Sewer pro-rata \$478.96/acre Need dimensions shown between driveways (edge to edge) Remove driveway by north of center driveway. 4% Engineering fees Impact fees at building permit	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
FIRE (5/17/2016 2:58 PM AA) Not reviewed for fire code compliance	Ariana Hargrove	5/16/2016	5/23/2016	5/25/2016	9	COMMENTS	See Note
GIS	Lance Singleton	5/16/2016	5/23/2016	5/24/2016	8	APPROVED	
PLANNING (5/24/2016 8:36 AM KB) P2016-021 Rockwall CCA Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Korey Brooks	5/16/2016	5/23/2016	5/24/2016	8	COMMENTS	See Comments

I.1 This is a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>intersection of SH-276 and John King Boulevard.</p> <p>I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (P2016-021) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please change the title block as follows:</p> <p>PRELIMINARY PLAT ROCKWALL-CCA LOT 1, BLOCK A BEING 173-ACRES OUT OF THE W.H. BAIRET SURVEY, ABSTRACT NO. 25 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</p> <p>M.5 Please indicate the zoning district under the title block.</p> <p>M.6 Please show Stableglen Drive circulating through the lot. Also, please dimension the width.</p> <p>M.7 Please include a vicinity map on plat.</p> <p>M.8 Please show and label water and sewage.</p> <p>M.9 Please show and label all easements.</p> <p>M.10 Property line looks the same as street boundaries. Please use different line weights and line types.</p> <p>M.11 Please show and label 100-foot build line adjacent to John King.</p> <p>M.12 Please show building footprint and circulation of Phase I.</p> <p>M.13 Please label Point of Beginning.</p> <p>M.14 Please check scale. The scale shows 1'=200' under the title block, however, it shows 1"=150' on the scale bar. The scale appears to be 1"=200.</p> <p>M.15 Please check the coordinate callouts. They do not appear to match the coordinates on the legal description.</p> <p>I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by June 7, 2016. The Planning & Zoning meeting date for this case will be May 31, 2016.</p> <p>I.17 The projected City Council meeting date and subsequent approval for this plat is June 6, 2016.</p>

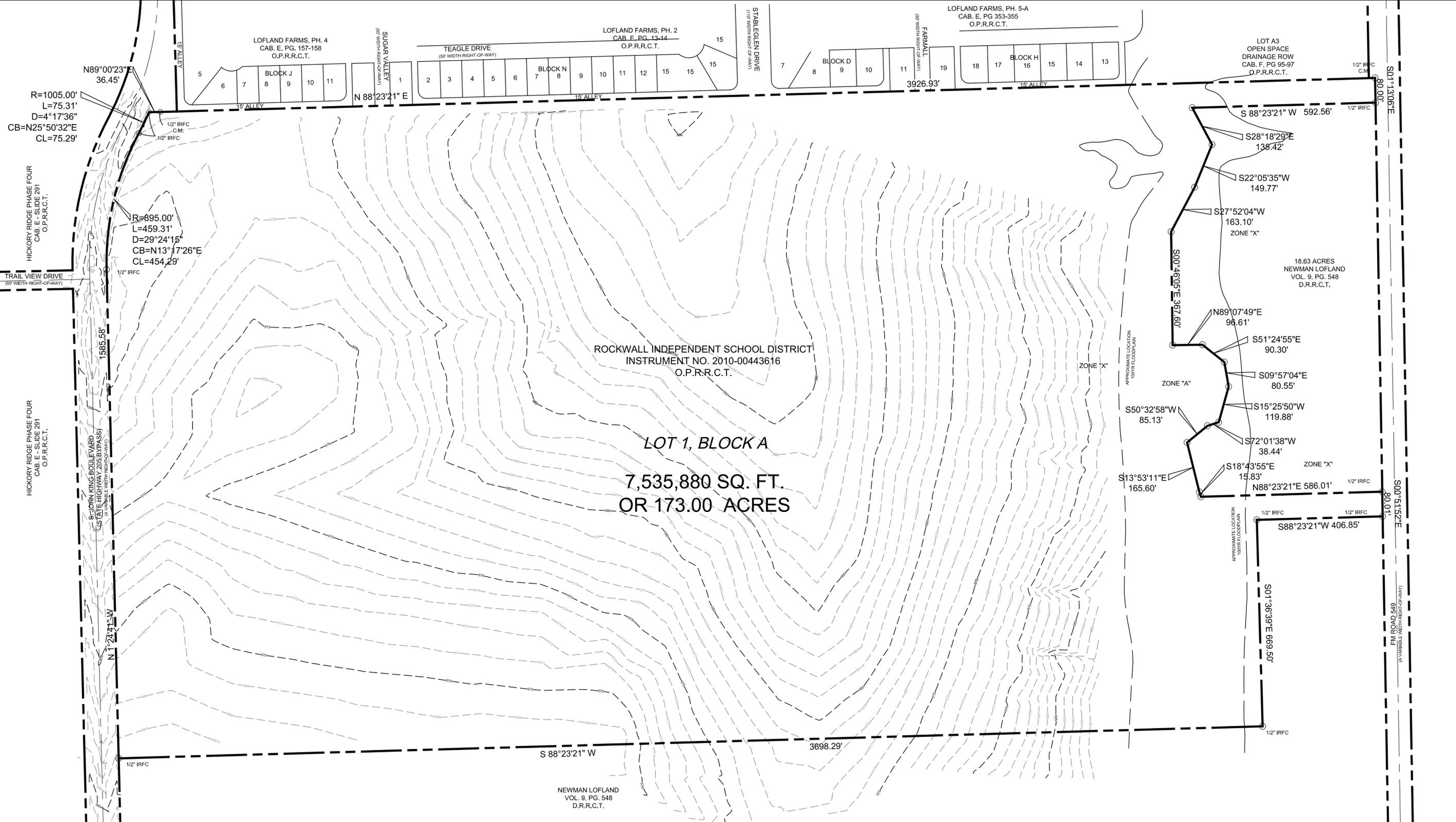


City of Rockwall

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

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LOT 1, BLOCK A
7,535,880 SQ. FT.
OR 173.00 ACRES

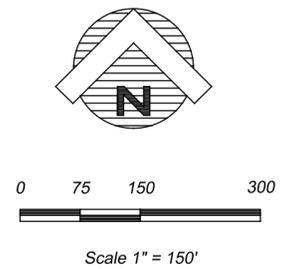
PRELIMINARY PLAT
 OF
ROCKWALL - CCA
LOT 1, BLOCK A
 OUT OF THE
 W.H. BAIRD SURVEY, ABSTRACT NO. 25
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MAY 11, 2016 SHEET: 1 OF 2 SCALE: 1"= 200'

OWNER:
 ROCKWALL ISD
 801 EAST WASHINGTON ST.
 ROCKWALL TEXAS, 75087
 (972) 771-0605 CONTACT:
 JAMES WATSON

SURVEYOR:
 SURVEY GROUP
 400 SOUTH INDUSTRIAL BLVD.
 SUITE 219
 EULESS, TEXAS 76048
 TBPS NO. 101733-00
 (817) 354-1445
 (817) 354-1451 FAX CONTACT:
 RODNEY MARTINEZ

ENGINEER:
 GLENN ENGINEERING CORP. 105
 DECKER COURT, SUITE 910 IRVING,
 TEXAS 75062
 TBPE FIRM NO. F-303
 (972) 989-2174 CELL
 (972) 717-5151 OFFICE
 CONTACT: ROBERT HOWMAN



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

William P. Price
Registered Public Surveyor No.3047

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared William P. Price, 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 _____.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 on hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 54.

NOTES:

- P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
1. IRF - Iron Rod Found
2. IRFC - Iron Rod Found Capped
3. IRS - Iron Rod Set
4. C.M. - Controlling Monument

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

Rockwall Independent School District

STATE OF TEXAS
COUNTY OF ROCKWALL

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 _____, 2016.

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

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

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 _____.

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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL INDEPENDENT SCHOOL DISTRICT IS THE OWNER OF A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.) , SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;
SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;
SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;
SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;
NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;
SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;
SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;
SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;
SOUTH 71° 51' 06" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;
SOUTH 50° 22' 26" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;
SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;
SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

PRELIMINARY PLAT OF ROCKWALL - CCA LOT 1, BLOCK A OUT OF THE W.H. BAIRD SURVEY, ABSTRACT NO. 25 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MAY 11, 2012 SHEET: 2 OF 2 SCALE: 1"= 200'

OWNER:

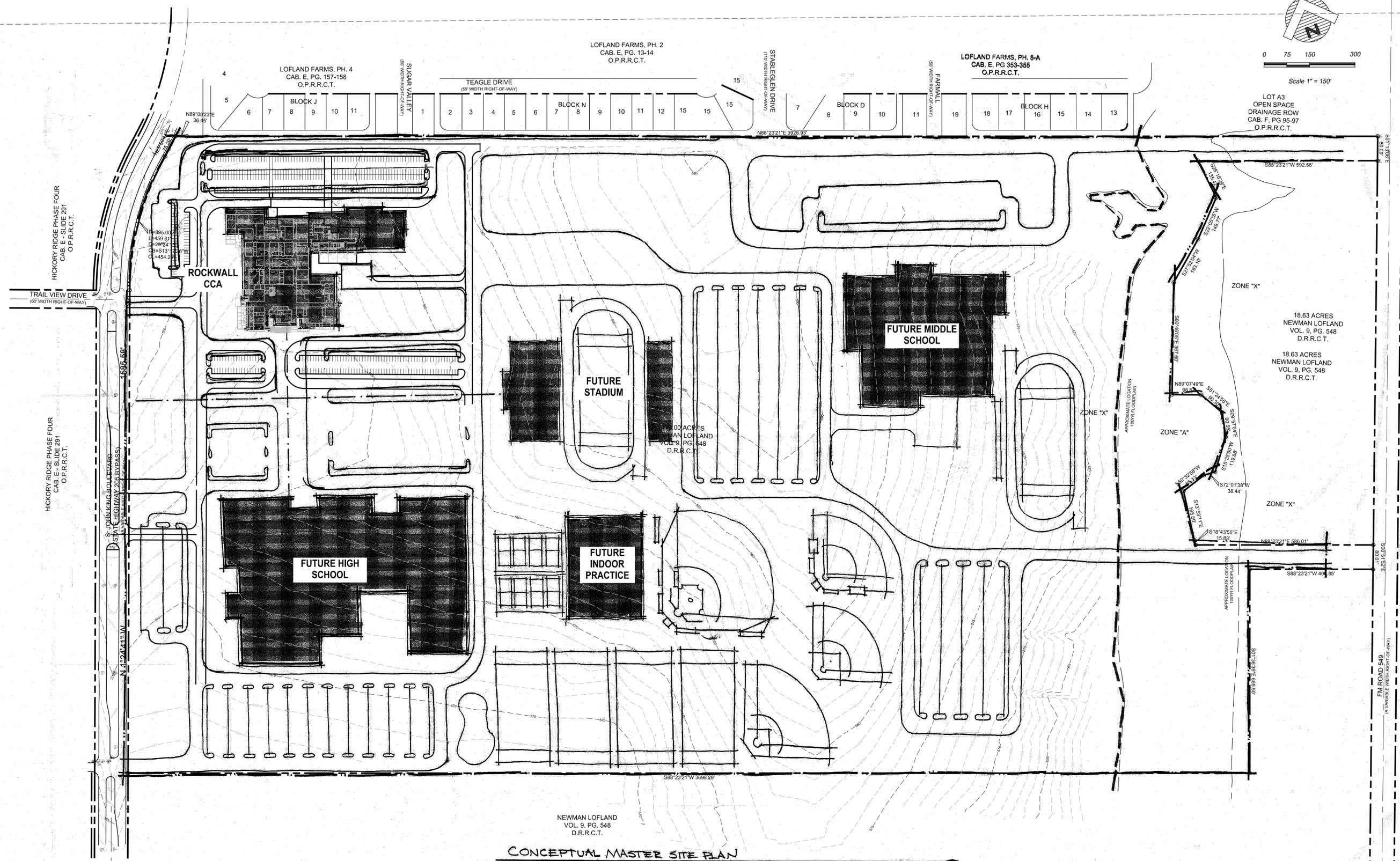
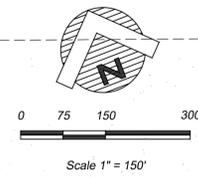
ROCKWALL ISD
801 EAST WASHINGTON ST,
ROCKWALL TEXAS, 75087
(972) 771-0605 CONTACT:
JAMES WATSON

SURVEYOR:

SURVEY GROUP
400 SOUTH INDUSTRIAL BLVD.
SUITE 219
EULESS, TEXAS 76048
TBPS NO. 101733-00
(817) 354-1445
(817) 354-1451 FAX CONTACT:
RODNEY MARTINEZ

ENGINEER:

GLENN ENGINEERING CORP. 105
DECKER COURT, SUITE 910 IRVING,
TEXAS 75062
TBPE FIRM NO. F-303
(972) 989-2174 CELL
(972) 717-5151 OFFICE
CONTACT: ROBERT HOWMAN



NEWMAN LOFLAND
VOL. 9, PG. 548
D.R.R.C.T.
CONCEPTUAL MASTER SITE PLAN

Revision /	Date

**ROCKWALL CCA
FOR
ROCKWALL I.S.D.
ROCKWALL, TEXAS**

**DRAFT COPY
ONLY**
NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
ONLY. IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.
DATE: MAY 13, 2016
BY: GLENN, P.E. 30069

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PRELIMINARY SITE PLAN		VOLUME
Job No. 1699-02-02	Drawn By: RAH	Sheet No. 3
Date: 10-12-2016		



**GLENN
ENGINEERING**
TEXAS REGISTRATION NUMBER: F-303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/06/2016

APPLICANT: Rick Bates; *RLK Engineering, Inc.*

AGENDA ITEM: **P2016-022**; *Lot 1, Block 1, Dobbs Elementary Addition*

SUMMARY:

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- The applicants are requesting approval of a preliminary plat creating one (1) non-residential lot for the purpose of laying out preliminary detention utilities, and drainage plans for a proposed elementary school. The lot will be subject to the SF-7 District Standards. Additionally, the preliminary plat shows generally how internal traffic will circulate through the lot.
- The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS

If the Planning & Zoning Commission and City Council choose to approve the preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition, staff would recommend the following conditions of approval:

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS:

On May 31, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat per staff's recommendations by a vote of 5-0 with Commissioners Whitley and McCuthcheon absent.

City of Rockwall Project Plan Review History



Project Number P2016-022	Owner ROCKWALL, I S D	Applied 5/16/2016 LM
Project Name Dobbs Elementary	Applicant RLK ENGINEERING, INC	Approved
Type PLAT		Closed
Subtype PRELIMINARY		Expired
Status STAFF REVIEW		Status 5/16/2016 LM

Site Address 801 E WASHINGTON	City, State Zip ROCKWALL, TX 75087	Zoning
-----------------------------------------	----------------------------------------------	---------------

Subdivision B F BOYDSTON	Tract NULL	Block NULL	Lot No NULL	Parcel No 4841-0000-0001-00-OR	General Plan
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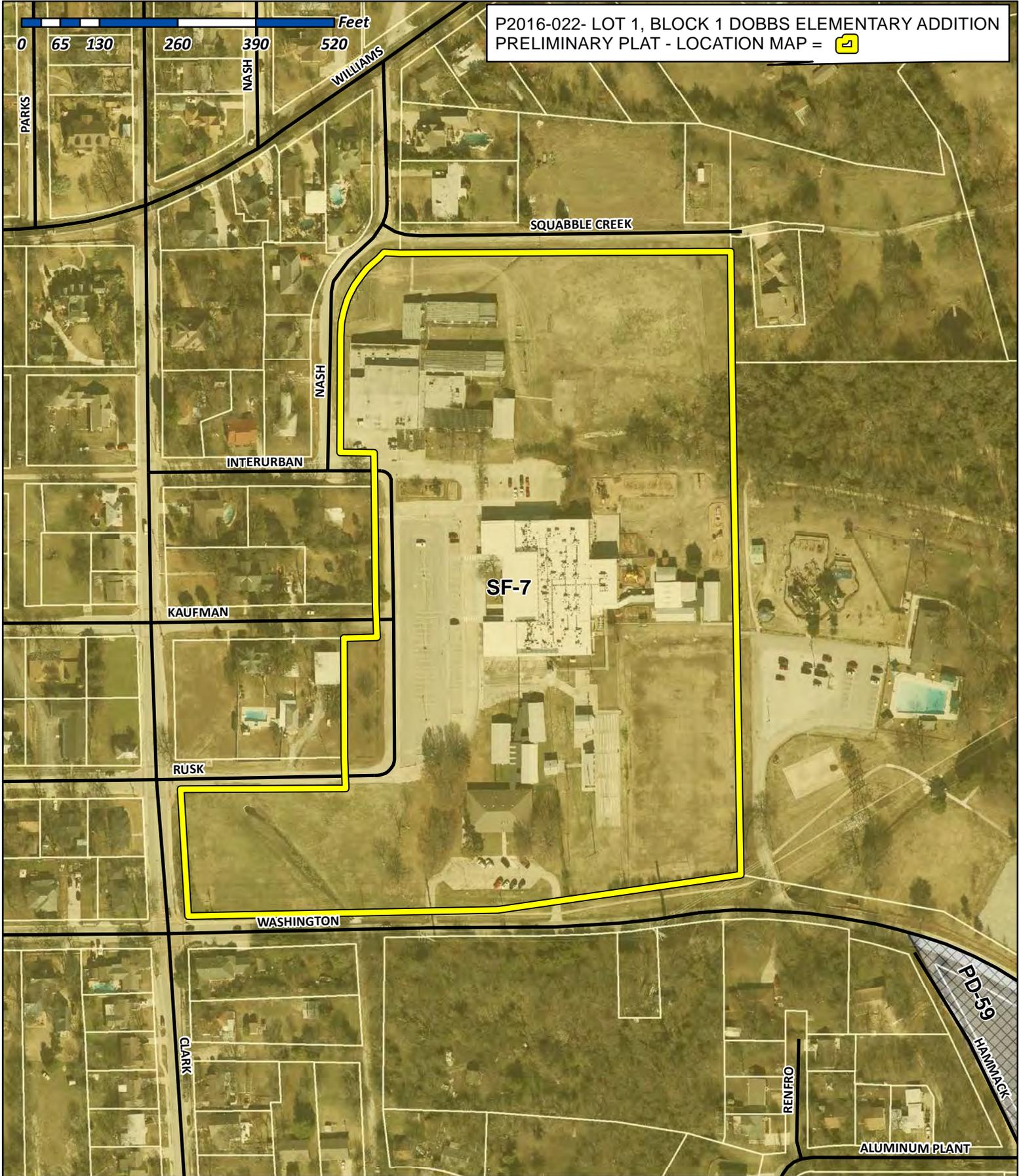
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016				
ENGINEERING (5/19/2016 3:34 PM AW) Engineering Comments on plat. Need to show all existing water and sewer easements (see attached markups and map) The plat shows two Crv 1 Squabble Creek Lane may not be a City street. Need to research. The driveway can't access a non-public street. Impact fees due at building permit Need to show detention 4% engineering fees	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
FIRE (5/17/2016 2:58 PM AA) Not reviewed for fire code compliance	Ariana Hargrove	5/16/2016	5/23/2016	5/25/2016	9	COMMENTS	see note
GIS	Lance Singleton	5/16/2016	5/23/2016	5/24/2016	8	APPROVED	
PLANNING (5/24/2016 8:39 AM KB) P2016-022 Dobbs Elementary Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Korey Brooks	5/16/2016	5/23/2016	5/24/2016	8	COMMENTS	See Comments

I.1 This is a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street.

I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2016-022) in the lower right hand corner of all pages on future submittals.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
M.4						Please indicate the zoning district under the title block.
M.5						Please show the centerlines of all streets
M.6						Please label Squabble Creek Lane as "Private Drive" and adjust property lines.
M.7						Please show topographical contours in 2-foot intervals.
I.8						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested as soon as possible. The Planning & Zoning meeting date for this case will be May 31, 2016.
I.9						The projected City Council meeting date and subsequent approval for this plat is June 6, 2016.

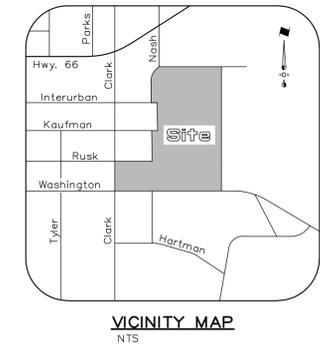
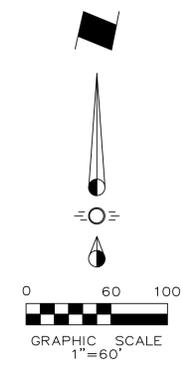
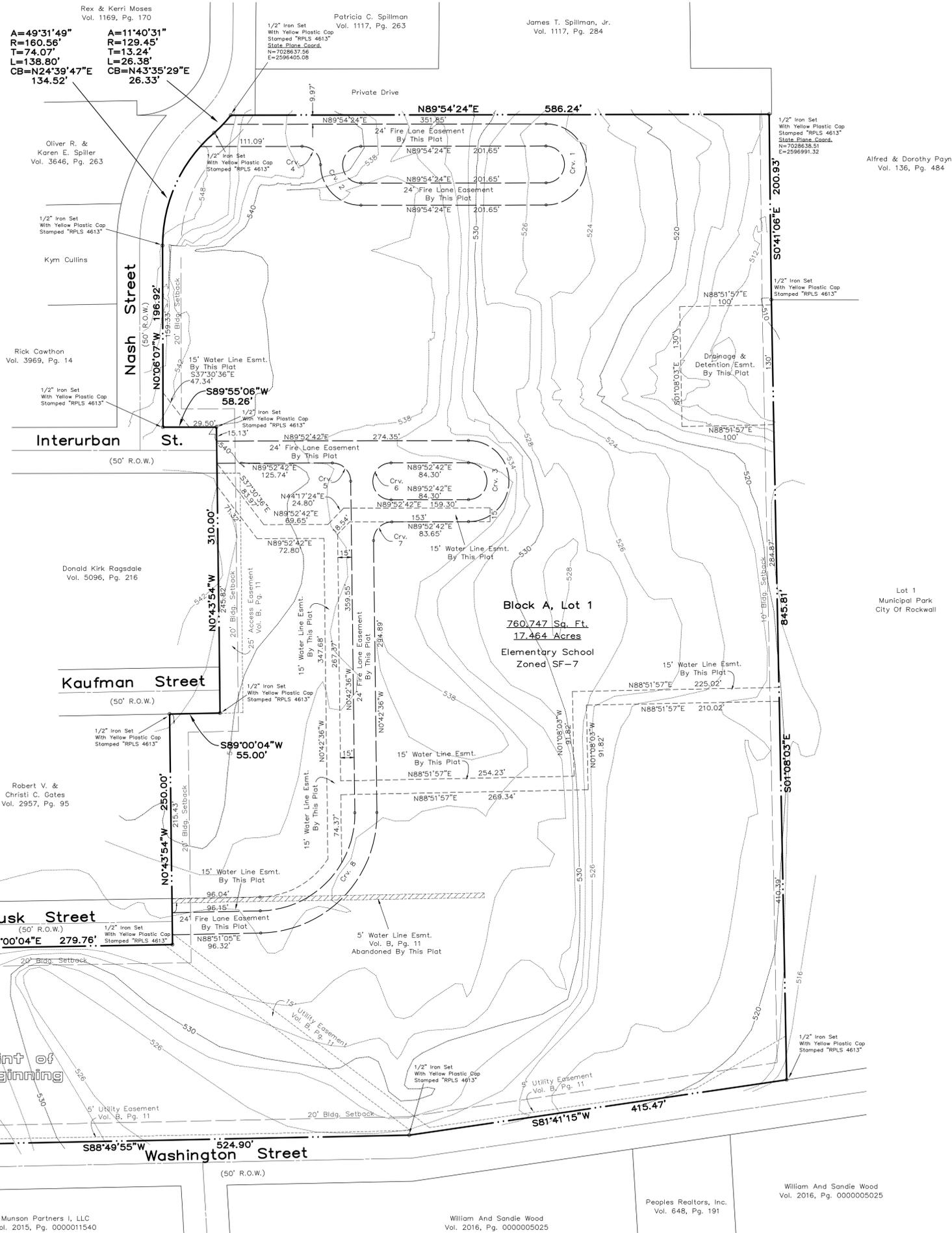


City of Rockwall

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

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





	Inner	Outer	Inner	Outer
1	A=180°00'00" R=20.00' T=62.83' L=138.23'	A=180°00'00" R=44.00' T=62.83' L=138.23'	A=180°00'00" R=20.00' T=62.83' L=138.23'	
2	A=180°00'00" R=20.00' T=62.83' L=138.23'	A=90°00'00" R=44.00' T=20.21' L=39.12'	A=90°35'18" R=20.00' T=31.62' L=31.62'	
3	A=180°00'00" R=20.00' T=62.83' L=138.23'	A=180°00'00" R=44.00' T=128.02' L=164.13'	A=89°33'41" R=105.00' T=129.00' L=201.65'	
4	A=90°00'00" R=20.00' T=31.42' L=31.42'			
5	A=89°24'42" R=20.00' T=19.80' L=31.21'			

PRELIMINARY PLAT
DOBBS ELEMENTARY ADDITION
 LOT 1, BLOCK 1
 Being A Replat Of
 Rockwall School Addition No. 1
 Recorded In Volume B, Page 11, P.R.R.C.T.
Zoned SF-7
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner
 Rockwall Independent School District
 1191 T.L. Townsend Drive
 Rockwall, Texas 75087
 Telephone 972 772-1148

Engineer
 RLK Engineering, Inc.
 Texas Registration No. 579
 111 West Main Street
 Allen, Texas 75013
 Telephone 972 359-1733

Surveyor
 Surdukan Surveying, Inc.
 Firm No. 10069500
 PO Box 126
 Anna, Texas 75409
 Telephone 972 924-8200
 May 31, 2016

Rex & Kerri Moses
Vol. 1169, Pg. 170

Patricia C. Spillman
Vol. 1117, Pg. 263

James T. Spillman, Jr.
Vol. 1117, Pg. 284

Oliver R. & Karen E. Spiller
Vol. 3646, Pg. 263

Kym Cullins

Rick Cawthon
Vol. 3969, Pg. 14

Donald Kirk Ragsdale
Vol. 5096, Pg. 216

Robert V. & Christi C. Gates
Vol. 2957, Pg. 95

Gregory Massey
Vol. 2015, Pg. 0000013136

Frederick W. & Sandra G. Chapman
Vol. 1542, Pg. 278

Ronald & Lisa Rich
Vol. 3066, Pg. 290

Munson Partners I, LLC
Vol. 2015, Pg. 0000011540

William And Sandie Wood
Vol. 2016, Pg. 0000005025

Peoples Realtors, Inc.
Vol. 648, Pg. 191

Alfred & Dorothy Payne
Vol. 136, Pg. 484

Lot 1
Municipal Park
City Of Rockwall

William And Sandie Wood
Vol. 2016, Pg. 0000005025

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/06/2015

APPLICANT: Garrett Lust of *Pointe Land Development, LLC*

AGENDA ITEM: **Z2016-013**; Terracina Estates (*AG to PD*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On April 15, 2016, the applicant submitted an application requesting to rezone an 81.49-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that will consist of 204 single-family lots. The subject property, which was annexed into the City on October 4, 2010 by Ordinance No. 10-27, is located south of the intersection of Rochell Road and SH-276, adjacent to Timber Creek Estates Subdivision. The property is currently vacant land that is zoned Agricultural (AG) District.

