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P2016-030 - Consider a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street, and take any action necessary.	
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P2016-031 - Consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [S. Goliad Street], and take any action necessary.	
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P2016-032 - Consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard, and take any action necessary.	
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P2016-033 - Consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive, and take any action necessary.

P2016-033 50
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P2016-034 - Consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

P2016-034 58
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Consider awarding a bid to Waukesha-Pearce Industries and authorizing the City Manager to execute a Purchase Order for onsite generators installed at Lakeside Village and Chandlers Marina Lift Stations in the amount of \$144,985 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.

memo 66
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Z2016-020 - Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of an ordinance for a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary. (1st reading)

Z2016-020 68
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Z2016-021 - Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of an ordinance for a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, and take any action necessary. (1st reading)

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Discuss and consider authorizing the City Manager to execute an Interlocal Agreement between the City of Rockwall and Rockwall County for participation in the Rockwall County Interoperability Radio Network, and take any action necessary.	
staff report	138
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Discuss and consider a request from Richard Fabian of Pier 101 for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a restaurant establishment (Peir 101) that does not meet the minimum distance requirements for alcoholic beverage sales on a 0.36-acre parcel of land identified as Lot A, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 S. Fannin Street, and take any action necessary.	
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Discuss and consider a variance request from Jour Salon and Spa associated with the City's Standards of Design and Construction related to standards for design of developments, specifically pertaining to construction of a parking lot for this facility, and take any action necessary.	
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Hear and discuss update from Mayor Pruitt concerning a public meeting scheduled for August 16, 2016 at 7:00 p.m. at The Center pertaining to enhancing dialogue between the City of Rockwall and its residents, and take any action necessary.	
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 RAAC May 16 Budget vs. Actual 216

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AGENDA
ROCKWALL CITY COUNCIL
Monday, August 01, 2016
5:00 p.m. Regular City Council Meeting
City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

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

1. Discussion regarding negotiations pertaining to an interlocal agreement with Rockwall County regarding participation in regional transportation services, pursuant to Section §551.071 (Consultation with Attorney)
2. Discussion regarding lawsuit: Jason Manley and the Manley Grandchildren's Trust FBO Jason Manley v. the City of Rockwall, Texas and Board of Adjustments of the City of Rockwall, Texas (Cause No. 1-16-0580, 382nd District Court) pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding claim for reimbursement by developer for lift station improvements pursuant to Section §551.071 (Consultation with Attorney)
4. Discussion regarding legal options available to the City pertaining to possible violations of drainage and detention development standards pursuant to Section §551.071 (Consultation with Attorney)
5. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees including the Building and Standards Commission and Planning & Zoning Commission pursuant to Section 551.074 (personnel matters)
6. Discussion regarding the status of negotiations for an ambulance services contract pursuant to Section §551.071 (Consultation with Attorney)
7. Discussion regarding contract with Holmes Murphy & Associates and HIPPA Information pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, August 01, 2016
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

IV. RECONVENE PUBLIC MEETING

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

VII. PROCLAMATIONS / AWARDS

- p.10** 1. Memorial Day Concert Appreciation Proclamations
- Chris Kosterman - Concert Director
 - The Rockwall Community Band
 - Mike McGill - Conductor, Rockwall Community Band
 - Gary Freedman - Concert Narrator

VIII. OPEN FORUM

IX. CONSENT AGENDA

- p.15** 1. Consider approval of the minutes from the July 18, 2016 regular city council meeting, and take any action necessary.
- p.26** 2. **P2016-030** - Consider a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street, and take any action necessary.
- p.34** 3. **P2016-031** - Consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [S. Goliad Street], and take any action necessary.
- p.42** 4. **P2016-032** - Consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard, and take any action necessary.

- p.50 5. P2016-033** - Consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive, and take any action necessary.
- p.58 6. P2016-034** - Consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.
- p.66 7.** Consider awarding a bid to Waukesha-Pearce Industries and authorizing the City Manager to execute a Purchase Order for onsite generators installed at Lakeside Village and Chandlers Marina Lift Stations in the amount of \$144,985 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.

X. 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.

XI. PUBLIC HEARING ITEMS

- p.68 1. Z2016-020** - Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary. **(1st reading)**
- p.88 2. Z2016-021** - Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of an **ordinance** for a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, and take any action necessary. **(1st reading)**

XII. ACTION ITEMS

- p.138** 1. Discuss and consider authorizing the City Manager to execute an Interlocal Agreement between the City of Rockwall and Rockwall County for participation in the Rockwall County Interoperability Radio Network, and take any action necessary.
- p.160** 2. Discuss and consider a request from Richard Fabian of Pier 101 for the approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article IV, Permissible Uses, of the Unified Development Code to allow a restaurant establishment (Peir 101) that does not meet the minimum distance requirements for alcoholic beverage sales on a 0.36-acre parcel of land identified as Lot A, Block 1, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 S. Fannin Street, and take any action necessary.
- p.166** 3. Discuss and consider a variance request from Jour Salon and Spa associated with the City's Standards of Design and Construction related to standards for design of developments, specifically pertaining to construction of a parking lot for this facility, and take any action necessary.
- p.175** 4. Hear and discuss update from Mayor Pruitt concerning a public meeting scheduled for August 16, 2016 at 7:00 p.m. at The Center pertaining to enhancing dialogue between the City of Rockwall and its residents, and take any action necessary.

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

1. Departmental Reports
 - p.177** Building Inspections Monthly Report - June 2015
 - Fire Dept. Monthly Reports - June 2016 **p.189**
 - p.201** Fire Marshal's Monthly Report - June 2016
 - GIS Division Monthly Report - June 2016 **p.203**
 - p.205** Harbor PD Monthly Report - June 2016
 - Internal Operations Department Report - June 2016 **p.207**
 - p.211** Police Department Monthly Report - June 2016
 - Recreation Monthly Report - June 2016 **p.214**
 - p.216** Rockwall Animal Adoption Center Monthly Report - June 2016
2. City Manager's Report

XIV. 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 negotiations pertaining to an interlocal agreement with Rockwall County regarding participation in regional transportation services, pursuant to Section §551.071 (Consultation with Attorney)
2. Discussion regarding lawsuit: Jason Manley and the Manley Grandchildren's Trust FBO Jason Manley v. the City of Rockwall, Texas and Board of Adjustments of the City of Rockwall, Texas (Cause No. 1-16-0580, 382nd District Court) pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding claim for reimbursement by developer for lift station improvements pursuant to Section §551.071 (Consultation with Attorney)
4. Discussion regarding legal options available to the City pertaining to possible violations of drainage and detention development standards pursuant to Section §551.071 (Consultation with Attorney)
5. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees including the Building and Standards Commission and Planning & Zoning Commission pursuant to Section 551.074 (personnel matters)
6. Discussion regarding the status of negotiations for an ambulance services contract pursuant to Section §551.071 (Consultation with Attorney)
7. Discussion regarding contract with Holmes Murphy & Associates and HIPPA Information pursuant to Section §551.071 (Consultation with Attorney)

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

XVI. 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 29th day of July, 2016 at 4:15 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

Rockwall, Texas

Proclamation

Whereas, Chris Kosterman gave of his time and talent to select music, arrange and orchestrate selected scores, and select and rehearse student talent to perform two consecutive City of Rockwall civic Memorial Day concerts; and

Whereas, Mr. Kosterman is a consummate musician whose skills and professionalism resulted in a fitting tribute to members of the armed forces who gave their lives in defense of freedom; and

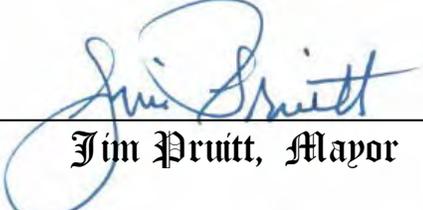
Whereas, Mr. Kosterman's efforts towards planning and designing the concerts, as well as all associated performance elements, resulted in a concert that enhanced the patriotism of the citizens of Rockwall while strengthening the stature and reputation of our city.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim August 1, 2016 as

CHRIS KOSTERMAN APPRECIATION DAY

in the City of Rockwall and urge all citizens to commend and recognize the talents and contributions of Chris Kosterman, including his service as Concert Director for Rockwall's 2015 and 2016 civic Memorial Day Concert.

In Witness Whereof, I hereunto set my hand and official seal this 1st day of August 2016.



Jim Pruitt, Mayor

Rockwall, Texas

Proclamation

Whereas, members of the Rockwall Community Band have given their time and talents to perform at two consecutive City of Rockwall civic Memorial Day concerts; and

Whereas, the collective performance during these concerts was a fitting tribute to members of the armed forces who gave their lives in defense of freedom; and

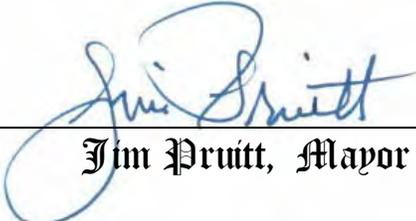
Whereas, these performances have enhanced the patriotism of the citizens of Rockwall while strengthening the stature and reputation of our city.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim August 1, 2016 as

ROCKWALL COMMUNITY BAND APPRECIATION DAY

in the City of Rockwall and urge all citizens to commend and recognize the talent and contributions of the Rockwall Community Band, especially for performing in Rockwall's 2015 and 2016 civic Memorial Day Concerts.

In Witness Whereof, I hereunto set my hand and official seal this 1st day of August, 2016.



Jim Pruitt, Mayor

Rockwall, Texas

Proclamation

Whereas, Mike McGill gave of his time and talent to plan, select music, arrange and orchestrate selected scores, and rehearse and conduct the Rockwall Community Band in performing two consecutive City of Rockwall civic Memorial Day concerts; and

Whereas, Mr. McGill is a consummate musician whose skills and professionalism resulted in a fitting tribute to members of the armed forces who gave their lives in defense of freedom; and

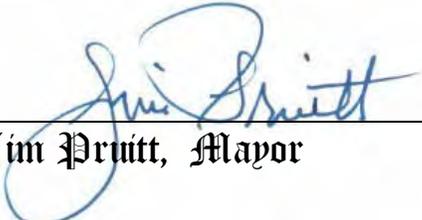
Whereas, Mr. McGill's efforts in planning and designing the concert and all associated performance elements resulted in a concert that enhanced the patriotism of the citizens of Rockwall and strengthened the stature and reputation of our city.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim August 1, 2016 as

MIKE MCGILL APPRECIATION DAY

in the City of Rockwall and urge all citizens to commend and recognize the talent and contribution of Mr. McGill in conducting and directing the Rockwall Community Band for the 2015 and 2016 civic Memorial Day Concert.

In Witness Whereof, I hereunto set my hand and official seal this 1st day of August, 2016.



Jim Pruitt, Mayor

Rockwall, Texas

Proclamation

Whereas, Gary Freedman gave of his time and talent to plan and narrate two consecutive City of Rockwall civic Memorial Day concerts; and

Whereas, Mr. Freedman's professional narration was a fitting tribute to members of the armed forces who gave their lives in defense of freedom; and

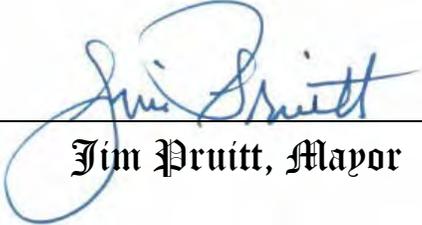
Whereas, Mr. Freedman's efforts in planning and performing the concert enhanced the patriotism of the citizens of Rockwall and strengthened the stature and reputation of our city.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim August 1, 2016 as

GARY FREEDMAN APPRECIATION DAY

in the City of Rockwall and urge all citizens to commend and recognize Mr. Freedman's talent and contributions related to planning and performing in Rockwall's 2015 and 2016 civic Memorial Day Concert.

In Witness Whereof, I hereunto set my hand and official seal this 1st day of August, 2016.



Jim Pruitt, Mayor

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MINUTES
ROCKWALL CITY COUNCIL
Monday, July 18, 2016
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

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

II. WORK SESSION

1. Hold a work session to hear an update regarding the maintenance and condition assessment for sidewalks constructed in City right-of-way

Councilmember Milder indicated that he requested this work session item. He shared that he walks outdoors a lot, especially in the north part of the city. He has observed that some sidewalks are in great shape, but some of them are in disrepair. He is wondering what the city is doing, on an annual basis, to address repairing of sidewalks.

City Engineer Tim Tumulty and Streets Superintendent Billy Chaffin came forth and addressed the city council concerning this work session item. Mr. Tumulty indicated that several years ago, the city evaluated the condition of its streets, sidewalks and barrier free ramps. He generally explained that both prolonged drought and periods of extensive rain have caused settling and sinking of homes, yards, sidewalks and mailboxes. Mr. Chaffin expressed that the city has generally made some repairs, specifically to sidewalks that pose a trip hazard.

General discussion took place related to how the city goes about making some of the sidewalk-related repairs. Mr. Tumulty explained that about \$40,000 was spent out of the city budget last year for sidewalk repairs, and this year about \$90,000 will be spent. He explained that this is out of about a \$1 million budget that goes to overall street repairs throughout the city as well.

Councilman Hohenshelt shared that he has personally experienced a lot of problems with a residential property on which the dirt and earth was not properly compacted, so he is in favor of potentially requiring the city to establish and/or enforce standards related to compacting the ground in advance of pouring sidewalks.

Mayor Pruitt would also like to evaluate adopting standards related to compacting prior to concrete pours as well as the possibility of having homeowner's associations be responsible for maintaining sidewalks in the future.

Following the discussions, the Council took no formal action concerning this agenda item.

2. Hold a work session to hear proposed strategic plans for the following departments:
 - a) Administration

- 50 b) Finance
- 51 c) Administrative Services/HR Department
- 52 d) Engineering/Public Works

53 **a) Administration**

54
55 **City Manager Rick Crowley began discussion of this item by sharing comments related to**
56 **the following, broad strategic initiatives for the Administration Department:**

- 57 • **Retail Development and Recruitment Strategy**
- 58 • **5-Year Plan Capital Improvement Strategy**
- 59 • **Near and Long-Term Use of Hotel Occupancy Tax (HOT) Revenue**
- 60 • **Boundary Planning/Future Annexation/ Water and Waste Water Service Options**
- 61 **Strategy**
- 62 • **Outer Loop Planning Strategy**
- 63 • **Expansion of Area and Term of Dallas Takeline Lease Interlocal Agreement**

64
65 **Mayor Pruitt indicated that he would like the council and staff, perhaps in work sessions, to**
66 **begin proactively discussing the idea of a Convention Visitor's Bureau and/or related**
67 **services.**

68
69 **b) Finance**

70
71 **Mary Smith, Finance Director (and Assistant City Manager) came forth and briefed the**
72 **Council on the Finance Department's proposed strategic initiatives, including the following:**

- 73 • **Initiate a CCN acquisition process for the "Right to Serve" the 23 unique areas of the**
- 74 **City which are served by rural Water Supply Corporations (WSC).**
- 75 • **Develop a fleet management program which addresses the long range needs of the**
- 76 **City with regards to fleet replacement and routine maintenance programs. The City**
- 77 **has a current fleet with a replacement value in excess of \$8.5 million dollars (not**
- 78 **including fire apparatus)**
- 79 • **Working with Administration and departments develop long-range funding model for**
- 80 **infrastructure improvements including facilities, street, alleys, sidewalks, drainage,**
- 81 **water and wastewater.**

82
83 **c) Administrative Services/HR Department**

84
85 **Mrs. Smith then briefed the Council on the following strategic initiatives for the**
86 **Administrative Services/HR Department:**

- 87 • **Recruitment: The single biggest recruitment / retention issue the City faces is in**
- 88 **Police Dispatch positions with a 22% turnover rate and 4 current long-term**
- 89 **vacancies. The goal related to this issue is to reduce the turnover rate to**
- 90 **approximate the City's average turnover of 8%**
- 91 • **Talent Development: The City needs to develop a comprehensive program for**
- 92 **professional development of the unskilled entry level positions and produce a more**
- 93 **developed plan for skilled positions.**
- 94 • **Benefits Analysis: Complete an overall employee benefits analysis including**
- 95 **benchmarking for**
 - 96 a) **current employees and recruitment of future employees;**
 - 97 b) **Cost effectiveness of health insurance for retirement eligible employees.**

- 98 • **Volunteer Firefighter Recruitment & Retention Program:** The Volunteer Firefighters/
99 **Part-Time Drivers** are included in a state-wide emergency services pension system
100 **(TESRS)** which, through rule changes, will cause the City to be unable to staff driver
101 **shifts due to salary limitations and causes an immediate need to escalate this issue.**
102 **(Q4/FY-2016)**
103

104 **d) Engineering/Public Works**
105

106 **City Engineer, Tim Tumulty, came forth and briefed the Council on the following strategic**
107 **initiatives that have been identified for his department:**

- 108 • **Develop an Infrastructure Life Cycle Management Program that provides a**
109 **comprehensive review of the investments needed to sustain service through the**
110 **operations, maintenance and renewal of existing infrastructure (related to: Streets,**
111 **Alleys and Sidewalks; Water; Sanitary Sewer; Storm Sewer Pipe and related Capital**
112 **Improvement plans)**
- 113 • **Assist the development community in better understanding of the infrastructure**
114 **requirements and provide decision makers with the tools to allow for optimal**
115 **selection of developments options. (Re-assess the drainage and floodways as**
116 **shown in the current Master Drainage Study; Present revised Standards of Design**
117 **and Construction Manual to City Council for adoption)**
118

119 **City Manager Rick Crowley thanked Councilmember Hohenshelt for his assistance related**
120 **to development and review of these departmental plans. He indicated that he will be taking**
121 **these strategic plans into consideration as he proceeds with the city's budget process,**
122 **even though he acknowledged that the City Council has not formally approved these plans.**
123

124 **Mayor Pruitt read the following discussion items into the record before recessing the public**
125 **meeting to go into Executive Session at 5:00 p.m.**
126

127 **III. EXECUTIVE SESSION.**
128

129 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE**
130 **FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:**
131

- 132 1. Discussion regarding lawsuit: Jason Manley and the Manley
133 Grandchildren's Trust FBO Jason Manley v. the City of Rockwall, Texas and
134 Board of Adjustments of the City of Rockwall, Texas (Cause No. 1-16-0580,
135 382nd District Court) pursuant to Section §551.071 (Consultation with
136 Attorney)
- 137 2. Discussion regarding City v. Primary Media settlement agreement pursuant
138 to Section §551.071 (Consultation with Attorney)
- 139 3. Discussion regarding the status of negotiations for an ambulance services
140 contract pursuant to Section §551.071 (Consultation with Attorney)
- 141 4. Discussion regarding (re)appointments to city regulatory boards,
142 commissions, and committees including the Building and Standards
143 Commission, Planning & Zoning Commission, and Board of Adjustments
144 pursuant to Section 551.074 (personnel matters)
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146 **IV. ADJOURN EXECUTIVE SESSION**

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Executive Session was adjourned at 5:40 p.m.

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

Mayor Pruitt reconvened the Public Meeting at 6:00 p.m. with all seven council members being present.

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Townsend made a motion to authorize the City Attorney to enter into negotiations to settle the lawsuit regarding the Manley Grandchildren Trust in accordance with the Council’s direction (as discussed in Ex. Session). Councilmember White seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Councilmember Townsend made a motion to make the following board member reappointments to city regulatory boards:

- Patrick Trowbridge and Johnny Lyons to the Planning & Zoning Commission (new terms will expire in Aug. of 2019)**
- Jim Turner, Eric Chodun, and Bryan Oney to the Building & Standards Commission (new terms will expire in Aug. of 2018)**
- G. David Smith, Todd White and Peter Flores (alternate) to the Board of Adjustments (new terms will expire in Aug. of 2018)**

Councilmember White seconded the motion, which passed unanimously of Council (7 ayes to 0 nays).

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRO TEM TOWNSEND

Mayor Pro Tem Townsend delivered the invocation and led the Pledge of Allegiance.

Mayor Pruitt recognized County Commissioner Dennis Bailey and thanked him for being present at today’s meeting.

Mayor Pruitt went on to indicate that he recently had the honor to represent the City of Rockwall at the recent national day of mourning in the City of Dallas at the invitation of (Dallas) Mayor Rawlings through the National Conference of Mayors. He shared that there were many different groups present that day. He explained that the National Conference of Mayors, even though it is not supposed to be political, it is in fact a very political organization made up of various and differing political leanings. However, he shared that they all came together to say that this country is better than that, and we are all going to come together to make this country work without having all of this division. He announced that, sometime within the next two weeks, the City of Rockwall will hold a town hall meeting in the Council Chambers. He shared that anybody will be able to come and discuss any of those types of issues. He explained that, although he does not believe we have problems here, if we do, we need to know about them. He explained that this will be a forum in which the subject of racial politics may be discussed in the context of how they relate to the Police Department. It will be an opportunity for attendees to speak their minds. He shared that a list of dates will be discussed, and a date when most everyone is able to attend will try to be chosen.