According to the concept plan, it is the intent of the development to provide 204 single-family residential lots that are to be a minimum of 8,125 sq. ft. (*i.e. 65' x 125' lots*) in area. The development will provide an approximately nine (9)-acre public park located at the southern portion of the development. In addition, the *Concept Plan* shows the inclusion of 18.97-acres of net open space (*or 23.3%*) exceeding the minimum 20% requirement. Staff has included these as development requirements within the Planned Development District Ordinance. In addition, the applicant has also indicated that a minimum of a 15-foot landscape buffer will be provided along Rochell Road. A minimum 10-ft landscape buffer along the proposed minor collector street (*Street H*) is required, with large canopy trees planted along the perimeter of each roadway at 50-ft intervals. However, the applicant is seeking a waiver to this requirement for Street H due to the amenities provided for in the 9-acre public park (*see Park Concept Plan*). The applicant will also include a minimum of a five (5) foot sidewalk that will be constructed within the rights-of-way. A summary of the requested density and dimensional requirements is as follows:

Table 2: Lot Dimensional Requirements

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

General Notes:

- 1: The minimum lot width shall be measured at the Front Yard Building Setback.
- 2: The location of the Front Yard Building Setback as measured from the front property line.
- 3: The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.
- 4: As measured from the rear yard property line.
- 5: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

Waivers to Code Requirements:

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the Engineering Department's Standards of Design and Construction Manual and the Unified Development Code (UDC) in the following ways:

- 1) According to the Engineering Department's Standards of Design and Construction Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages that comply with Article VI, Parking and Loading, of the Unified Development Code (UDC) in lieu of alleys. This requirement has been waived for other subdivisions throughout the City when the PD Ordinance conforms to the requirements stipulated by the UDC.
- 2) According to the Unified Development Code, Article VI, Section 4. – Residential Parking, Sec. 4.1., A, "...single-family...parking garages must be located at least 20 feet behind the front building facade for front entry garages, unless it is a "J-Swing" garage where the garage door is perpendicular to the street." The applicant is proposing a maximum of 70% of the lots to be front entry styled garages with a minimum of 30% being a traditional swing or J-swing configuration.
- 3) According to the Unified Development Code, Article VIII, Section 5.7 – Street Landscaping, "a street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or Collector Street...in numbers equal to one tree for each 50 feet of street frontage." Based on the *Planned Development Concept Plan*, Street H will be built as a minor collector in conformance with the City's Master Thoroughfare Plan. The UDC does allow the Planning and Zoning Commission and City Council to consider alternative landscaping requirements upon finding that the resulting landscape will provide an improved amenity for both the general public and users of the facility being landscaped. To achieve this, the applicant is proposing a 9-acre public park with lots being single loaded on Street H, in conformance with the Comprehensive Plan.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is the Timber Creek Subdivision. This property is zoned for Single Family 10 (SF-10) District land uses.
- South:** Directly south of the subject property are the corporate limits of the City. The adjacent property is an unincorporated area containing single family home sites fronting onto Austin Corners, a neighborhood street.
- East:** Directly east of the subject property are the corporate limits of the City. The adjacent property is an unincorporated area containing single family home sites fronting onto Rochell Road.

West: Directly west of the subject property is an approximately 80-acre vacant tract of land that is zoned Agricultural (AG) District.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property as Low Density Residential land uses. According to the Comprehensive Plan, the Low Density Residential designation is generally defined as single family development consisting of less than 2 units per acre; however, a density up to 2.5 units per gross acre may be allowed within a Planned Development district that includes the dedication and/or development of additional amenities that exceed the minimum standards for residential Planned Developments. These amenities may include but not limited to parks and open space, neighborhood amenity centers, development of trails and parks in flood plains, municipal parks and/or recreation facilities, etc. In this case, the applicant is proposing a density of 2.50 units per gross acre and is proposing an approximately nine (9)-acre public park incorporating an eight (8)-ft. concrete hike and bike trail system, a playground area, plaza, picnic area, covered pavilion, and other features as depicted on the *Park Concept Plan*. This will be the developments primary amenity.

The proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with the exception of the required proximity of residential lots less than 12,000 sq. ft. to a neighborhood oriented park or open space. The Comprehensive Plan's policy requires the lots to be no further than 800-ft from a public park or open space in order to benefit from a property value premium. An approximation of no more than 24 lots (*or 11.7% of the lots*) located in the North West quadrant of the development are not within the 800-ft. minimum distance requirement. With this being said, the proposed Concept Plan is a discretionary decision for the City Council.

NOTIFICATION:

On April 29, 2016, staff mailed 102 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Timber Creek and Fontana Ranch Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign adjacent to the subject property along Rochell Road and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff has received two (2) notice "not in favor of" the request.

RECOMMENDATIONS:

If the City Council chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District, then staff would propose the following conditions of approval:

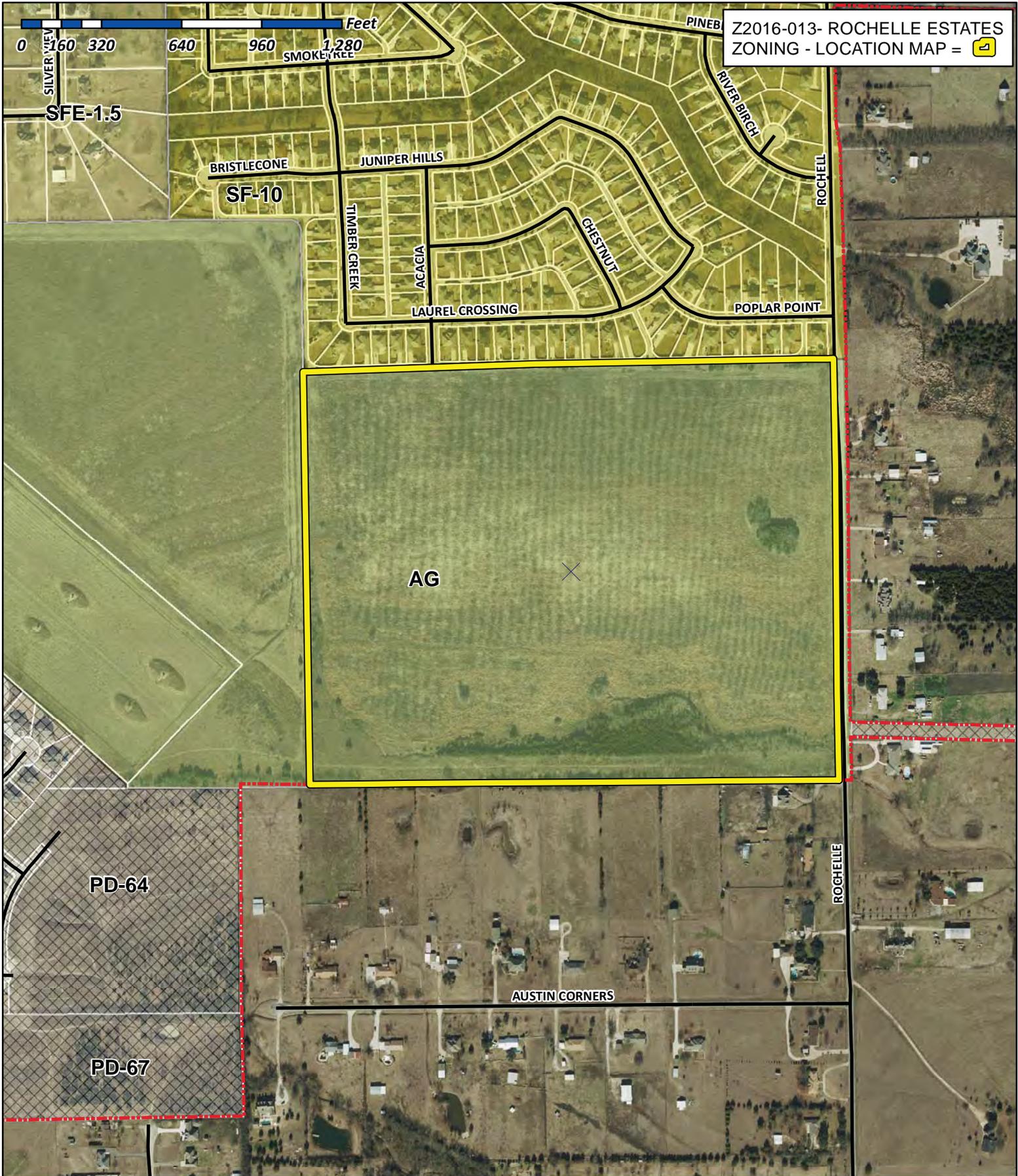
- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), 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 Recommendation:

On May 10, 2016, the Planning and Zoning Commissions' motion to continue the public hearing to the May 31, 2016 meeting for the purpose of allowing the applicant to make changes regarding the

ratio of the front entry vs the percentage of the J-Swing garage product, and the minimum square footage of the home product for each lot type proposed passed by a vote of 7 to 0.

On May 31, 2016, the public hearing was continued. The Planning and Zoning Commission made a motion to forward a recommendation of approval of the Planned Development District with a minimum of 30% of the PD to incorporate a J-Swing driveway. The motion passed with staff conditions by a vote of 6 to 0 with Commissioner Whitley absent.



Z2016-013- ROCHELLE ESTATES
ZONING - LOCATION MAP =



City of Rockwall

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

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

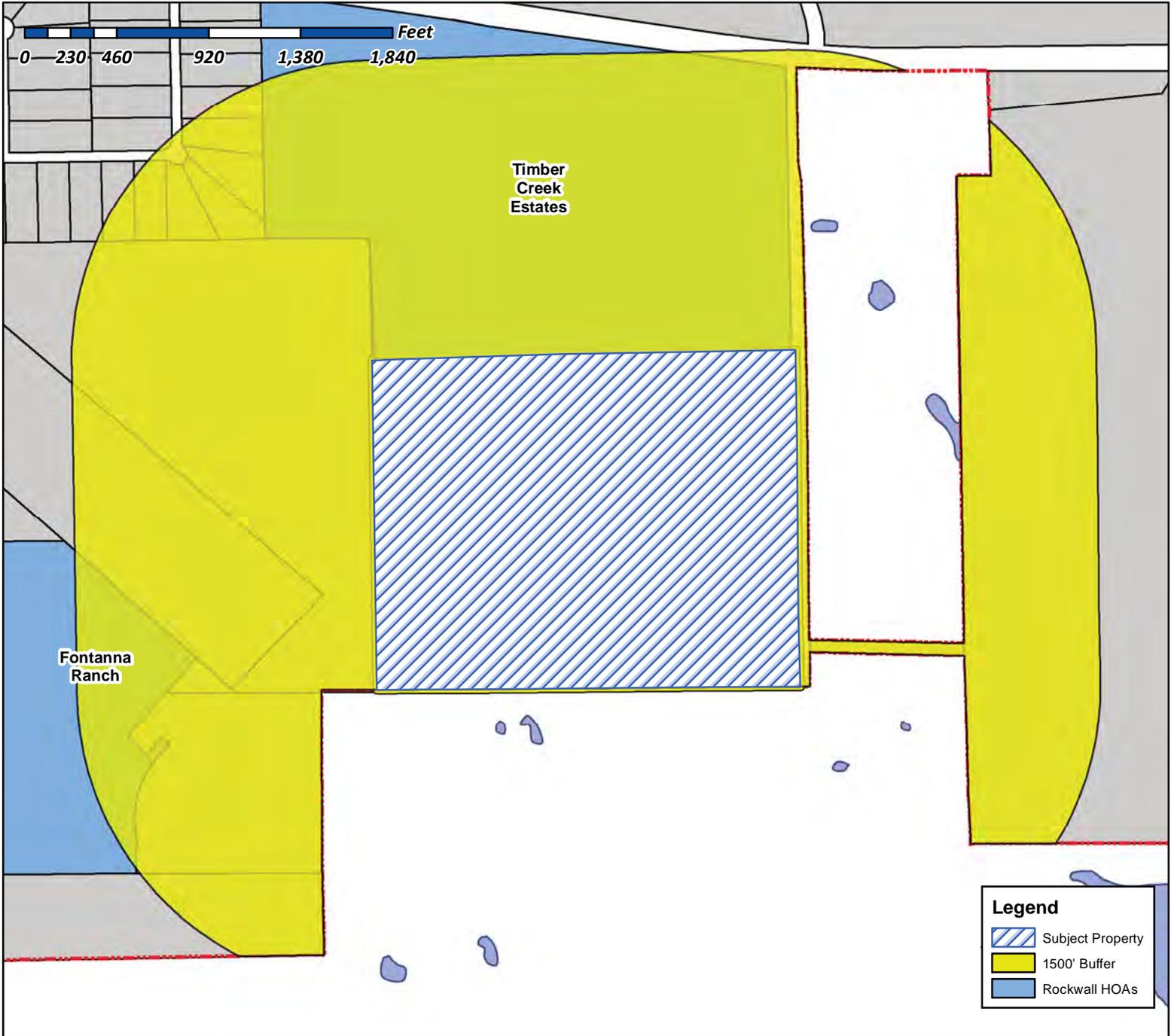
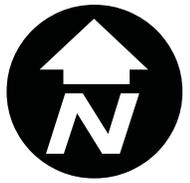




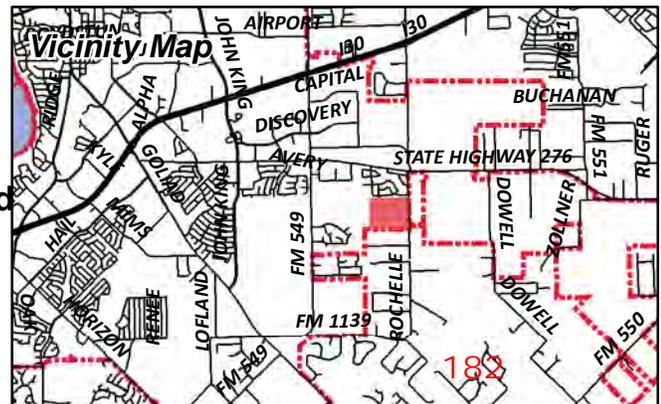
City of Rockwall

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

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Case Number: Z2016-013
Case Name: Rochelle Estates
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: South of intersection of Rochelle Road and SH-276



Date Created: 04/18/2016

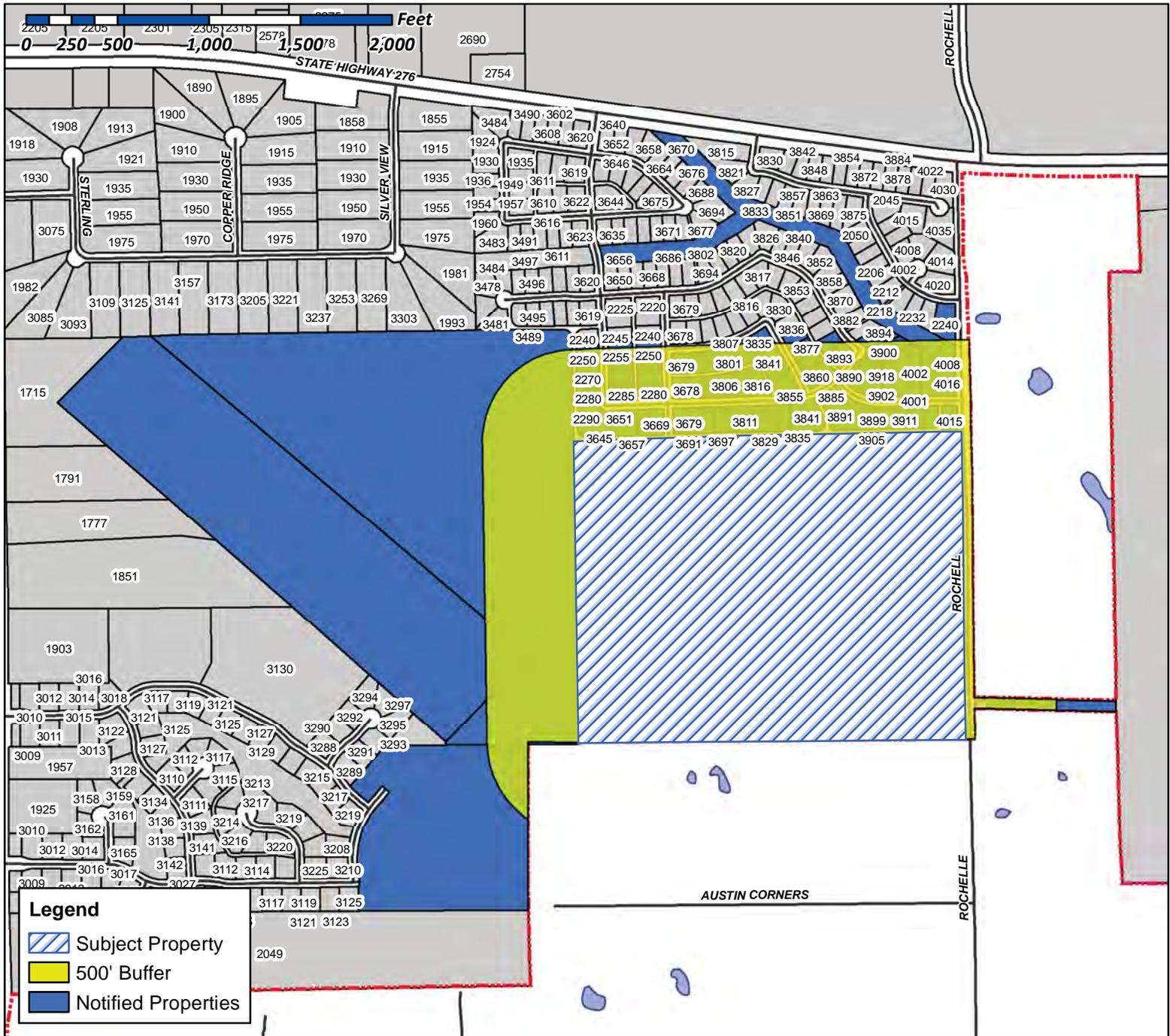
For Questions on this Case Call (972) 771-7745



City of Rockwall

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

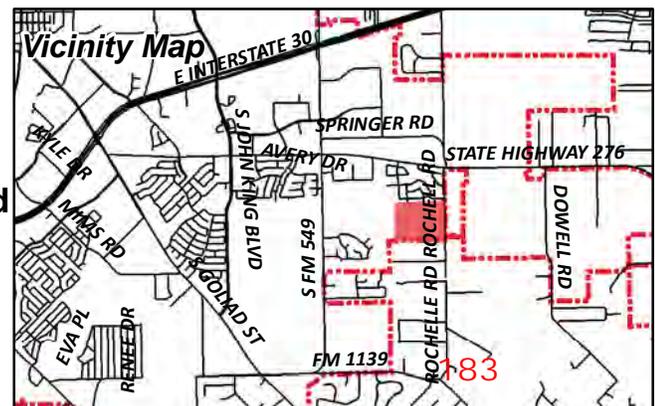
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Case Number: Z2016-013
Case Name: Rochelle Estates
Case Type: Zoning
Zoning: Planned Development (PD) District
Case Address: South of Intersection of Rochelle Road and SH-276

Date Created: 04/18/2016

For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-013: Rochelle Estates

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 5/10/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/16/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **5/16/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2016-013: Rochelle Estates

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CURRENT RESIDENT
FM549
ROCKWALL, TX 75032

GUAN HAIHUI & YUFENG TANG
1024 BUBB RD
CUPERTINO, CA 95014

PAPPAS NICHOLAS
11595 MINES RD
LIVERMORE, CA 94550

PAPPAS NICHOLAS
11595 MINES RD
LIVERMORE, CA 94550

ROBERTSON JAMES E
1202 BAYSHORE DR
ROCKWALL, TX 75032

CLIFTON STEPHEN E
1273 HIGHLAND DR
ROCKWALL, TX 75087

AMERICAN DREAM RENTALS LLC
A TEXAS LIMITED LIABILITY COMPANY
1285 NW PINE LAKE DR
STUART, FL 34994

MCLENDON COMPANY THE
13101 PRESTON RD STE 501
DALLAS, TX 75240

ANUAR PETER
1419 WEST WICKHAM CIRCLE
DELRAY BEACH, FL 33445

SUTKER ITAI
17353 HATTERAS ST
ENCINO, CA 91316

PETERSON JUSTIN H & LAURA C REVOCABLE
LIVING TRUST
1960 MURIFIELD AVENUE
ROCKWALL, TX 75087

AKITA TRUST
213 WILD LILAC
IRVINE, CA 92620

HIGGINBOTHAM JANET R &
MELANIE A EDWARDS
2240 RIVERBIRCH LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2250 ACACIA DR
ROCKWALL, TX 75032

GIDDENS ANTHONY & JERELYNN
2250 TIMBER CREEK DR
ROCKWALL, TX 75032

HOWLE MICHELE
2255 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2260 TIMBER CREEK DR
ROCKWALL, TX 75032

MCCUEN STEVE
2260 ACACIA
ROCKWALL, TX 75032

LUTTRELL OSCAR & JEAN
2265 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2270 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2270 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2275 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 ACACIA DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2280 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2285 TIMBER CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2290 TIMBER CREEK DR
ROCKWALL, TX 75032

WEST UNION INVESTMENT CO
23545 CRENSHAW BLVD STE 201
TORRANCE, CA 90505

HOCKINSON KIRK & KAREN
25 PRAIRIE FALCON DR
NOVATO, CA 94949

EMERY DIANE MEYER
2706 SUZANNE DR
ROWLETT, TX 75088

AMH 2015-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

SYBRANDY HENRY M AND CANDY I 1989
REVOCABLE TRUST
HENRY M AND CANDY I SYBRANDY TRUSTEES
3216 ERIE ST
SAN DIEGO, CA 92117

BURNHAM PAMELA
3510 DOVER DR
SANTA CRUZ, CA 95065

CURRENT RESIDENT
3645 LAUREL CROSSING DR
ROCKWALL, TX 75032

CLARK JUSTIN L
3651 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

COURTNEY SHANNON AND SHAMBRICA
3657 LAUREL CROSSING DR
ROCKWALL, TX 75032

KYLE LAURA
3663 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3669 LAUREL CROSSING DR
ROCKWALL, TX 75032

CROSSAN GEORGE N & JUDY A
3678 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3679 CHESTNUT TR
ROCKWALL, TX 75032

KILLINGSWORTH WILLIAM R AND
MARY ANN PETTON
3679 LAUREL CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
3684 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3685 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3685 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3690 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3691 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3697 LAUREL CROSSING DR
ROCKWALL, TX 75032

BARNES JENNIFER L
3801 CHESTNUT TRL
ROCKWALL, TX 75032

ANUAR MOSHE & KAREN
3801 NW 97TH AVE
HOLLYWOOD, FL 33024

MATTHEWS ROSS D III &
KRISTI L WALDEN
3802 LAUREL CROSSING DR
ROCKWALL, TX 75032

FIELDS GREGORY & TESSARA
3805 LAUREL CROSSING DR
ROCKWALL, TX 75032

MCCAIG LINDA S
3806 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3807 CHESTNUT TR
ROCKWALL, TX 75032

CURRENT RESIDENT
3811 LAUREL CROSSING DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3816 LAUREL CROSSING DR
ROCKWALL, TX 75032

COPPOCK MICHAEL & LANESEA
3817 LAUREL CROSSING
ROCKWALL, TX 75032

BEAN RUSSELL S & JESSICA D
3823 LAUREL CROSSING DRIVE
ROCKWALL, TX 75032

VENTURA CELYN A
3829 LAUREL CROSSING DR
ROCKWALL, TX 75032

SHARPE CHARLES & MYRA JO
3835 CHESTNUT TRL
ROCKWALL, TX 75032

THOMAS ANTHONY
3835 LAUREL CROSSING DR
ROCKWALL, TX 75032

MCCARTER CHARLES & MARIA C
3841 CHESTNUT TRAIL
ROCKWALL, TX 75032

GOMEZ OSCAR SR
3841 LAUREL CROSSING DR
ROCKWALL, TX 75032

HARRISON CLINTON
3842 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3847 CHESTNUT TR
ROCKWALL, TX 75032

MELLEN JUSTIN C & CRYSTAL R
3848 CHESTNUT TRL
ROCKWALL, TX 75032

CURRENT RESIDENT
3854 CHESTNUT TR
ROCKWALL, TX 75032

NOTT PHILLIP
3855 CHESTNUT TRAIL
ROCKWALL, TX 75032

ROWELL ARNOLD B & JACQUELYN
3860 CHESTNUT TRL
ROCKWALL, TX 75032

GERSON AND LESSER REVOCABLE TRUST
RANDI T GERSON AND SARA R LESSER TRUSTEES
387 43RD ST
OAKLAND, CA 94609

SMITH OLIVER HUGHIE & NATASHA COLETTE
3885 JUNIPER HILLS DR
ROCKWALL, TX 75032

KNEAREM BEAU J
3885 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3890 POPLAR POINT DR
ROCKWALL, TX 75032

THOMAS JOHN SCOTT & TAMMY L
3890 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS MICHAEL AND MICHELLE
3891 POPLAR POINT DR
ROCKWALL, TX 75032

BENNETT CLAY
3893 JUNIPER HILLS DR
ROCKWALL, TX 75032

NEFF NATHANIEL J
3894 JUNIPER HILLS DR
ROCKWALL, TX 75032

BAHAM AMBER
3899 POPLAR POINT DR
ROCKWALL, TX 75032

FORTNER MICHAEL AND JENNIFER
3900 JUNIPER HILLS DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3902 POPLAR POINT DR
ROCKWALL, TX 75032

NARRAMORE RYAN & WENDI
3905 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3910 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3911 POPLAR POINT DR
ROCKWALL, TX 75032

COLLINSWORTH TERRY RAY & SHIRLEY ANN
3918 POPLAR POINT DRIVE
ROCKWALL, TX 75032

FERGUSON MONDE & JONATHAN
3919 POPLAR POINT DR
ROCKWALL, TX 75032

BATES DOUGLAS & ANITA
4001 POPLAR POINT DR
ROCKWALL, TX 75032

WILLIAMS DAVID R & LEAANN
4002 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4007 POPLAR POINT DR
ROCKWALL, TX 75032

CURRENT RESIDENT
4008 POPLAR POINT DR
ROCKWALL, TX 75032

HARRISON CHRISTINA LYNN
4015 POPLAR POINT DR
ROCKWALL, TX 75032

MCPHERSON LUKE KENNETH & SHAYLYN
4016 POPLAR POINT DR
ROCKWALL, TX 75032

CARR JIMMIE T
506 GILTIN DR
ARLINGTON, TX 76006

HIGHLANDS OF ROCKWALL LTD
C/O JAMES M BROWN
6750 HILLCREST PLAZA DR STE 213
DALLAS, TX 75230

AMERICAN RESIDENTIAL LEASING COMPANY LLC
7047 E GREENWAY PARKWAY SUITE 350
SCOTTSDALE, AZ 85254

ZHIXING REN & ZHIPU SHU
7572 BOLLINGER RD
CUPERTINO, CA 95014

FREO TEXAS LLC
7702 E DOUBLETREE RANCH RD #100
SCOTTSDALE, AZ 85258

ROMERO OSCAR & SELMA C
925 SKYLINE DR
VALLEJO, CA 94591

IHEARTMEDIA TOWER CO I (AM) LLC
VERTICAL BRIDGE CC PARENT LLC
951 BROKEN SOUND PKWY SUITE 320
BOCA RATON, FL 33487

MALTEZ RAOUL A
PO BOX 1314
FAIR OAKS, CA 95628

FONTANNA RANCH LTD
PO BOX 191185
DALLAS, TX 75219

BRADEN MICHAEL
PO BOX 3016
SAN ANSELMO, CA 94979

BRADEN MICHAEL
PO BOX 3016
SAN ANSELMO, CA 94979

MCCUEN STEVEN
PO BOX 953
ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2016-013: Rochelle Estates

Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marvin Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road south of the intersection of Rochell Road the SH-276, and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **5/16/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2016-013: Rochelle Estates

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

we need stop lights

- There is too much traffic as it is -

- The roads out here are not wide enough

- I bought this home because I liked the country feel out here

- We cant get out of the neighborhood in the mornings. "late for work"

Name: *Justin Clark*

Address: *3651 Laurel Crossing Drive*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gonzales, David

From: Miller, Ryan
Sent: Thursday, May 05, 2016 8:20 AM
To: Gonzales, David
Subject: FW: Case No. Z2016-013

From: Phillip and Holly Nott [<mailto:hollyphil99@gmail.com>]
Sent: Wednesday, May 04, 2016 5:23 PM
To: Planning
Subject: Case No. Z2016-013

To Whom it May Concern,

I am opposed to this zoning request for the following reasons:

1. In my opinion Rochelle Road is currently not able to handle the traffic that a 250 home development would bring. At the very least it would certainly require a traffic light at Rochelle and 276.
2. It would most likely increase traffic thru our neighborhood, Timber Creek Estates, from traffic trying to avoid traffic at the intersection of Rochelle and 276.
3. It would cause more traffic at the intersection of 276 and 549.

Thank you for your consideration.

Phillip Nott
3855 Chestnut Trl
Rockwall, TX 75032

Amenity Package
Proposed Split District Park Concept Plan

Features:

- 9 Acres of Open Space
- 8ft concrete Hike & Bike trail
- Playground
- Plaza
- Full irrigation of park area
- Bermuda Sod of park area
- Covered Pavilion
- Picnic area
- Benches
- Landscape features including trees and other vegetation approved by City of Rockwall

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 81.49-ACRE TRACT OF LAND IDENTIFIED AS TRACT 16 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Garrett Lust of Pointe Land & Development, LLC on behalf of Marvin Wu of West Union Investment, Co. for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on an 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and more fully described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described within this *Planned Development District Ordinance*, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Single Family 10 (SF-10) District as specified in Section 3.4, *Single Family Residential (SF-10) District, of Article V, District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as hereto amended, as herein by granting of this zoning change, and as may be amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in Exhibit 'B' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'B', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

Section 4. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 6(b) through 6(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* application covering all of the *Subject Property* shall be submitted and shall identify each phase of the development. The *Master Plat* application shall not be approved until the *Open Space Master Plan* may be processed by the City concurrently with the *Master Plat Application*.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features as depicted in *Exhibit 'C'* (*Park Concept Plan and Amenity Package*). A *PD Site Plan* application, including a plan for improvements for the parkland and/or trails, may be processed by the City concurrently with a *Preliminary Plat Application* for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application, including a plan for improvements for the parkland and/or trails as identified in Section 5 (d) above, may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 5. 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 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 6, 2016

2nd Reading: June 20, 2016

Exhibit 'A':
Legal Description

FIELD NOTES

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

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

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

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

THENCE N 00 deg 12 min 45 sec East along the East line of said McClendon tract and along an old fence 1640.51 feet to a 1/2 inch iron rod found at a fence corner at an ell corner of that certain tract described in deed to Joe Smart as recorded in Volume 59 Page 511 of the Rockwall County, Deed Records;

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

I do hereby certify this plat to be true and correct and to represent a ground survey completed November 17, 1987.

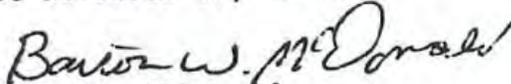
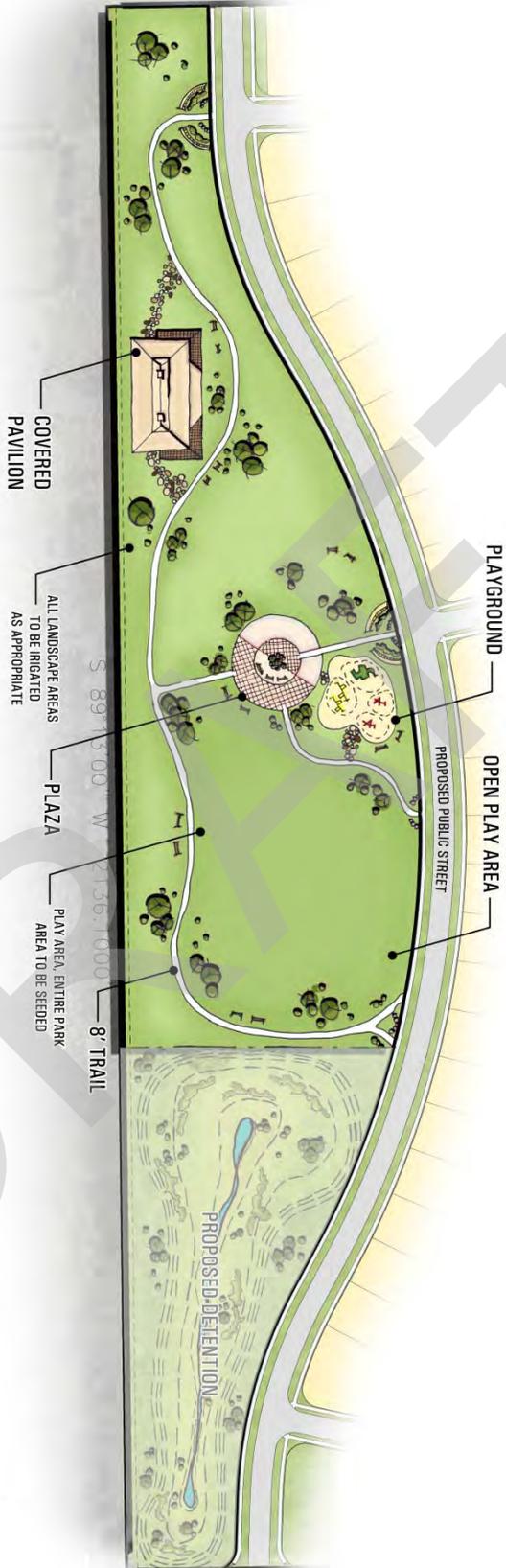

Barton W. McDonald
Registered Public Surveyor No. 4219

Exhibit 'C':
Park Concept Plan

Terracina Estates
Park Concept Plan ± 9.0 AC



THIS PLAN WAS PREPARED USING SCHEMATIC DESIGN & EQUIPMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT HAS REVIEWED AND APPROVED THE PLAN. THE ENGINEER HAS REVIEWED THE PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF ROCKWALL, TEXAS, ORDINANCE NO. 16-XX; PD-XX. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

DATE: 5.10.2016
SCALE: 1"=50'
NORTH



Exhibit 'D':
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Maximum Dwelling Units (#)	Dwelling Units (%)
A	65' x 125'	8,125 SF	174	85.29%
B	80' x 125'	10,000 SF	30	14.71%
<i>Maximum Permitted Units:</i>			204	100%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 204 dwelling units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

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

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- ⁴: As measured from the rear yard property line.
- ⁵: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

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

(a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone.

Exhibit 'D':
Development Standards

Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.

- (b) *Roof Pitch.* A minimum of a 6:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
 - (c) *Garage Orientation.* Garages maybe oriented toward the street in a front entry configuration; however, the front façade of the garage must be situated equal to or behind the front building façade of the primary structure. All garage configurations that are not front entry shall meet the requirements of Article IV, Parking and Loading, of the Unified Development Code. A minimum of 30% lots must incorporate a Swing, Traditional Swing, or J-Swing garage configuration. Swing, traditional Swing, or J-Swing garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the Swing configuration. All garage doors are required to be of cedar construction.
5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	65' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and three (3) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and three (3) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on Rochell Road shall not repeat without at least four (4) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Porch and/or Sunroom Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Exhibit 'D':
Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

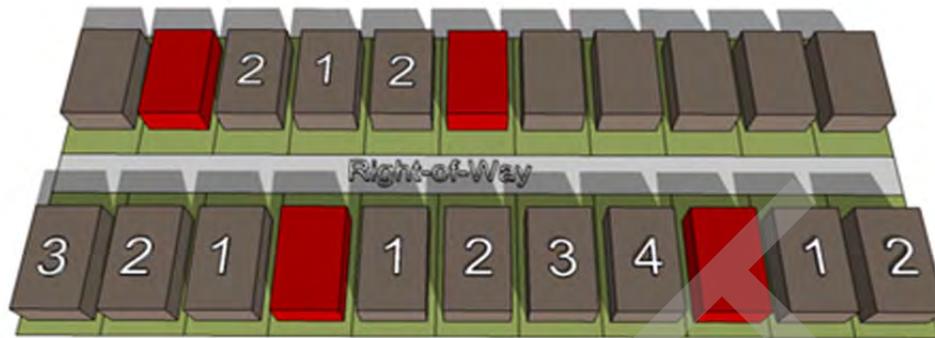


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - (b) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (c) **Corner Lots.** Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

Exhibit 'D':
Development Standards

(d) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

(1) *Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) *Canopy/Shade Trees*. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

(2) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) *Landscape Buffer and Sidewalks (Rochell Road)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one canopy tree shall be planted per 50 linear feet of frontage. A minimum of a five (5) foot sidewalk shall be required along Rochell Road.

(3) *Street Trees*. Street trees shall generally be planted in conformance with the *Planned Development Concept Plan* as depicted in *Exhibits 'B'* of this ordinance. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of a 14-foot vertical clearance height for all trees. All street trees shall be planted a minimum of five (5) feet from all water, sanitary sewer and storm lines.

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.

(5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

8. *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

9. *Public Park Improvements*. The development shall incorporate a nine (9) acre, fully established natural turf (*e.g. seeding process*) and irrigated public park as generally

Exhibit 'D':
Development Standards

depicted in the *Planned Development Park Concept Plan* of *Exhibit 'C'* of this ordinance. This area shall also incorporate the following improvements:

- (a) 8-ft. concrete Hike & Bike trail
 - (b) Playground
 - (c) Plaza
 - (d) Covered Pavilion
 - (e) Picnic Area
 - (f) Benches
 - (g) Landscape features including trees and other vegetation
10. *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
11. *Sidewalks*. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
12. *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
13. *Open Space*. The development shall consist of a minimum of 23.3% open space (*or 18.97-acres*), and generally conform to the *Planned Development Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).
14. *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
15. *Drainage Standards*. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's *Standards of Design and Construction (approved in August 2003 and updated in October 2007)*. The proposed drainage areas, flow patterns (*not lot to lot drainage*), and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a *Conceptual Drainage Plan*, which shall be submitted with the *Civil Plans* at the time of *Engineering* submittal. The *Conceptual Drainage Plan* shall be reviewed and approved by the Engineering Department in compliance with engineering standards.

Exhibit 'D':
Development Standards

16. *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
17. *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.

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 06/06/2016

APPLICANT: Matt Moore; *Claymoore Engineering, Inc.*

AGENDA ITEM: **SP2016-006**; *Service King Site Plan*

SUMMARY:

Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael James of U. V. Real Estate, LP for the approval of variances to Article V, *District Development Standards*, of the Unified Development Code in conjunction with an approved site plan for an Auto Body Shop (*i.e. Service King Collision Repair*) on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the City Council approve variances to the screening standards, building material and four (4) sided architecture requirements stipulated for properties within the IH-30 Overlay (IH-30 OV) District (*see Variance Section for additional information*). On May 31, 2016, the Planning and Zoning Commission approved the site plan and recommended approval of the variances to the City Council by a vote of 6-0, with Commissioner Whitley absent.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The approved *major automotive repair facility (i.e. Service King: Automotive Collision Repair Center)* will be situated within an 18,475 SF building that will be accessible via an access drive located off of the IH-30 Frontage Road. The requested land use (*i.e. Auto Repair Garage, Major -- Sec. 1.1; Art. IV; UDC*) is permitted *by-right* within the Light Industrial (LI) District, and -- *after the approval of S-148 for outside storage on March 7, 2016* -- does not require any additional approvals by the Planning and Zoning Commission or City Council. With this being said, several variances will be required for the approval of the proposed building (*see the Variance section below*). The following is a summary of the density and dimensional requirements for the subject property:

<i>Ordinance Provisions</i>	<i>Light Industrial (LI) District Zoning Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area (Adjacent to IH-30)</i>	<i>43,560 SF (1-Acre)</i>	<i>3.2039-Acres; In Conformance</i>
<i>Minimum Lot Width</i>	<i>200-Feet</i>	<i>201.50-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>200-Feet</i>	<i>859.22-Feet; In Conformance</i>
<i>Minimum Front Yard Building Setback</i>	<i>25-Feet</i>	<i>~70-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet + ½ Building Height Over 36-Feet (i.e. 18-Feet)</i>	<i>x>18-Feet; In Conformance</i>
<i>Maximum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x>10-Feet; In Conformance</i>
<i>Maximum Height</i>	<i>60-Feet¹</i>	<i>42-Feet; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%²</i>	<i>x>90%; Variance Requested</i>
<i>Minimum Stone Requirement</i>	<i>20% Natural or Quarried Same Detailing and</i>	<i>~20%; In Conformance</i>
<i>Four (4) Sided Architecture Requirement</i>	<i>Materials on all 4 Sides of the Building</i>	<i>Variance Requested</i>

Ordinance Provisions	Light Industrial (LI) District Zoning Standards	Conformance to the Standards
Minimum Parking Spaces Required	2 Per Each Service Bay (16 Parking Spaces Required)	16; In Conformance
Minimum Landscaping Percentage	10%	x>10%; In Conformance
Maximum Lot Coverage	60%	12.9%; In Conformance
Maximum Lighting Requirements	0.2 FC @ Property Lines 20 FC On-Site	x<20 FC/Generally Conforms to 0.2 FC; In Conformance
Maximum Light Pole Height	30-Feet	22-Feet; In Conformance
Rooftop Screening Requirements	All Rooftop Equipment Fully Screened	Variance Requested
Maximum Impervious Area	90% - 95%	x<90%; In Conformance
Minimum Landscape Buffer	20-Foot ³	20-Feet; In Conformance
Landscape Planting Requirements (IH-30 OV)	2 Canopy Trees & 4 Accent Trees/100 LF of Frontage and Berm/Shrub Row	In Conformance
Landscape Materials	Tree List in UDC	In Conformance

Notes:

¹: Any structure exceeding 60-Feet can apply for an SUP to extend up to 120-feet.

²: Stucco/Cementaceous Products are permitted on up to 50% of the building's exterior finishes.

³: No parking is permitted within the Landscape Buffer.

VARIANCES:

Based on the applicant's submittal staff has identified the following variances:

1) Screening Requirements.

- a) *Mechanical/Roof Top Appurtenance Screening.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article 5, *District Development Standards*, of the UDC, "screening of rooftop mechanical equipment and/or other rooftop appurtenances shall be accomplished by either the construction of: ..." (a) a parapet wall or "...(b) an architectural feature which is integral to the building's design and ensures that such equipment is not visible from adjacent public right-of-way." The applicant is requesting a variance to these requirements for the purpose of allowing the vent stacks for the paint booths to extend beyond the top of the building. These vent stacks are depicted on the building elevations, and the applicant has submitted a letter stating that they will be 2'-4" in diameter and extend above the parapet wall by eight (8) feet. *This variance will require a ¾-majority vote of the City Council to be approved.*

Addendum (June 6, 2016): At the Planning and Zoning Commission meeting on May 31, 2016, the applicant clarified that the vent stacks will extend four (4) above the four (4) foot parapet wall. In addition, the vent stacks will be silver, which -- according to the applicant -- inhibits visibility due to the reflective nature of the material (i.e. it will reflect the sky color making them difficult to see).

2) Building Standards.

- a) *Materials.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article 5, *District Development Standards*, of the UDC, the use of cementaceous materials (e.g. stucco, Hardy Board®, or similar products) shall be limited to 50% of the building's exterior finishes. In the building elevations submitted by the applicant, stucco is depicted in excess of the 50% permitted by the UDC (i.e. 51% - 58%). In addition, the applicant is requesting the use of a smooth face CMU block, which is not typically counted as an eligible masonry product (i.e. the code requires a "custom" CMU block, which has been interpreted as split-face CMU or a burnished block). The percentage of this material has

not been defined on the building elevations. *This variance will require a ¾-majority vote of the City Council to be approved.*

b) *Four (4) Sided Architecture.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article 5, *District Development Standards*, of the UDC, commercial buildings shall be architecturally finished on all four (4) sides (*i.e. incorporating the same materials, detailing and features*). The building elevations submitted by the applicant only incorporate split faced CMU on the rear elevation and do not meet the horizontal or vertical articulation requirements needed to be in conformance with the four (4) sided architecture standard [see (i), (ii) and (iii) below for specific details concerning how the four (4) sided architecture requirements are evaluated]. *This variance will require a ¾-majority vote of the City Council to be approved.*

(i) *Horizontal Articulation.* According to Section 5, *Industrial Districts*, of Article 5, *District Development Standards*, of the UDC, no building wall shall extend for a distance greater than four (4) times the walls height without having an offset of 25% of the wall's height, and the new plane shall extend for a minimum distance of 20% of the length of the first plane. In this case, the applicant is showing an offset of 2'-8" on the *East and West Elevations*; however, this offset is less than the required 25% or ~5'-6". In addition, the *North Elevation* does not incorporate any offset or projection.

(ii) *Vertical Articulation.* According to Section 5, *Industrial Districts*, of Article 5, *District Development Standards*, of the UDC, no building wall shall extend for a distance greater than four (4) times the walls height without changing elevation by a minimum of 25% of the wall's height. Currently, the building elevations do not show any articulation on the *North Elevation*.

(iii) *Stone.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of Article 5, *District Development Standards*, of the UDC, a minimum of 20% natural stone or quarried is required on walls which are visible from public streets or open space (*which the applicant is currently meeting*); however, the four (4) sided architecture requirements state that the same building materials be incorporated into all four (4) sides of the building. In this case, the *North Elevation* is 100% CMU.

When taking these variances into consideration it should be pointed out that the Comprehensive Plan states that the City Council should, "(c)onsider proactive methods to encourage high quality and inspiring architecture throughout the City, particularly on undeveloped sites that are highly visible from IH-30 ..." In this case the building does not meet the minimum standards set out for properties within the IH-30 Overlay (IH-30) District, nor does it meet the minimum standards stipulated for properties in the Light Industrial (LI) District. It should also be pointed out that the property is highly visible from the right-of-way of IH-30. Approval of any variances to the Unified Development Code is a discretionary decision for the City Council.

ARCHITECTURAL REVIEW BOARD (ARB):

On April 26, 2016, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB requested that the applicant provide a mansard roof structure extending from the mid-point of the building (*denoted by a tower element on the East and West Building Elevations*) to the front canopies adjacent to IH-30. The purpose of this request was to provide balance to the building while breaking up the monotony of the roofline. The applicant has stated that due to the cost of the requested improvements they will not be able to accommodate the ARB's recommendation. On May 31, 2016, the ARB presented a recommendation to the Planning and Zoning Commission and stated that they did not support the approval of the requested variances.