199 **VIII. OPEN FORUM**

200

201 **Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to**
202 **come forth and speak at this time.**

203

204 **Priscylla Bento**
205 **2002 Lakeshore Drive**
206 **Rockwall, TX 75087**

207

208 **Mrs. Bento came forth and indicated that she has been a citizen here since 2002. She**
209 **recently reached out on social media. She thanked the Council for being proactive in**
210 **moving forward with holding a town hall meeting to discuss the tension. She explained that**
211 **it can be very intimidating to talk about such issues; however, she would like to praise the**
212 **Council for creating a forum in which these issues may be discussed. She explained that**
213 **she is a professor, and she teaches Texas and Federal Government at Dallas County**
214 **Community College. She explained that in her college classes, when this topic is**
215 **discussed, the tension can be felt. She hears, at times, that her town is brought up in a**
216 **negative way at times, specifically concerning the racial composition and the mannerisms**
217 **by which some view there to be disparity or lack thereof. She pointed out that there is only**
218 **one other person in the room this evening that is of another race. She believes it is great to**
219 **come together and talk about these sorts of issues and topics, especially because we are all**
220 **Texans, and we are all Americans. She feels that minority groups in Rockwall tend to feel**
221 **intimated and are not always comfortable talking about these sorts of issues. She**
222 **explained that she grew up here starting with her middle school years, and Rockwall has**
223 **supported her through her upper education, including her current pursuit of a PhD. If it**
224 **were not for the support of her community, including donations and scholarships, she**
225 **would not be where she is today.**

226

227 **Mayor Pruitt thanked Ms. Bento for her comments and encouraged her to go online to fill**
228 **out an application to serve on some of our city boards and commissions.**

229

230 **Mr. Nicholas Grant**
231 **1565 East Old Quail Run Rd. (just off John King Boulevard)**
232 **Rockwall, TX 75087**

233

234 **Mr. Grant came forth and expressed his concern related to safety along John King**
235 **Boulevard, especially related to the lack of street lights and especially at intersections. He**
236 **referenced that it was built with a complete infrastructure package for street lights along its**
237 **entirety. Sadly, neither street lights, traffic lights, stop signs and line-of-sight studies were**
238 **adequate when the roadway opened in 2012. He referenced a tragic traffic accident that**
239 **occurred in December 12, 2012 that left a Garland firefighter and Rockwall resident, Devon**
240 **Colbert, paralyzed for life. He pointed out that that, following this accident, safety actions**
241 **were fast tracked, including placement of some street lighting at key intersections by both**
242 **the city and by TXDOT. However, he went on to share that only eleven out of the 30**
243 **intersections along this roadway have street lights. Some key intersections, such as**
244 **Airport Road, which is a four lane road crossing a four lane road, do not have street lights.**
245 **Others include Hayes and the Justin Road intersection. He understands there is a study;**
246 **however, it needs to be fast tracked. He explained that this is dangerous, and he believes**
247 **the lights need to be put up as they were designed to be put in place back in 2009.**

248

249 **Mayor Pruitt thanked Mr. Grant for his comments.**

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IX. CONSENT AGENDA

1. Consider approval of the minutes from the July 5, 2016 regular city council meeting, and take any action necessary.
2. Consider approval of final payment to TxDOT in the amount of \$47,096.42 for utility and bridge construction for the SH 205 Paving and Drainage Project from IH 30 to SH 66 (completed 2010), to be funded by General Obligation Bonds, and take any action necessary.
3. Consider approval of a request regarding a \$94,000.00 expenditure to purchase protective gear for all police officers, to be funded out of the Police Department's seized funds account, and take any action necessary.
4. Consider approval of a budget amendment in The Harbor Operating Budget in the amount of \$11,500 and authorize the City Manager to execute a purchase order for a 2016 truck to replace one that was recently totaled, and take any action necessary.

Mayor Pruitt pulled item #3 for further discussion.

Councilman Milder made a motion to approve the remaining Consent Agenda items (#s 1, 2, and 4). Mayor Pro Tem Townsend seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pruitt commented regarding item #3. He generally expressed the belief that, if purchase of this protective gear for our Police Department is truly a necessity, then he does not believe the purchase needs to be funded through seized funds, but, rather, through the city's general fund reserves. Mayor Pruitt then made a motion to proceed with approval of the \$94,000 expenditure out of general fund reserves (rather than seized funds). Councilman Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. ACTION ITEMS

1. **A2016-002** - Discuss and consider the expiration of an existing 212 Development Agreement for a 4.264-acre tract of land identified as Lot 1, Block 1, Valk Rockwall Addition, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4028 N. SH-205, and take any action necessary.

In August of 2013, the City Council approved a 212 Development Agreement [Case No. A2013-002] for the 4.264-acre subject property, which is located north of the intersection of FM-552 and SH-205, in the City's Extraterritorial Jurisdiction (ETJ). According to the memorandums provided to the City Council (see Exhibit 'A' & 'B') the 212 Development Agreement would extend for a period of three (3) years, and upon expiration the owner shall be deemed to have filed a petition for voluntary annexation and annexation procedures would commence. With this being said Section 12, *Terms and Extension*, of the agreement permits the City Council to grant a subsequent term of one (1) year; however, the *Texas Local Government Code* allows the City Council to extend a 212 Development Agreement for successive time periods not to exceed a period of 15 years, with the total duration of the contract (i.e. the initial time period plus each successive time period) not to exceed 45 years. In accordance with the agreement staff has notified the current property owner Rick Jones of ADV Rockwall Platinum Property Owner, LLC of the pending expiration. In

299 response to staff's notice, Mr. Jones has submitted a letter requesting the City Council
300 extend the agreement for a subsequent term of one (1) year.

301
302 Councilman Milder made a motion to extend the 212 Development Agreement for a period of
303 one (1) year. Councilman White seconded the motion.

304
305 Councilman Hohenshelt asked why the applicant wants to extend the agreement.
306 Councilmember White generally indicated that the metal storage buildings started going up
307 just before the City was going to annex this property. He shared that from his own,
308 personal experience, he can generally relate to someone not wanting to be annexed. After
309 brief discussion, the motion passed by a vote of 6 ayes to 1 nay (Fowler).

310
311 2. Discuss and consider an overview from Bobby Jones of Black & Veatch,
312 Consultant for Rockwall County, regarding status of countywide radio
313 interoperability network project, and consider authorizing the City Manager to
314 execute an Interlocal Agreement between the City of Rockwall and Rockwall
315 County for participation in the Rockwall County Interoperability Radio
316 Network, and take any action necessary.

317 Mr. Jones came forth and indicated that he has been working on this project for more than
318 two years now. He then went on to brief the Council on various aspects of the project,
319 indicating that the goal is to get to a point where everyone countywide can communicate
320 with each other. He generally indicated that there has been a great deal of interest and
321 participation from the various entities in the county, including the county commissioners,
322 county judge, police chiefs, and fire chiefs. A contract with Harris was signed in December
323 of 2015 after a "request for proposals (RFP)" process took place. He indicated that this new
324 radio communication system will allow for communication with all agencies in Rockwall
325 County, Garland/Mesquite, Kaufman County, Collin County and all their agencies, City of
326 Dallas, and Dallas County. Indication was given that both the city and the county will have
327 personnel (1/each) who will be thoroughly trained to run the radio system. The scheduled
328 "cut over" date will be in the 4th quarter of 2017.

329
330 Mayor Pruitt asked if negotiations are still ongoing with McLendon Chisholm to secure the
331 5th site. County Commissioner Bailey indicated that this issue is still being worked out, and
332 an answer should be forthcoming before the end of this month. Mayor Pruitt generally
333 indicated that he was unaware, prior to this presentation, that the Fire and Police
334 Departments have had issues with having adequate "in building" radio coverage. He then
335 went on to ask some clarifying questions concerning the proposed interlocal agreement
336 that is being considered by Council this evening.

337
338 Mayor Pruitt thanked city staff and Commissioner Bailey for all of their work on this project
339 over time. He expressed that he would like to have some additional conversations with city
340 staff concerning the needs of our public works-related employees and associated radio
341 counts / needs before proceeding forth with approval of the interlocal agreement.

342
343 Mayor Pruitt made a motion to table consideration of the interlocal agreement until the next,
344 regular council meeting. Councilman Lewis seconded the motion, which passed by a vote
345 of 7 ayes to 0 nays.

346
347 3. Discuss and consider a budget planning overview associated with the Fiscal
348 Year 2017 budget, and take any action necessary.

349 City Manager Rick Crowley provided comments concerning this agenda item. He briefed
350 the Council on the figures below, explaining that all of these calculations are based on
351 estimates as we know them now. He indicated that final figures from the Central Appraisal
352 District are still forthcoming later this month.

354	Assessed Value	\$ 4,542,412,909
355	Senior Property Values	430,257,002
356	New Values	104,000,000 (New Construction)
357	Percentage Increase:	
358	From New Values	2.4%
359	From Existing Properties	5.2% (estimated with protest hearings still underway)
360	Overall	7.6%
361		
362	Effective Tax Rate Estimate	45.84 cents per hundred
363	Current FY16 Tax Rate	47.55 cents per hundred
364		
365	Estimated Debt Service	
366	Tax Rate	22.63 cents per hundred (current rate is 24.13 cents)
367		
368	Rollback Rate Estimate	46.79 cents per hundred

369 Mr. Crowley indicated that our current tax rate will be higher than the effective rate that will
370 be calculated for the upcoming year. The effective rate is the rate that will essentially allow
371 the city to collect the same amount of taxes as it did last year for Maintenance and
372 Operation purposes. In our debt service fund, there will be a reduction from about .25 cents
373 to about .22 cents, due to paying off some debt. He explained that, based on current
374 estimates with information known up to this point, unless he hears otherwise from Council,
375 he anticipates proceeding with presenting a budget to Council for consideration based
376 upon the effective tax rate estimate. He explained that the existing tax rate or anything
377 above that would trigger the need for the city to advertise an increase in the tax rate in
378 accordance with the law. So, he will prepare a budget document for presentation and
379 consideration to the Council based on the effective rate; however, he understands that the
380 Council will have full authority to make adjustments to either remove or add things to the
381 budget as the process proceeds. He generally indicated that the Council may wish to take
382 in to consideration some of the things discussed within the departmental strategic plans
383 when contemplating budget decisions. Regarding the water/sewer fund, although it is in
384 significantly better shape than it was this time last year, water sales are still down,
385 especially due to periods of heavy rainfall. Mr. Crowley explained that a 10.4% increase in
386 the rate charged by the North Texas Municipal Water District (NTMWD) is expected to be
387 forthcoming soon (about one month sooner than the city finalizes its budget). Mayor Pruitt
388 pointed out that the NTMWD plans to increase employees by 23 staff, spend \$246 million in
389 capital purchases and selling over a half a billion dollars of new debt. Mr. Crowley stated
390 that that they are building a new lake (water supply reservoir) and a few other, major capital
391 improvements, plus some additional staff positions. Based on this increase, the budget will
392 very likely need to include an increase in water rates, even though he is really disappointed
393 in this necessity. Mr. Crowley then asked the Council to let him know if he is or is not on
394 the right track with the upcoming budget proposal.

395 Councilman Milder indicated that he would like to see the budget presented with notations
396 that show, if the city were to adopt the rollback rate, these are the items he would
397 recommend be funded. He understands this would only occur if the citizens participated in

398 a rollback election; however, he would still like to see this information when considering the
399 budget.

400 Councilmember Lewis pointed out that the North TX Municipal Water District is again
401 proposing to add additional staff as part of the upcoming 10.4% increase. He shared that
402 seventy-eight new positions were added last year, and now, essentially, over 100 employees
403 will be added in a little more than a year. He pointed out that the City of Rockwall still has
404 open positions that it has been unable to fill in the Water Department.

405 4. Discuss and consider (re)appointments to the city's advisory boards and
406 commissions, including the Park Board, Historic Preservation Advisory
407 Board, ART Commission, and the Architectural Review Board, and take any
408 action necessary.

409
410 Councilmember White made a motion to reappoint Betty Houglund and Doug Agee to the
411 ART Review Team (ART Commission) (to serve an additional, two-year term to expire in
412 August of 2018). Mayor Pruitt seconded the motion. Mayor Pruitt asked if Councilman
413 White has heard back from Mr. Agee with regards to his willingness to continue serving.
414 White indicated that, no, he has not yet heard back, explaining he has heard that Mr. Agee
415 would perhaps not mind serving for another few months or so but that, beyond that
416 timeframe, he may not prefer to continue serving. White generally indicated that he would
417 like to reappoint Mr. Agee, and then if he wishes to resign, he may do so. After the
418 comments, the motion passed by a vote of 7 ayes to 0 nays.

419
420 Mayor Pro Tem Townsend made a motion to reappoint Charles Johnson, Wayne Larson and
421 Brad Bassett to the Park Board (to serve an additional, two-year term to expire in August of
422 2018). He also recommended a new appointee, Jeremy Standifer, to serve on the Park
423 Board (replacing Kevin Moffatt, for a two-year term expiring in August of 2018).
424 Councilmember White seconded the motion, which passed by a vote of 7 ayes to 0 nays.

425
426 Regarding the Historic Preservation Advisory Board, Mayor Pruitt made a motion to
427 reappoint Dick Clark and Beverly Bowlin to serve an additional term (expiring in August of
428 2018), and to newly appoint Maurice Thompson to fill a vacancy left by Tina Rowe (to expire
429 in August of 2018). Councilmember Lewis seconded the motion, which passed by a vote of
430 7 ayes to 0 nays.

431
432 Councilmember Fowler made a motion to reappoint Kristi Mase and Adan Tovar to serve an
433 additional term on the Architectural Review Board (expiring in August of 2018) and to newly
434 appoint Phillip Craddock (replacing Julien Meyrat, expiring August 2018) and Jerry Welch
435 (replacing Enid Reyes, expiring August 2017). Councilmember White seconded the motion,
436 which passed unanimously of Council present (7 - 0).

437
438 Mayor Pruitt made some announcements before the close of the meeting. He indicated that
439 on Wednesday, July 20th at 7:00 p.m. a town hall meeting will be held in the City Hall Council
440 Chambers to discuss the bond project involving Summit Ridge and Lakeshore. Information
441 provided by the design engineers will be discussed, and he encouraged residents who live
442 along and near the roadway to come, receive the information, and provide input.

443 The mayor reminded residents that the City will begin spraying for mosquitos tonight. One
444 of the city's traps recently resulted in a positive case of a mosquito infected with West Nile
445 Virus, and the City of Heath recently had a positive test as well. Although no human cases

446 have been reported in our community, the city wants to be proactive in spraying. He
447 pointed out that a schedule is posted on our city website.

448
449 **XI. EXECUTIVE SESSION**

450
451 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE**
452 **FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:**
453

- 454 1. Discussion regarding lawsuit: Jason Manley and the Manley Grandchildren's Trust FBO
455 Jason Manley v. the City of Rockwall, Texas and Board of Adjustments of the City of
456 Rockwall, Texas (Cause No. 1-16-0580, 382nd District Court) pursuant to Section §551.071
457 (Consultation with Attorney)
- 458 2. Discussion regarding City v. Primary Media settlement agreement pursuant to Section
459 §551.071 (Consultation with Attorney)
- 460 3. Discussion regarding the status of negotiations for an ambulance services contract
461 pursuant to Section §551.071 (Consultation with Attorney)
- 462 4. Discussion regarding (re)appointments to city regulatory boards, commissions, and
463 committees including the Building and Standards Commission, Planning & Zoning
464 Commission, and Board of Adjustments pursuant to Section 551.074 (personnel matters)

465 **XII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**
466

467 **The Council did not reconvene in Executive Session following the close of the public**
468 **meeting agenda. See the start of the 6:00 p.m. public meeting for actions taken as a result**
469 **of the first Executive Session agenda items.**
470

471 **XIII. ADJOURNMENT**
472

473 **Mayor Pruitt adjourned the meeting at 7:03 p.m.**
474

475 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
476 **THIS 1st day of August, 2016.**

477
478
479 **ATTEST:**

Jim Pruitt, Mayor

480
481
482 _____
Kristy Cole, City Secretary

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/01/2016

APPLICANT: Clint Groomer; *CBG Surveying*

AGENDA ITEM: **P2016-030**; *Lots 5 & 6, Block C, Sanger Bros. Addition*

SUMMARY:

Discuss and consider a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to subdivide portions of two (2) existing parcels (*i.e. Lot 1 and Lot 2 of Block C, Sanger Bros. Addition*) for the purpose of recreating two (2) parcels of land (*i.e. Lot 5 [0.115 acres] & Lot 6 [0.115 acres]*), for the purpose of conveying Lots 5 and 6.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats 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 plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* 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 City Council chooses to approve the *replat* for *Lots 5 & 6, Block C, Sanger Bro. Addition*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, 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 RECOMMENDATIONS:

On July 26, 2016, the Planning and Zoning Commission's motion to recommend approval of a residential replat with staff recommendations for Lots 5 & 6, Block C, Sanger Bros. Addition passed by a vote of 6 to 0 with Commission Logan absent.

City of Rockwall Project Plan Review History



Project Number P2016-030	Owner WHITE, JOHN R	Applied 6/27/2016 LM
Project Name LOTS 5 & 6 BLOCK C, SANGER BROS.	Applicant CBG SURVEYING, INC.	Approved
Type ADDITION		Closed
Subtype REPLAT		Expired
Status STAFF REVIEW		Status 6/27/2016 LM

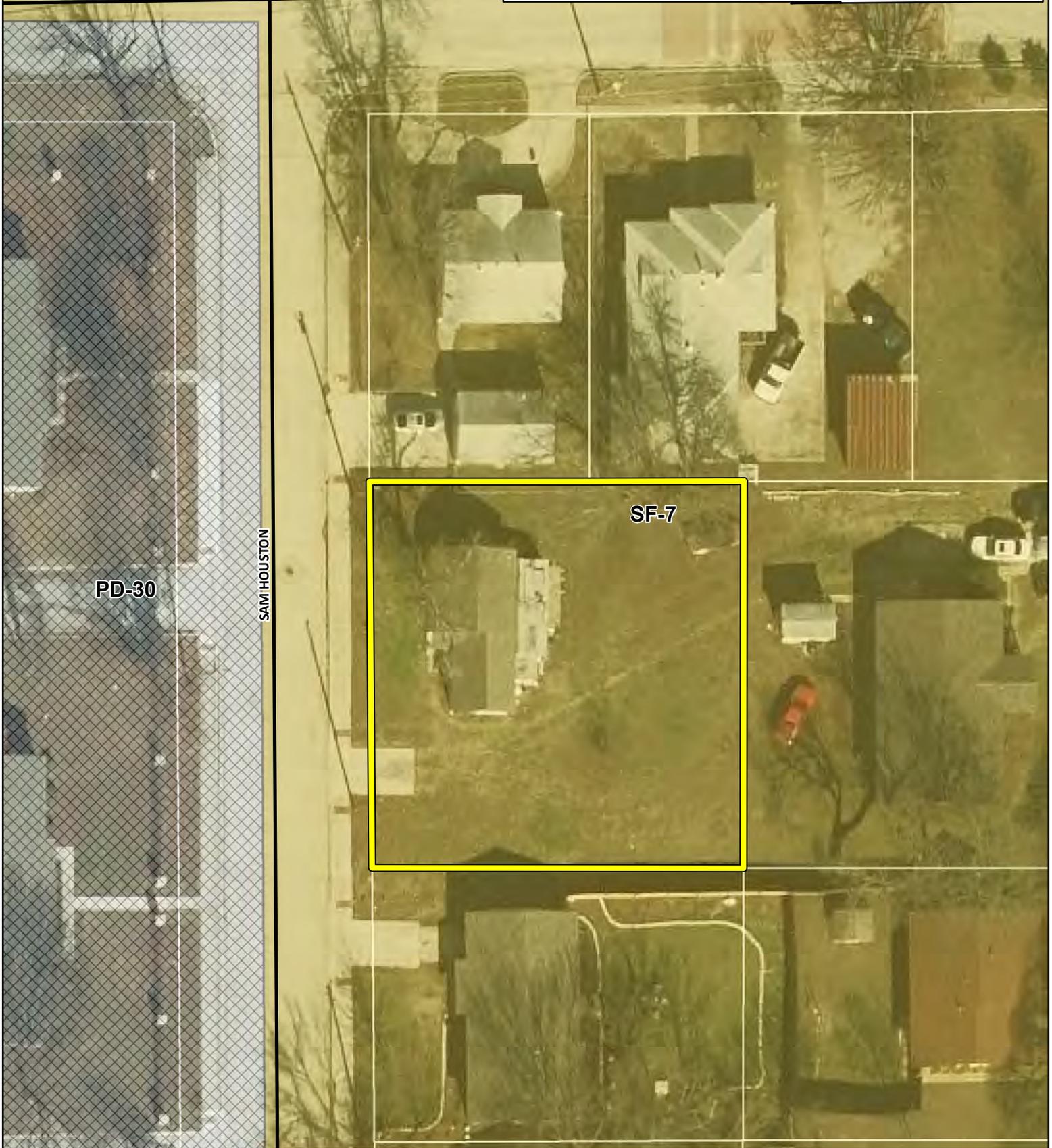
Site Address 703 SAM HOUSTON	City, State Zip ROCKWALL, TX 75087	Zoning
--	--	---------------

Subdivision SANGER	Tract A-1 & N 95' OF 2	Block C	Lot No A-1 & N 95	Parcel No 4900-000C-000A-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/27/2016	7/4/2016	6/27/2016		APPROVED	
ENGINEERING (6/27/2016 11:18 AM AW) Property owner/developer needs to be aware that water service will need to be tied to a water line in the street and full concrete panel replacement will be required A new sewer service will be required for the lot that doesn't have one and there may be full concrete panel and/or sidewalk replacement for this as well.	Amy Williams	6/27/2016	7/4/2016	7/22/2016	25	COMMENTS	See Condition
FIRE	Ariana Hargrove	6/27/2016	7/4/2016	7/1/2016	4	APPROVED	
GIS (7/21/2016 3:20 PM LS) New assigned addresses will be: 701 Sam Houston, Rockwall, TX 75087 (north lot) 703 Sam Houston, Rockwall, TX 75087 (south lot)	Lance Singleton	6/27/2016	7/4/2016	7/21/2016	24	APPROVED	
PLANNING P2016-030 Sanger Bros. Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Korey Brooks	6/27/2016	7/4/2016	7/21/2016	24	COMMENTS	Comments

- I.1 This is a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston 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 (P2016-030) in the lower right hand corner of all pages on future submittals.
- M.4 Please change Lot 2A to Lot 5 and Lot 2B to Lot 6.
- M.5 Please show and label 20-foot setback adjacent to Sam Houston Street.
- M.6 Please indicate the number of lots in the title block
- M.7 Please indicate the Survey and Abstract No. in the Owner's dedication.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
M.8						Please remove trees, driveways, and contours.
M.9						Please label the dashed line on the north side of Lot 5.
I.10						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.
I.11						The projected City Council meeting date and subsequent approval for this plat is June 6, 2016.