PLANNING AND ZONING COMMISSION:

On May 31, 2016, the Planning and Zoning Commission approved the site plan and recommended approval of the variances to the City Council by a vote of 6-0, with Commissioner Whitley absent.

0 50 100 200 300 400 Feet

SP2016-006- SERVICE KING
SITE PLAN - LOCATION MAP = 



City of Rockwall

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

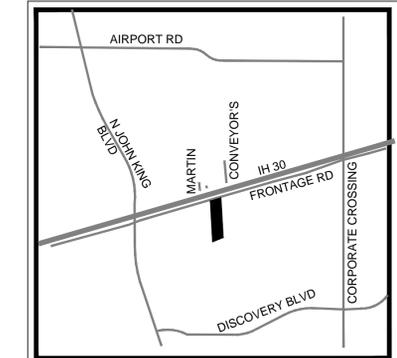
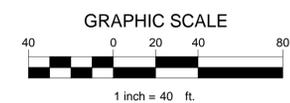
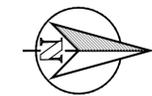
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



PARKING TABLE	
PARKING REQUIREMENTS	2 SPACES / EACH SERVICE BAY
PARKING REQUIRED	16 SPACES (1 ADA) 8 SERVICE BAYS
PARKING PROVIDED	16 SPACES (5 ADA)

SITE DATA TABLE	
SITE AREA	3.29 ACRES (143,447.42 SF)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	AUTO REPAIR GARAGE, MAJOR
BUILDING SIZE	18,475 SF
LOT COVERAGE	12.9 %
FLOOR TO AREA RATIO	0.13 : 1
BUILDING HEIGHT	1 STORY

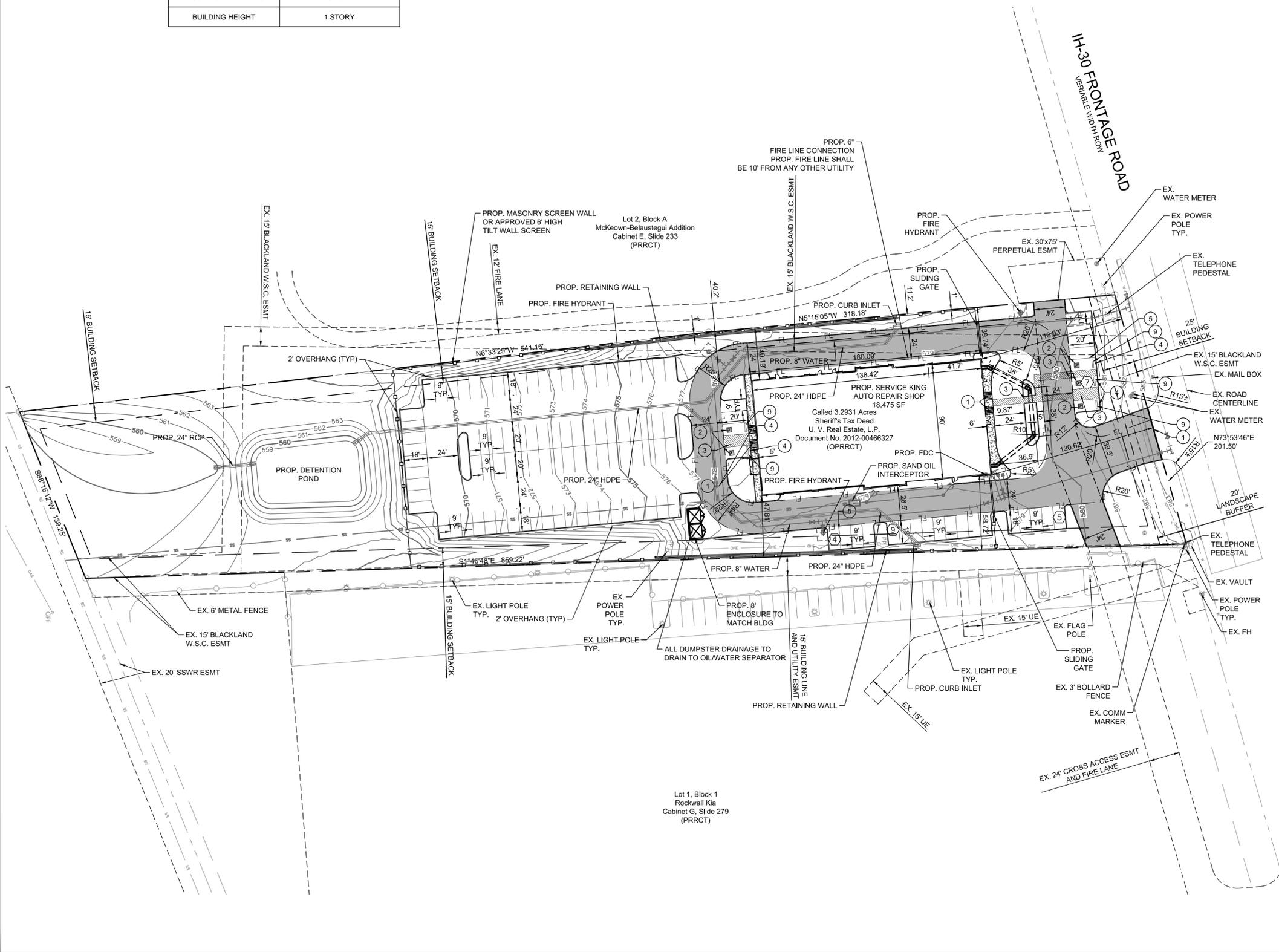
- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 2. WHERE SECURITY GATES ARE INSTALLED ACROSS FIRE LANE, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION.
 3. THE SECURITY GATES AND THE EMERGENCY OPERATION SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.



VICINITY MAP
N.T.S.

LEGEND	
[Symbol]	5" STANDARD DUTY CONCRETE
[Symbol]	FIRE LANE (6" CONCRETE)
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	FULL DEPTH SAWCUT
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	SAW CUT
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	4" PARKING STALL
⑥	SIDEWALK
⑦	PROPOSED DUMPSTER AREA AND ENCLOSURE
⑧	HANDICAP RAMPS
⑨	CURB STOP



TEXAS REGISTRATION #14190
CLAY MOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TEXAS 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 CLAY CRIST
 P.E. No 109800 Date 5/13/2016

SERVICE KING
1780 E. INTERSTATE 30
ROCKWALL, TEXAS 75087
SP2016-006

NO.	DATE	REVISION	BY

SITE PLAN

DESIGN: BJK
 DRAWN: NMA
 CHECKED: CLC
 DATE: 5/13/2016

SHEET
SP-1

File No. 2015-147

SERVICE KING 1780 E I-30 ROCKWALL, TX 75087

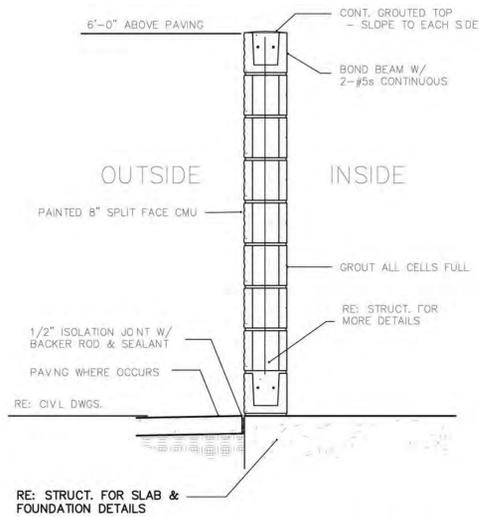
LEGAL DESCRIPTION AND OR ADDRESS:
SHERIFF'S TAX DEED
U.V. REAL ESTATE, LP.
DOCUMENT NO. 2012-00466327
3.293 AC

OWNER:
 U.V. REAL ESTATE L.P.
 8131 LYNDON B JOHNSON FREEWAY
 SUITE 770
 DALLAS, TEXAS 75251

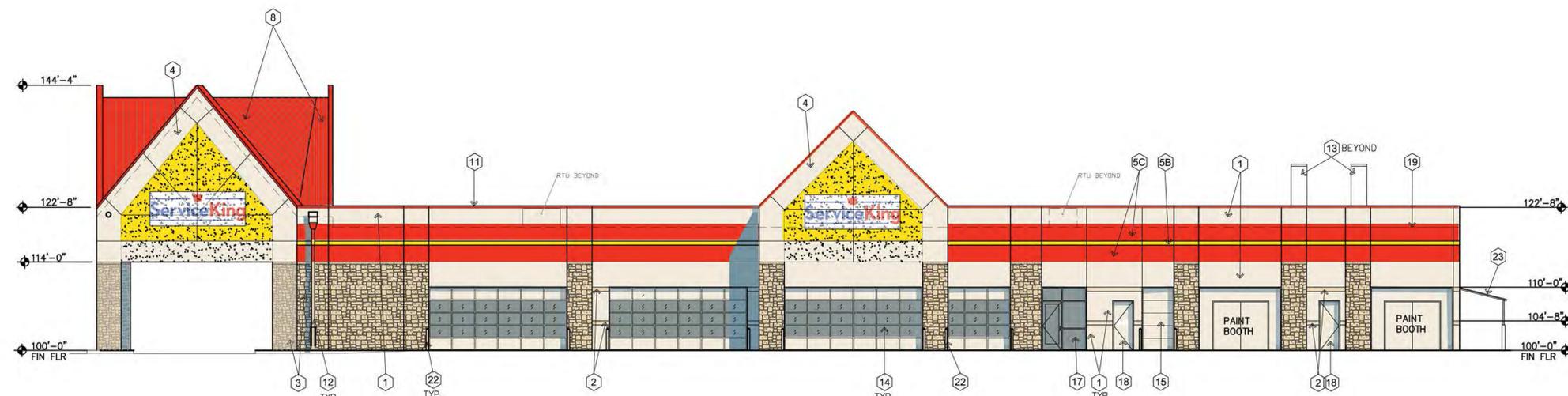
APPLICANT:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572

CASE NUMBER
SP2016-006

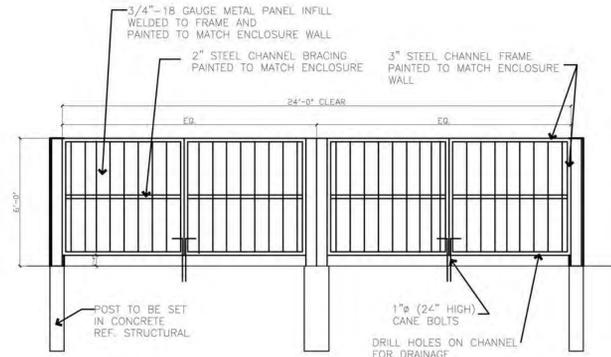
PLOTTED BY: DREW DONOSKY
 PLOT DATE: 5/13/2016 11:00 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2015-147 SERVICE KING ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 5/11/2016 11:30 AM



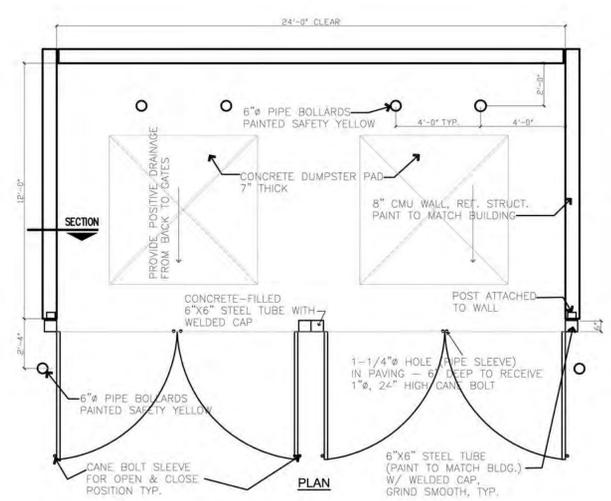
3 DUMPSTER WALL SECTION
SCALE: 3/4"=1'-0"



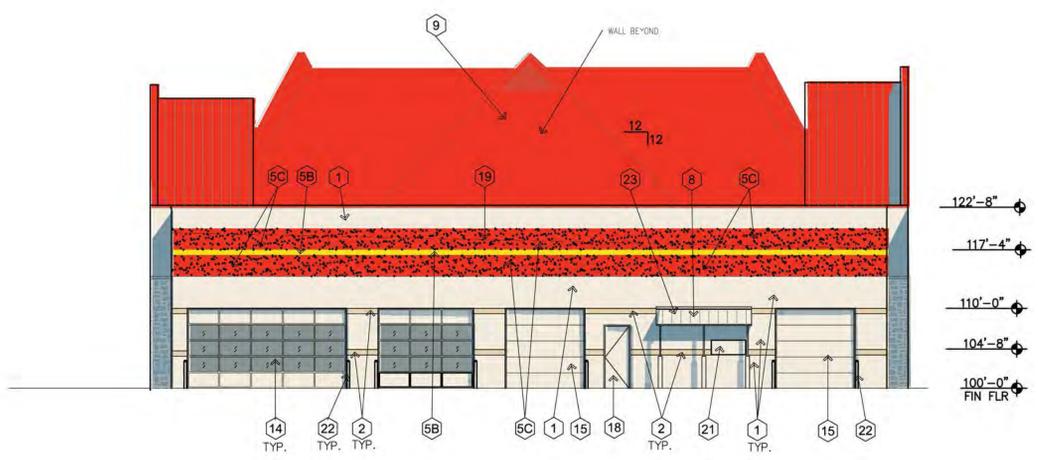
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY
22% STONE
27% STUCCO
51% CMU BLOCK



ELEVATION
SELF LATCHING GATES



4 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
100% CMU BLOCK MASONRY

EXTERIOR ELEVATION KEYNOTES	
1	SPLIT FACE CMU, INTEGRAL COLOR
2	CMU BURNISHED FACE, INTEGRAL COLOR
3	STONE
4	7/8" 3 PART STUCCO WALL FINISH
5A	NOT USED
5B	PAINTED COLOR #2 YELLOW COLOR
5C	PAINTED COLOR #3 RED COLOR
6	PLASTER CONTROL/EXPANSION JOINT AND PLASTER WALL FINISH
7	EXPANSION JOINT BETWEEN CMU BLOCK AND PLASTER WALL FINISH
8	PREFINISHED STANDING SEAM METAL ROOF
9	PREFINISHED METAL SIDING
10	NOT USED
11	PREFINISHED METAL COPING
12	ROOF SCUPPER & DOWNSPOUT-(PAINTED)
13	PAINT BOOTH VENT STACK
14	OVERHEAD GLASS DOOR & TRACK
15	OVERHEAD SECTIONAL METAL DOOR
16	7/8" 3 PART STUCCO WALL FINISH PAINTED #2 YELLOW COLOR
17	STOREFRONT WINDOW & DOOR COLOR: CLEAR ANODIZED ALUMINUM
18	EXTERIOR HOLLOW METAL DOOR & FRAME. PAINTED REF. DTL. 7-8/A402
19	ROOF LINE BEYOND
20	FIRE RISER W/ FIRE DEPARTMENT CONNECTION
21	ELECTRICAL RISER, RE: ELEC. DRAWINGS
22	3'-6" HIGH 4" DIA. PIPE BOLLARD

ISSUE: MAY 10, 2016



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**SERVICE KING
COLLISION REPAIR CENTER**
1780 East Interstate 30
Rockwall, Texas

SERVICE KING
COLLISION REPAIR
2600 N. CENTRAL EXPWY.
SUITE 400
RICHARDSON, TEXAS
75080



**EXTERIOR
ELEVATIONS
& DETAILS**

DATE: 05.01.2016 SHEET NO:
A502
PROJECT NO: 2016001
DRAWN BY: GW
CHECKED BY: JC

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Jeffrey Widmer, Building Official

DATE: 6-6-2016

SUBJECT: Height and setback variance request for a monument sign to be located at 703 S. Goliad.

Mr. Jeff Gibbens representing Goliad Dental has asked to appear before the City Council to request variances for the height and setback for a monument sign to be located at 703 South Goliad.

The purposed sign will use an existing masonry base that is located 3' off the property line and therefore does not comply with the required 10' setback. The existing sign setback was in compliance with our sign ordinance until the expansion of state highway 205.

The Applicant wishes to place his new sign on top of the existing base. The proposed sign will be 9' in height and 92 square feet in size. Our sign ordinance allows a maximum height of 7' and a maximum size of 98 square feet.

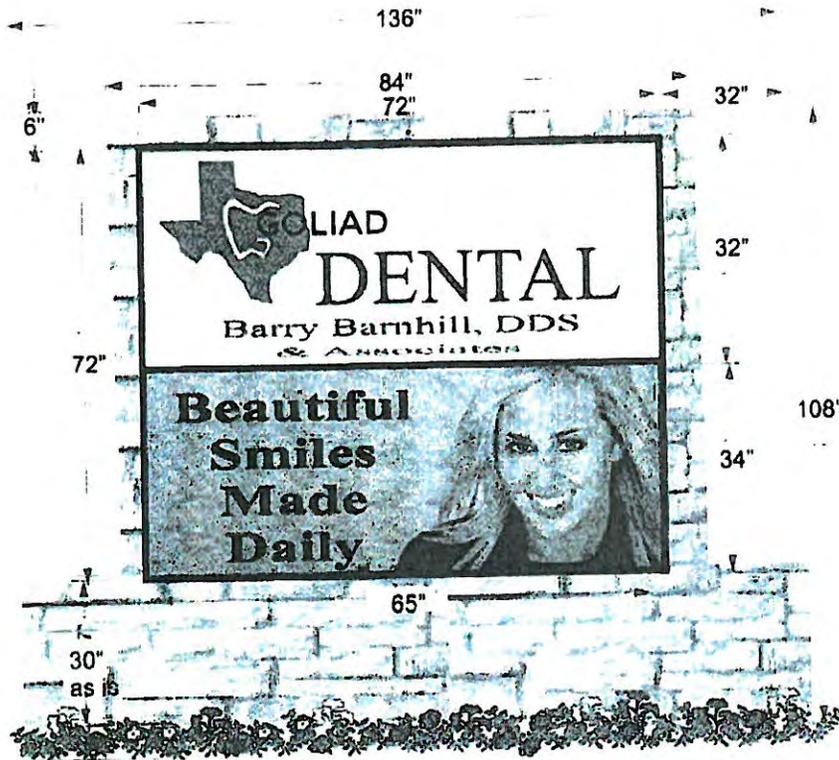
Therefore, the applicant is requesting variances for the height and setback for the new sign. The proposed sign meets all other criteria in our Sign Ordinance.

I have included a letter from the applicant as well as graphics of the proposed sign for your review.

EXISTING SIGN



PROPOSED SIGN



Sign For Approval

SCALE 1/4" = 1'

COLORS		FONT INFORMATION	
BACKGROUND	WHITE	TEXT	ARCADE
TEXT	BLACK	TEXT	ARCADE
TEXT	BLACK	TEXT	ARCADE
TEXT	BLACK	TEXT	ARCADE

TheSignDoc.com

5820 Meadowcreek Dr.
Dallas, TX. 75248
972-439-1478

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Request for variance to the sign code,

The proposed sign for Goliad Dental, Dr. Barney Barnhill falls well within the city allowance of 96 square foot and an overall height of 7'. Our proposed sign is 36 square foot with an overall height of 9'

There is a pre-existing concrete and stone base that measures 136" long by 61" wide and 30" is above grade with an additional 18" below grade. This current foundation was approved June 11, 2005 This foundation is also poured concrete and would be nearly impossible to remove without damaging the building and surrounding area. The current sign is mounted into this concrete base.

The current base is 16' from the edge of the street and 9' behind the sidewalk. According to the site survey the leading edge of the sign is 3' behind the property line. The proposed sign including the required 6" masonry boarder the sign will be 3' behind the property line.

The maximum allowed height is currently 7' Because the existing base is 30" above grade it makes our new proposed sign 108" or 9' above grade including the 6" masonry boarder. Everything else with our proposed sign meets and exceeds the City of Rockwall requirements with the exception of height.

We are requesting a variance to allow this sign to be installed with a minimum set back of 3' and an overall height of 108"

By allowing this exception due to the difficulty modifying the existing base currently being used would in no way set precedence for signs that do not already exist in the immediate area. Dr. Barnhill has been a long time member of the community and would like to improve the image and look of his property as well as the surrounding area. We ask that you allow this exception.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-committee Members
Mary Smith, Assistant City Manager

DATE: April 29, 2016

SUBJECT: Request for Funding Allocation – The Colbert Project

The City received a supplemental funding request for hotel occupancy tax revenues from The Colbert Project. Copies of the Funding Request Questionnaire and supporting narrative are attached for your review. Their request totals \$49,564 for promotion of their annual Firefighters Ball to be held at the Hilton on August 27th.

The history of previous requests and approved funding is attached for the Council's review.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	\$ 172,353
Budgeted Revenues	350,000
Previously Allocated Funding	<u>(442,525)</u>
Projected Fund Balance	\$ 79,828

The Subcommittee members are recommending funding of \$12,500 for the event.

**Hotel Occupancy Tax Revenue
Funding Request Summary
FY 2015-2016**

Organization: The Colbert Project
Amount: \$49,564
Program(s): Fire Fighters Ball

Funding History

<u>Year</u>	<u>Request \$</u>	<u>Award \$</u>
14-15	41,427	6,700



City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2016

Application

MUST BE TYPED or PRINTED

DELIVER TO:

City of Rockwall Finance Office
Attn: Lea Ann Ewing
385 S. Goliad St., Rockwall, TX 75087
972-771-7700 lewing@rockwall.com

Organization Name: The Colbert Project

Name of Event: 2016 Annual Firefighters Ball

Date(s) of Event: August 27, 2016

Funding Request: \$49,564.00

Website Address: www.thecolbertproject.org

Mailing Address: P.O. Box 818 Rockwall, Tx 75087

Physical Address:

Telephone: 469-338-6387

Fax:

Primary Contact Name: Emily Colbert

(Project Director)

Mailing Address: 2020 W FM 550

Rockwall, Tx 75032

Email Address: emily@thecolbertproject.org

Telephone: 469-338-6387

Fax:

Secondary Contact Name: Jane Braddock

(President/Board Chairman)

Mailing Address: 1980 Club Lake Circle

Rockwall, Tx 75083

Email Address: jane@thecolbertproject.org

Telephone: 214-505-7143

Fax:

- ▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
 - ▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE
1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

X **Advertising/Tourism** Requested funding amount \$49,564.00
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

Arts Requested funding amount \$
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

Historical Requested funding amount \$
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Briefly state the purpose of your organization/mission statement:
Our mission is to provide financial assistance to fire families who have found themselves facing financial strife brought on by illness or off duty injury.
3. Does your organization have paid staff? *No*
Full-Time _____ # Part-Time _____
4. Does your organization use volunteers? *Yes*
Approximately how many? *25-50*
5. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
Name location: *Hilton Bella Harbor in Rockwall off of Lake Ray Hubbard*

If you are holding your event in/on city-owned property, the City may, in lieu of funds, donate the cost of the facility/property rental for that event.
6. Will your event be held in "The Downtown" or adjacent to Lake Ray Hubbard?
Name location: *adjacent to Lake Ray Hubbard*
7. Will your organization provide special event insurance coverage for the event/program if held on City property?
Name of Insurance Company: *None*
8. List all other sources of funding your organization receives for this event. Include event budget (use the required budget form attached). *We currently receive funding to hold our event through multi level sponsorship opportunities.*
9. List the programs, activities, exhibits, or event for the upcoming fiscal year (Oct. 1, 2015-Sept. 30, 2016) that the requested Hotel funding will support partially or in full.
At this time we have put our main focus to our annual event, the Firefighter's Ball.

As more departments and individuals become aware of our foundation and mission it is our hope to add additional fundraising events. We have discussed adding a department chili cook off. However, there are no dates for this at this time as location will be key in planning such endeavor.

10. Provide 3 years attendance history for the above listed programs, activities, exhibits or event in #9 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
2013 Firefighter's Ball	2013	1	589	200
2014 Firefighter's Ball	2014	1	568	200
2015 Firefighter's Ball August 29, 2015	2015	1	650+	200

11. How do the requested budget expenditures meet the definition of the categories marked in #1? Advertising/Tourism, Arts, Historical
Funding will be utilized for a multitude of ways to advertise and promote our event. In doing this we continue to host an annual sold out event in the city of Rockwall. Advertisement is our direct tool for our guests to know information pertaining to our event as well as date. Because we host the event at the Hilton majority of our guests attending will not only be present for our fundraising efforts but will also be booking rooms to stay overnight following event.
12. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C). *Local and surrounding fire departments along with non fire service attendees through use of print media, social media and our website. In addition, to the mentioned items above, we are looking to have the event and or event sponsors advertised in the monthly edition of Living Magazine. Budget allowed*
13. Describe in detail how your event/program will promote tourism and the hotel industry in Rockwall. *During our event we average 550-650 guests in one day. We see this as a direct way for individuals who may not otherwise come to the Rockwall area to see the wonderful amenities within our community. In hosting such a large and diverse event in Rockwall our guests get the exposure of our wonderful community, shops and restaurants. Many of these local shops and restaurants continue to be supporters in our efforts by providing items to our live and silent*

auctions. It is our goal in hosting this event to not only raise funds for our recipient but promote to buy from small business and purchase local.

14. Describe the organization's long-term plan (3-5 year) in regard to the program/event that funds are being requested. *To be able to continue growing awareness of our foundation, its mission and services provided.*
15. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
 - b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

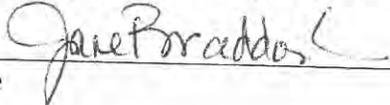
Will the organization be able to segregate the accounting process in either a) or b) above? YES

16. Provide all of the following documentation with this application and label each as outlined below.

- Exhibit A Proposed budget for each event/program using attached form
- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit C Examples and evidence of marketing area and readership (limit 3)
- Exhibit D List members of the governing body including name, position, mailing address and phone number

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:

Print Name Jane Braddock
Signature 

Date 4/27/16

Event/Program Director:

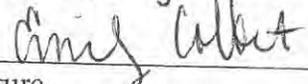
Print Name Emily Colbert
Signature 
4/27/16

EXHIBIT A

**Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2016**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: The Colbert Project
 Event/Program Name: 2016 Annual Firefighters Ball
 Requested Funding: \$49,564.00

Expenses (for this project only)	Funding Request	Cash from all other sources	In-Kind, no cash Paid (value of volunteered services or goods)	Total a + b + c
	a	b	c	= d
1. Personnel	0			0
Administrative	0			0
Artistic	0			0
Technical	0			0
Other personnel	0			0
2. Fees for outside professional service	0			0
Administrative	0			0
Artistic	\$1,000.00			\$1,000.00
Technical	\$6,500.00			\$6,500.00
3. Space Rental	\$28,250.00			\$28,250.00
4. Equipment Rental	\$4,814.00			\$4,814.00
5. Travel/Transportation	0			0
6. Promotion/Printing	\$7,500.00			\$7,500.00
7. Costumes/Royalties	0			0
8. Other (supplies, postage etc.)	\$1,500.00			\$1,500.00
9. Sub -Totals	\$49,564.00			\$49,564.00
10. Total Expenses				\$49,564.00

Revenues (for this project only)		
1. Total Amount of funding request	\$49,564.00	
2. Admissions (ticket and concessions)	\$48,750.00	

3. Donations		0			
4. Organizational funds budgeted		0			
5. Grants (State)		0			
6. Other (list):		0			
7. Other (list):		0			
8. Other (list):		0			
9. Other (list):		0			
10. Total income and contributions		0			
11. Total In-Kind		0			
12. Total Revenues		0			
Financial Information (for this project only)					
Fiscal Year (Oct 1 st - Sept 30 th)		2012	2013	2014	2015
Total Revenues		0	0	\$64,690.00	\$173,466.00
Total Expenses		0	0	\$41,437.00	\$ 64,607.05
Total Prior Year Hotel funds awarded		0	0	0	\$6,700.00

THE COLBERT

PROJECT



2016 Board Members

<u>First Name</u>	<u>Last Name</u>	<u>Title</u>	<u>Phone</u>	<u>Address</u>	<u>Email</u>
Emily	Colbert	President	469-338-6387	2020 W FM 550 Rockwall, Tx 75032	emily@thecolbertproject.org
Jane	Braddock	Vice President	214-505-7143	1980 Club Lake Circle Rockwall, Tx 75087	jane@thecolbertproject.org
Leslie	Milder	Secretary	214-498-7680	830 Shores Blvd. Rockwall, Tx 75087	leslie@thecolbertproject.org
Ariana	Hargrove	Treasurer	214-538-3457	1004 Colonial Royse City, Tx 75189	ariana@thecolbertproject.org
Jerry	Click	Director 1	903-513-4393	7087 CR 3219 Lone Oak, Tx 75453	jerryclick@thecolbertproject.org

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 30 2015

COLBERT PROJECT
C/O EMILY COLBERT
2020 W FM 550
ROCKWALL, TX 75032

Employer Identification Number:
47-1548459
DLN:
17053148316005
Contact Person:
SARA S REPENNING ID# 31797
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
June 23, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

Page Notifications Insights Publishing Tools

- Jessica Prince** took a photo with Instagram. Zoo bound for the day with our favorite little boys!
- Bill Richardson** commented on Troy Armstrong's post.
- Samantha Buckelew Humphrey** likes Rebecca de Perrodi's post.
- Erin Elaine Erwin** likes Marguerite Ashley Orr's post.

Show Older



Firefighters Ball

Community

Create Call to Action Liked Share

Timeline About Buy Tickets/Sponsorships Events More

Search for posts on this Page

Status Photo / Video Offer, Event +

611 likes +3 this week
Kim Bowen and 130 other friends

Write something...

19 post reach

See Pages Feed
Posts from Pages you've liked as your Page

Invite friends to like this Page

Boost Your Page for \$5
Reach even more people in United States

Promote Page

Firefighters Ball
Published by Emily 'Alien' Colbert (4) - April 14 at 10:27pm

Here we go! We are officially ready to go live with our new improved website! We are excited to have our official site complete and ready for you all to view! All preorder tickets have been sent out and will be reserved for 72hrs.

Please let me know if you have any questions or problems in navigating the website. If you are unable to find the answers needed through the website, feel free to email us at info@thecolbertproject.org or click the provided link on the webpage.
Ke... See More



2015 Firefighters Ball hosted by The Colbert Project

THECOLBERTPROJECT.ORG

128 people reached

Boost Post

ABOUT

Event benefiting fellow firefighters and their families during times of financial strife, brought about by illness, injury or other circumstances.

Add your website

Promote Website

PAGE TIPS

How to Create Effective Posts
Short, visual posts created for the right audience are more successful

What's a Boosted Post?
A boosted post is the easiest way to reach more people on Facebook.

Help People Take Action
Add a call-to-action button to the top of your page.

See All Page Tips

APPS



Buy Tickets/Sponsorships

PHOTOS



UPCOMING EVENTS

Create events for your Page

Create Event

VISITOR POSTS

Like Comment Share

Write a comment

GregandJacquelyn Helton Am I on the preorder list or do I need to go to website for ABSA
Like Reply April 15 at 6:05pm

Firefighters Ball

Published by Emily Allen Gilbert on April 10 at 8:26am

This week our new website will be going live...which means tickets will be going on sale! I anticipate tickets selling out quickly. We want you at this years event, so get those tickets. When they are gone...they are gone. I have setup a room block at the hotel for guests wishing to stay the night. The link for reserving those special rate rooms will be provided as well. We are actively accepting donations for our live and silent auctions and are excited for the items already... See More

750 people reached

Like Comment Share

Sheila Hawkins, Darren Hinshaw and 14 others

18 shares

Write a comment

Leslie Brewer I would like to volunteer and I would like to purchase tickets. What day will tickets go on sale this week
Unlike Reply 1 April 11 at 5:29pm

Tina Marlar I want a table.
Unlike Reply 1 April 11 at 5:29pm

View 2 more comments

Firefighters Ball

Published by Emily Allen Gilbert on March 11

It is truly humbling to have a guests contacting for table sponsorships and companies contacting to donate to our auction! We will be hosting a room block rate special for any guests wanting to stay at the Hilton following the event. We have 30 rooms currently reserved!!! Want to donate? Want to learn more about grantees or nominations? Contact me! All auction inquiries Jane@thecolbertproject.org all other questions or inquiries emily@thecolbertproject.org
Firefighters Ball

58 people reached

Like Comment Share

Firefighters Ball updated their profile picture

Published by Anna Blair Harbison on March 11

Top Comments

- Candace Fuller
- Steven Lloyd Nabors
- Nikki Holdsworth
- Amy Arneson
- Jasmine Mayo
- Tiffany Hunter West
- Elaine Ricker
- Leighton Pinkham
- Jillian Green-Le
- Clay Michael Taylor
- Wesley Graves
- Heather Carr Davis
- Jenny Peurfoy Lord
- Joe Trevino

Boost Post

Top Comments

GROUP CONVERSATIONS

Kelli Mitzi Da' 4 others



Jane Braddock

December 27, 2015 at 10:23am

The Colbert Project will be collecting items/donations for Garland ... See More

Like Comment



Curtis Garrison

September 13, 2015 at 12:00am

A FELLOW FIREFIGHTER NEEDS YOUR VOTE... I love the work and style p... See More

Like Comment



Jane Braddock

August 30, 2015 at 8:17pm

I am looking for Brett Randle. His gift card from the auction was le... See More

Like Comment



PEOPLE ALSO LIKE



In Memory of West, TX Firefighters ...

Community



Traces of Texas

Community



Bringing Home the Browns

Community

English (US) · Español · Français (France) · Português (Brasil) · Deutsch · Italiano



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Facebook © 2016

Like Comment Share



Elizabeth Kessie Junell, Amy Arneson and 17 others

Top Comments



Write a comment...

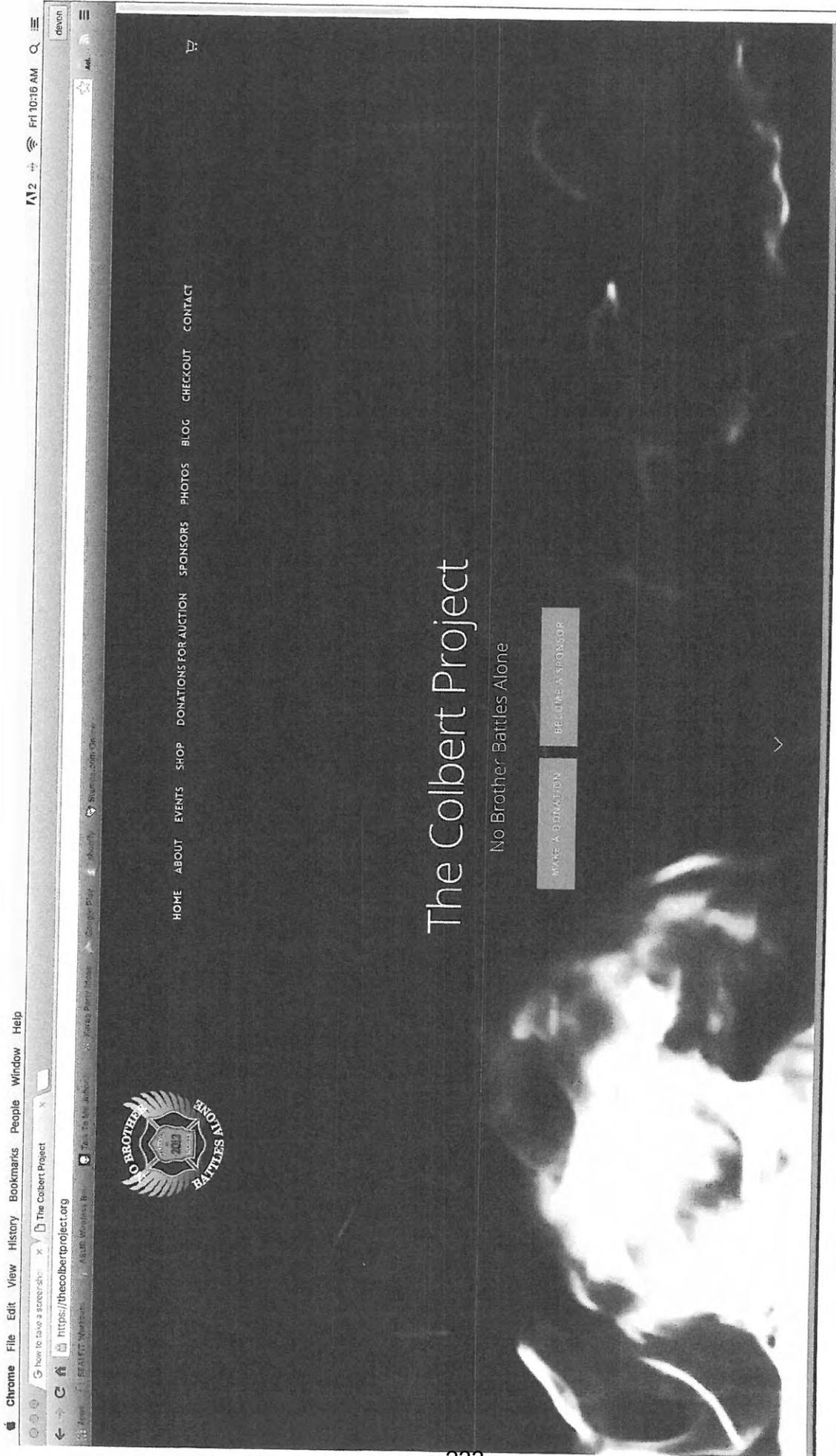


Gary Brown Yea they do

Like Reply March 6 at 10:24pm

See More Stories

Search



The Colbert Project

No Brother, Battles Alone

MAKE A DONATION

BECOME A SPONSOR



- HOME
- ABOUT
- EVENTS
- SHOP
- DONATIONS FOR AUCTION
- SPONSORS
- PHOTOS
- BLOG
- CHECKOUT
- CONTACT



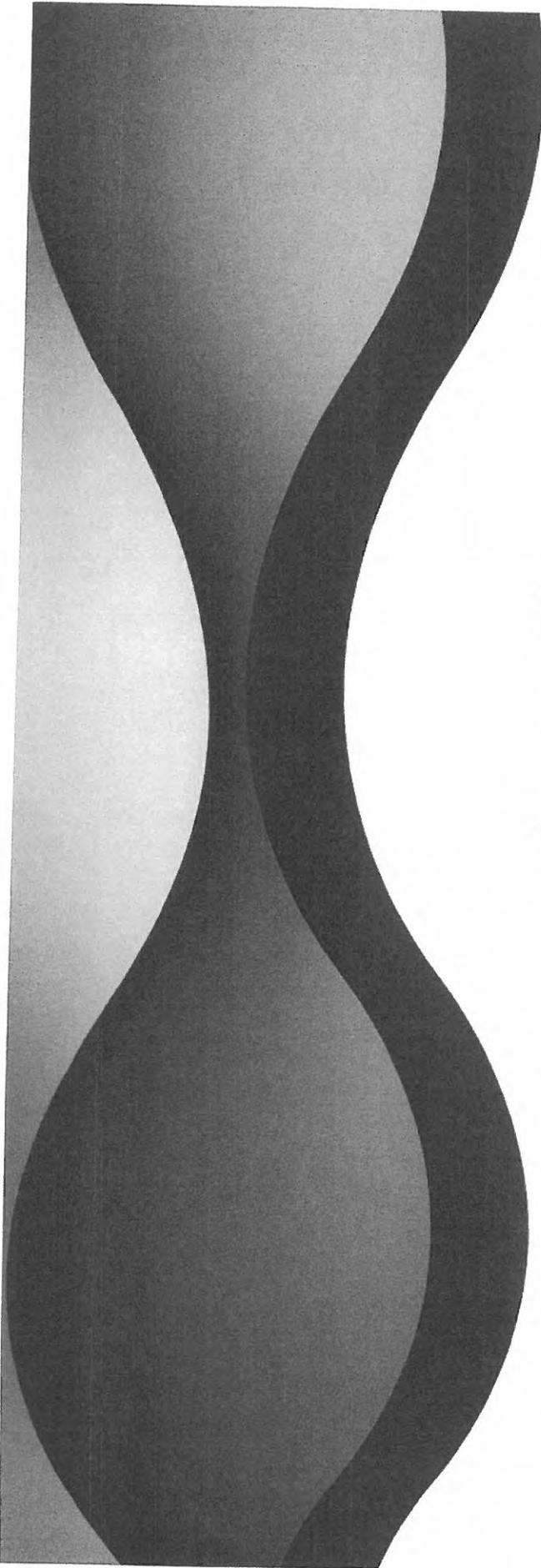
ABOUT THE COLBERT PROJECT

The Colbert Project is a 501(c)(3) non-profit organization, focusing on giving back to those who have selflessly given to the communities in which they serve. Our mission is to provide financial assistance, along with support, to other fire families facing financial strife brought on by illness or off duty injury.

What began as fundraising efforts for our own family left us wanting to create a way to provide means and ways for others that so selflessly gave to our family. From that, we have been able to raise over \$250,000.00 with the help of countless volunteers, donations, donors and our wonderful sponsors over the past 3 years.

My husband, Devon Colbert, who is honored to not only call Garland Fire Department his department and home away from home but also our extended family, as well as being a volunteer firefighter for Rockwall Fire Department, was the first recipient at the Firefighters Ball 2012.

It was December 17, 2012, when Devon and our son were involved in a motor vehicle accident in our hometown of Rockwall, TX. Our son, which was 2 years old at the time, was left unarmored and scratch free. However, Devon was left with a life altering neck injury, resulting in paralysis. Life as we knew it was changed from that moment. As a wife and mother, I was left with no real certainty of anything...but there was one thing for certain, our Garland Fire family, along with the Rockwall Fire Department and Rockwall Fire Marshal's Office, were thinking ahead on our family's behalf and the potential financial strains and pains we would be facing and began working to devise a way to rally around us, our family, to create an epic fundraising effort. The Firefighters Ball



living

MAGAZINE

**2016 RATES
& DISTRIBUTION**
NORTH TEXAS



HIGH IMPACT AD PRODUCTS

Single Market Rates	Front Cover	Double Truck	Business Spotlight	3-Page Gatefold	Insert	8-Page French Gate	4-Page Pop-Up	Bind-in Card	Blow-in Card	DAL-Card [5x9]
ZONE A	\$7495	\$3250	\$3490	\$4990	\$6990	\$9490	N/A	\$3490	\$2990	19¢ EA.*
ZONE B	\$6495	\$3050	\$3290	\$4490	\$6590**	\$8490	\$6590**	\$3390	\$2890	19¢ EA.*
ZONE C	\$5995	\$2850	\$3090	\$4190	N/A	\$7490	\$6190	\$3190	\$2690	20¢ EA.*
ZONE D	\$4995	\$2650	\$2890	\$3690	N/A	\$6490	\$5790	\$2990	\$2490	20¢ EA.*

*SEE DAL-CARD SELL SHEET FOR DISTRIBUTION NUMBERS
 **AD PRODUCT NOT AVAILABLE IN ALL MARKETS

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

The Colbert Project Rockwall, Tx 75087

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

The Colbert Project

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.

EIN 47-1548459

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Amel Collier

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath

ADD ADDITIONAL PAGES AS NECESSARY

FFBALL 2015 EXPENSE SUMMARY

Yes/No	Purchases	Amount
✓	Event Tickets (quantity 600)	\$119.48
✓	Event Tickets (quantity 50)	\$74.32
✓	Shopify Monthly Fees	\$82.95
✓	Shopify Monthly Fees for 6/01/15	\$82.95
✓	Shopify Monthly Fees for 7/01/15	\$82.95
✓	Shopify Monthly Fees for 7/31/15	\$82.95
✓	Shopify Monthly Fees for 8/30/15	\$124.95
✓	Shopify Card Readers (quantity ordered #6)	\$114.00
✓	Hilton and PSAV fees	\$19,940.43
✓	Hilton and PSAV fees	\$12,500.00
✓	Hilton and PSAV fees	\$1,000.00
✓	Hilton and PSAV fees	\$32.77
#1001	Attorney Fee (Margaret O'Connor) (501C3 Application)	\$1,400.00
#1002	DJ (deposit)	\$450.00
#1003	US Treasury (501C3 Application)	\$850.00
#1004	Attorney Fee	\$477.00
#1005	CPA (Hooper and Rodgers) (501C3 Application)	\$150.00
#1006	DJ (remaining balance)	\$450.00
#1007	Bedazzled Photo Pod (Thomas Northcut)	\$500.00
#1008	Dr. Delphinium Designs and Events (floral arrangements)	\$5,960.00
#1009	En Fuego (cigar bar)	\$1,206.60
#1010	Casino	\$4,200.00
#1011	Geiger Printing (#500 brown kraft bag w/logo and 1,500 red and black poker chips w/logo)	\$1,350.48
#1012	Tracy and Sherri Beard (2015 recipients)	\$100,000.00
✓	Business Account (Checks, binder, deposit stamp etc.)	\$196.07
✓	Post Office (Stamps)	\$49.00
✓	Alpha Graphics (#500 adhesive notepads, #670 event programs, #50 Thank you cards, #100 B&W copies, #11 foam board signs, 250 auction #'s, 8 casino sponsor cards, 5 vendor sponsor signs, 350 raffie entry cards, 120 wine pull tags and 57 table sponsor signs)	\$1,743.25
✓	Alpha Graphics (#500 posters, #500 flyers, business cards, sponsor form, auction form and other sponsorship form #300)	\$674.39

✓	Alpha Graphics (#500 3 part BID sheets)	\$171.90
✓	Alpha Graphics (personalized address stamp)	\$32.00
✓	Alpha Graphics (#65 table numbers)	\$18.98
✓	Staples (spiral binding)	\$4.32
✓	Staples (flash drives and cash box)	\$87.39
✓	Staples	\$155.65
✓	Hobby Lobby	\$311.24
✓	Hobby Lobby	\$109.14
✓	Hobby Lobby	\$104.69
✓	Hobby Lobby	\$12.93
✓	Hobby Lobby	\$54.47
✓	Kirkland's (Easels)	\$43.26
✓	Tom Thumb (Wine Basket items silent auction)	\$18.47
✓	Michael's (2 necklace stands/bodices)	\$28.11
✓	Costco (Casino Prizes)	\$749.46
✓	Costco (Casino Prizes)	\$666.25
✓	Bath & Body Works (Volunteer Gifts)	\$24.36
✓	Bath & Body Works (Volunteer Gifts)	\$149.35
✓	Office Max (20 items laminated, index card box and dry erase markers)	\$70.68
✓	Office Max (USB and Certificates)	\$63.38
✓	Office Max	\$13.57
✓	Office Max (8 items laminated)	\$12.90
✓	Office Max (10 items laminated)	\$36.60
✓	Kroger (binders for auction BID sheets)	\$10.80
✓	USPS (poster/print Shooters Supply auction item)	\$6.55
✓	Homegoods (baskets for silent auction items)	\$19.46
✓	Shopify	\$4.20
✓	Dollar Tree (Easels and certificate frames)	\$29.23
✓	Dollar Tree (Easels, certificate frames and streamers)	\$12.99
✓	Dollar Tree (Balloons)	\$19.49
✓	Dollar (Table covers)	\$63.87
✓	Dollar Tree (Tylenol for guest bags and table covers)	\$39.65
	Total:	\$156,647.74

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: June 2, 2016

SUBJECT: LANDSCAPE MAINTENANCE SERVICES CONTRACT

In March 2016, the landscape services contract for City facilities, medians, rights-of-way and other miscellaneous city parcels had reached its allowed number of renewals with the current contractor, Weldon's Landscaping. Subsequently, the City advertised and received public bids for the landscape maintenance contract. The lowest responsive bidder was again Weldon's Landscaping. Their new contract began effective March 28, 2016.

In late April, park maintenance staff noticed and documented several mowing cycles that did not meet the quality expectations as defined by the contract. In addition, two entire weekly cycles were missed without proper notification to reschedule those cycles as required by the contract. Staff took the required steps of notifying Weldon's in writing via email as well as multiple phone calls that they were in default of their contract and the City was providing them a notice to cure or the contract would be terminated. Staff had also requested weekly meetings with the contractor's representative in accordance with the contract in order to review upcoming work and deficiencies from previous cycles. Staff received no response to these requests.

The contractor eventually informed the City staff that they were unable to fulfill the contract because they could not maintain adequate staffing levels. After consultation with the City attorney, Weldon's Landscaping was notified via certified letter on May 2, 2016 that the contract was being terminated.

The landscape services contract that was approved by Council March 21, 2016 provided the City the ability to employ temporary contract services to complete the work that the original contractor could not perform. It also provided for the ability negotiate landscape maintenance services with the next lowest responsive bidder in the event the contract was terminated by either party.

Once the termination notice was issued, staff immediately contacted two interim contractors to temporarily perform landscape maintenance services until a longer term contract was in place.

The next lowest responsive bidder is Terracare Associates LP. Staff has worked with them to create a scope of services using the current budget balance available to provide landscape maintenance services for 16 weeks from June 13th through September 30th. The amount of that contract would be in the amount not to exceed \$104,000. The scope of work includes weekly mowing, trimming, edging, debris removal and monthly shrub pruning. The scope would not include adding mulch to the landscape beds, median areas and tree pruning in order to stay within current budget. The cost for Terracare to provide and install the required amount of mulch to all necessary areas is \$67,623. The cost of the annual tree pruning services would be \$14,731.