PD-30

SAMI HOUSTON

SF-7

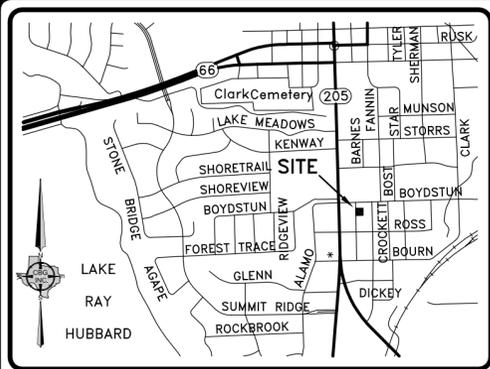


City of Rockwall

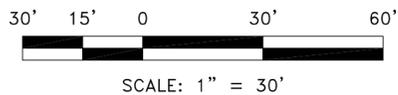
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP - NOT TO SCALE

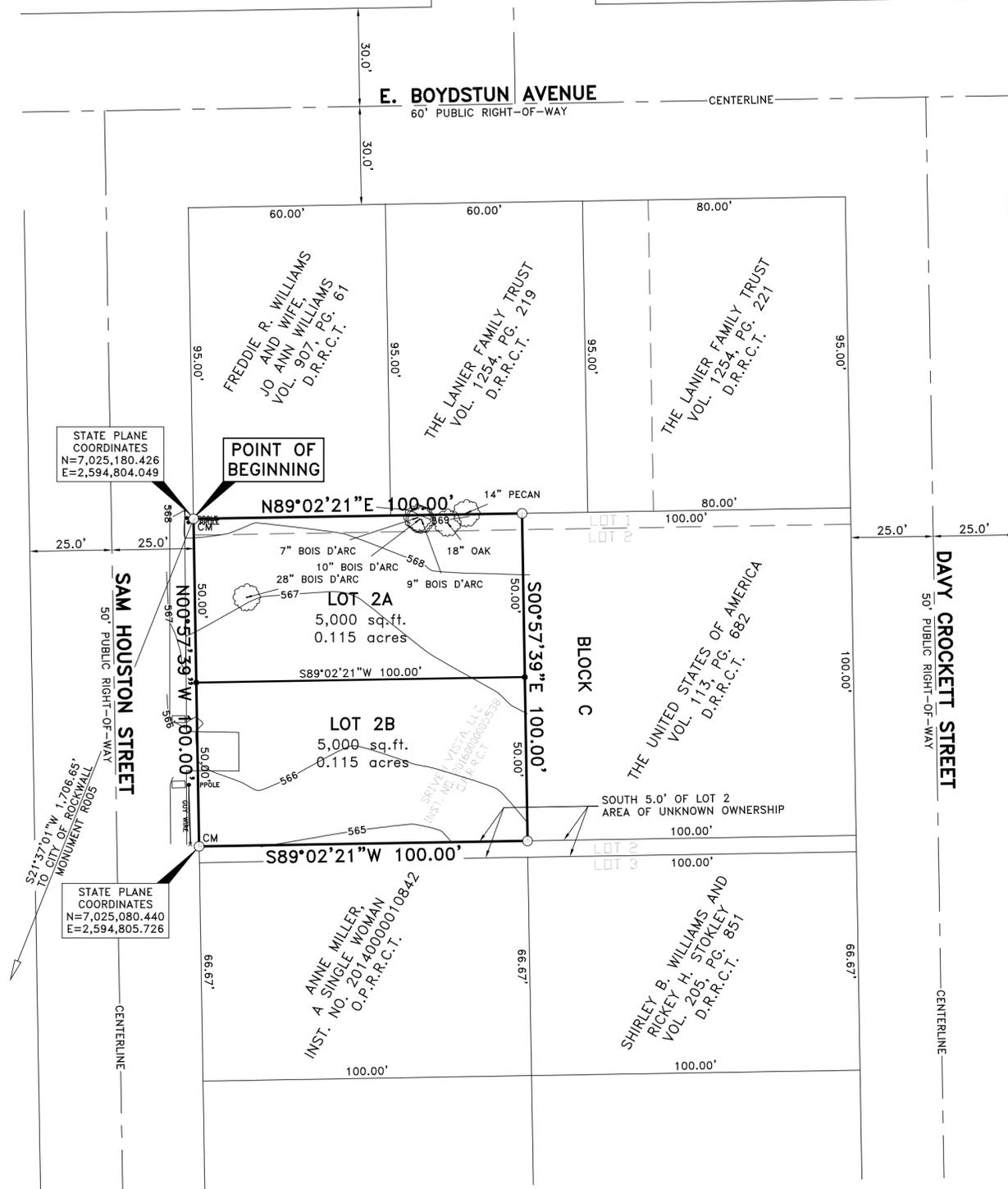


LEGEND:

- 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- CM PLACTIC CAP STAMPED "CBG SURVEYING" CONTROLLING MONUMENT
- N NORTHING
- E EASTING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- INST. NO. INSTRUMENT NUMBER
- SQ.FT. SQUARE FEET
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

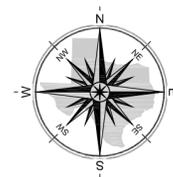


(SHEET 1 OF 2)

REPLAT
SANGER BROS. ADDITION
 LOTS 2A & 2B, BLOCK C
 10,000 SQ.FT. / 0.23 ACRES
 BEING A REPLAT OF A PORTION OF
 LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION
 SURVEY, ABSTRACT NO. _____
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CBG Surveying, Inc.

PLANNING • SURVEYING
 12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
 P 214.349.9485 • F 214.349.2216
 Firm No. 10168800
 www.cbgdw.com



OWNER: SRIVEN VISTA, LLC
 ATTN: ANUSHA MALINENI
 10401 JACKSON HOLE LANE
 MCKINNEY, TEXAS 75070

SCALE: 1"=30' / DATE: MAY 26, 2016 / JOB NO. 1606688-1 / DRAWN BY: CG

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Sriven Vista, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Owner: Sriven Vista, LLC
Being a tract of land situated in the Survey, Abstract No. in the City of Rockwall, Rockwall County, Texas, being the West 100 feet of the South 5 feet of Lot 1 and the West 100 feet of the North 95 feet of Lot 2, Block C, Sanger Bros. Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume Q, Page 100, Plat Records, Rockwall County, Texas, same being conveyed to Sriven Vista, LLC by deed recorded in Instrument No. 2016000005538, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found for corner in the East line of Sam Houston Street (a 50 foot right-of-way), being North along the said East line of Sam Houston Street a distance of 5.00 feet from the common Southwest corner of said Lot 1 and the Northwest corner of said Lot 2, said point being the Southwest corner of that portion of said Lot 1 conveyed to Freddie R. Williams and wife, Jo Ann Williams by deed recorded in Volume 907, Page 61, Deed Records, Rockwall County, Texas;

Thence North 89 degrees 02 minutes 21 seconds East, leaving the said East line of Sam Houston Street and along the South line of said Williams tract and along the South line of a tract of land conveyed to the Lanier Family Trust by deed recorded in Volume 1254, Page 219, Deed Records, Rockwall County, Texas, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Northwest corner of a tract of land conveyed to the United States of America by deed recorded in Volume 113, Page 682, Deed Records, Rockwall County, Texas;

Thence South 00 degrees 57 minutes 39 seconds East, along the West line of said United States of America tract, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the Southwest corner of said United States of America tract;

Thence South 89 degrees 02 minutes 21 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the said East line of Sam Houston Street;

Thence North 00 degrees 57 minutes 39 seconds West, along the said East line of Sam Houston Street, a distance of 100.00 feet to the Point of Beginning and containing 10,000 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the REPLAT SANGER BROS. ADDITION, LOT 2R, BLOCK C, an 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 REPLAT SANGER BROS. ADDITION, LOT 2R, BLOCK C have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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.

GENERAL NOTES:

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, BASED ON GPS OBSERVATIONS AND CONFORM TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 2 PARTIAL LOTS.
3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040 L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

- 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.

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 exactions made herein.

By: Sriven Vista, LLC

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.

By:
printed name: Notary Public in and for the State of Texas

NOTE: 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the day of, 2016.

RELEASED 06/10/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

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

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved 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.

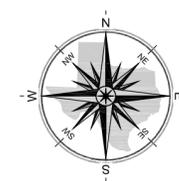
Mayor, City of Rockwall

City Secretary

City Engineer

(SHEET 2 OF 2)

REPLAT
SANGER BROS. ADDITION
LOTS 2A & 2B, BLOCK C
10,000 SQ.FT. / 0.23 ACRES
BEING A REPLAT OF A PORTION OF
LOTS 1 & 2, BLOCK C, SANGER BROS. ADDITION
SURVEY, ABSTRACT NO.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



OWNER: SRIVEN VISTA, LLC
ATTN: ANUSHA MALINENI
10401 JACKSON HOLE LANE
MCKINNEY, TEXAS 75070

SCALE: 1"=30' / DATE: MAY 26, 2016 / JOB NO. 160688-1 / DRAWN BY: CG

CBG Surveying, Inc.
PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
Firm No. 10168800
www.cbgdw.com

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/01/2016

APPLICANT: Ray Helmberger of Our Lady of the Lake Catholic Church

AGENDA ITEM: P2016-031; *Lts 2&3, Blk A, Heritage Christian Academy, Phase 2*

SUMMARY:

Discuss and consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [*S. Goliad Street*], and take any action necessary.

COMMENTS:

- ✓ The objective of this request is to subdivide one (1) parcel of land into two (2) parcels of land (i.e. Lot 3 [*approx. 1.901 acres*] & Lot 2 [*approx. 6.626 acres*]) for the purpose of conveying Lot 3 to Our Lady of the Lake Catholic Church. Heritage Christian Academy will also be dedicating a 60-ft wide right-of-way totaling 0.306-acres located along Damascus Road. This dedication will line up with the existing Murphy Drive (50-ft right-of-way) located in the Waterstone Estates Subdivision.
- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats 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 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 final plat, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, 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 July 26, 2016, the Planning and Zoning Commission's motion to recommend approval of the plat passed unanimously with staff conditions by a vote of 6 to 0 with Commissioner Logan absent.

City of Rockwall Project Plan Review History



Project Number P2016-031	Owner HERITAGE, CHRISTIAN ACADEMY	Applied 7/15/2016 LM
Project Name Heritage Christian Academy	Applicant OUR LADY OF THE LAKE CATHOLIC CHURCH	Approved
Type PLAT		Closed
Subtype REPLAT		Expired
Status STAFF REVIEW		Status 7/15/2016 LM

Site Address 1408 S GOLIAD ST	City, State Zip ROCKWALL, TX 75087	Zoning
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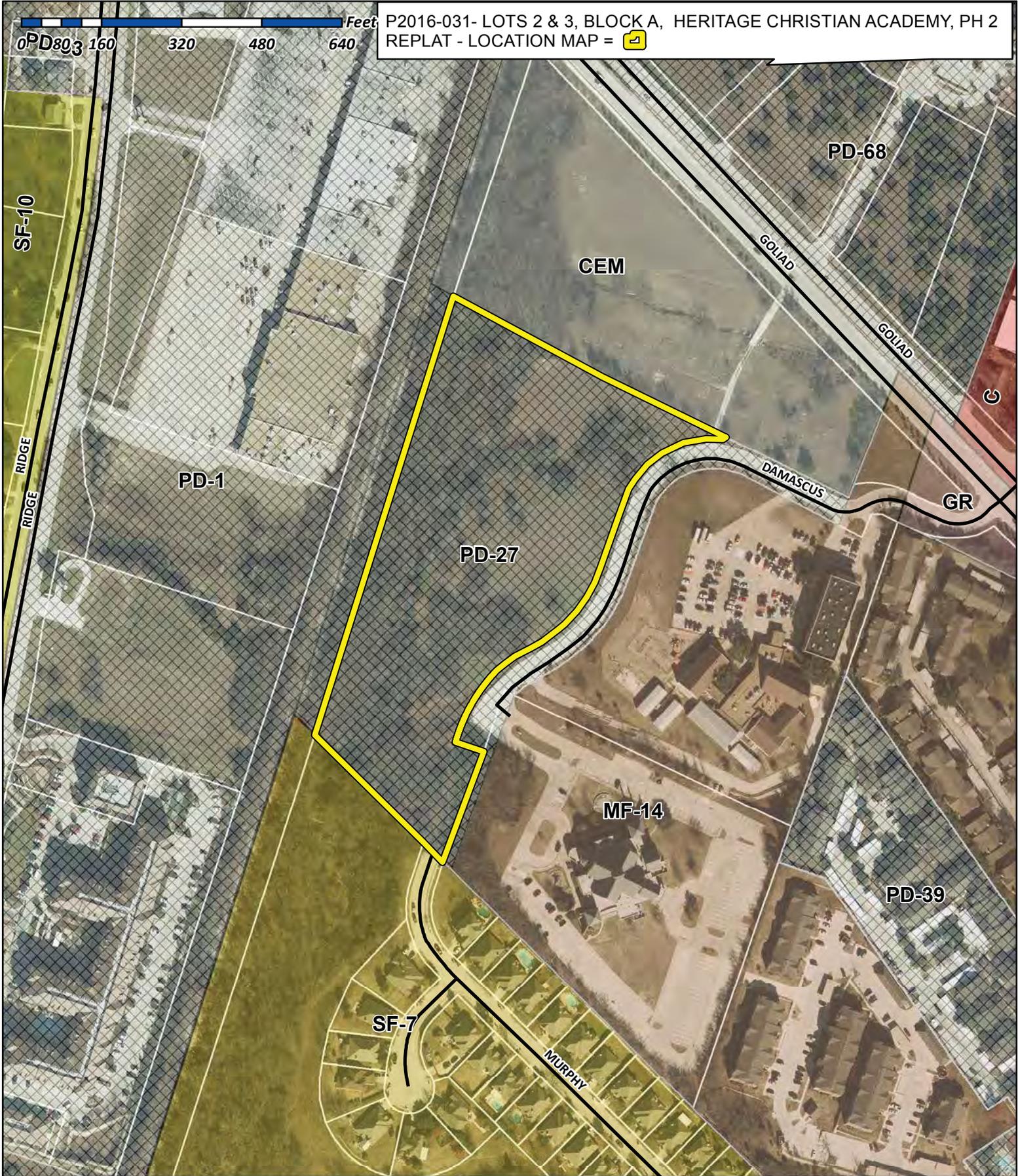
Subdivision HERITAGE CHRISTIAN ACADEMY ADDN	Tract 1	Block A	Lot No 1	Parcel No 3858-000A-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/15/2016	7/22/2016				
ENGINEERING (7/19/2016 4:42 PM AW) Show and dimension the "detention/drainage" easements Label the floodplain cross-sections with elevations Add verbiage to plat language "The property owner shall maintain, repair, and replace all detention system(s)"	Amy Williams	7/15/2016	7/22/2016	7/19/2016	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	7/15/2016	7/22/2016	7/21/2016	6	APPROVED	
GIS	Lance Singleton	7/15/2016	7/22/2016				
PLANNING Discuss and consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [S. Goliad Street], and take any action necessary.	David Gonzales	7/15/2016	7/22/2016	7/21/2016	6	COMMENTS	See comments

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 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. P2016-031" on the lower right corner on all pages of the revised plat.
3. On plat, change lot identification numbers to Lot 2, Block A Heritage Christian Academy Phase Two and Lot 3, Block A Heritage Christian Academy Phase Two.
4. Change Title Block to read as follows:
Final Plat

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Lot 2 & 3, Block A, Heritage Christian Academy Phase 2 2 Lots 384,773 Sq. Ft. / 8.833 Acres Being a replat of Lot 1 Heritage Christian Academy Phase Two An Addition to the City of Rockwall, Rockwall County, Texas Out of the BJT Survey, Abstract No. 225 Rockwall County, Texas 5. Verify scale to plat and adjust accordingly [not 50 scale]. 6. Notary Certificate for Surveyor is not necessary when plat is stamped by Surveyor.</p> <p>The following plans submitted with the platting package are considered to be "Not Accepted" for this plat application: a) Overall Concept Plan - Damascus Road - Our Lady of the Lake Catholic Church</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 questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Planning - Consent Agenda: July 26th, 2016 (6:00 p.m.)</p> <p>City Council - Consent Agenda: August 1, 2016 (6:00 p.m.)</p>						



City of Rockwall

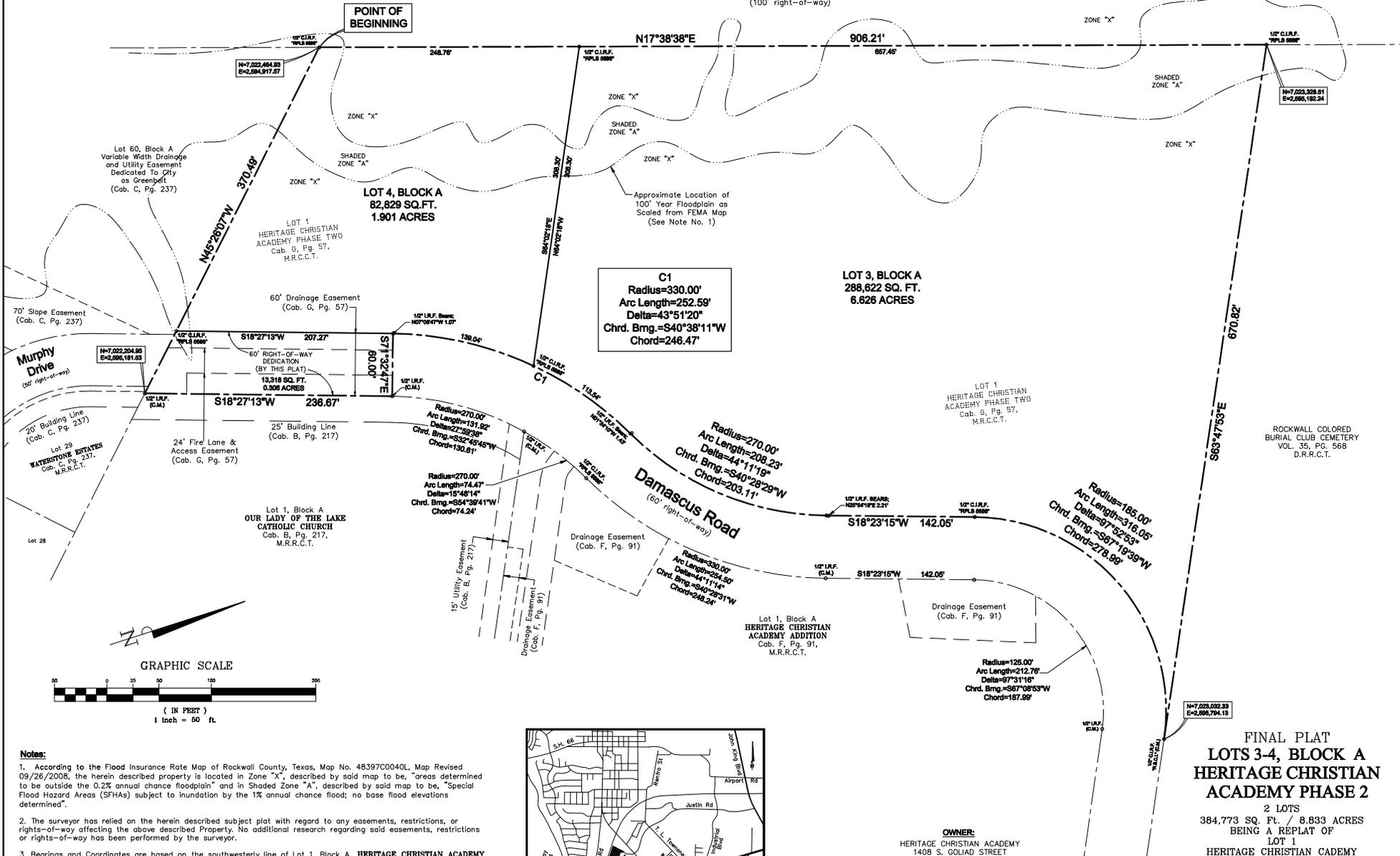
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



M. K. & T. RAILROAD

(100' right-of-way)



C1
 Radius=330.00'
 Arc Length=252.59'
 Delta=43°51'20"
 Chrd. Bmg.=S40°38'11"W
 Chord=246.47'

LOT 3, BLOCK A
 288,622 SQ. FT.
 6.626 ACRES

Damascus Road
 (60' right-of-way)

FINAL PLAT
LOTS 3-4, BLOCK A
HERITAGE CHRISTIAN
ACADEMY PHASE 2

2 LOTS
 384,773 SQ. FT. / 8.833 ACRES
 BEING A REPLAT OF
 LOT 1
 HERITAGE CHRISTIAN ACADEMY
 PHASE TWO
 AN ADDITION
 TO THE CITY OF ROCKWALL, TEXAS
 OUT OF THE
 B.J.T. SURVEY, ABSTRACT NO. 225
 ROCKWALL COUNTY, TEXAS

OWNER:
 HERITAGE CHRISTIAN ACADEMY
 1408 S. GOLIAD STREET
 Rockwall, Texas 75087
 (214) 212-6512

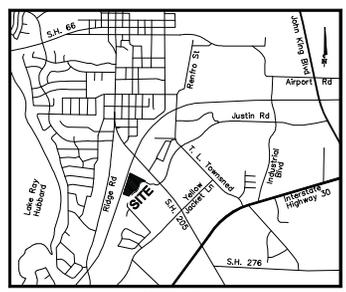
ENGINEER:
 HELMBERGER ASSOCIATES, INC.
 1525 Bozeman Road
 Wylie, Texas 75098
 Contact: Randall T. Helmsberger, P.E.
 Phone (972) 442-7459

SURVEYOR:
 North Texas Surveying, LLC
 1010 West University
 McKinney, Texas 75069
 Ph. (469) 424-2074
 Fax (469) 424-1997
 www.northtexasurveying.com

SCALE: 1" = 60' Date: JUNE 2016

SHEET: 1 OF 2 CASE NO. P2016-XXX

- Notes:**
- According to the Flood Insurance Rate Map of Rockwall County, Texas, Map No. 48397C0040L, Map Revised 09/26/2008, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined".
 - The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 - Bearings and Coordinates are based on the southwesterly line of Lot 1, Block A, HERITAGE CHRISTIAN ACADEMY ADDITION, an addition to the City of Rockwall, as recorded in Cabinet F, Pages 91 and 92, of the Map Records, Rockwall County, Texas, said bearing being, South 64°02'18" East.
 - 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 plot 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 plot, as required under Ordinance 83-54.