Staff requests that Council consider authorizing the City Manager to negotiate a landscape services contract with Terracare Associates LP not to exceed \$104,000 for 16 weeks of landscape maintenance service and will expire September 30, 2016. After such time, a determination will need to be made on whether to extend the contract for FY 2016/2017 or to re-bid. Staff will present options during the budget process related to those possible costs.

Properties included in the proposed contract:

The Harbor	Quail Run medians
City Hall	Willow Bend Rd. ROW
The Center	SH 205 medians and ROW
Fire Stations 1, 2, 3 & 4	Summer Lee Dr.
Downtown	TL Townsend Dr.
Police Department	Caruth Lane
Memorial Cemetery on SH 66	John King Blvd landscape beds @ I-30 and SH 276
The Service Center	Brockaway Branch drainage area
Animal Adoption Center	SH 205 Cemetery
Fire Arms Training Facility	Stone Bridge Cemetery
Municipal Court Building	Kenway Dr. ROW
Yellowjacket medians	Emma Jane
N. Lakeshore Drive medians	Summit Ridge medians
Ralph Hall Pkwy medians and ROW	Valley Dr. alley and vacant lot
Clark St. medians	Justin Rd.
FM 740 medians and ROW	

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City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

April 2016

Permits

Total Permits Issued: 348

Building Permits: 59

Contractor Permits: 289

Total Permit Values: \$ 8,436,277.02

Building Permits: \$ 7,188,510.52 Contractor Permits: \$ 1,247,766.50

Total Fees Collected: \$ 170,009.88

Building Permits: \$ 152,673.21 Contractor Permits: \$ 17,336.67

Board of Adjustment

Board of Adjustment Cases 0

PERMITS ISSUED - Summary by Type and Subtype
For the Period 4/1/2016 thru 4/30/2016

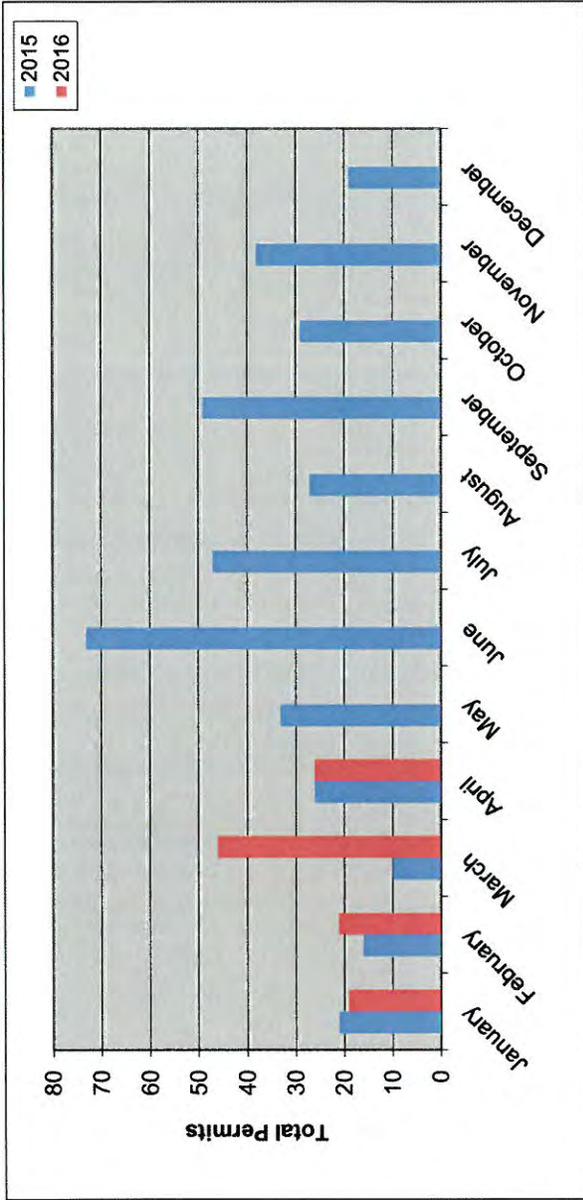
Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	17	\$0.00	\$854.50
	1	\$0.00	\$50.00
30 DAY BANNER	15	\$0.00	\$754.50
COMING SOON	1	\$0.00	\$50.00
CO	9	\$0.00	\$681.00
BUSINESS	9	\$0.00	\$681.00
COMM	14	\$1,010,256.00	\$7,939.25
ADDITION	2	\$635,000.00	\$4,234.08
DEMO	1	\$10,000.00	\$51.00
ELECTRICAL	1	\$4,933.00	\$122.00
FENCE	1	\$4,350.00	\$35.00
INTERIOR COMP	2	\$235,000.00	\$2,185.50
IRRIGATION	1	\$1,200.00	\$35.00
MECHANICAL	1	\$5,000.00	\$125.21
MISCELLANEOUS	1	\$0.00	\$35.00
NEW	1	\$45,000.00	\$306.00
PLUMBING	2	\$4,773.00	\$35.00
REMODEL	1	\$65,000.00	\$775.46
FILL	1	\$0.00	\$0.00
STOCKPILE	1	\$0.00	\$0.00
MISCELLANEOUS	3	\$0.00	\$0.00
ELECTRICAL	3	\$0.00	\$0.00
SIGNAGE	8	\$0.00	\$1,293.00
DEVELOPMENT	1	\$0.00	\$76.50
MONUMENT	2	\$0.00	\$150.00
WALL	5	\$0.00	\$1,066.50
SINGLE FAMILY	258	\$7,426,021.02	\$157,051.63
ACC BLDG	9	\$21,056.00	\$750.41
ADDITION	5	\$72,500.00	\$1,195.80
CARPORT	2	\$6,850.00	\$197.34
CONCRETE	4	\$12,100.00	\$365.80
CONST TRAILER	1	\$10,000.00	\$3,850.23
DECK	2	\$1,500.00	\$88.25
DEMO	1	\$4,700.00	\$50.00
ELECTRICAL	3	\$30,300.00	\$116.35
FENCE	77	\$177,047.00	\$2,737.90
IRRIGATION	38	\$70,000.00	\$1,331.50
MECHANICAL	13	\$136,370.22	\$2,689.17
MISCELLANEOUS	5	\$13,300.00	\$176.50
NEW	26	\$5,943,030.52	\$136,757.22
PATIO COVER	3	\$19,672.00	\$447.03
PERGOLA	4	\$12,500.00	\$381.15
PLUMBING	28	\$42,984.00	\$1,708.09
REMODEL	3	\$122,902.00	\$1,592.99
RETAINING WALL	4	\$66,800.00	\$106.50
ROOF	13	\$133,127.28	\$463.90
SEAWALL	4	\$96.00	\$200.00
SWIM POOL	12	\$526,427.00	\$1,809.00
WINDOWS	1	\$2,759.00	\$36.50
SPECIAL EVENT	36	\$0.00	\$1,590.50

PERMITS ISSUED - Summary by Type and Subtype
For the Period 4/1/2016 thru 4/30/2016

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
	36	\$0.00	\$1,590.50
TCO	2	\$0.00	\$600.00
	2	\$0.00	\$600.00
Totals:	348	\$8,436,277.02	\$170,009.88

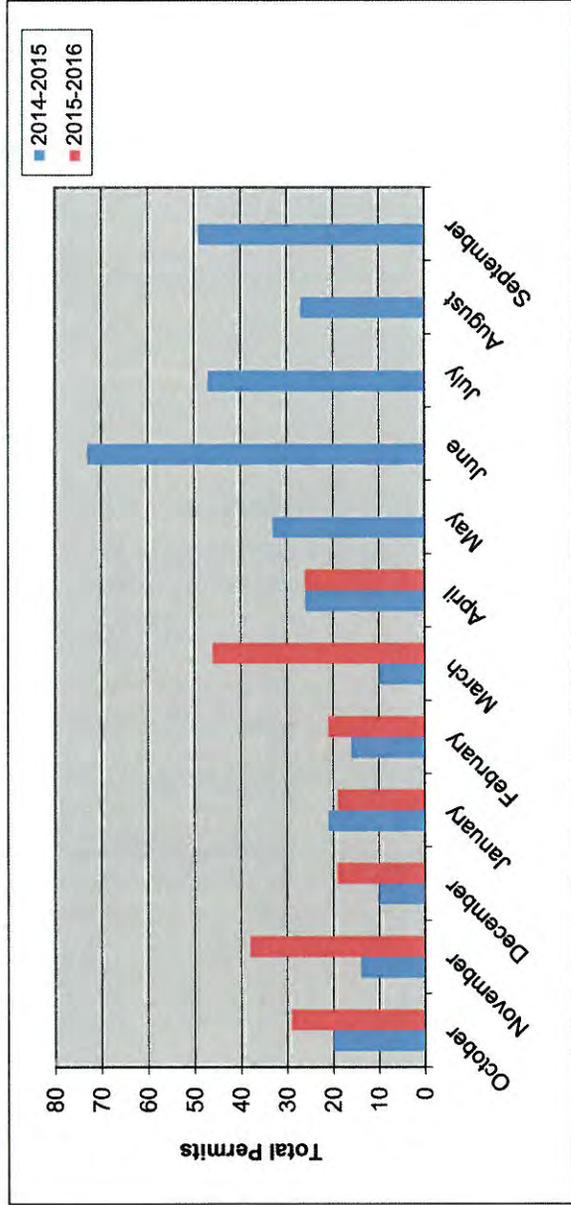
New Residential Permits Calendar Year

	Year	
	2015	2016
January	21	19
February	16	21
March	10	46
April	26	26
May	33	
June	73	
July	47	
August	27	
September	49	
October	29	
November	38	
December	19	
Totals	388	112



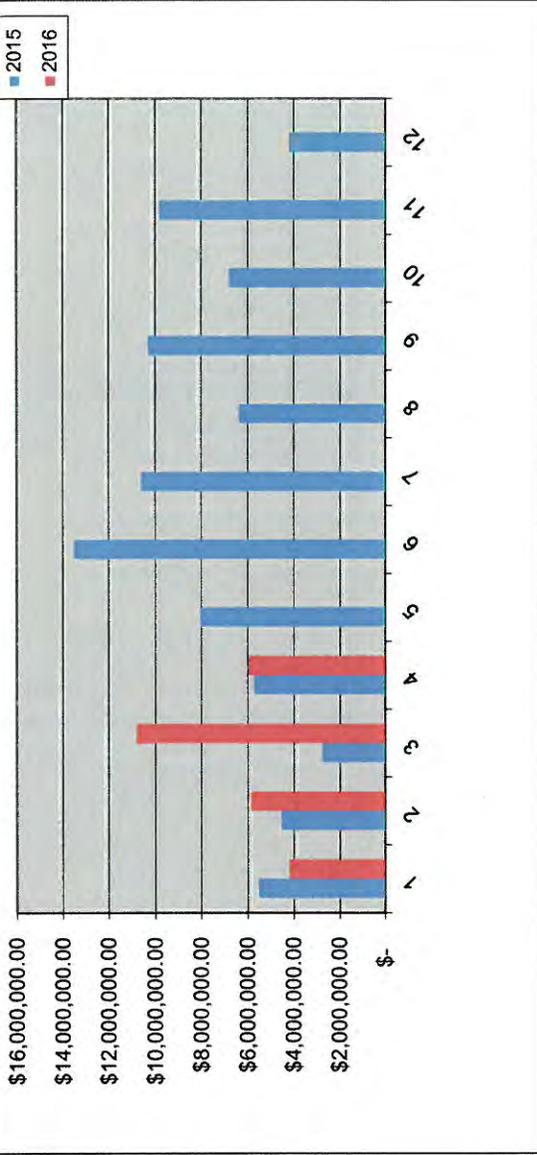
New Residential Permits Fiscal Year

	Year	
	2014-2015	2015-2016
October	20	29
November	14	38
December	10	19
January	21	19
February	16	21
March	10	46
April	26	26
May	33	
June	73	
July	47	
August	27	
September	49	
Totals	346	198



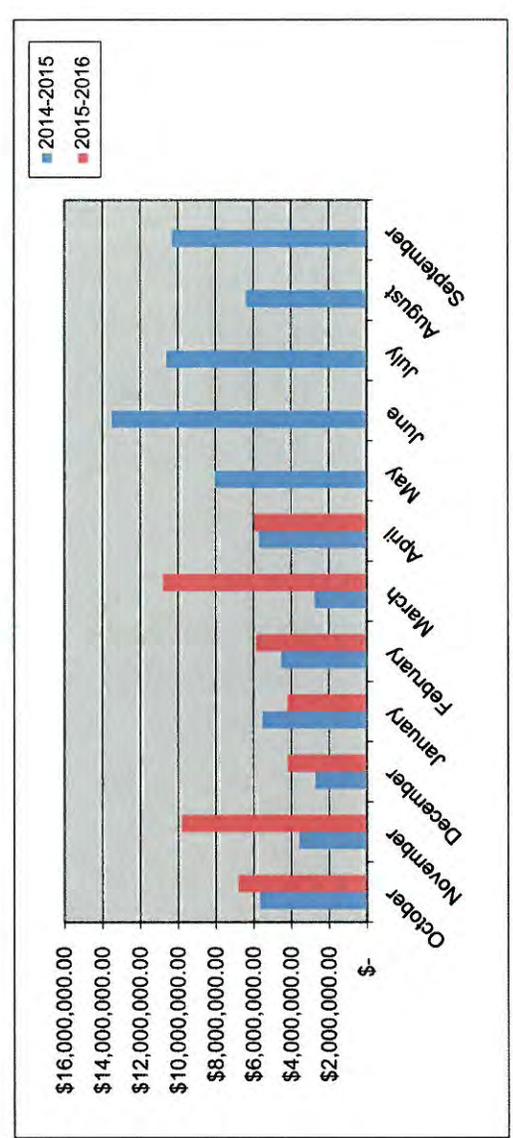
New Residential Value Calendar Year

	Year	
	2015	2016
January	\$ 5,509,932.00	\$ 4,176,581.00
February	\$ 4,518,552.00	\$ 5,843,786.00
March	\$ 2,742,324.00	\$ 10,809,133.49
April	\$ 5,703,968.00	\$ 5,943,030.52
May	\$ 8,039,718.52	
June	\$ 13,489,179.50	
July	\$ 10,619,616.00	
August	\$ 6,369,414.00	
September	\$ 10,314,177.00	
October	\$ 6,812,889.57	
November	\$ 9,823,135.00	
December	\$ 4,185,128.00	
Totals	\$ 88,128,033.59	\$ 26,774,547.01



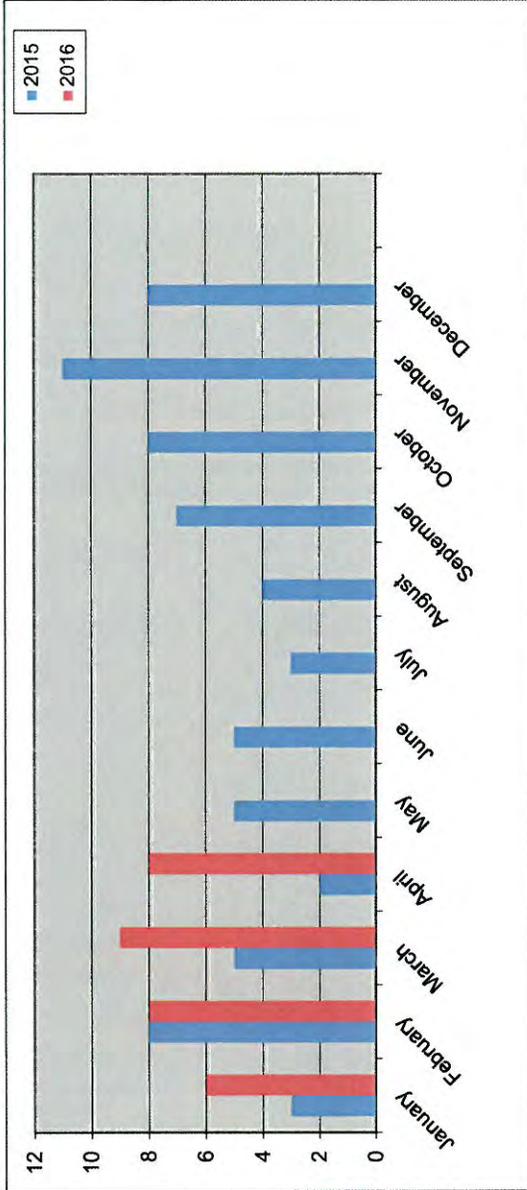
New Residential Value Fiscal Year

	Year	
	2014-2015	2015-2016
October	\$ 5,661,792.00	\$ 6,812,889.57
November	\$ 3,581,756.00	\$ 9,823,135.00
December	\$ 2,712,503.00	\$ 4,185,128.00
January	\$ 5,509,932.00	\$ 4,176,581.00
February	\$ 4,518,552.00	\$ 5,843,786.00
March	\$ 2,742,324.00	\$ 10,809,133.49
April	\$ 5,703,968.00	\$ 5,943,030.52
May	\$ 8,039,718.52	
June	\$ 13,489,179.50	
July	\$ 10,619,616.00	
August	\$ 6,369,414.00	
September	\$ 10,314,177.00	
Totals	\$ 79,262,932.02	\$ 47,593,683.58



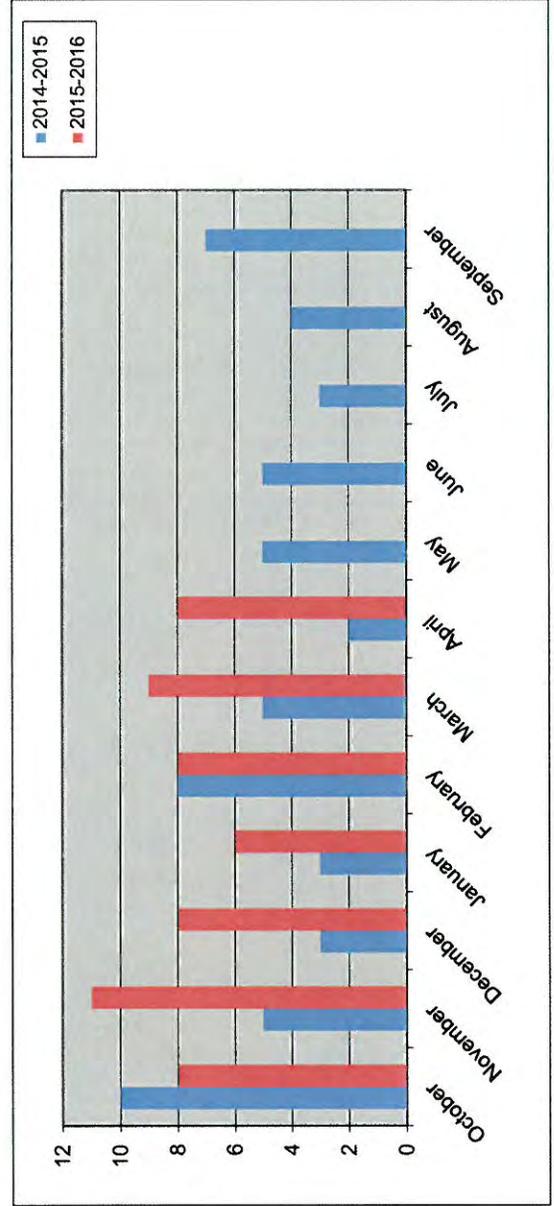
Residential Remodel Permits Calendar Year

	Year	
	2015	2016
January	3	6
February	8	8
March	5	9
April	2	8
May	5	
June	5	
July	3	
August	4	
September	7	
October	8	
November	11	
December	8	
Totals	69	31



Residential Remodel Permits Fiscal Year

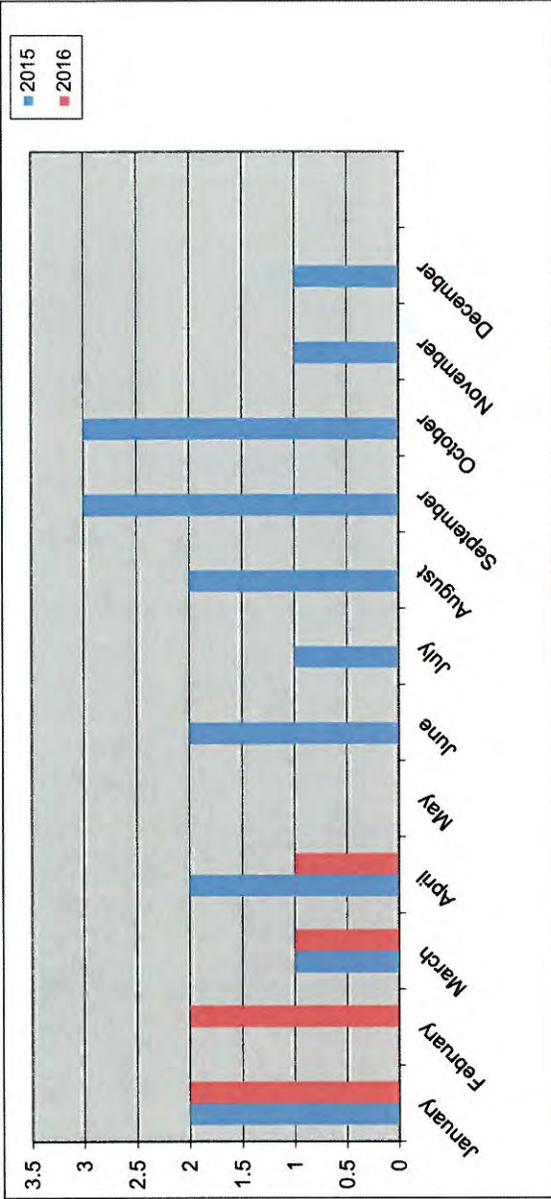
	Year	
	2014-2015	2015-2016
October	10	8
November	5	11
December	3	8
January	3	6
February	8	8
March	5	9
April	2	8
May	5	
June	5	
July	3	
August	4	
September	7	
Totals	60	58



New Commercial Permits

Calendar Year

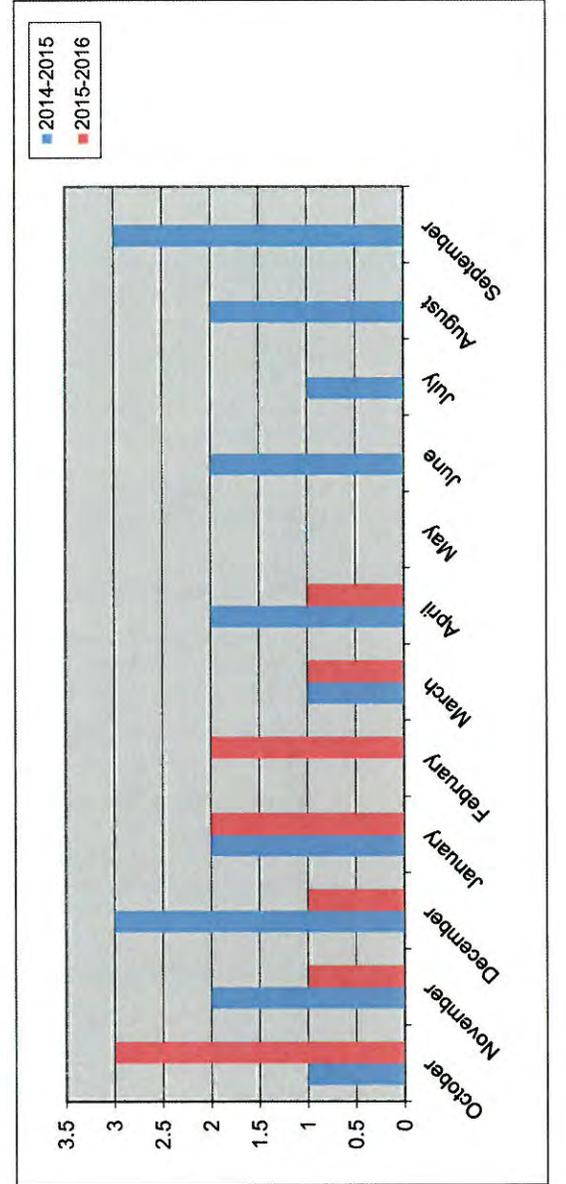
	Year	
	2015	2016
January	2	2
February	0	2
March	1	1
April	2	1
May	0	
June	2	
July	1	
August	2	
September	3	
October	3	
November	1	
December	1	
Totals	18	6