DATE: 06/03/2016	SCALE: 1" = 40'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2016-0054
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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/01/2016

APPLICANT: Chet Luegers, PE; *Pacheco Koch*

AGENDA ITEM: **P2016-032**; *Lot 1, Block B, Rockwall Technology Park, Phase IV*

SUMMARY:

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to final plat 8.761 acres of a larger 9.73-acre tract of land (*i.e. Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125*) into one (1) parcel of land (*i.e. Lot 1, Block B, Rockwall Technology Park, Phase IV [8.761 acres]*) for the purpose of establishing a regional detention pond.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final 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 plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* 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 City Council chooses to approve the *final plat* for *Lot 1, Block B, Rockwall Technology Park, Phase IV* staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, 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 July 26, 2016, the Planning and Zoning Commission's motion to recommend approval of the final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV with staff recommendations passed by a vote of 6 to 0, with Commissioner Logan absent.

City of Rockwall Project Plan Review History



Project Number P2016-032	Owner ROCKWALL ECONOMIC DEVELOPMENT	Applied 7/18/2016		LM
Project Name Lot 1, Block B, Rockwall Tech Park, PH IV	Applicant Pacheco Koch	Approved		
Type PLAT		Closed		
Subtype FINAL		Expired		
Status STAFF REVIEW		Status 7/18/2016		LM

Site Address CAPITAL BLVD	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision DATA DRIVE & CAPITAL BOULEVARD (ROW)	Tract 2/1/2001	Block NULL	Lot No 2/1/2001	Parcel No 0125-0000-0002-01-1R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/18/2016	7/25/2016	7/22/2016	4	APPROVED	
ENGINEERING (7/19/2016 4:20 PM AW) See markups Show limits of detention/drainage in an easement (a detention/drainage easement) Show a 10' utility easement along Capital Add verbiage to plat language "The property owner shall maintain, repair, and replace all detention system(s)"	Amy Williams	7/18/2016	7/25/2016	7/22/2016	4	COMMENTS	See Comments
FIRE	Ariana Hargrove	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	
GIS	Lance Singleton	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	
PLANNING P2016-032 Rockwall Technology Park Phase IV Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Korey Brooks	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	Comments

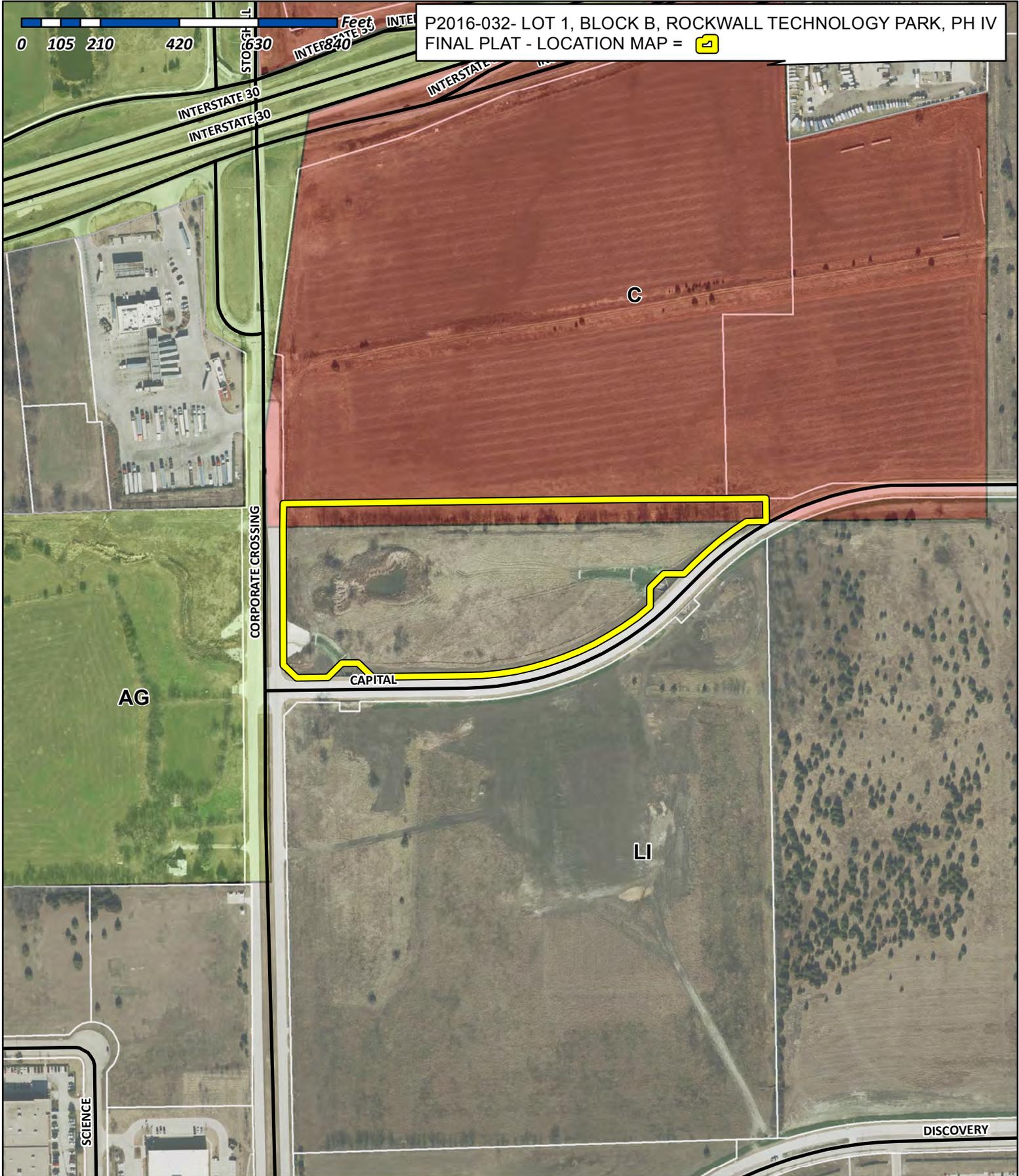
- I.1 This is a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard
- 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 (P2016-032) in the lower right hand corner of all pages on future submittals.
- M.4 Please indicate the number of proposed lots on the final plat.
- M.5 Please correct the title block with the correct acreage. Currently it shows "30.035-ACRES." It should say "8.761-ACRES."
- M.6 Please show and label the 50-foot setback adjacent to Corporate Crossing and the 25-foot setback adjacent to Capital Boulevard.
- M.7 Please include the appropriate statement of developer responsibility for storm drainage improvements (found in the application packet).

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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 by August 2, 2016. The Planning & Zoning meeting date for this case will be July 26, 2016.
I.						The projected City Council meeting date and subsequent approval for this plat is August 1, 2016

0 105 210 420

STOUGH L
INTERSTATE 30
INTERSTATE 30
Feet

P2016-032- LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK, PH IV
FINAL PLAT - LOCATION MAP = 



City of Rockwall

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

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CAPSTAR HOLDINGS CORPORATION
(INST. NO. 20140000012808)

CAPSTAR HOLDINGS CORPORATION
(INST. NO. 20140000007994)

N 89°11'19" E
1231.34'

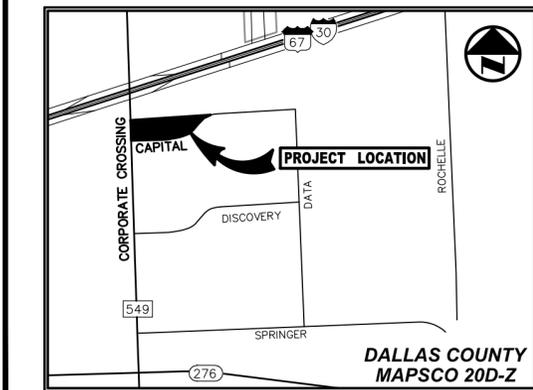
LOT 1, BLOCK B
8.761 ACRES
(381,629 SF)

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
(INST. NO. 20130000496918)

CAPITAL BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
(INST. NO. 20140000003305)
L=611.95'

CORPORATE CROSSING
(VARIABLE WIDTH RIGHT-OF-WAY)

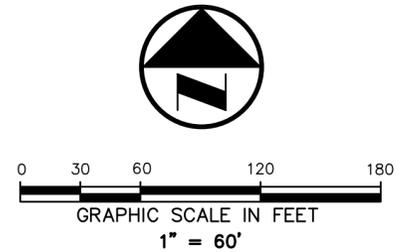
POINT OF BEGINNING



VICINITY MAP
(NOT TO SCALE)

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.
- Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.



LEGEND

- IRF 1/2-INCH IRON ROD
- W/WIER & ASSOC. INC." CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- ABSTRACT LINE
- CENTERLINE

SHEET 1 OF 2

**FINAL PLAT OF
LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE IV**
BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P _____

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY MWW	CHECKED BY JPH	SCALE 1"=60'	DATE JULY 2016	JOB NUMBER 3782-16.168
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SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972-772-0025
CONTACT: MICHAEL HAMPTON

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7/13/2016 3:21 PM
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FINAL PLAT-LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Economic Development Corporation, is the owner of an 8.761 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 8.761 acre tract of land situated in the John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Instrument No. 20130000496918 of the Official Public Records of Rockwall County, Texas; said 8.76 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner at northwest end of a right-of-way corner clip at the intersection of the east right-of-way line of Corporate Crossing (a variable width right-of-way) and the north right-of-way line of Capital Boulevard (a variable width right-of-way);

THENCE, North 00 degrees, 43 minutes, 28 seconds West, along the said east line of Corporate Crossing, a distance of 369.50 feet to a point for corner; from said point a 1/2-inch iron rod found bears North 89 degrees, 20 minutes, East, a distance of 0.6 feet; said point being the southwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Capstar Holdings Corporation recorded in Instrument No. 2014000007994 of said Official Public Records;

THENCE, North 89 degrees, 11 minutes, 19 seconds East, departing the said east line of Corporate Crossing and along the south line of said Capstar Holdings Corporation tract, a distance of 1,231.34 feet to a point for corner; said point being in an angle point in the northwest line of said Capital Boulevard; said point being the beginning of a non-tangent curve to the left;

THENCE, in a southwesterly direction, along the north and northwest line of said Capital Boulevard, the following eleven (11) calls:

Along said curve to the left, having a central angle of 13 degrees, 29 minutes, 06 seconds, a radius of 770.06 feet, a chord bearing and distance of South 51 degrees, 03 minutes, 47 seconds West, 180.82 feet, an arc distance of 181.18 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found at the end of said curve;

South 44 degrees, 49 minutes, 42 seconds West, a distance of 35.72 feet to point for corner;

South 89 degrees, 49 minutes, 42 seconds West, a distance of 53.74 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 44 degrees, 49 minutes, 42 seconds West, a distance of 52.15 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 00 degrees, 10 minutes, 18 seconds East, a distance of 50.26 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner; said point being the beginning of a non-tangent curve to the right;

Along said curve to the right, having a central angle of 39 degrees, 52 minutes, 02 seconds, a radius of 767.50 feet, a chord bearing and distance of South 69 degrees, 21 minutes, 06 seconds West, 523.33 feet, an arc distance of 534.04 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found at the end of said curve;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 249.50 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

North 45 degrees, 42 minutes, 53 seconds West, a distance of 53.03 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 43.38 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 44 degrees, 17 minutes, 07 seconds West, a distance of 53.03 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 89 degrees, 17 minutes, 07 seconds West, a distance of 82.43 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner at the southeast end of said corner clip;

THENCE, North 45 degrees, 42 minutes, 53 seconds West, along said corner clip, a distance of 42.44 feet to the POINT OF BEGINNING;

CONTAINING: 381,629 square feet or 8.761 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 7/13/16.

Paul Hubert Date
Registered Professional Land Surveyor
No. 1942
phubert@pkce.com

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Paul Hubert, 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:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK PHASE IV have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

NAME
POSITION

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:

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 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 Engineer

MWER 07/13/2016 - 3:21PM
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FINAL PLAT-LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV

SHEET 2 OF 2

FINAL PLAT OF
LOT 1, BLOCK B
ROCKWALL TECHNOLOGY
PARK PHASE IV
BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P_____-____

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY MWW	CHECKED BY JPH	SCALE NONE	DATE JULY 2016
		JOB NUMBER 3782-16.168	

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972-772-0025
CONTACT: MICHAEL HAMPTON

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/01/2016

APPLICANT: Chet Luegers, PE; *Pacheco Koch*

AGENDA ITEM: **P2016-033**; *Lot 1, Block A, Rockwall Technology Park, Phase IV*

SUMMARY:

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to final plat 30.035 acres of a larger 49.85-acre tract of land (*i.e. Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*) into one (1) parcel of land (*i.e. Lot 1, Block A [30.035 acres]*) for the purpose of establishing an industrial facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final 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 plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* 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 City Council choses to approve the *final plat* for *Lot 1, Block A, Rockwall Technology Park, Phase IV* staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *final plat* shall conform to the requirements set forth by the Unified Development Code, 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 July 26, 2016, the Planning and Zoning Commission's motion to recommend approval of the final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV with staff recommendations passed by a vote of 6 to 0, with Commissioner Logan absent.

City of Rockwall Project Plan Review History



Project Number P2016-033	Owner ROCKWALL, ECONOMIC DEVELOPMENT CORP	Applied 7/18/2016 LM
Project Name Lot 1, Block A, Rockwall Tech Park, PH IV	Applicant PACHECO KOCH	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status STAFF REVIEW		Status 7/18/2016 LM

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

Subdivision DISCOVERY BLVD & DATA DR (ROW)	Tract 1	Block NULL	Lot No 1	Parcel No 0125-0000-0001-00-OR	General Plan
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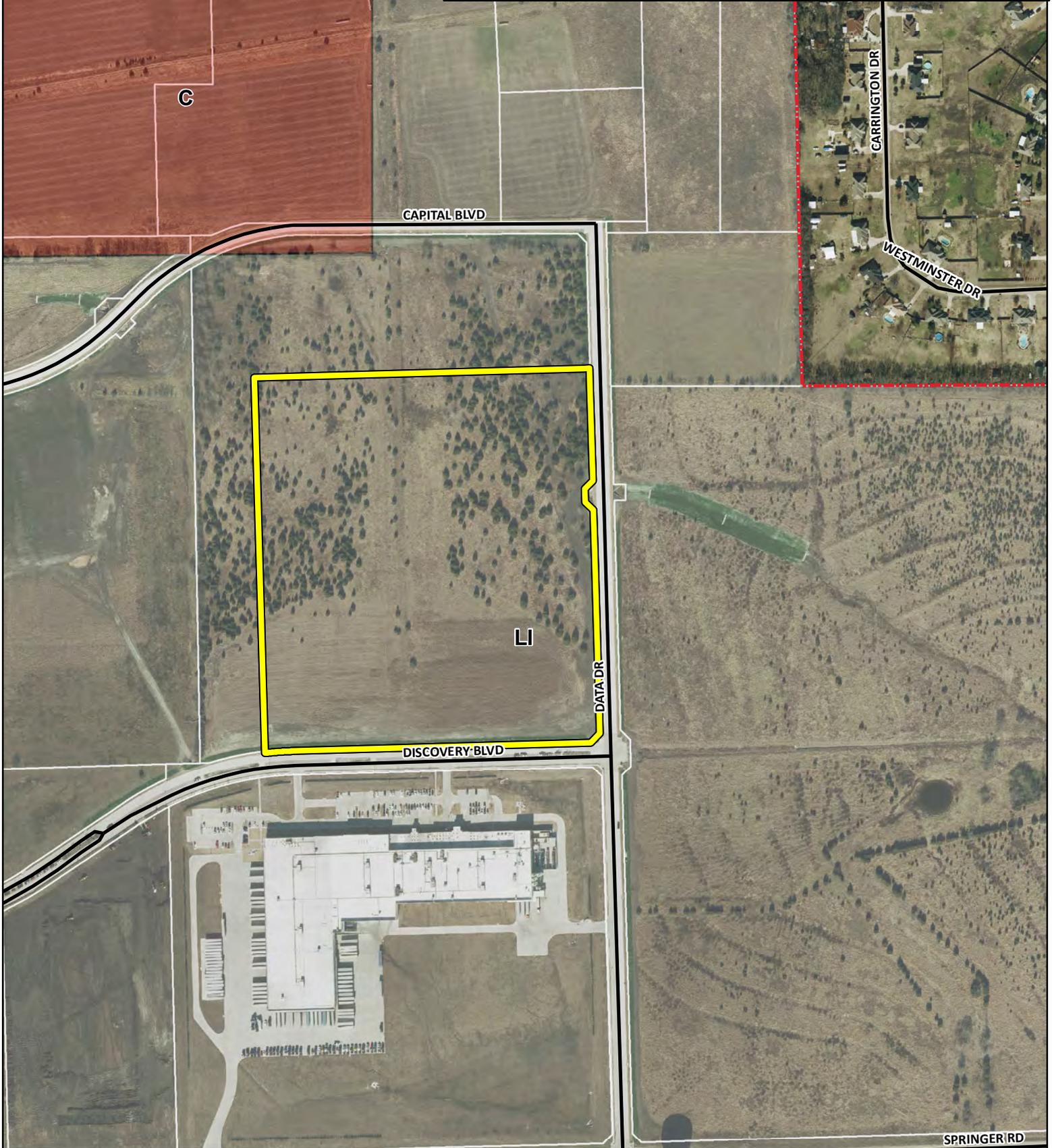
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/18/2016	7/25/2016	7/22/2016	4	APPROVED	
ENGINEERING (7/19/2016 4:23 PM AW) See markups Add verbiage to plat language "The property owner shall maintain, repair, and replace all detention system(s)" Need to add (label and dimension) the firelane and access easements Show 10' utility easements along Discovery and Data Show and label "detention/drainage" easements All offsite easement will need to be filed prior to filing of this plat so as to have the filing information on the plat.	Amy Williams	7/18/2016	7/25/2016	7/22/2016	4	COMMENTS	See Comments
FIRE (7/21/2016 2:29 PM AA) Need to add (label and dimension) the fire lane access easements	Ariana Hargrove	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	see comment
GIS (7/21/2016 3:24 PM LS) Assigned address will be: 3400 Discovery Blvd, Rockwall, TX 750327	Lance Singleton	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	See Comments
PLANNING (7/21/2016 2:09 PM KB) P2016-033 Rockwall Technology Park Phase IV Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Korey Brooks	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	Comments

I.1 This is a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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 (P2016-033) in the lower right hand corner of all pages on future submittals.
M.4						Please indicate the number of proposed lots on the final plat.
M.5						Please change the setbacks on Data Drive and Discovery Boulevard from "25-Foot Rear Setback" to "25-Foot Front Setback" or "25-Foot Setback".
M.6						Please include the appropriate statement of developer responsibility for storm drainage improvements (found in the application packet).
I.7						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 August 2, 2016. The Planning & Zoning meeting date for this case will be July 26, 2016
I.8						The projected City Council meeting date and subsequent approval for this plat is August 1, 2016.