New Commercial Permits

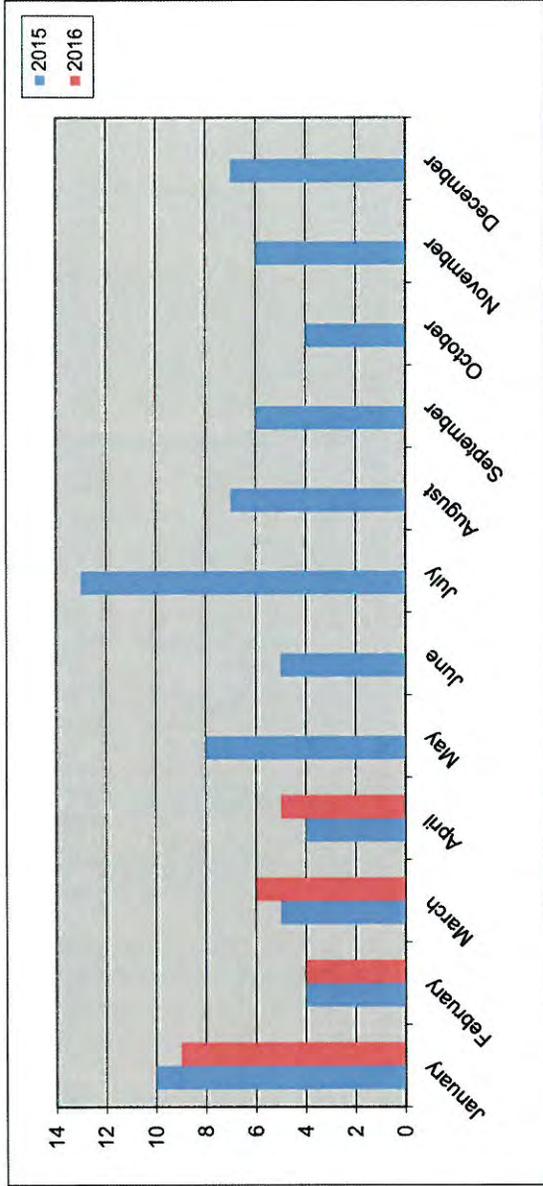
Fiscal Year

	Year	
	2014-2015	2015-2016
October	1	3
November	2	1
December	3	1
January	2	2
February	0	2
March	1	1
April	2	1
May	0	
June	2	
July	1	
August	2	
September	3	
Totals	19	11



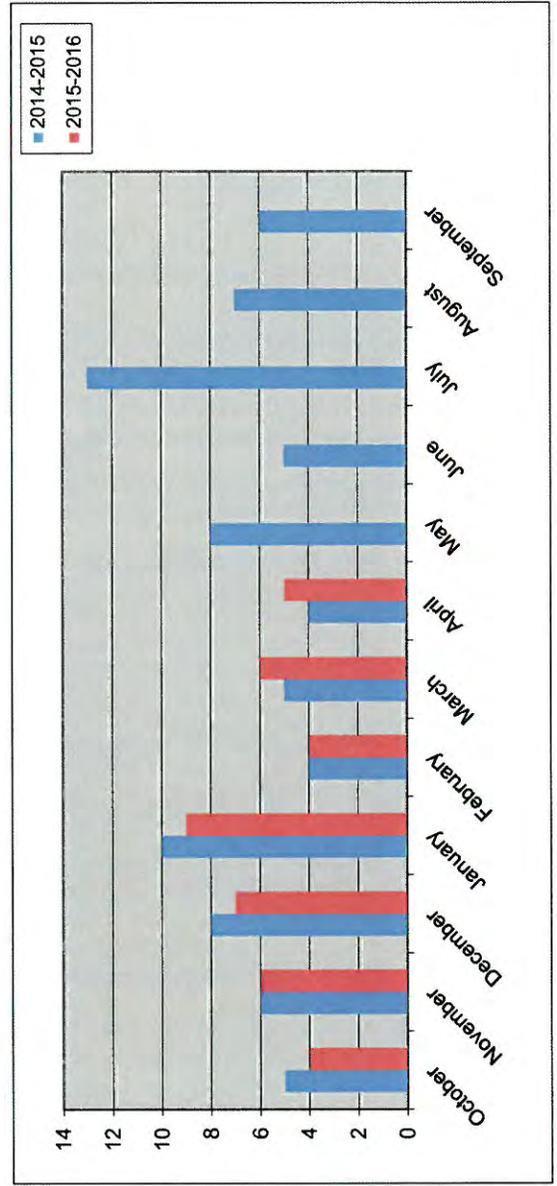
Commercial Remodel Permits Calendar Year

	Year	
	2015	2016
January	10	9
February	4	4
March	5	6
April	4	5
May	8	
June	5	
July	13	
August	7	
September	6	
October	4	
November	6	
December	7	
Totals	79	24



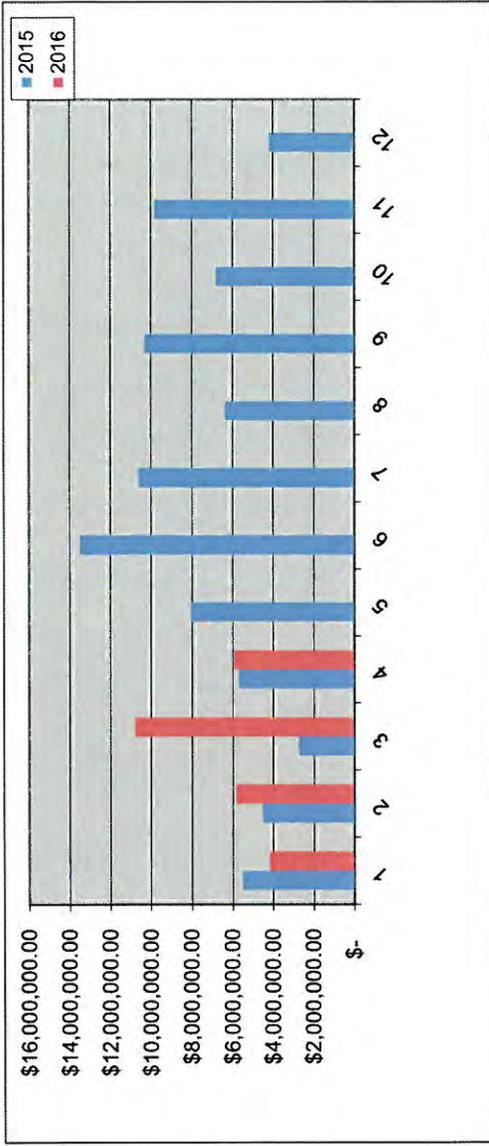
Commercial Remodel Permits Fiscal Year

	Year	
	2014-2015	2015-2016
October	5	4
November	6	6
December	8	7
January	10	9
February	4	4
March	5	6
April	4	5
May	8	
June	5	
July	13	
August	7	
September	6	
Totals	81	41



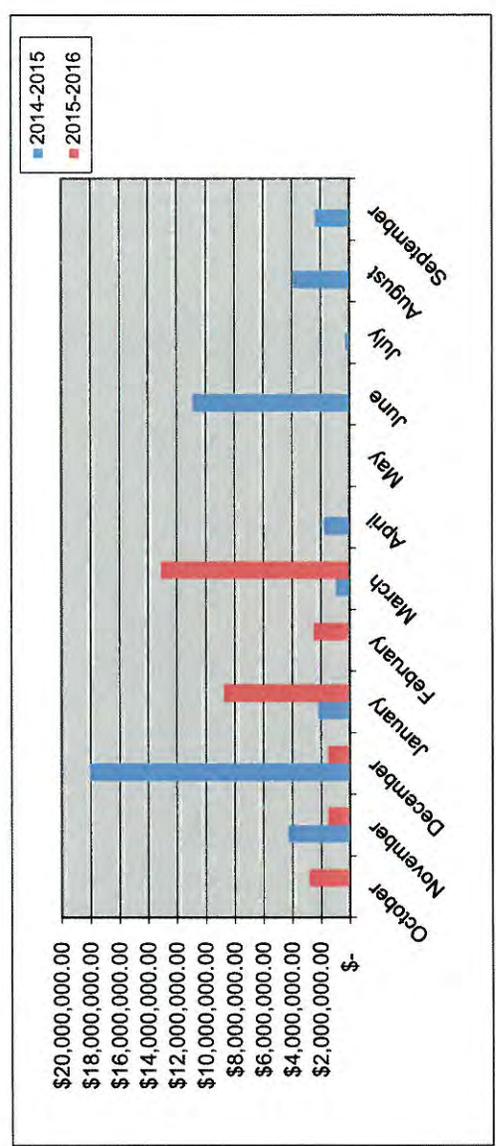
New Commercial Value Calendar Year

	Year	
	2015	2016
January	\$ 2,200,000.00	\$ 8,750,000.00
February	-	\$ 2,501,566.00
March	\$ 930,000.00	\$ 13,115,616.00
April	\$ 1,780,000.00	\$ 45,000.00
May	-	
June	\$ 10,900,000.00	
July	\$ 282,279.31	
August	\$ 3,903,000.00	
September	\$ 2,370,000.00	
October	\$ 2,830,000.00	
November	\$ 1,500,000.00	
December	\$ 1,500,000.00	
Totals	\$ 28,195,279.31	\$ 24,412,182.00



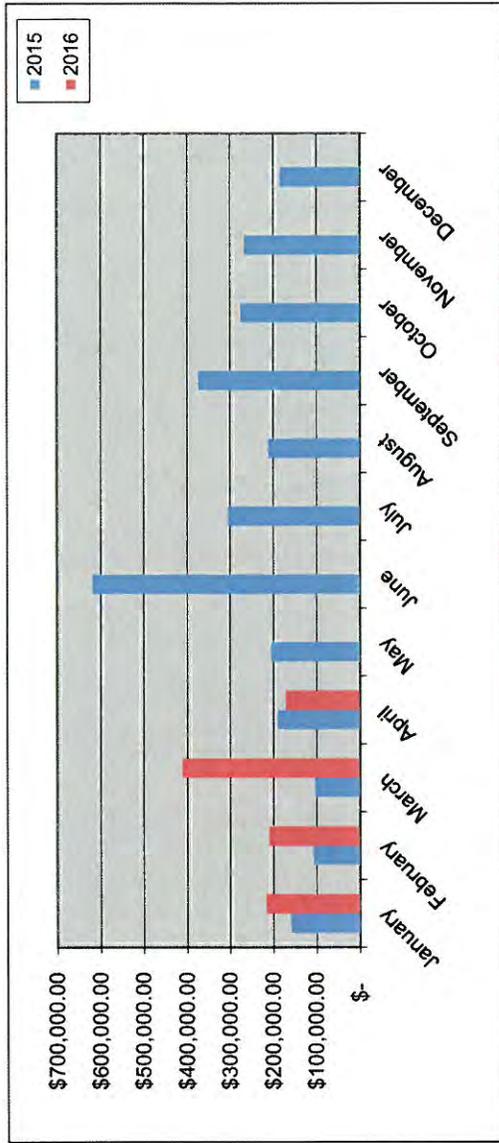
New Commercial Value Fiscal Year

	Year	
	2014-2015	2015-2016
October	\$ 49,000.00	\$ 2,830,000.00
November	\$ 4,300,000.00	\$ 1,500,000.00
December	\$ 18,050,000.00	\$ 1,500,000.00
January	\$ 2,200,000.00	\$ 8,750,000.00
February	-	\$ 2,501,566.00
March	\$ 930,000.00	\$ 13,115,616.00
April	\$ 1,780,000.00	\$ 45,000.00
May	-	
June	\$ 10,900,000.00	
July	\$ 282,279.31	
August	\$ 3,903,000.00	
September	\$ 2,370,000.00	
Totals	\$ 44,764,279.31	\$ 30,242,182.00



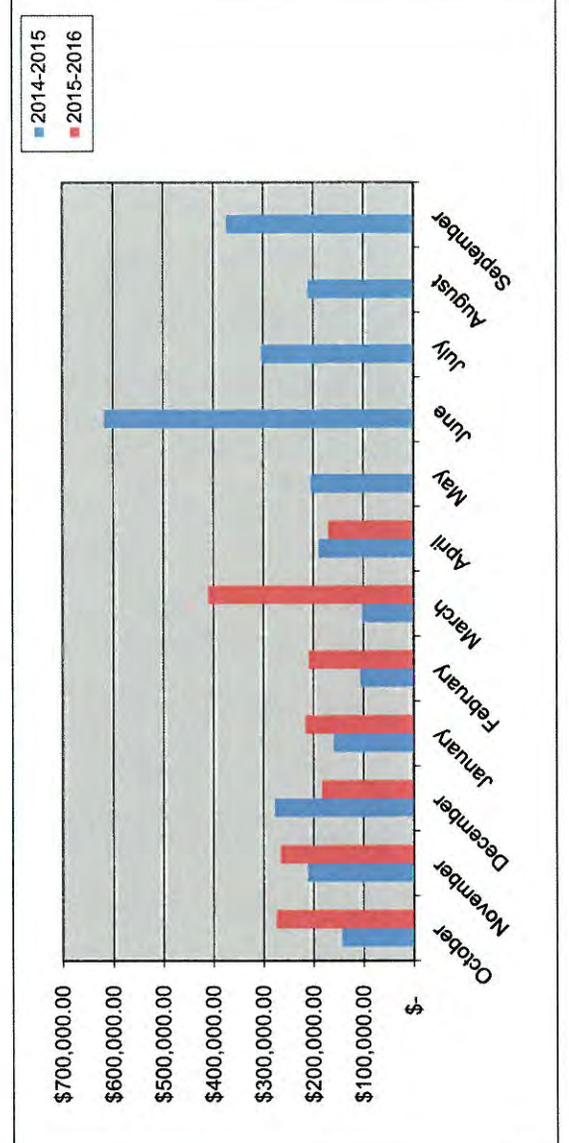
Total Fees Collected Calendar Year

	Year	
	2015	2016
January	\$ 159,026.65	\$ 216,152.71
February	\$ 106,693.21	\$ 209,371.39
March	\$ 103,029.95	\$ 410,013.11
April	\$ 189,684.37	\$ 170,009.88
May	\$ 204,062.18	
June	\$ 618,061.51	
July	\$ 303,359.40	
August	\$ 210,598.47	
September	\$ 373,210.63	
October	\$ 274,380.31	
November	\$ 265,948.80	
December	\$ 183,099.73	
Totals	\$ 2,991,155.21	\$ 1,005,547.09



Total Fees Collected Fiscal Year

	Year	
	2014-2015	2015-2016
October	\$ 143,153.00	\$ 274,380.31
November	\$ 212,222.54	\$ 265,948.80
December	\$ 277,864.58	\$ 183,099.73
January	\$ 159,026.65	\$ 216,152.71
February	\$ 106,693.21	\$ 209,371.39
March	\$ 103,029.95	\$ 410,013.11
April	\$ 189,684.37	\$ 170,009.88
May	\$ 204,062.18	
June	\$ 618,061.51	
July	\$ 303,359.40	
August	\$ 210,598.47	
September	\$ 373,210.63	
Totals	\$ 2,900,966.49	\$ 1,728,975.93



City of Rockwall
PERMITS ISSUED
For the Period 4/1/2016 thru 4/30/2016

Permit Number	Permit Type	Site Address	Parcel Number	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Subdivision Name	Subdivision Name		Total SQFT	
Issue Date	Status of Permit	Plan Number				
CO2016-0023	CO	308 E WASHINGTON		0.00	\$ 76.50	\$ 76.50
2/26/2016	BUSINESS	4820-000U-0001-B0-0R				
4/4/2016	Active	GRIFFITH			0	
		FSP & Remodeling LLC				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	GAREE, MICHAEL A & GEORC		ROCKWALL	TX	75087	
APPLICANT	Will Johnson	P.O. Box 2008	Forney	TX	75126	(469) 774-3800
INSP RPT EMAIL	Will Johnson	P.O. Box 2008	Forney	TX	75126	(469) 774-3800
BUS OWNER	Will Johnson	P.O. Box 2008	Forney	TX	75126	(469) 774-3800
CO2016-0030	CO	2233 Ridge Rd. 101		0.00	\$ 76.50	\$ 76.50
3/10/2016	BUSINESS	4295-000B-0102-00-0R				
4/25/2016	ACTIVE	LAKWOOD PARK			0	
		Rockwall Escape Rooms, LLC				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	DGR, ASSOCIATES INC A MIS		HEATH	TX	75032	
APPLICANT	Jenna Carruth	2812 Spencer cir	Royse City	Tx	75189	(972) 975-2115
BUS OWNER	Jenna Carruth	2233 Ridge Rd. #101	Rockwall	TX	75087	(972) 975-2115
CO2016-0031	CO	1352 Mims		0.00	\$ 75.00	\$ 75.00
3/10/2016	BUSINESS	0128-0000-0002-17-0R				
4/8/2016	ACTIVE	Snavoo, LLC			0	
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	D. & A REAL ESTATE PARTNE		ROCKWALL	TX	75087	
INSP RPT EMAIL	Snavoo, LLC	P.O. Box 2939	Forney	TX	75126	(972) 839-5141
BUS OWNER	Snavoo, LLC	P.O. Box 2939	Forney	TX	75126	(972) 839-5141
APPLICANT	Snavoo, LLC	P.O. Box 2939	Forney	TX	75126	(972) 839-5141
CO2016-0034	CO	830 Steger Towne Dr.		0.00	\$ 76.50	\$ 76.50
3/25/2016	BUSINESS	5067-000A-0003-00-0R				
4/28/2016	Active	STEGER TOWNE CROSSING PH 1			0	
		Bunches				
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	STEGER, DUNHILL LLC		DALLAS	TX	75205	
APPLICANT	WCG, LP	P.O. Box 1622	ROCKWALL	TX	75087	(214) 762-5086
INSP RPT EMAIL	WCG, LP	P.O. Box 1622	ROCKWALL	TX	75087	(214) 762-5086
CONTRACTOR	WCG, LP	P.O. Box 1622	ROCKWALL	TX	75087	(214) 762-5086
MECH CONTR	Capital A/C & Heating	258 WOOD BLUFF CRT.	Royse City	Tx	75189	(972) 989-2126
PLB CONTR	Riddell Plumbing Inc	3700 US W 80 E	Mesquite	TX	75149	(972) 682-4860
ELEC CONTR	R M Electric Inc.	P.O. Box 8661	Greenville	TX	75404	(972) 345-4984

City of Rockwall
PERMITS ISSUED

For the Period 4/1/2016 thru 4/30/2016

Permit Number	Permit Type	Site Address	Parcel Number	Subdivision Name	Valuation	Total Fees	Total SQFT	Fees Paid
Application Date	Subtype	Plan Number						
Issue Date	Status of Permit							
BUS OWNER	Angela Cecil	Steger Towne Dr.		Rockwall	TX	75032	(469) 769-1172	
CO2016-0036	CO	892 Steger Towne				0.00	\$ 75.00	\$ 75.00
3/29/2016	BUSINESS	5067-000A-0003-00-0R						
4/29/2016	ACTIVE	STEGER TOWNE CROSSING PH I					0	
		Home Care Assistance						
Contact Type	Contact Name	Contact Address					Phone Number	
OWNER	STEGER, DUNHILL LLC		DALLAS	TX	75205			
APPLICANT	Steve Hanson	3100 Monticello # 300	Dallas	TX	75205		(972) 800-3830	
BUS OWNER	Steve Hanson	892 Steger Towne	Rockwall	TX	75032		(972) 800-3830	
CO2016-0039	CO	108 San Jacinto N				0.00	\$ 75.00	\$ 75.00
4/4/2016	BUSINESS	4820-000K-0005-B0-0R						
4/15/2016	ACTIVE	ROCKWALL ORIGINAL TOWN					0	
		Expressions						
Contact Type	Contact Name	Contact Address					Phone Number	
OWNER	CAIN, FAMILY PARTNERSHIP		ROCKWALL	TX	75087			
APPLICANT	Paula Albrecht	1692 Stone Creek Dr.	Quinlan	TX	75474		(214) 771-3588	
BUS OWNER	Paula Albrecht	108 San Jacinto N	Rockwall	TX	75087		(214) 771-3588	
CO2016-0041	CO	1067 IH 30 105				0.00	\$ 75.00	\$ 75.00
4/13/2016	BUSINESS	4831-0000-0009-00-0R						
4/27/2016	ACTIVE	ROCKWALL BUSINESS PARK EAST					0	
		Sweet Frog / Rockwall SF, LLC						
Contact Type	Contact Name	Contact Address					Phone Number	
OWNER	EXCEL, ROCKWALL LLC		BOUNTIFUL	UT	84010			
APPLICANT	Sweet Frog / Rockwall SF, LLC	3021 Ridge Rd. #A280	Rockwall	TX	75032			
INSP RPT EMAIL	Sweet Frog / Rockwall SF, LLC	3021 Ridge Rd. #A280	Rockwall	TX	75032			
BUS OWNER	Sweet Frog / Rockwall SF, LLC	3021 Ridge Rd. #A280	Rockwall	TX	75032			
CO2016-0042	CO	951 IH 30 109				0.00	\$ 76.50	\$ 76.50
4/13/2016	BUSINESS	4799-000A-0009-00-0R						
4/22/2016	ACTIVE	ROCKWALL CROSSING					0	
		Smallcakes						
Contact Type	Contact Name	Contact Address					Phone Number	
OWNER	ROCKWALL, CROSSING LTD		FORT WORTH	TX	76107			
APPLICANT	John Haynes	7331 Rock Point Ln	Tyler	TX	75703		(469) 264-7889	
INSP RPT EMAIL	John Haynes	7331 Rock Point Ln	Tyler	TX	75703		(469) 264-7889	
BUS OWNER	John Haynes	951 IH 30 #109	Rockwall	TX	75087		(469) 264-7889	

City of Rockwall
PERMITS ISSUED

For the Period 4/1/2016 thru 4/30/2016

Permit Number	Permit Type	Site Address	Parcel Number	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Subdivision Name	Plan Number		Total SQFT	
Issue Date	Status of Permit					
CO2016-0046	CO	625 National Dr		0.00	\$ 75.00	\$ 75.00
4/21/2016	BUSINESS	0128-0000-0002-17-0R				
4/28/2016	ACTIVE	Rockwall Capital LLC			0	
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	D. & A REAL ESTATE PARTNE	ROCKWALL	TX	75087		
APPLICANT	Jason Bishop	615 Naitonal Dr.	Rockwall	TX	75032	(469) 402-1110
BUS OWNER	Jason Bishop	615 Naitonal Dr.	Rockwall	TX	75032	(469) 402-1110

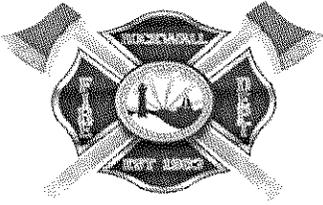
9 Permits Issued from: 4/1/2016 Thru: 4/30/2016

Total Valuation: \$ 0.00

Total Fees: \$ 681.00

Total Fees Paid: \$ 681.00

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City of Rockwall
The New Horizon

APRIL 2016 CALLS BY TYPE

CITY CALLS	April #	COUNTY AND MUTUAL AID CALLS	April #
Situation Type		Situation Type	
118 Trash or rubbish fire, contained	1	142 Brush or brush-and-grass mixture fire	1
132 Road freight or transport vehicle fire (Commercial Vehicles)	1	151 Outside rubbish, trash or waste fire	1
142 Brush or brush-and-grass mixture fire	1	440 Electrical wiring/equipment problem, other	2
311 Medical assist, assist EMS crew	3	445 Arcing, shorted electrical equipment	1
322 Motor vehicle accident with injuries	2	551 Assist police or other governmental agency	1
324 Motor vehicle accident with no injuries.	3	611 Dispatched & canceled en route	2
352 Extrication of victim(s) from vehicle	1	651 Smoke scare, odor of smoke	1
411 Gasoline or other flammable liquid spill	5	Totals:	9
412 Gas leak (natural gas or LPG)	4		
413 Oil or other combustible liquid spill	1		
444 Power line down	6		
445 Arcing, shorted electrical equipment	2		
462 Aircraft standby	2		
463 Vehicle accident, general cleanup	1		
550 Public service assistance, other	1		
551 Assist police or other governmental agency	10		
553 Public service	5		
556 Public service - Non paged	9		
622 No incident found on arrival at dispatch address	1		
651 Smoke scare, odor of smoke	3		
700 False alarm or false call, other	1		
733 Smoke detector activation due to malfunction	2		
735 Alarm system sounded due to malfunction	3		
736 CO detector activation due to malfunction	1		
740 Unintentional transmission of alarm, other	1		
741 Sprinkler activation, no fire - unintentional	1		
743 Smoke detector activation, no fire - unintentional	2		
744 Detector activation, no fire - unintentional	2		
745 Alarm system activation, no fire - unintentional	5		
911 Citizen complaint	1		
Totals:	81		