0 500 1,000 Feet

P2016-033- LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK, PH IV
FINAL PLAT - LOCATION MAP = 

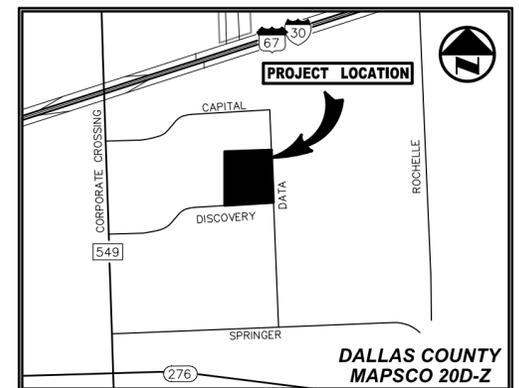
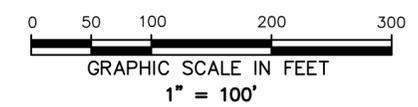


City of Rockwall

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

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VICINITY MAP
(NOT TO SCALE)

LEGEND

- IRF 1/2-INCH IRON ROD W/"WIER & ASSOC. INC." CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- · - · - PROPOSED EASEMENT LINE
- · - - ABSTRACT LINE
- - - CENTERLINE

NOTES

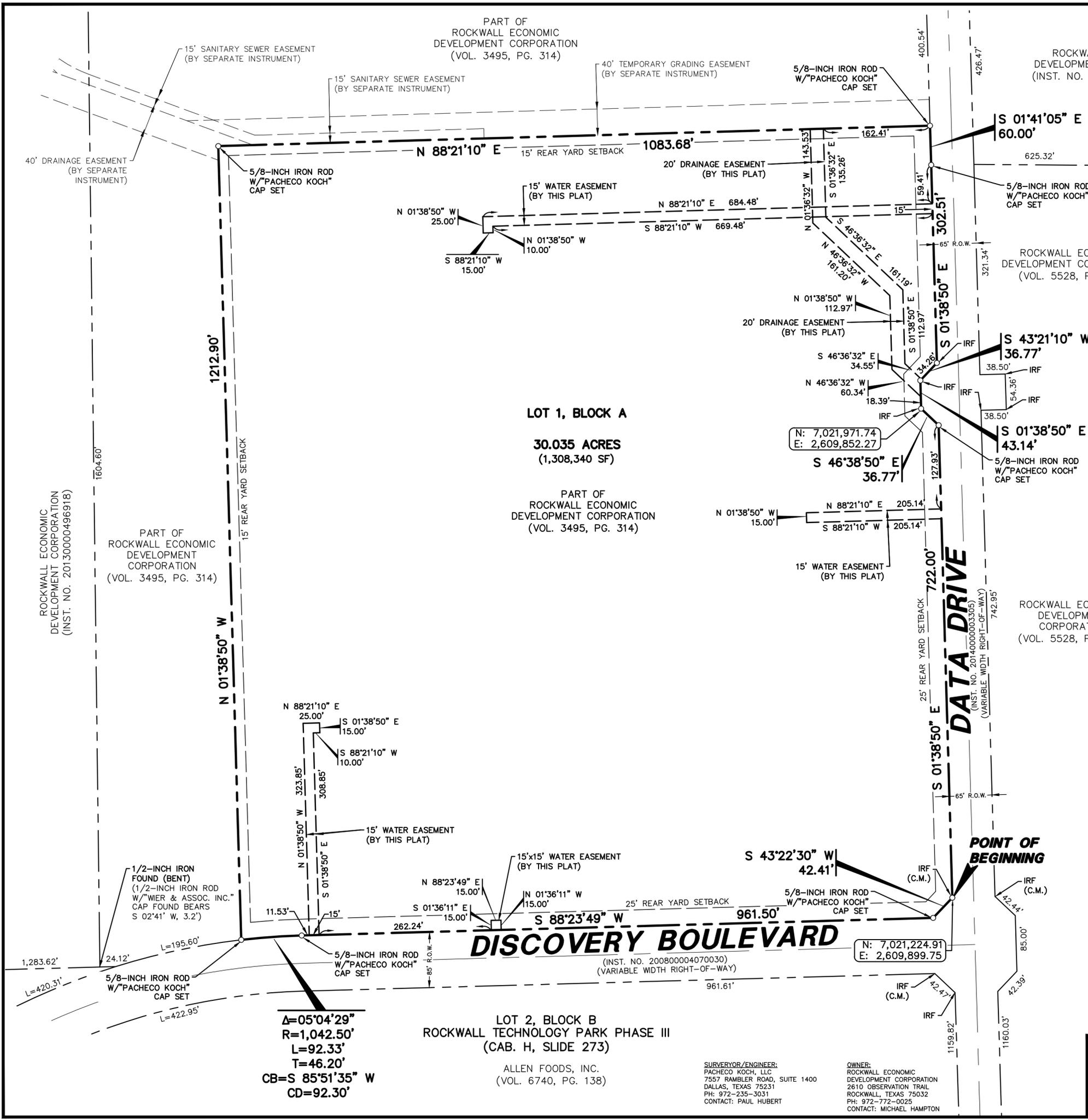
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
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SHEET 1 OF 2

**FINAL PLAT OF
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE IV**

BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P _____

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY MWW	CHECKED BY JPH	SCALE 1"=100'	DATE JULY 2016
		JOB NUMBER 3782-16.054	



LOT 1, BLOCK A
30.035 ACRES
(1,308,340 SF)

PART OF
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(VOL. 3495, PG. 314)

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK PHASE III
(CAB. H, SLIDE 273)

ALLEN FOODS, INC.
(VOL. 6740, PG. 138)

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972-772-0025
CONTACT: MICHAEL HAMPTON

Δ=05°04'29"
R=1,042.50'
L=92.33'
T=46.20'
CB=S 85°51'35" W
CD=92.30'

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FINAL PLAT-LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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LEGAL DESCRIPTION

DESCRIPTION, of a 30.035 acre tract of land situated in the John H.B. Jones Survey, Abstract No. 125, Rockwall County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation recorded in Volume 3495, Page 314 of the Deed Records of Rockwall County, Texas; said 30.035 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner at the northeast end of a right-of-way corner clip; said point being at the intersection of the west right-of-way line of Data Drive (a variable width right-of-way) and the north right-of-way line of Discovery Boulevard (a variable width right-of-way);

THENCE, South 43 degrees, 22 minutes, 30 seconds West, along the said corner clip, a distance of 42.41 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southwest end of said corner clip;

THENCE, South 88 degrees, 23 minutes, 49 seconds West, along the said north line of Discovery Boulevard, a distance of 961.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a curve to the left;

THENCE, in a southwesterly direction, continuing along said north line of Discovery Boulevard and along said curve to the left, having a central angle of 05 degrees, 04 minutes, 29 seconds, a radius of 1,042.50 feet, a chord bearing and distance of South 85 degrees, 51 minutes, 35 seconds West, 92.30 feet, an arc distance of 92.33 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the end of said curve;

THENCE, North 01 degrees, 38 minutes, 50 seconds West, departing the said north line of Discovery Boulevard and over and across said Rockwall Economic Development Corporation tract, a distance of 1,212.90 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 88 degrees, 21 minutes, 10 seconds East, continuing over and across said Rockwall Economic Development Corporation tract, a distance of 1,083.68 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the said west line of Data Drive;

THENCE, along the said west line of Data Drive, the following six (6) calls:

South 01 degrees, 41 minutes, 05 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 302.51 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 43 degrees, 21 minutes, 10 seconds West, a distance of 36.77 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 43.14 feet to a 1/2-inch iron rod with "WIER & ASSOC. INC." cap found for corner;

South 46 degrees, 38 minutes, 50 seconds East, a distance of 36.77 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 01 degrees, 38 minutes, 50 seconds East, a distance of 722.00 feet to a the POINT OF BEGINNING;

CONTAINING: 1,308,340 square feet or 30.035 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 7/12/16.

Paul Hubert Date
Registered Professional Land Surveyor
No. 1942
phubert@pkce.com

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Paul Hubert, 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:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 1, BLOCK A, ROCKWALL TECHNOLOGY PARK PHASE IV to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the ROCKWALL TECHNOLOGY PARK PHASE IV have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

NAME
POSITION

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:

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 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 Engineer

SHEET 2 OF 2

**FINAL PLAT OF
LOT 1, BLOCK A
ROCKWALL TECHNOLOGY
PARK PHASE IV**
BEING A REPLAT OF 30.035 ACRES
AND BEING OUT OF THE
JOHN H.B. JONES SURVEY, ABSTRACT NO. 125
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER: P____-____

		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-14439	
		TX REG. SURVEYING FIRM LS-10193805	
DRAWN BY MWW	CHECKED BY JPH	SCALE NONE	DATE JULY 2016
		JOB NUMBER 3782-16.054	

SURVEYOR/ENGINEER:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: PAUL HUBERT

OWNER:
ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
2610 OBSERVATION TRAIL
ROCKWALL, TEXAS 75032
PH: 972-772-0025
CONTACT: MICHAEL HAMPTON

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/01/2016

APPLICANT: Jay Holman & Don Silverman of Rockwall 205-552, LLC

AGENDA ITEM: **P2016-034;** *Lots 1-3, Block A, Dalton Goliad Addition*

SUMMARY:

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

COMMENTS:

- ✓ The objective of the request is to subdivide a 9.323-acre tract of land into three (3) lots for the purpose of developing Lots 1 & 3. Earlier this year two (2) site plans were approved for the two (2) lots in the subdivision. Lot 1 will accommodate an 18,663 sq. ft. Aldi (*grocery store*) and Lot 3 will be an 11,310 sq. ft. retail facility. The remainder (Lot 2) of the property will continue to be vacant for future development. The final plat will establish the necessary fire lane, public access, utility, detention and drainage easements for the new developments.
- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats 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 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 final plat, staff would recommend the following conditions of approval:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit; and,
- 2) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, 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 July 26, 2016, the Planning and Zoning Commission's motion to recommend approval of the plat passed unanimously with staff conditions by a vote of 6 to 0 with Commissioner Logan absent.

City of Rockwall Project Plan Review History



Project Number P2016-034	Owner CONSTANTINE, SAMI E	Applied 7/18/2016 LM
Project Name Dalton Goliad Addition	Applicant ROCKWALL 205-552, LLC	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status STAFF REVIEW		Status 7/18/2016 LM

Site Address HWY205 & DALTON RD	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision HARLAN PARK PH 2	Tract 4-1	Block NULL	Lot No 4-1	Parcel No 0030-0000-0004-01-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/18/2016	7/25/2016				
ENGINEERING	Amy Williams	7/18/2016	7/25/2016	7/19/2016	1	APPROVED	
FIRE	Ariana Hargrove	7/18/2016	7/25/2016	7/21/2016	3	APPROVED	
GIS	Lance Singleton	7/18/2016	7/25/2016				
PLANNING	David Gonzales	7/18/2016	7/25/2016	7/21/2016	3	COMMENTS	See comments

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 2, 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. P2016-034" on the lower right corner on all pages of the revised plat.
3. Relabel XX-ft Firelane, Access...Easement to "XX-ft Firelane, Public Access, Drainage, and Utility Easement."
4. Change acreage on Title Block to read 9.232 Acres - [0.049 Acre ROW Dedication was not included in total acres].
5. Notary Certificate is not necessary when plat is stamped by Surveyor.

** 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. **

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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.						
Planning - Consent Agenda: July 26th, 2016 (6:00 p.m.)						
City Council - Consent Agenda: August 1, 2016 (6:00 p.m.)						



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.

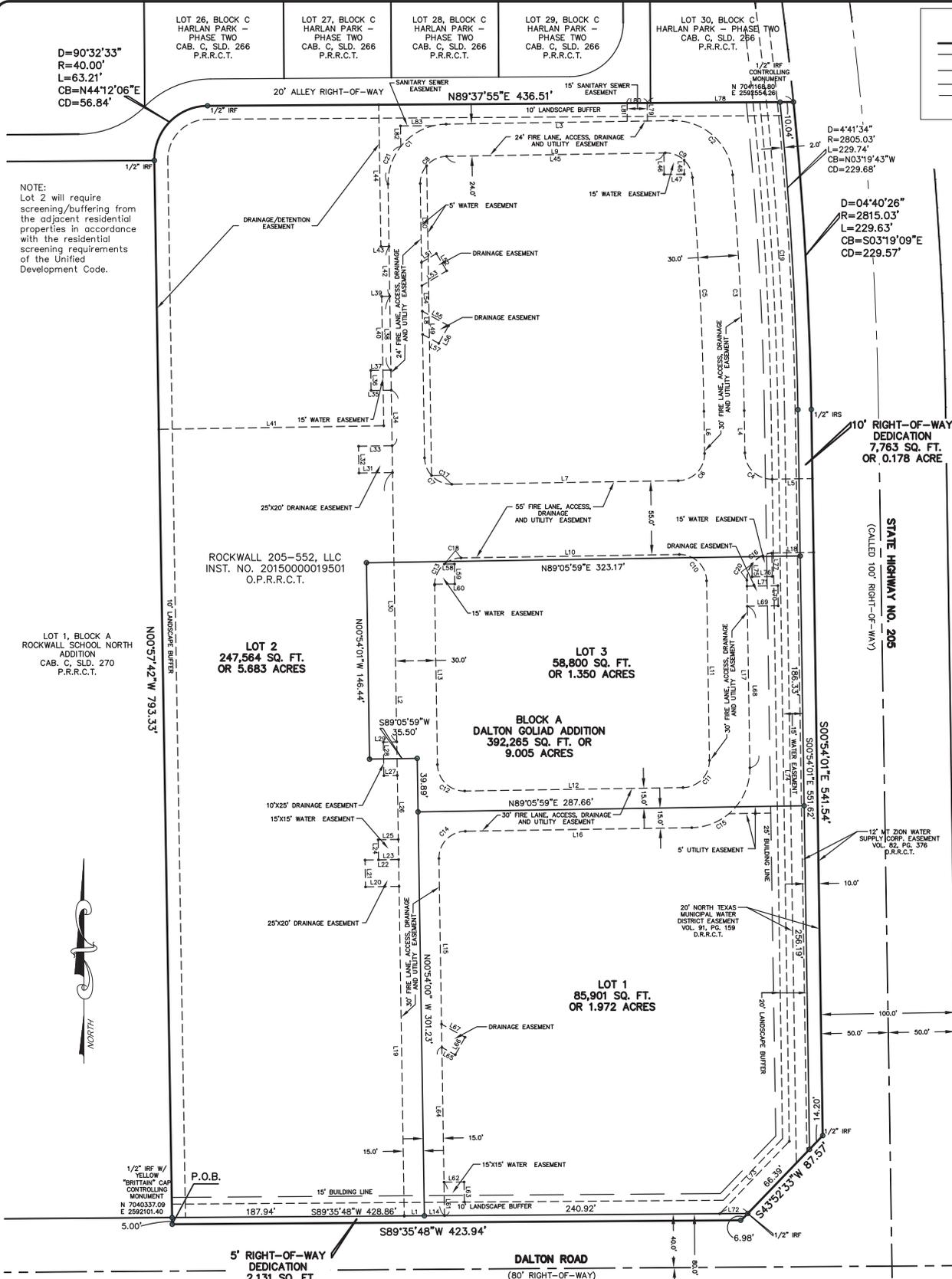


LINE TYPE TABLE

---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00	S89°35'48"W
L2	769.50	N00°54'01"W
L3	168.91	S89°35'48"W
L4	31.53	S00°54'01"E
L5	30.01	S89°37'40"W
L6	31.25	S89°35'59"W
L7	168.67	S89°35'59"W
L8	204.57	N00°54'01"W
L9	162.89	N89°35'59"E
L10	162.67	N89°35'59"E
L11	133.83	S00°54'01"E
L12	162.67	S89°35'59"W
L13	133.83	N89°35'59"E
L14	14.38	N00°54'01"W
L15	266.36	N00°54'01"W
L16	168.67	N89°35'59"E
L17	133.83	S00°54'01"E
L18	30.00	S89°35'59"W
L19	245.76	N00°54'01"W
L20	25.00	N89°35'59"E
L21	20.00	N00°54'01"W
L22	25.00	N89°35'59"E
L23	15.00	S89°35'59"W
L24	15.00	N00°54'01"W
L25	15.00	N89°35'59"E
L26	47.11	N00°54'01"W
L27	10.00	S89°35'59"W
L28	25.00	N00°54'01"W
L29	10.00	N89°35'59"E
L30	200.88	N00°54'01"W
L31	25.00	N89°35'59"E
L32	20.00	N00°54'01"W
L33	25.00	N89°35'59"E
L34	41.43	N00°54'01"W
L35	15.00	N89°35'59"E
L36	15.00	N00°54'01"W
L37	15.00	N89°35'59"E
L38	56.02	N00°54'01"W
L39	6.00	N89°35'59"E
L40	96.46	S00°54'01"E
L41	167.57	N89°35'59"E
L42	37.24	N00°54'01"W
L43	6.00	N89°35'59"E
L44	105.71	S00°54'01"E
L45	161.92	N89°35'59"E
L46	16.02	N00°54'01"W
L47	15.00	N89°35'59"E
L48	10.47	N00°54'01"W
L49	231.02	N00°54'01"W
L50	56.63	S00°54'01"E
L51	12.92	S89°35'59"W
L52	15.00	N00°54'01"W
L53	21.58	S89°35'59"W
L54	19.00	S00°54'01"E
L55	22.45	N89°35'59"W
L56	15.00	N00°54'01"W
L57	13.79	N89°35'59"W
L58	7.52	S89°35'46"W
L59	14.96	N00°54'01"W
L60	15.00	S88°25'45"W
L61	25.00	N00°54'01"W
L62	14.96	N00°54'01"W
L63	14.96	N00°54'01"W
L64	125.48	N00°54'01"W
L65	11.43	N00°54'01"W
L66	15.00	N89°35'59"E
L67	20.09	N00°54'01"W
L68	120.42	N00°54'01"W
L69	23.00	N89°35'59"E
L70	15.00	N00°54'01"W
L71	23.00	S89°35'59"W
L72	20.95	S89°35'46"W
L73	74.84	S43°32'33"W
L74	545.44	S00°54'01"E
L75	9.37	N00°54'01"W
L76	15.00	N89°35'59"E
L77	17.47	N00°54'01"W
L78	108.95	S89°37'55"W
L79	13.41	S00°54'01"E
L80	15.00	S89°37'55"W
L81	13.55	S00°54'01"E
L82	15.30	S00°54'01"E
L83	24.61	N89°39'40"E

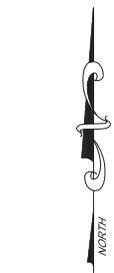


NOTE:
Lot 2 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.

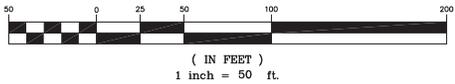
10' RIGHT-OF-WAY DEDICATION
7,763 SQ. FT.
OR 0.178 ACRE

STATE HIGHWAY NO. 205
(CALLED 100' RIGHT-OF-WAY)

12' N. ZION WATER SUPPLY CORP. EASEMENT
VOL. 91, PG. 376
P.R.R.C.T.



GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	69.12	44.00	90°00'00"	S44°35'59"W	62.27
C2	66.25	44.00	86°16'14"	N07°45'54"W	60.17
C3	176.03	2765.03	0°38'52"	N02°48'21"W	176.00
C4	39.41	20.00	89°58'18"	S45°33'10"E	28.28
C5	174.52	2735.03	0°39'21"	N02°48'36"W	174.49
C6	31.42	20.00	90°00'01"	N44°35'59"E	28.28
C7	31.42	20.00	90°00'00"	S45°34'01"E	28.28
C8	31.42	20.00	90°00'00"	S44°35'59"W	28.28
C9	30.11	20.00	86°15'44"	N47°46'09"W	27.35
C10	31.42	20.00	90°00'00"	N45°34'01"E	28.28
C11	31.42	20.00	90°00'01"	N44°35'59"E	28.28
C12	31.42	20.00	90°00'00"	S45°34'01"E	28.28
C13	31.42	20.00	90°00'00"	S44°35'59"W	28.28
C14	31.41	20.00	89°59'44"	S44°36'07"W	28.28
C15	69.12	44.00	90°00'01"	N44°35'59"E	62.27
C16	31.42	20.00	90°00'00"	S44°35'59"W	28.28
C17	16.86	20.00	48°35'25"	S66°36'18"E	16.46
C18	13.55	20.00	38°48'39"	S89°44'52"W	13.29
C19	229.91	2790.03	04°43'17"	N03°20'54"W	229.84
C20	12.71	20.00	36°24'50"	S17°18'21"W	12.60
C21	30.26	44.00	39°24'02"	S18°48'00"W	29.66

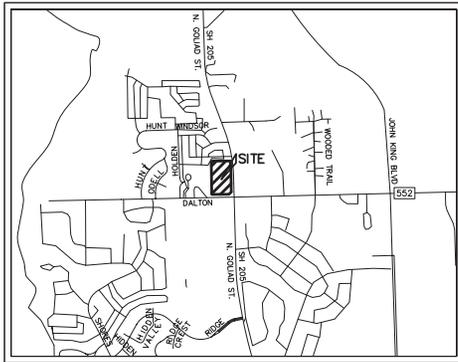
FINAL PLAT
DALTON GOLIAD ADDITION
LOTS 1-3, BLOCK A
BEING 9.183 ACRES OUT OF THE
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JANUARY 2016

P2016-004

JOB NO.:	15-1216		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DATE:	1/14/2016				
REV:	5/27/2016 6/01/2016 6/21/2016 6/27/2016				
SCALE:	1" = 50'				
DRAWN:	J.B.W.	tman@peisersurveying.com FIRM No. 100999-00		Member Since 1977	

SHEET 1 OF 2

VICINITY MAP
N.T.S.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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, oil according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2016
ROCKWALL 205-552, LLC

By: OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATION

WHEREAS ROCKWALL 205-552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land conveyed to ROCKWALL 205-552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a point for the Southwest corner of said Rockwall 205 tract, same being in the North right-of-way line of Dalton Road (80 foot right-of-way);

THENCE North 00 deg. 57 min. 42 sec. West, along the west line of said Rockwall 205 tract, passing at a distance of 5.00 feet, a 1/2 inch iron rod with yellow "Brittain" cap found, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, and continuing along the common line of said Rockwall 205 tract and said Rockwall School North Addition, a total distance of 793.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Rockwall 205 tract, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park - Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;

THENCE along the common line of said Rockwall 205 tract and said Block C as follows:

Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;

North 89 deg. 37 min. 55 sec. East, a distance of 436.51 feet to a 1/2 inch iron rod found for the Northeast corner of said Rockwall 205 tract, same being the Southeast corner of said Block C, same being in the westerly right-of-way line of State Highway No. 205 (called 100' right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 2815.03 feet, a central angle of 04 deg. 40 min. 26 sec., and a chord bearing and distance of South 03 deg. 19 min. 09 sec. East, 229.57 feet;

THENCE along the common line of said Rockwall 205 tract and said State Highway No. 205 as follows:

Along said non-tangent curve to the right, an arc distance of 229.63 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;

South 00 deg. 54 min. 01 sec. East, a distance of 541.54 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Rockwall 205 tract, same being the North end of a corner clip in the intersection of said State Highway No. 205 and aforesaid Dalton Road;

THENCE South 43 deg. 52 min. 33 sec. West, along the common line of said Rockwall 205 tract and said corner clip, passing at a distance of 80.59 feet, a 1/2 inch iron rod found, and continuing a total distance of 87.57 feet to a point for the most southerly Southeast corner of said Rockwall 205 tract, same being the South end of said corner clip;

THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Rockwall 205 tract and said Dalton Road, a distance of 423.94 feet to the POINT OF BEGINNING and containing 402,160 square feet or 9.232 acre of computed land, more or less.

- NOTES:
- IRF - Iron Rod Found
 - IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 - Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - P.O.B. - Point of Beginning.
 - O.P.R.D.C.T. - Official Public Records, Collin County, Texas.
 - D.R.C.C.T. - Deed Records, Collin County, Texas.
 - Bearings based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
 - Lots 3 and 4 will require screening/buffering from the adjacent residential properties in accordance with the residential screening requirements of the Unified Development Code.
 - S.L.D. - SLIDE
 - CAB. - CABINET

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

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

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

06/27/2016
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for the State of Texas

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948
CONTACT: JUAN VASQUEZ, P.E.

OWNER:
ROCKWALL 205-552, LLC
1408 QUORUM DRIVE
SUITE 160
DALLAS, TX 75254

P2016-004

JOB NO.:	15-1216
DATE:	1/14/2016
REV:	5/27/2016
	6/01/2016
	6/21/2016
	6/27/2016
SCALE:	1" = 50'
DRAWN:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE



Member Since 1977

SHEET	2
OF	2

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager
FROM: Lea Ann Ewing, Purchasing Agent
DATE: July 27, 2016
SUBJECT: Purchase of onsite fixed generators for Lift Stations

Approved in the Sewer Operating budget is the purchase of fixed generators for stand by power at Lakeside Village and Chandlers Marina lift stations. The Generac generators are available for purchase from WPI (Waukesha-Pearce) including installation for a total amount of \$144,985 through the BuyBoard purchasing cooperative. Budget is adequate to cover this purchase.

As a member and participant in the BuyBoard cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of these new generators.

For Council consideration is the generator project bid award to WPI for \$144,985 and authorize the City Manager to execute a purchase order for this project.

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/01/2016

APPLICANT: Sandra Peterson

AGENDA ITEM: Z2016-020; 509 Sunset Hill Drive (SUP)

SUMMARY:

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary.

BACKGROUND INFORMATION

The applicant, Sandra Peterson is requesting a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum rear yard setback requirements stipulated in Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC). According to this section the minimum depth of rear yard setback is ten (10) feet for properties located in a Single Family 10 (SF-10) District. The applicant is proposing to construct the carport 8-feet from the street. According to Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code, (UDC), carports that do not meet the minimum rear yard setbacks can apply for a Specific Use Permit (SUP) to be approved by the City Council. The proposed carport will stand approximately ten (10) feet in height and will have a building footprint of approximately 24-feet x 22-feet or 530 square feet. The carport will be located behind the main residential structure and attach to the existing home where the garage is located. The carport will be constructed of metal and will not visible from the street.

NOTIFICATION:

Staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Preserve HOA, which is the only HOA/Neighborhood Organization that is within 1,500-feet and participating in the notification program. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received five (5) notices returned in favor of the carport.

RECOMMENDATIONS:

If City Council chooses to approve the SUP request, staff would recommend the following conditions of approval:

- 1) The carport be subject to the operational conditions contained in the SUP ordinance, which are as follows:

- A. The carport shall generally conform to the approved site plan depicted in Exhibit 'B' of the SUP ordinance;
 - B. The carport shall not exceed 530 square feet in area;
 - C. The carport shall not exceed a maximum height of 10 feet;
 - D. The carport shall not encroach the 7'5" utility easement.
 - E. The carport is subject to administrative review in the event that the Subject Property is sold or conveyed in any manner to another party, subdivided, or replatted.
- 2) Any construction or building necessary to complete this 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 RECOMMENDATIONS:

On July 26, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with staff's recommendations by a vote of 6-0 with Commissioner Logan absent.

City of Rockwall Project Plan Review History



Project Number Z2016-020	Owner PETERSON, BRYCE M & SANDRA	Applied 6/17/2016 LM
Project Name 509 Sunset Drive	Applicant PETERSON, BRYCE M & SANDRA	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status STAFF REVIEW		Status 6/17/2016 LM

Site Address 509 SUNSET HILL DR	City, State Zip ROCKWALL, TX 75087	Zoning
---	--	---------------

Subdivision NORTHSHORE PH 2A	Tract 10	Block D	Lot No 10	Parcel No 4575-000D-0010-00-0R	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/17/2016	6/24/2016	6/24/2016	7	APPROVED	
ENGINEERING (6/21/2016 7:53 AM AW) No structures in easements	Amy Williams	6/17/2016	6/24/2016	6/21/2016	4	COMMENTS	See Comment
FIRE	Ariana Hargrove	6/17/2016	6/24/2016	6/21/2016	4	APPROVED	
PLANNING (6/24/2016 9:42 AM KB) Z2016-020 SUP for Carport: Please address the following comments (M= Mandatory Comments; I = Informational Comments)	Korey Brooks	6/17/2016	6/24/2016	6/24/2016	7	COMMENTS	See Comments

I.1 This is a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive.

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 (Z2016-020) in the lower right hand corner of all pages on future submittals.

M.4 Please review the attached draft ordinance prior to the July 12, 2016 Planning & Zoning Commission meeting.

M.5 Please provide rendering of how the carport will look.

M.6 Please be sure to stay out of the easement. We do not allow structures or overhangs in easements.

I.7 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. Revisions for this case will be due on July 6, 2016; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 12, 2016 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on June 28, 2016.

I.8 The projected City Council meeting dates for this case will be July 18, 2016 [1st Reading] & August 1, 2016 [2nd Reading].

0 10 20 40 60 80 Feet

Z2016-020- 509 SUNSET HILL DRIVE
SUP - LOCATION MAP = 

AMESBURY

SUNSET HILL

SF-10



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.

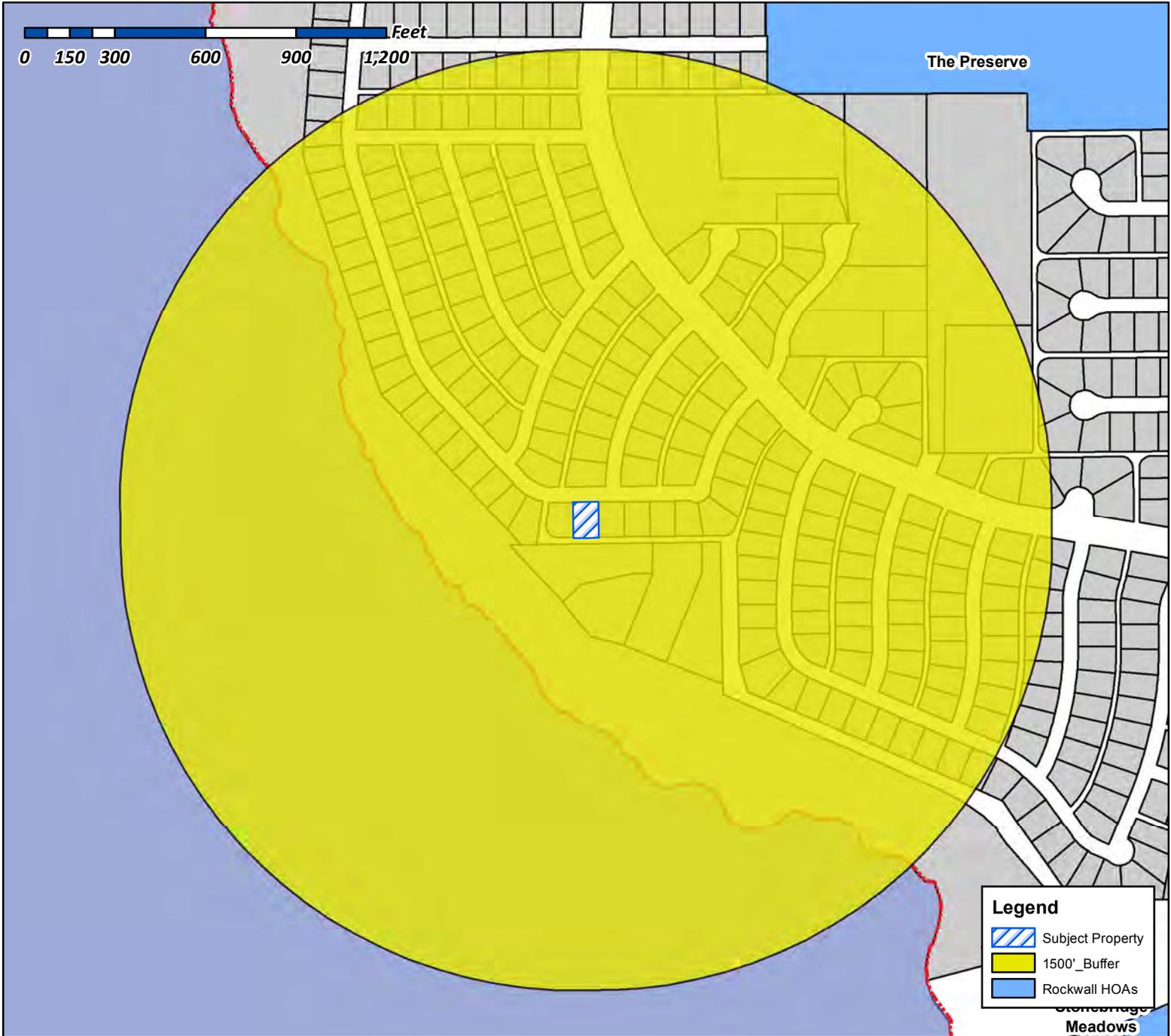




City of Rockwall

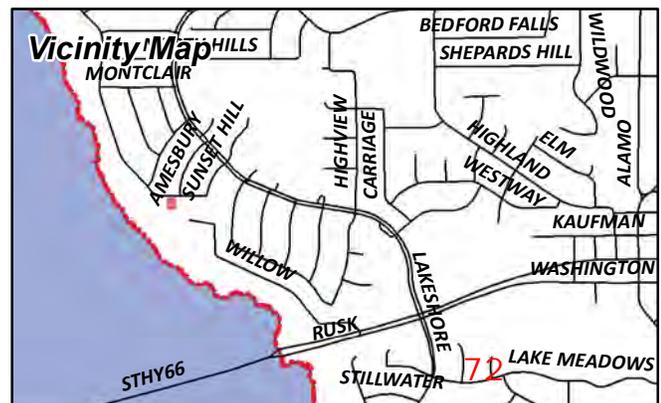
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2016-020
Case Name: 509 Sunset Hill Drive
Case Type: Specific Use Permit
Zoning: SF-10
Case Address: 509 Sunset Hill Drive

Date Created: 06/17/2016
 For Questions on this Case Call (972) 771-7745





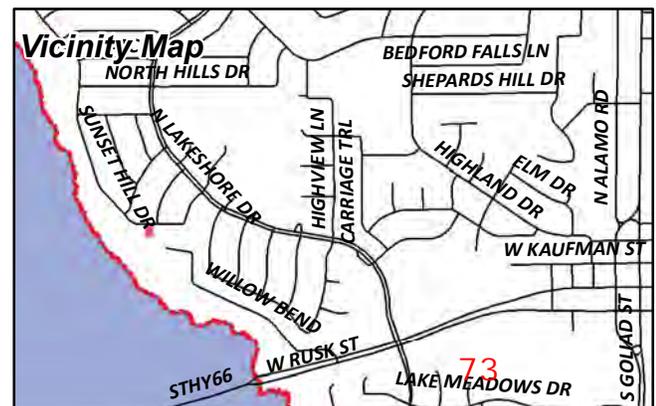
City of Rockwall

Planning & Zoning Department
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Case Number: Z2016-020
Case Name: 509 Sunset Hill Drive
Case Type: Specific Use Permit
Zoning: SF-10
Case Address: 509 Sunset Hill Drive



Date Created: 06/17/2016

For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1 SOAPBERRY LN
ROCKWALL, TX 75087

SAUNDERS BRIAN AND LAUREN
1131 BAYSHORE DR
ROCKWALL, TX 75087

HENRY CHRIS S AND ANGELA D
1133 BAYSHORE DR
ROCKWALL, TX 75087

MARTIN JESSIE L
1135 BAYSHORE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1137 BAYSHORE DR
ROCKWALL, TX 75087

WRIGHT MICHAEL G & EDITH M
1139 BAYSHORE DR
ROCKWALL, TX 75087

REDMOND BRIAN C & NICOLE L
1475 PLUMMER DR
ROCKWALL, TX 75087

HANNA ANNA CHRISTINE
1602 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1603 SUNSET HILL DR
ROCKWALL, TX 75087

STIEGELMAR DIXIE L
1604 SUNSET HILL DR
ROCKWALL, TX 75087

KLUTTS NORMA A
1605 SUNSET HILL DR
ROCKWALL, TX 75087

LEE-GRAHAM WENDY
1606 AMESBURY LN
ROCKWALL, TX 75032

MULDER LINDA FAYE
1606 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1607 STONEYBROOK DR
ROCKWALL, TX 75087

JOHNSTON ALTON W & PEGGY F
1607 AMESBURY LN
ROCKWALL, TX 75087

MITCHELL DENNIS E ETUX
1607 SUNSET HILL DR
ROCKWALL, TX 75087

BURTON DAVID A & MARY KAY
1608 AMESBURY LN
ROCKWALL, TX 75087

LEAL JR FEDERICO MARTINEZ AND VERONICA
1608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1609 SUNSET HILL DR
ROCKWALL, TX 75087

BARTENSTEIN WILLIAM
1609 AMESBURY LN
ROCKWALL, TX 75087

CASE DAVID L ETUX
1609 STONEYBROOK DR
ROCKWALL, TX 75087

TUCKER EARL W & MELINDA K
1610 AMESBURY LN
ROCKWALL, TX 75087

SCAMPERINO CHARLES
1611 AMESBURY LN
ROCKWALL, TX 75087

SARVER WANDA & DONALD
1611 STONEYBROOK DR
ROCKWALL, TX 75087

BURKS GLENN H & PAULETTE
1612 AMESBURY LN
ROCKWALL, TX 75087

ROGERS JOHN R & SHIRLEY J
1613 AMESBURY LN
ROCKWALL, TX 75087

HOLLY MARK A
1613 STONEYBROOK DR
ROCKWALL, TX 75087

LYNCH PATRICIA A
1614 AMESBURY LN
ROCKWALL, TX 75087

BREWER THOMAS D AND KASIE
1615 AMESBURY LN
ROCKWALL, TX 75087

CATHEY KITA
1615 STONEYBROOK DR
ROCKWALL, TX 75087

OFFUTT DENNIS O & GLENDA K
1616 AMESBURY LN
ROCKWALL, TX 75087

HATHEWAY RICHARD J & CAROL J
1617 STONEYBROOK DR
ROCKWALL, TX 75087

RIDDELL RONALD SCOTT II AND
2 SOAPBERRY
ROCKWALL, TX 75087

HAWKINS RONALD T & JENIREE R
2950 FM 1504
WILLS POINT, TX 75169

RASH ROBERT D
3 SOAPBERRY LN
ROCKWALL, TX 75087

RASH RANDALL L & KAREN
4 SOAPBERRY LN
ROCKWALL, TX 75087

FERRENTINO WAYNE J
501 SUNSET HILL DR
ROCKWALL, TX 75087

BELLER JONATHAN G AND
503 SUNSET HILL DRIVE
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

JACKSON CRAIG A & JULIEANN J
507 SUNSET HILL DR
ROCKWALL, TX 75087

PETERSON BRYCE M & SANDRA
509 SUNSET HILL DR
ROCKWALL, TX 75087

KING MARILYN
511 SUNSET HILL DR
ROCKWALL, TX 75087

STEGALL SHEY THOMAS AND REGAN LANE
601 SUNSET HILL DR
ROCKWALL, TX 75087

HUMPHRIES GEORGE ETUX DARLENE
603 SUNSET HILL DR
ROCKWALL, TX 75087

HOOTON REVOCABLE TRUST
605 SUNSET HILL DR
ROCKWALL, TX 75087

GLADNEY CATHERINE DIANE SELBY
607 KNOLLWOOD DR
ROCKWALL, TX 75087

HEARD JOHN D & PATRICIA
607 SUNSET HILL DR
ROCKWALL, TX 75087

KILLE ROLAND C & KAREN C
608 SUNSET HILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SUNSET HILL DR
ROCKWALL, TX 75087

OBRIEN DANIEL F & MARY ANN
609 KNOLLWOOD DR
ROCKWALL, TX 75087

SILVA IRMA
610 SUNSET HILL DR
ROCKWALL, TX 75087

LINDER & MILES FAMILY LIVING TRUST
611 SUNSET HILL DR
ROCKWALL, TX 75087

FLOURA EDWARD
612 SUNSET HILL
ROCKWALL, TX 75087

RASH MARTHA PLUMMER LIFE ESTATE
JOAN RASH & JACK STANLEY PAPPAS
ROCKWALL, TX 75087

ADAMS LYNWOOD D
PO BOX 2286
ROWLETT, TX 75030



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. Z2016-020: 509 Sunset Drive

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, 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, 7/12/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/18/2016 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:

Korey Brooks
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 **7/18/2016** 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. Z2016-020: 509 Sunset Drive

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: *PATRICIA A. LYNCH Patricia A. Lynch*
Address: *1614 AMESBURY LN ROCKWALL, TX 75087*

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



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

UPDATED NOTICE

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. Z2016-020: 509 Sunset Drive

Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, 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, 7/26/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/1/2016 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:

**Korey Brooks
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 **7/18/2016** 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. Z2016-020: 509 Sunset Drive

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.

THERE ARE ALREADY CARPORTS BEHIND HOMES IN THE SAME ALLEY. WHY NOT ALLOW THE PETERSONS THE SAME OPPORTUNITY.

Name: G. GREGORY HUMPHRIES
Address: 603 SUNSET HILL 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

Brooks, Korey

From: Planning
Sent: Tuesday, July 12, 2016 8:44 AM
To: Brooks, Korey
Subject: FW: Case#Z2015-020 509 Sunset

From: Sharon McCallum [mailto:sharonmccallum59@gmail.com]
Sent: Tuesday, July 05, 2016 9:47 PM
To: Planning
Subject: Case#Z2015-020 509 Sunset

We have no objections to the proposed carport.

Sharon & Darrell McCallum
#1 Soapberry Lane
Rockwall, TX 75087
214.533.9445

Case No. Z2016-020: 509 Sunset Drive

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:

Timothy S. Snyder

Address:

503 Sunset Hill DR Rockwall, TX 75087

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

Case No. Z2016-020: 509 Sunset Drive

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.

*Providing the carport will be in back of home accessed by alley.
- These homeowners maintain this property beautifully as always!*

Name:

Patricia C. Linder

Address:

611 SUNSET HILL DR, ROCKWALL, TX 75087

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

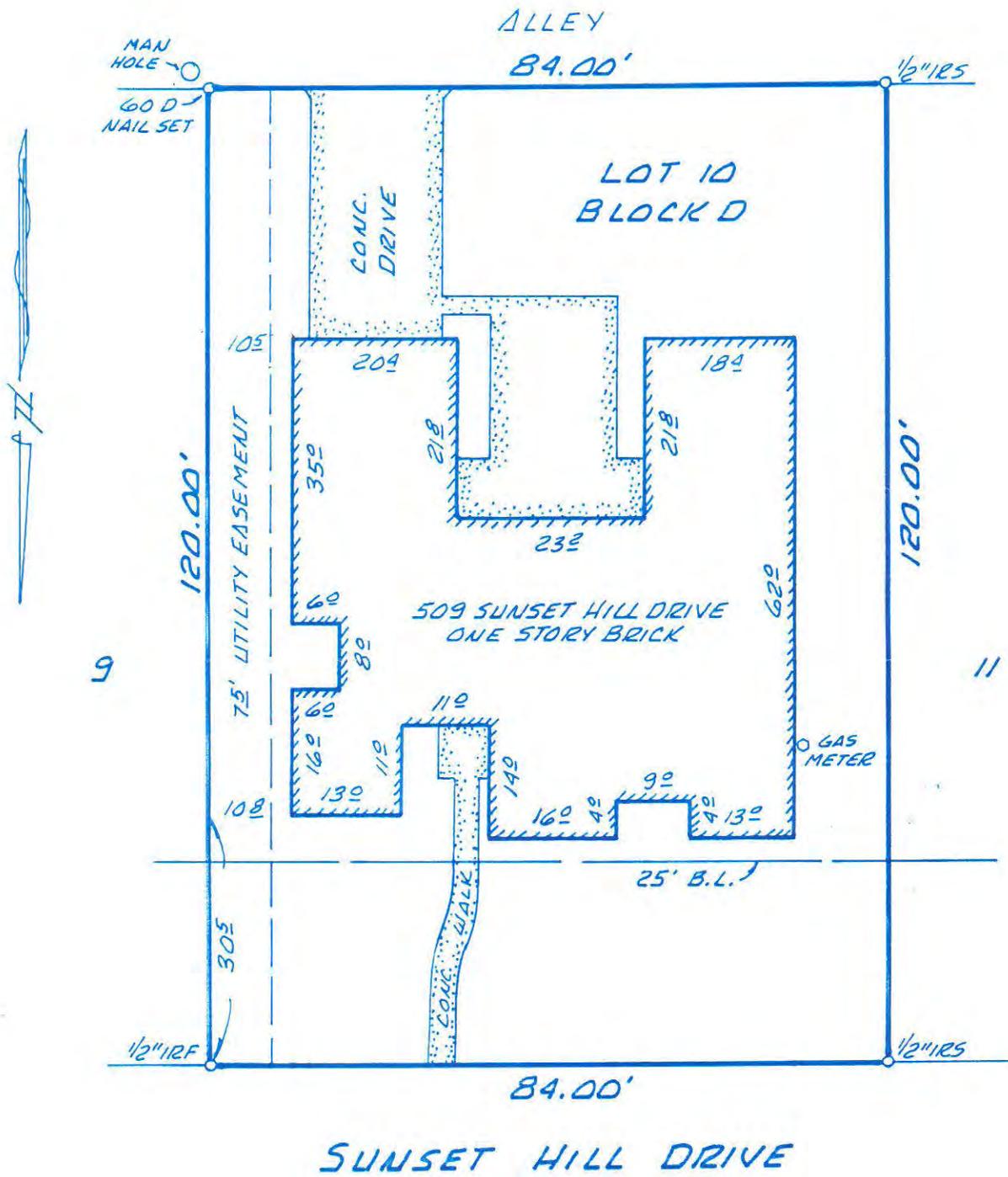
SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 509 SUNSET HILL DRIVE IN THE CITY OF ROCKWALL, TEXAS

DESCRIBED AS FOLLOWS:

BEING LOT TEN (10), BLOCK D, OF NORTHSORE PHASE 2-A, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 112-114, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.



TO: SAFECO TITLE

THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET, OR ROAD, IS AS SHOWN ON SAID PLAT

THERE ARE NO ENCROACHMENTS, OR PROTRUSIONS, EXCEPT AS SHOWN



MICHAEL R. GLOVER, R.P.L.S.
NO. 4476

THIS PROPERTY APPEARS TO LIE WITHIN ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY PANEL NO. 480547 0005 C, DATED JUNE 16, 1992

SCALE: 1" = 20'
DATE: 12-9-93
G.F. NO. 93R 11165
NAME: PETERSON
JOB NO. 931418

SURVIVE
SURVEYING COMPANY
15790 Dooley Rd., #218-B
Addison, Texas 75244
214.980.8183

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARPORT THAT DOES NOT CONFORM TO THE REQUIREMENTS AS STIPULATED BY SECTION 2.1.2, RESIDENTIAL AND LODGING USE CONDITIONS, OF ARTICLE IV, PERMISSIBLE USES, OF THE UNIFIED DEVELOPMENT CODE, BEING A 0.231-ACRE TRACT OF LAND, ZONED SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT, AND ADDRESSED AS 509 SUNSET HILL DRIVE, AND IDENTIFIED AS LOT 10, BLOCK D OF NORTHSORE, PHASE 2A ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A' OF THIS ORDINANCE*; 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 Sandra Peterson for the approval of a Specific Use Permit (SUP) to allow for a *Carport* that does not conform to the requirements as stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], being a 0.231-acre tract of land, zoned Single-Family Residential (SF-10) District, and identified Lot 10, Block D, of Northshore, Phase 2A Addition, City Rockwall, Rockwall County, Texas, addressed as 509 Sunset Hill Drive and more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] 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 *Carport* that does not conform to the requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a property within a Single Family Residential (SF-10) District and

more specifically described as the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) granted herein and shall be subject to the conditions set forth in *Article IV, Permissible Uses, Sec. 2.1.2 Residential and Lodging Uses* 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:

- 1) The carport generally conforms to the approved site plan depicted in *Exhibit 'B'* of this ordinance;
- 2) The carport shall not exceed 530 square feet in area;
- 3) The carport shall not exceed a maximum height of 10 feet;
- 4) The carport shall not encroach the 7'5" utility easement;
- 5) The carport is subject to administrative review in the event that the *Subject Property* is sold or conveyed in any manner to another party, subdivided, or re-platted.

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 offense 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 1st DAY OF AUGUST, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July, 18, 2016

2nd Reading: August 1, 2016

Exhibit 'A'
Survey/Legal Description

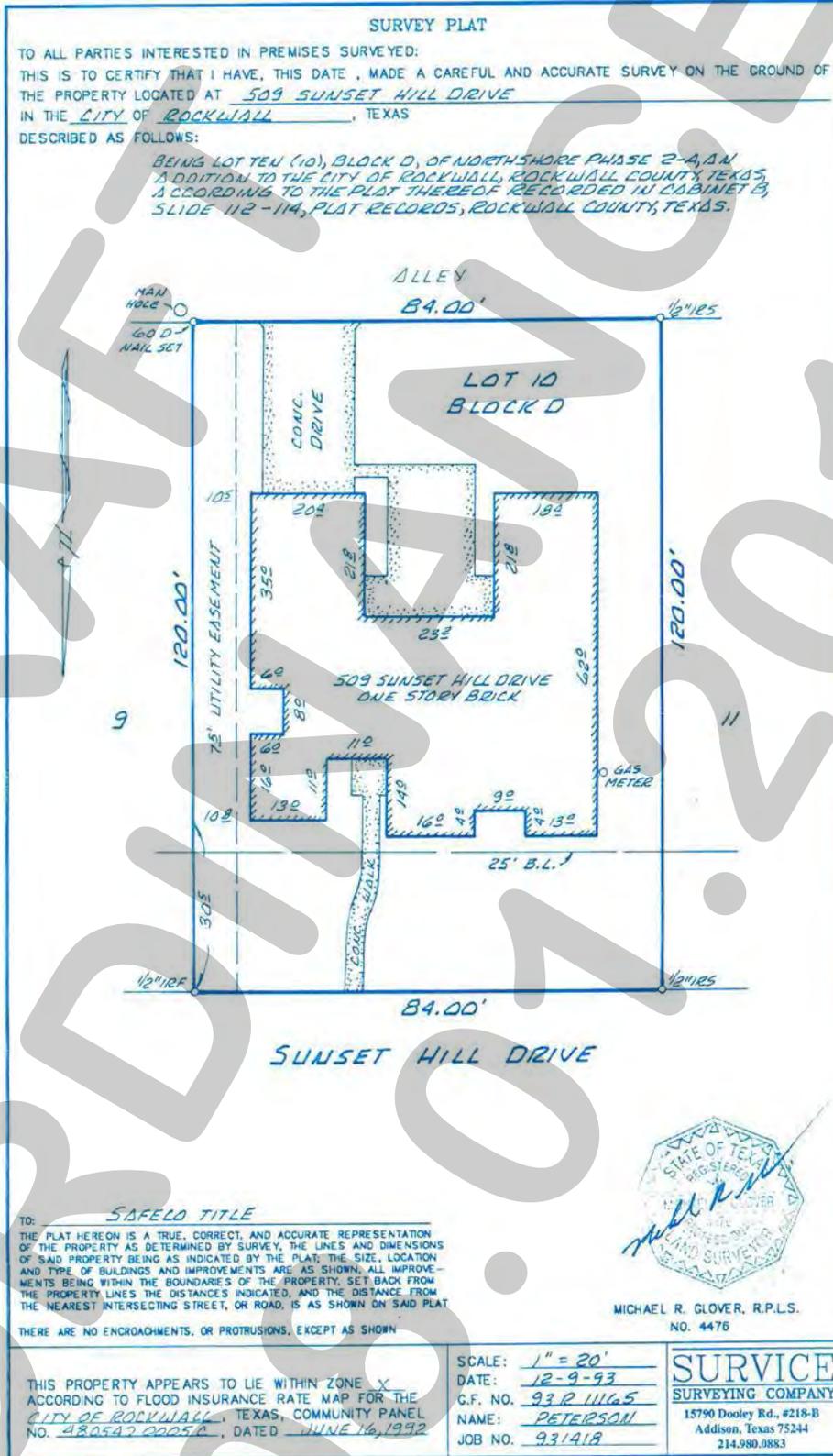
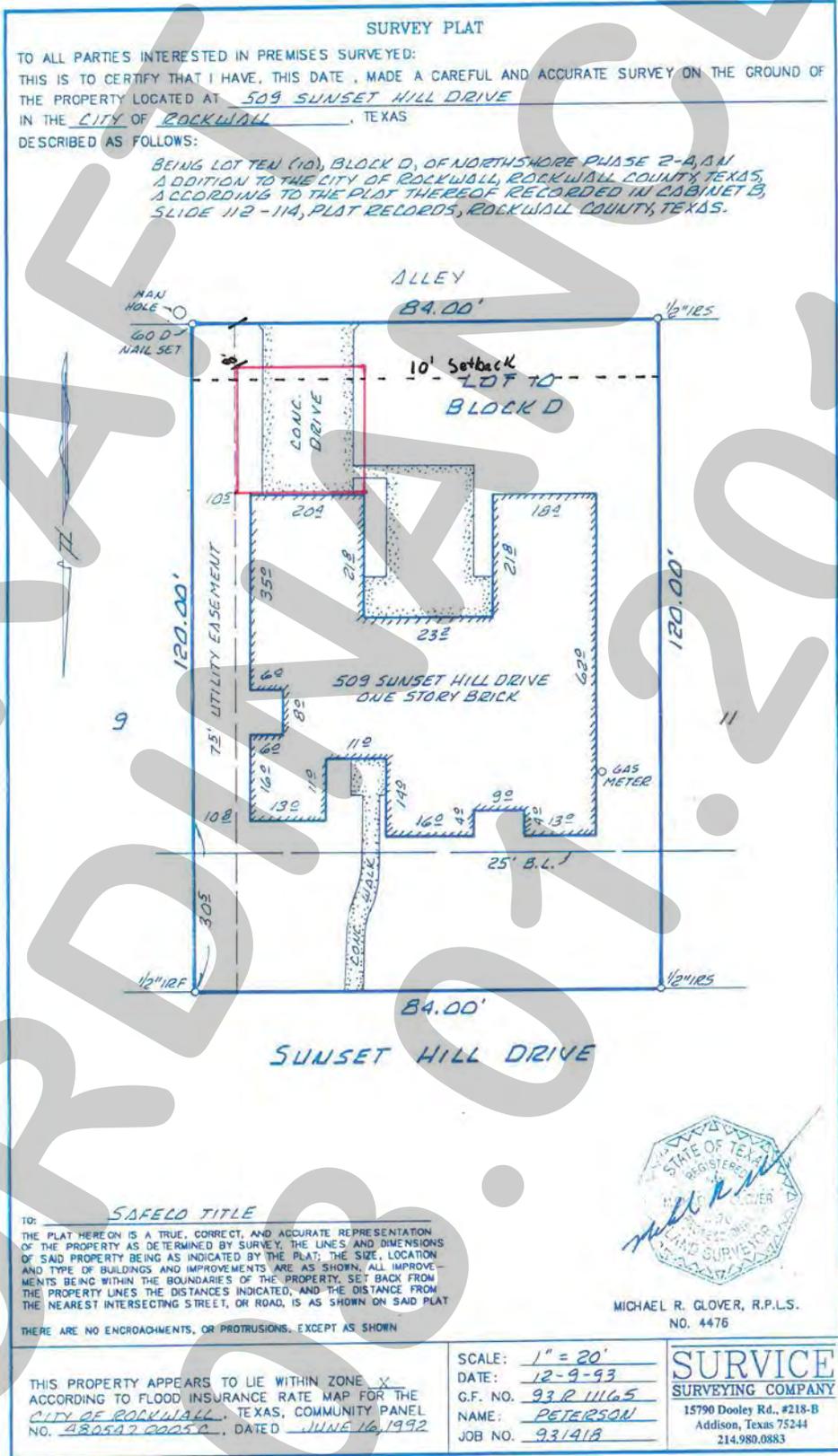


Exhibit 'B'
Site Plan



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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/01/2016

APPLICANT: Mike Hogue

AGENDA ITEM: **Z2016-021**; Hogue Townhouse (*PD Amendment*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (*0.7910-acres*) and Lots 67 & 68, Block B, B. F. Boydston Addition (*1.257-acres*), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, and take any action necessary.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On June 17, 2016 the applicant, Mike Hogue, submitted an application requesting a zoning amendment to Planned Development District 52 (PD-52) [*Ordinance No. 02-14*] for the purpose of allowing *Townhomes* on a 2.048-acre tract of land. The development will consist of eleven (11) single-family (*attached*) townhomes. The subject property has an underlying zoning of Heavy Commercial (HC) District, is located at the intersection of E. Boydston Avenue and S. Clark Street, and addressed as 703, 705, & 709 E. Boydston Avenue.

The Conceptual Site Plan submitted by the applicant indicates the 2.048-acre development will be sub-divided into twelve (12) lots for the purpose of constructing eleven (11) single-family “attached” homes [*townhomes*] and providing a park and open space. Based on the Conceptual Site Plan, each home site will share at least one (1) common wall; however, five (5) of the townhomes will have common walls on both sides. The ordinance will establish a minimum lot size of 24-ft x 75-ft, and a total minimum lot area of 1800 sq. ft.

The applicant intends to build three (3) story, two (2) bedroom townhomes consisting of 2,258 sq.-ft. of air conditioned space on each lot. The conceptual rendering (*photo*) provides a perspective of a traditional attached three (3) story home site that will incorporate a mixture flat and pitched roofs with gabled elements, articulated entry features, and balconies. Each townhome will be identified as a separate unit. Anti-monotony standards have been incorporated within the ordinance. The overall minimum masonry requirement for this development will be calculated at 90% masonry material(s), excluding windows and doors. Hardy Plank or a similar cementaceous material may be used up to 70 percent of the masonry requirement on units that do not have a cementaceous material on the adjoining property façade. This will help maintain the traditional design and style the applicant is attempting to create. Each townhome will also have a two (2) car garage located to the rear of each property.

In addition, the applicant will provide a minimum of a 10-foot landscape buffer along S. Clark Street and Boydston Avenue with large canopy trees planted at 50-ft intervals. Additional landscaping for each property will be provided as depicted on the concept plan.

A summary of the requested density and dimensional requirements is as follows:

Table 2: Lot Dimensional Requirements

	Lot Type (see Concept Plan) ►	Townhouse
Minimum Lot Width		24'
Minimum Lot Depth		75'
Minimum Lot Area		1,800 SF
Minimum Front Yard Setback		15'
Minimum Side Yard Setback		0'
Minimum Side Yard Setback (Adjacent to a Street)		20'
Minimum Length of Driveway Pavement from Rear Property Line		20'
Maximum Height ⁽¹⁾		39'
Minimum Rear Yard Setback		10'
Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]		2,200 SF
Maximum Lot Coverage		75%
Permitted Encroachment into Required Setbacks ⁽²⁾		5'

General Notes:

- 1: The Maximum Height shall be measured to the midpoint of the roof of the single family home.
- 2: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks where appropriate for such use and shall not encroach into public right-of-way.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property are existing single family homes zoned for Duplex (Two Family) Residential (2F) District land uses.
- South:** Directly south of the subject property is non-residential land uses zoned Planned Development No. 52 (PD-52) for Heavy Commercial (HC) District land uses.
- East:** Directly east of the subject property are single family homes zoned for Single Family 7 (SF-7) District land uses.
- West:** Directly west of the subject property are single family homes zoned for Zero Lot Line Residential (ZL-5) District land uses.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Mr. Hogue’s property is located within Planned Development No. 52 (PD-52) District, which allows for Heavy Commercial (HC) land uses. Adjacent to and within the vicinity of his property are Commercial (C), Duplex Residential (2F), and Single-Family Residential (SF-7) land uses. The Future Land Use Map contained within the Comprehensive Plan designates the subject property for *Commercial/Industrial* land uses. However, due to the adjacent land uses (i.e. Single-Family) this property could be utilized as a transitional zone if approved by City Council. According to the Comprehensive Plan, “(h)igh density residential (uses) should be used as a transitional use from commercial (or existing retail) use, or where it will serve as a logical extension of an existing high density development.” The zoning change proposed by the applicant would require this designation to be amended to a *High Density Residential* designation. This has been added as a condition of approval for this case.

It should be pointed out that according to the *Comprehensive Plan* the applicant is not required to provide 20% open space since the site is less than five (5) acres in total area; however, the concept plan indicates that an 1.64-acre park and open space area will be provided in the northern portions of the property adjacent to the flood plain area. This area is heavily treed and represents 80% of the total property. With this being said, the proposed amendment to PD-52 to allow for townhomes as depicted on the Conceptual Site Plan is a discretionary decision for the City Council.

NOTIFICATION:

On July 1, 2016, staff mailed 250 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Park Place Homeowner's Associations (HOA), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign adjacent to the subject property along Boydston Avenue 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 six (6) notices "in favor of" and four (4) notices "opposed to" the request.

RECOMMENDATIONS:

Should the City Council approve the applicant's request, staff recommends the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the all conditions contained within the Planned Development District ordinance; and,
- 2) The applicant shall adhere to Fire Department standards as follows:
 - a) Fire sprinkler system is required.
 - b) All fire code requirements shall be met including:
 - i) Fire hydrant and Fire Lane Coverage. Location of fire hydrant and fire lane will be dependent upon location of fire department connections (FDC's). Discuss locations with Fire Marshal.
- 3) That a replat of the proposed townhome development be required prior to the issuance of a building permit; and,
- 4) Development of the proposed eleven (11) lots shall generally conform with the intent of the PD Development Standards, Conceptual Site Plan, and the Conceptual Rendering as depicted and attached to the PD Ordinance; and,
- 5) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Commercial/Industrial designation to a High Density Residential designation; and,
- 6) Prior to acceptance of a Final Plat application, a PD Site Plan must be submitted and approved by the Planning and Zoning Commission, and;
- 7) Any construction resulting from the approval of this zoning ordinance shall conform to the requirements set forth by Planned Development District Ordinance, the Unified Development Code, 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 July 26, 2016, the Planning and Zoning Commission's motion to recommend approval of the PD amendment passed with staff conditions by a vote of 4 to 2 with Commissioner's Trowbridge and Whitley against, and Commissioner Logan absent.