CITY RESPONSE
APRIL 2016

ENROUTE TIMES			
CITY CALLS	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0-1 1/2 Minutes		0- 1 1/2 MINUTES	
CRITERIA MET %	11 of 12	CRITERIA MET %	1 of 1
CRITERIA -ACHIEVE RESPONSE TIME	92%	CRITERIA -ACHIEVE RESPONSE TIME	100%
90% OF TIME IN BOXES WITH	criteria met	60% OF TIME IN BOXES WITH	Criteria Met
STATIONS		STATIONS	
ARRIVAL TIMES	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0 - 6 MINUTES		0-6 MINUTES	
CRITERIA MET %	12 of 12	CRITERIA MET %	1 of 1
CRITERIA -ACHIEVE RESPONSE TIME	100%	CRITERIA -ACHIEVE RESPONSE TIME	100%
90% OF TIME IN BOXES WITH	Criteria Met	60% OF TIME IN BOXES WITH	Criteria Met
STATIONS		STATIONS	
RESPONSE TIMES	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
CITY CALLS			
0-7 1/2 MINUTES		0-7 1/2 MINUTES	
CRITERIA MET%	12 of 12	CRITERIA MET%	1 of 1
CRITERIA -ACHIEVE RESPONSE TIME	100%	CRITERIA -ACHIEVE RESPONSE TIME	100%
90% OF TIME IN BOXES WITH	Criteria Met	60% OF TIME IN BOXES WITH	Criteria Met
STATIONS		STATIONS	

Enroute Time Overages
 City Calls - April 2016

Venue	Alarm Date	Alarm Time	enroute time	paged to enroute	Inc number	station	Lights and Sirens	apparatus	reason for overages
Rockwall	04/17/2016	18:08:55	18:10:27	0:01:32	2016-00000364	Rockwall 2	Code 3	E4	CAD times don't match radio times

COUNTY AND MUTUAL AID
RESPONSE
APRIL 2016

COUNTY/MUTUAL	
ENROUTE	STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0- 1 1/2 MINUTES	
CRITERIA MET %	
CRITERIA -ACHIEVE RESPONSE TIME	1 of 1
60% OF TIME IN BOXES WITH STATIONS	100%
	Criteria Met
ARRIVAL	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0 - 10 MINUTES	
CRITERIA MET %	1 of 1
CRITERIA -ACHIEVE RESPONSE TIME	100%
60% OF TIME IN BOXES WITH STATIONS	Criteria Met
RESPONSE	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0-11 1/2 MINUTES	
CRITERIA MET%	1 of 1
CRITERIA -ACHIEVE RESPONSE TIME	100%
60% OF TIME IN BOXES WITH STATIONS	Criteria Met

COUNTY AND MUTUAL AID COVERAGES
April 2016

ARRIVAL COVERAGES - COUNTY AND MUTUAL AID

Venue	Alarm Date	enroute time	arrival time	Enroute to Arrival	Inc number	station	Lights and Sirens	apparatus	Reason for overages
Royse City	04/18/2016	02:31:41	02:47:21	0:15:40	2016-00000368	Rockwall 1	Code 3	E4	Drive time to Royse City
Rockwall	04/29/2016	14:14:51	14:22:23	0:07:32	2016-00000407	Rockwall 4	Code 3	E4	Drive time to County

RESPONSE COVERAGES - COUNTY AND MUTUAL AID

Venue	Alarm Date	Alarm Time	arrival time	response	Inc number	station	Lights and Sirens	apparatus	reason for overages
Royse City	04/18/2016	02:30:15	02:47:21	0:17:06	2016-00000368	Rockwall 1	Code 3	E4	Drive time to Royse City
Rockwall	04/29/2016	14:14:01	14:22:23	0:08:22	2016-00000407	Rockwall 4	Code 3	E4	Drive time of county



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Chief Poindexter

FROM: Brett Merritt

DATE: May 16, 2016

SUBJECT: 16 in 16 Recruiting Campaign

As of May 16, 2016 we have added 14 new volunteer recruits. We currently have 1 applicant that has completed all fire department minimum requirements and is awaiting results of medical physical and drug screen. We have 12 active applicants that are in various stages of the application process. Some have already passed the physical agility test or presented exemption paperwork for the PAT and are working on the background packet, some are obtaining paperwork for exemption to the PAT and some are waiting to take the PAT.



City of Rockwall
Life • Love • Prosperity

Total Dollar Losses

April 2016

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$0.00	\$7,500.00	\$10,000.00	\$9,500.00	\$220,788.00
Total Content Loss:	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$119,292.80
Total Property Pre-Incident Value:	\$0.00	\$400,830.00	\$238,255.00	\$682,455.00	\$482,615.00
Total Contents Pre-Incident Value	\$0.00	\$240,497.00	\$142,953.00	\$340,497.00	\$289,569.00
Total Losses:	\$0.00	\$10,500.00	\$10,000.00	\$12,500.00	\$0.00
Total Value:	\$0.00	\$641,327.00	\$381,208.00	\$1,022,952.00	\$772,184.00



CALLS BY TYPE - April 2016



City of Rockwall
Life - Love - Progress

Alarm Calls	# of Calls
Smoke detector activation due to malfunction	2
Carbon monoxide detector activation due to malfunction	1
Alarm system sounded due to malfunction	3
Alarm system activation, no fire - unintentional	5
Sprinkler activation - no fire	1

Total for Month: 12

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Fire Marshal's Division Monthly Reports

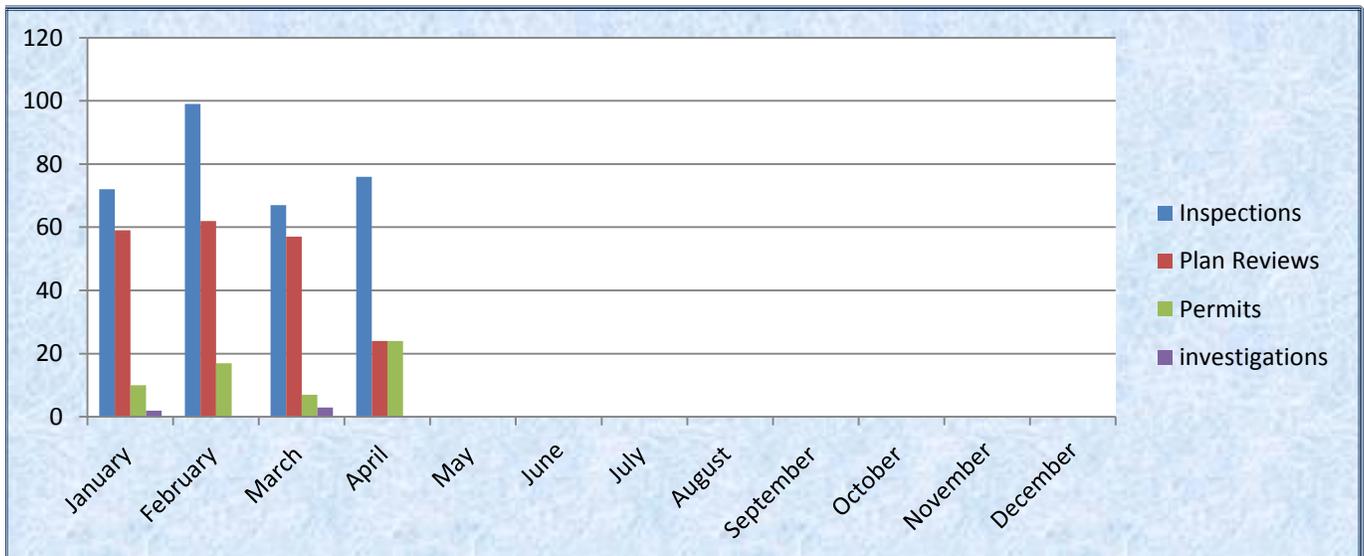
April 2016

Inspection Status Report	
Finalized Inspections	38
Pending Inspections	38
Total for the Month	76

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	0
Total for the Month	0

Project Routing Report	
COMM	19
TCO	4
CO	10
Capital Improvements	1
Engineering	1
Plat	7
Site Plan	7
Special Event	2
Zoning	8
Total for the Month	59

Fire Permit Listing	
Fire Alarm	1
Fire Sprinkler	15
Fire Sprinkler Monitoring System	0
High Rack / Pile	1
Kitchen Suppression	0
Temp Aboveground Tank	3
Underground Sprinkler	0
Open Burn	2
Traffic Calming Device	2
Total for the Month	24



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City of Rockwall
GIS Department Report
April 2016

GIS Project Request:

Month	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	% Change from 2015	2016 Mo. Trend
January	5	14	19	24	31	21	26	28	38	38	0%	-
February	13	16	26	28	28	25	26	27	33	49	48.48%	↑
March	4	6	32	23	36	22	23	28	30	38	26.67%	↑
April	9	25	17	22	29	37	23	30	35	30	-14.29%	↓
May	16	25	18	30	32	33	38	24	31			
June	11	9	27	22	38	35	28	15	34			
July	15	24	15	32	23	27	21	31	41			
August	15	7	23	24	38	35	36	34	27			
September	9	7	28	31	37	27	20	39	50			
October	10	33	32	39	40	39	27	44	38			
November	35	6	15	27	22	13	29	34	46			
December	10	13	13	28	22	17	28	19	42			
Total:	152	185	265	330	376	331	325	353	445	(155)	13.97 %↑	

Key Projects:

Monthly Project Request by Department:

- | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------|
| (1) Asset Management & Permitting Software. Researching available work order, asset management system and permitting/enforcement software that is GIS compatible. - <i>Ongoing</i> | Admin / HR / Internal Ops
Building Inspections
Citizen Request
City Council
City Manager's Office | 2
0
0
0
1 |
| (2) Outside Request. Assisted with GIS Data for BHC Engineering, Here.com, Parkserve and TXDOT. | Neighborhood Improvement Services
Engineering / Public Works
Finance / Utilities | 1
1
2
1 |
| (3) GPS Intern Projects. ADA Curb Ramp condition project, Sidewalk layer improvement, and Driveway digitization. | Fire Department
GIS (Citywide Projects)
IT | 0
3
0 |
| (4) Engineering Department. Data and various exhibits, SH276 by-realignment. | Main Street Program
Outside Agencies
Parks and Recreation | 0
5
4 |
| (5) Neighborhood Improvement Services. Strategic Planning - mapped all 2015 violations and identified cluster / hot spot areas per violation type. | Planning
Police Department
REDC | 10
0
1 |
| | | Total 30 |
| <p>(6) Next Generation 911 GIS. Completed contract's for data and system upgrade. Project start dates pending.</p> <p>(7) Parks Department. Trails and Lakes of Squabble Creek exhibits. Park Escrow calculations, Park District household counts,</p> <p>(8) Planning / GIS Department. Harbor development and roadway alignment options, Auto dealership research, 2016-17 budgeting, Strategic planning project (regional analysis, trade area, drive times etc.). Thoroughfare Plan update, Residential Development updates, and For-Against exhibits.</p> <p>(9) Economic Development. REDC potential prospect exhibits.</p> <p>(10) Events. Downtown Construction and Founders Day celebration planning maps</p> | | |

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CITY OF ROCKWALL
 INTERNAL OPERATIONS DEPARTMENT
 FACILITY MAINTENANCE REQUESTS FOR SERVICE
 APRIL 2016

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	6	6	0	100%
ADMINISTRATIVE SERVICES	3	3	0	100%
AIRPORT	1	1	0	100%
ANIMAL SERVICES	5	5	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	2	2	0	100%
ENGINEERING	2	2	0	100%
FINANCE	1	1	0	100%
FIRE DEPARTMENT	31	31	0	100%
INTERNAL OPERATIONS	140	140	0	100%
MUNICIPAL COURT	13	13	0	100%
PARKS & RECREATION	20	20	0	100%
PLANNING & ZONING	2	2	0	100%
POLICE DEPARTMENT	24	24	0	100%
PUBLIC WORKS	9	9	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	259	259	0	100%

CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
APRIL 2016

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	1	1	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	3	3	0	100%
EMS	0	0	0	100%
INTERNAL OPERATIONS	0	0	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	24	24	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	3	3	0	100%
HEATH DEPT. PUBLIC SAFETY	2	2	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	1	1	0	100%
TOTAL	34	34	0	100%

Airport Operations Report

For Month of April 2016

FUEL SALES

	GALLONS SOLD	GROSS SALES
Jet - A Sales	510.00	\$1,405.85
Av-Gas Sales	1,635.90	\$6,041.05
TOTAL FUEL SALES	2,145.90	\$7,446.90

HANGAR RENTAL REVENUE

Open T Hangar Rental Revenue	\$2,320.44
Transient Covered Hgr - Nightly	\$30.00
Enclosed Hangar Rental Revenue	\$120.00
Nightly Tiedown Fees	\$7.00
North Community Hangar Rental Revenue	\$650.00
TOTAL HANGAR RENTALS	\$3,127.44

HANGAR OCCUPANCY RATES

	TOTAL HANGARS	QTY RENTABLE	QUANTITY LEASED	OCCUPANCY RATE
Open T Hangars	45	40	27	67.50%
Closed Hangar Rentals	2	2	2	100%
Open Hangar Cap Rentals	2	1	1	100%
TOTAL HANGAR OCCUPANCY	49	43	30	70%

Of the forty five hangars only forty can actually be rented. Most of these forty should be considered substandard and not easily marketed due to pad slope and width, electrical, and drainage issues.

CITY FEES DUE	FEE RATE	FRANCHISE FEE DUE	FUEL FLOWAGE FEES DUE	TOTAL FEES DUE
Fuel Sales (Gallons Sold)	\$0.10	\$0.00	\$214.59	\$214.59
City Owned Hangar Rentals	5.00%	\$156.37	\$0.00	\$0.00
TOTAL FEES DUE		\$156.37	\$214.59	\$370.96

I certify the information and amounts submitted on this form are true and correct.



Todd Parks
Managing Director - Texas Air Center, LLC

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Rockwall Police Department

Monthly Activity Report

April-2016

ACTIVITY	CURRENT MONTH APRIL	PREVIOUS MONTH MARCH	YTD 2016	YTD 2015	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	5	5	0.00%
Robbery	0	0	1	4	-75.00%
Aggravated Assault	3	3	12	13	-7.69%
Burglary	4	6	22	11	100.00%
Larceny	87	57	250	164	52.44%
Motor Vehicle Theft	5	4	15	17	-11.76%
TOTAL PART I	100	70	305	214	42.52%
TOTAL PART II	173	150	603	560	7.68%
TOTAL OFFENSES	273	220	908	774	17.31%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	18	13	57	58	-1.72%
D.W.I.	14	16	65	54	20.37%
TEEN CURFEW	0	2	5	2	150.00%

ARRESTS

FELONY	32	15	102	70	45.71%
MISDEMEANOR	79	77	328	256	28.13%
WARRANT ARREST	27	51	169	127	33.07%
JUVENILE	3	1	7	3	133.33%
TOTAL ARRESTS	141	144	606	456	32.89%

DISPATCH

CALLS FOR SERVICE	1399	1350	5500	5561	-1.10%
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ACCIDENTS

INJURY	13	16	50	36	38.89%
(INJURIES)	20	23	70	52	34.62%
NON-INJURY	56	46	214	216	-0.93%
FATALITY	0	0	0	0	0.00%
(FATALITIES)	0	0	0	0	0.00%
TOTAL	69	62	264	252	4.76%

FALSE ALARMS

RESIDENT ALARMS	94	71	271	250	8.40%
BUSINESS ALARMS	67	108	379	435	-12.87%
TOTAL FALSE ALARMS	161	179	650	685	-5.11%
Estimated Lost Hours	106.26	118.14	429	452.1	-5.11%
Estimated Cost	\$2,527.70	\$2,810.30	\$10,205.00	\$10,754.50	-5.11%

ROCKWALL NARCOTICS UNIT

	Number of Cases	4
	Arrests	2
	Arrest Warrants	
	Search Warrants	
	Seized	
	Heroin	102.1 grams
	Money	\$7,987

Rockwall Police Department Dispatch and Response Times

April-2016

Police Department

Average Response Time		
Priority 1		Number of Calls 126
Call to Dispatch	0:01:05	
Call to Arrival	0:05:31	
% over 7 minutes	26%	
Average Response Time		
Priority 2		Number of Calls 251
Call to Dispatch	0:01:27	
Call to Arrival	0:07:17	
% over 7 minutes	39%	
Average Response Time		
Priority 3		Number of Calls 7
Call to Dispatch	0:00:37	
Call to Arrival	0:04:11	
% over 7 minutes	0%	
*Priority 4	0:10:32	Number of Calls 1007
**Priority 5	0:14:20	Number of Calls 8

*Priority 4 call averages are not given because they are calls that do not require an immediate response by police.

**Priority 5 calls are incidents that officers initiate themselves therefore response times are not calculated.

Average dispatch response time goals are as follows:

Priority 1: 30 Seconds

Priority 2: 45 Seconds

Priority 3: 1 Minute

Fire Department

Average Response Time

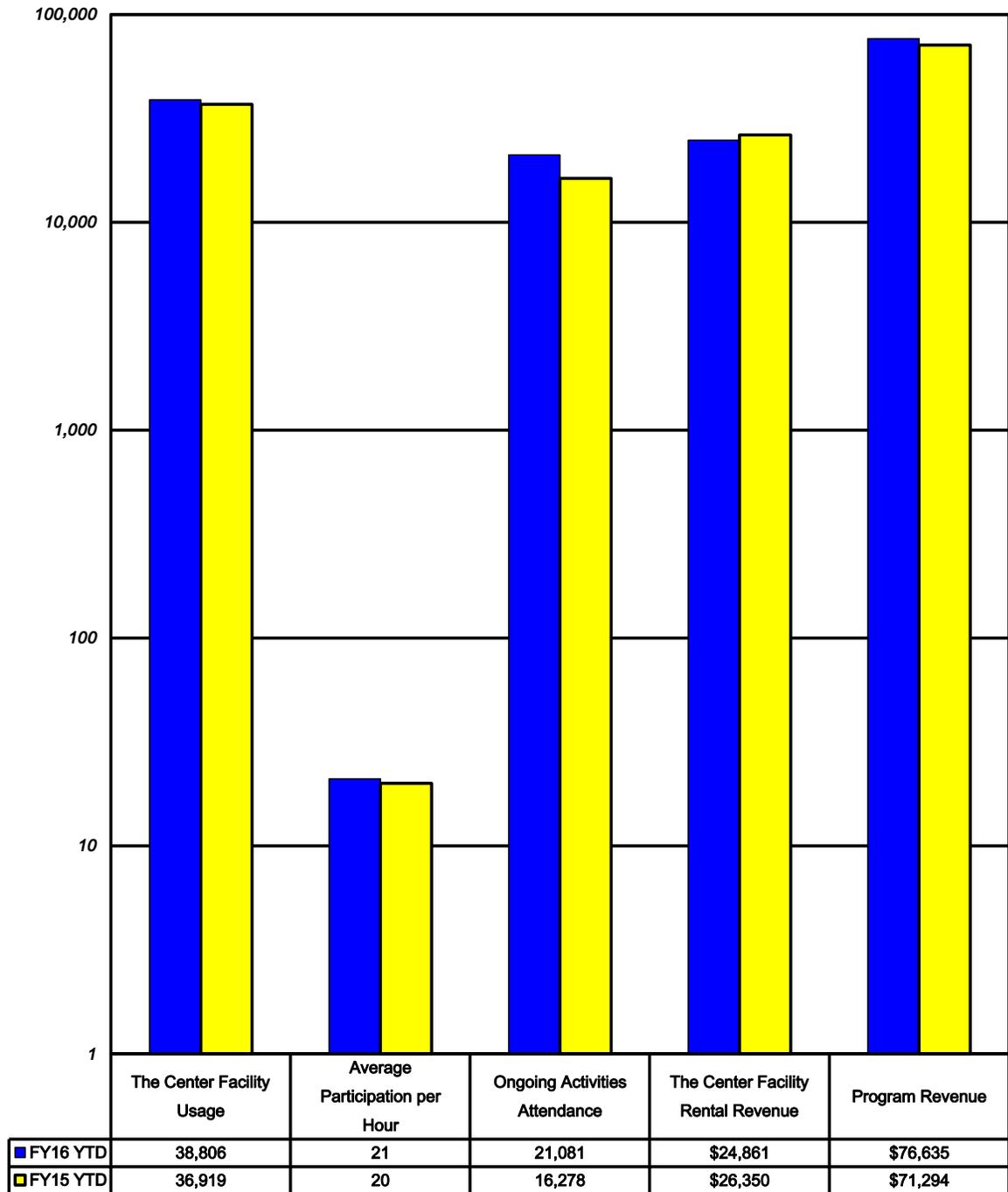
Call to Dispatch	0:00:45	Number of Calls 73
Call to Arrival	0:06:56	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason
2016-00000325	4/4/2016	14:37:03	Wire Down/Arc Trnsfrmrs	14:39:13	14:43:07	Unknown
2016-00000339	4/10/2016	17:11:01	Smoke Investigation	17:15:04	17:20:40	Officer in dispatch
2016-00000342	4/11/2016	18:27:34	Wire Down/Arc Trnsfrmrs	18:29:40	18:40:17	Storm
2016-00000346	4/11/2016	18:44:28	Wire Down/Arc Trnsfrmrs	18:49:22	18:56:33	Storm
2016-00000347	4/11/2016	18:57:37	Wire Down/Arc Trnsfrmrs	19:09:54	19:16:26	Storm
2016-00000360	4/15/2016	22:05:06	Medical Emergency	22:06:07	22:12:10	Unknown
2016-00000365	4/17/2016	20:36:52	Smoke Investigation	20:38:07	20:48:13	Officer in dispatch
2016-00000367	4/17/2016	21:25:10	Wire Down/Arc Trnsfrmrs	21:26:47	21:29:11	Officer in dispatch
2016-00000353	4/18/2016	9:58:03	Wire Down/Arc Trnsfrmrs	9:59:27	10:02:03	PD Dispatched First
2016-00000371	4/18/2016	16:32:13	C/O Alarm	16:33:22	16:37:56	Unknown
2016-00000372	4/18/2016	17:36:07	C/O Alarm	17:37:52	17:41:35	Officer in dispatch
2016-00000378	4/21/2016	9:37:45	Smoke Investigation	9:38:45	9:44:02	Unknown
2016-00000404	4/29/2016	8:09:11	Fire Alarm Commercial	8:11:31	8:17:26	Officer in dispatch

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City of Rockwall Parks and Recreation Department FY16 April Report



The Center Facility Usage - Total number of visitors and participants that come thru The Center - includes Ongoing Activities.

Average Participation per Hour - The Center Facility Usage divided by the number of hours the facility is open.

Ongoing Activities Attendance - Non fee based activities conducted on a routine basis (Bingo, Exercise with Anita, etc).

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Rockwall Animal Adoption Center
Profit & Loss Budget vs. Actual
April 2016

	Apr 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 - City of Rockwall	97,617.87		
4100 - Adoption Fee	6,515.00	5,745.00	770.00
4200 - Impound Fee	490.00	890.00	-400.00
4300 - Owner Surrender	1,055.00	745.00	310.00
4350 - Quarantine Fee	200.00	330.00	-130.00
4650 - Medical	135.00	448.00	-313.00
4700 - General Donations	2,484.25	4,053.62	-1,569.37
4900 - Merchandise Sales	900.00		
Direct Public Support			
Corporate Contributions	185.00		
Individ, Business Contributions	50.00		
Total Direct Public Support	235.00		
Total Income	109,632.12	12,211.62	97,420.50
Gross Profit	109,632.12	12,211.62	97,420.50
Expense			
5000 - Administrative Expense			
5001 - Supplies	555.43	28.54	526.89
5002 - Website	0.00	180.72	-180.72
5004 - Paypal/Intuit fee	332.44	351.43	-18.99
5005 - Postage	25.25	2.50	22.75
5006 - Bank Fees	45.91	66.88	-20.97
5040 - Retirement srvs - 401K	1,474.39	240.00	1,234.39
5050 - Payroll	22,718.98	28,469.00	-5,750.02
5055 - Payroll Tax	1,235.61	2,725.00	-1,489.39
5056 - 401K Employer/Healthcare	1,998.79	2,743.00	-744.21
5057 - Tax Penalty	3,824.53		
5099 - Misc	0.00	14.11	-14.11
5000 - Administrative Expense - Other	86.32		
Total 5000 - Administrative Expense	32,297.65	34,821.18	-2,523.53
5200 - Shelter Expense			
5203 - Medication	2,416.05	2,396.78	19.27
5209 - Shelter Supplies	86.23	601.89	-515.66
5210 - Cleaning	730.00	560.00	170.00
5211 - Repair & Maint.	0.00	279.00	-279.00
5220 - Truck Maintenance	110.49	130.57	-20.08
Total 5200 - Shelter Expense	3,342.77	3,968.24	-625.47
5206 - Training/Conferences	0.00	2,283.77	-2,283.77
5300 - Veterinary Expense	3,740.00	4,194.00	-454.00
Other Types of Expenses			
Other Costs	58.07		
Total Other Types of Expenses	58.07		
Total Expense	39,438.49	45,267.19	-5,828.70
Net Ordinary Income	70,193.63	-33,055.57	103,249.20
Net Income	70,193.63	-33,055.57	103,249.20

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