City of Rockwall Project Plan Review History



Project Number	Z2016-021	Owner	HOGUE, ALLEN	Applied	6/17/2016	LM
Project Name	Hogue Townhomes	Applicant	HOGUE, ALLEN	Approved		
Type	ZONING			Closed		
Subtype	PD			Expired		
Status	STAFF REVIEW			Status	6/17/2016	LM

**REVISED COMMENTS -
HIGHLIGHTED**

Site Address	City, State Zip	Zoning
703 E BOYSTUN AVE	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
B F BOYDSTON	1	1	1	3995-0001-0001-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/21/2016	6/28/2016	6/21/2016		APPROVED	
ENGINEERING (7/20/2016 1:00 PM AW) Need to show and label detention area Parallel arking to be 22'x9' Show minimum drive aisles to be 24' wide Show minimum of 15' behind last parking/garage (see markup)	Amy Williams	7/20/2016	7/27/2016	7/21/2016	1	APPROVED	See Conditions
ENGINEERING (6/21/2016 7:54 AM AW) All engineering requirements must be met Detention required	Amy Williams	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	see Conditions
FIRE (6/21/2016 4:25 PM AA) Fire sprinkler system is required. All fire code requirements shall be met.	Ariana Hargrove	6/17/2016	6/24/2016	6/23/2016	6	APPROVED	see comments
FIRE (7/21/2016 2:26 PM AA) Fire sprinkler system is required. All fire code requirements shall be met including: Fire hydrant and Fire Lane Coverage. Location of fire hydrant and fire lane will be dependent upon location of fire department connections (FDCs). Discuss locations with Fire Marshal.	Ariana Hargrove	7/21/2016	7/28/2016	7/21/2016		APPROVED	See Conditions
PLANNING Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F.	David Gonzales	6/17/2016	6/24/2016	6/21/2016	4	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, and take any action necessary.

Planning Staff General Comments:

1. Submittal and approval of a site plan and plat are required for the proposed development prior to issuance of a building permit.
2. Development of the proposed property must meet the intent of the PD Conceptual Site Plan and the PD Conceptual Building Elevations as attached to the PD Ordinance.
3. The development shall adhere to the city's engineering and fire department standards as established.
4. Waiver required from City Council for not meeting the street frontage requirements.
5. Once a draft PD Ordinance has been written and provided to you, please review and make any corrections/additions you feel are appropriate for your development.

The following staff comments are to be addressed and resubmitted no later than Tuesday, July 5, 2016 (three large copies FOLDED and one PDF version) for subsequent/final review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

- On all future plan submittals please include the Case Number (Z2016-021) in the lower right hand corner.
- Adherence to the Parks Board Recommendations for Park District No. 21.

Please make the following corrections/additions to the Conceptual Site Plan:

- 1) Provide a label (i.e. BLOCK A & BLOCK B) delineating the townhouse lots (e.g. 10 lot area) from the remainder of the total lot area (i.e. open space, park area, road section, etc.). Also, label each separate lot within the townhouse area (e.g. Lot 1, Lot 2, ..., Lot 10).
- 2) Provide and label 10-ft landscape buffers adjacent to E. Boydston Ave and S. Clark St. Also indicate large canopy trees (min. 3 caliper inch) spaced 50-ft apart along those streets.
- 3) Provide and label a 10-ft front building setback line for the townhouse lots only (BLOCK A).
- 4) Remove the labels and lines indicating the 15-ft and 50-ft building lines.
- 5) Make adjustments and redraw lots # 1 & # 10 - those portions of the lot corners are not to be encroaching onto the street section.
- 6) Delineate/provide dimensions to the park area. Also, what amenities will be offered for the park?
- 7) Although not a requirement, how much open space will remain within the development (net acreage and/or percentage of total area).
- 8) Relabel the Site Plan submitted as "Conceptual Site Plan."

Please make the following corrections/additions to the Conceptual Building Elevations:

- 1) Provide an exterior materials type and calculation for each elevation.
- 2) Provide the overall height of the building.

- The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) The comp plan requires higher standards for residential design and that townhomes should differ in appearance through the use of varying entry features, use of

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
detail and trim, use of materials, articulation and setback. A request to waive this requirement by the City Council may be approved through the PD Ordinance.						
<ul style="list-style-type: none"> • Please make these revisions and corrections, and provide any additional information that has been requested. Revisions for this case will be due to staff by July 5, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible. All outstanding items may be listed or considered as conditions of approval should the request be approved by City Council. • Please mark your calendar for the scheduled meeting dates as follows: <ol style="list-style-type: none"> 1) Planning and Zoning Work Session: June 28, 2016 2) Planning and Zoning Public Hearing: July 12, 2016 2) City Council dates: a) July 18, 2016 [Public Hearing - 1st Reading] and b) August 1, 2016 [2nd Reading (if approved at 1st Reading)]. 						

PLANNING	David Gonzales	7/21/2016	7/28/2016	7/21/2016	COMMENTS	See comments
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Planning Staff General Comments:

1. Submittal and approval of a site plan and plat are required for the proposed development prior to issuance of a building permit.
2. Development of the proposed property must generally meet the intent of the PD Conceptual Site Plan and the PD Conceptual Rendering as attached to the PD Ordinance.
3. The development shall adhere to the city's engineering and fire department standards as established.
4. Once a draft PD Ordinance has been written and provided to you, please review and make any corrections/additions you feel are appropriate for your development.

The following staff comments are to be addressed and resubmitted no later than Wednesday, July 27, 2016 (three large copies FOLDED and one PDF version) for subsequent/final review by staff. For questions or comments concerning this case please contact David Gonzales, AICP in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com

- Adherence to the Parks Board Recommendations for Park District No. 21.

Please make the following corrections/additions to the Conceptual Site Plan:

- 1) Provide and label 10-ft landscape buffers adjacent to E. Boydston Ave and S. Clark St. and indicate large canopy trees (min. 3 caliper inch) spaced 50-ft apart along both streets.

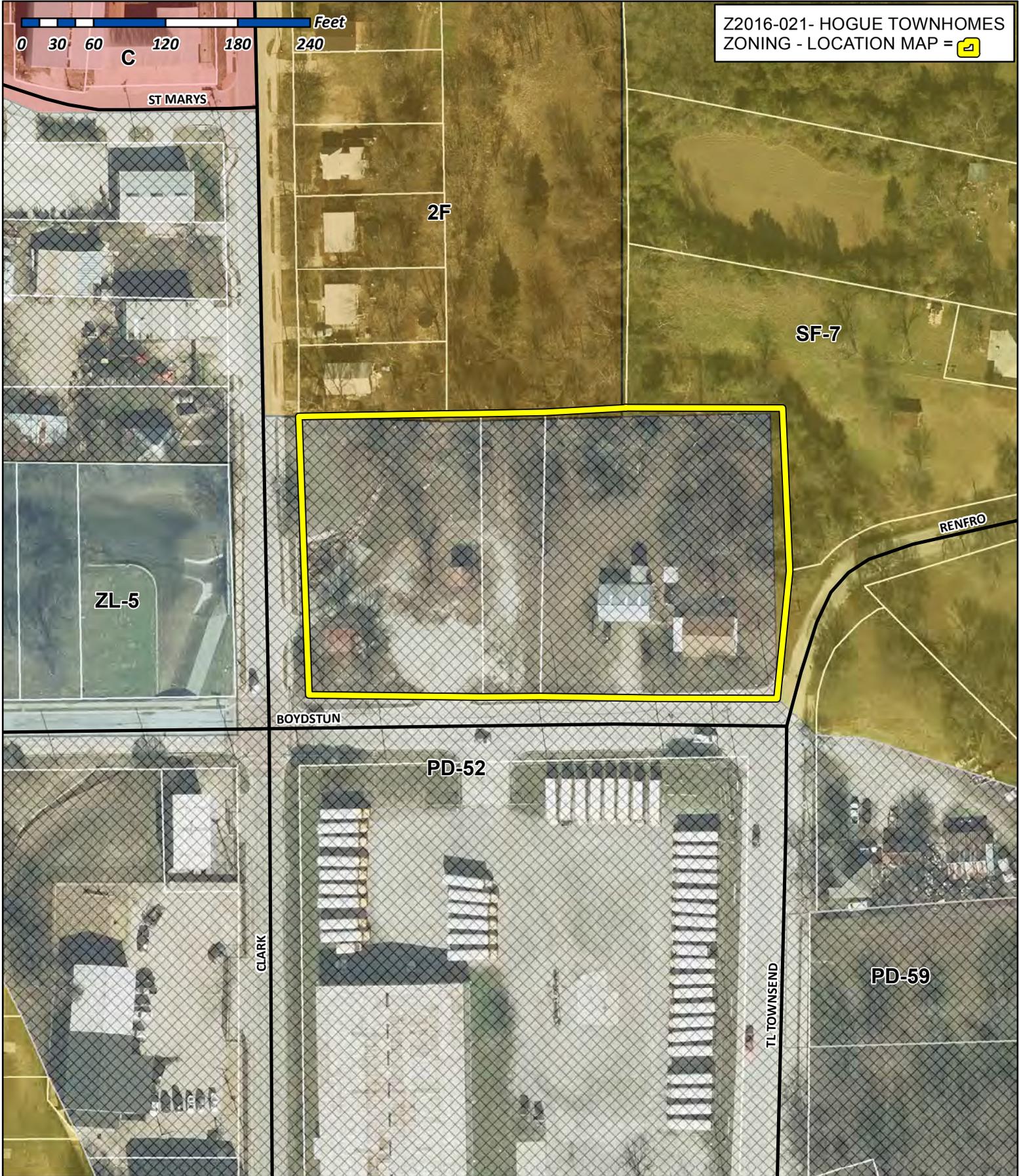
Please provide the following for the Conceptual Building Elevations:

- 1) Provide an exterior materials type and calculation for each elevation.
- 2) Provide the overall height of the building.

- The following are a list of Comprehensive Plan (plan) policies that have not been satisfied or could benefit from clarification:

(1) The comp plan requires higher standards for residential design and that townhomes should differ in appearance through the use of varying entry features, use of detail and trim, use of materials, articulation and setback. A request to waive this requirement by the City Council may be approved through the PD Ordinance.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
All outstanding items may be listed or considered as conditions of approval should the request be approved by City Council.						
• Please mark your calendar for the scheduled meeting dates as follows:						
1) Planning and Zoning Public Hearing: July 26, 2016						
2) City Council dates: a) August 1, 2016 [Public Hearing - 1st Reading] and b) August 15, 2016 [2nd Reading (if approved at 1st Reading)].						



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.

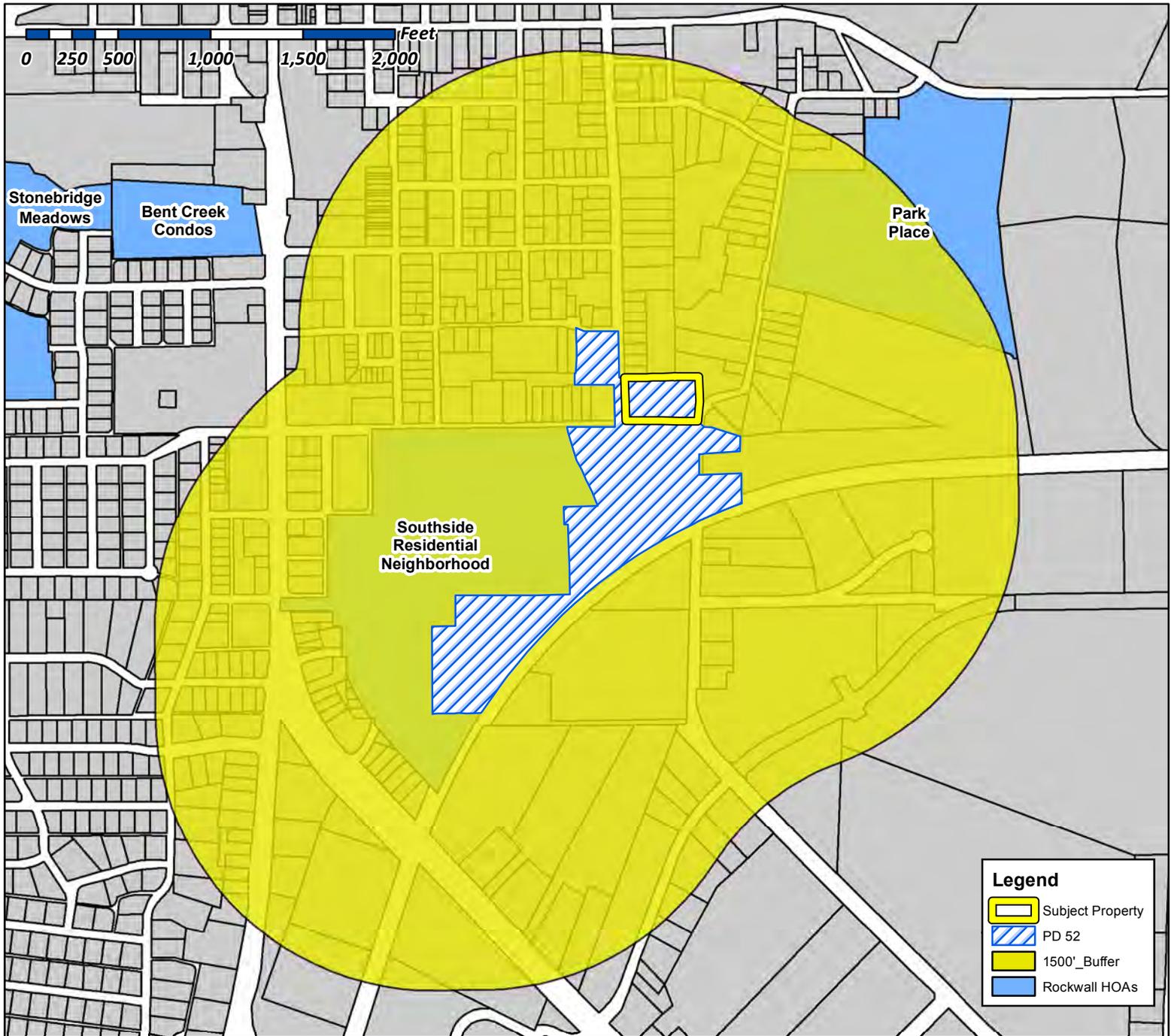




City of Rockwall

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

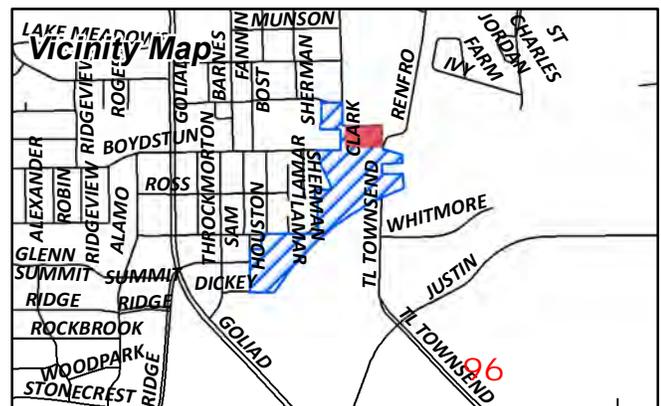
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Case Number: Z2016-021
Case Name: Hogue Townhomes
Case Type: Zoning
Zoning: PD-52 District
Case Address: Northeast Corner of S. Clark St. and E. Boydston Ave.

Date Created: 06/17/2016

For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#)
Subject: Neighborhood Noification Program: Notice of zoning request
Date: Friday, June 24, 2016 4:49:12 PM

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 3, 2016. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

Z2016-021-Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

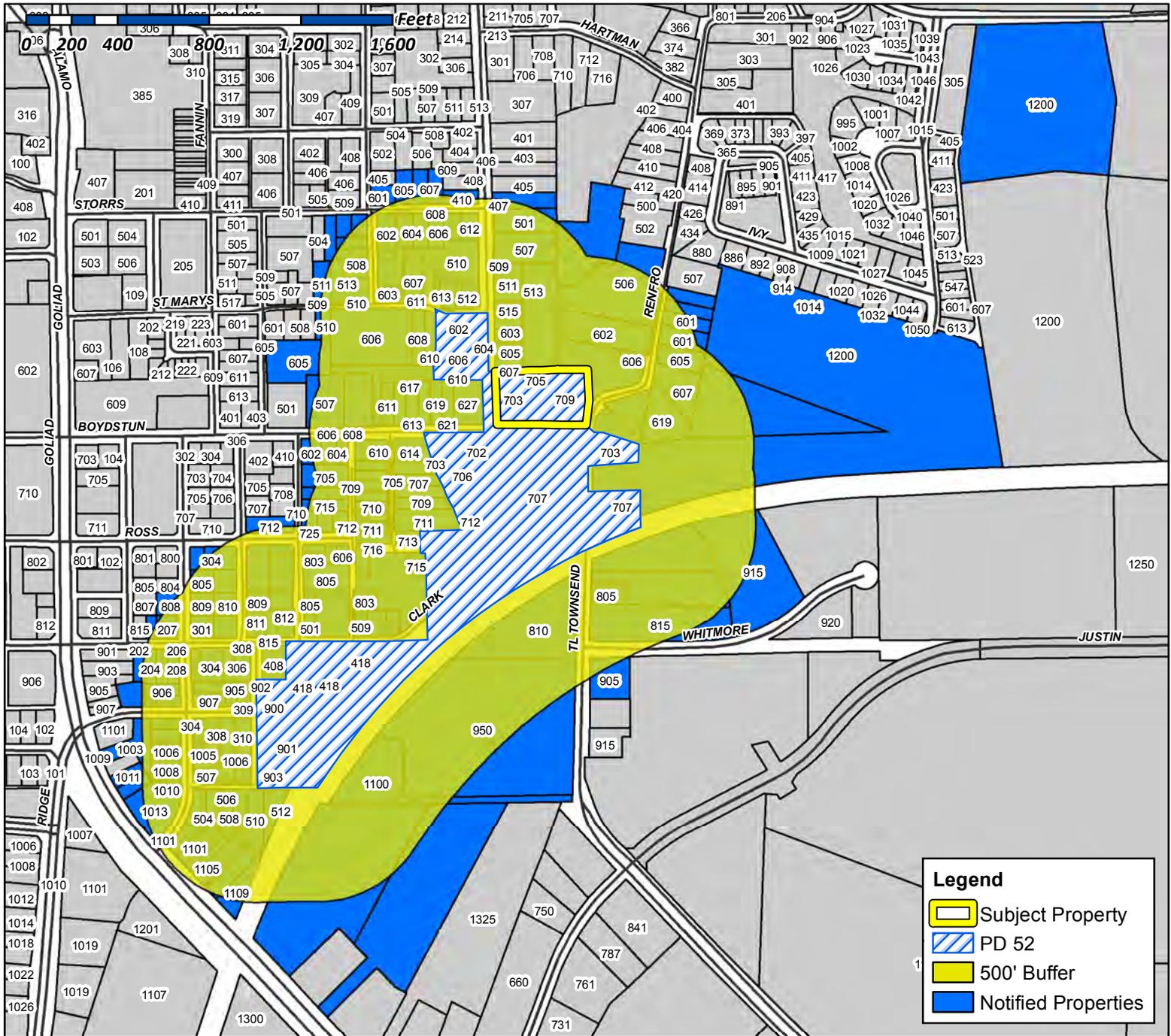
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

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

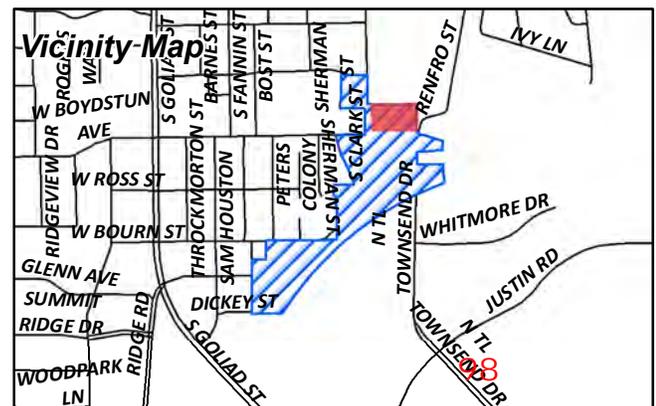
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Case Number: Z2016-021
Case Name: Hogue Townhomes
Case Type: Zoning
Zoning: PD-52
Case Address: Northeast Corner of S. Clark and E. Boydston Ave.

Date Created: 06/17/2016

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

UPDATED NOTICE

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. Z2016-021: Hogue Townhomes

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, 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, 7/26/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/1/2016 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 **7/18/2016** 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. Z2016-021: Hogue Townhomes

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

GARRETT A A
C/O GERRY B GARRETT
1000 E YELLOW JACKET LN
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
1003 S GOLIAD
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
1005 SAM HOUSTON
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
1006 SAM HOUSTON
ROCKWALL, TX 75087

PRICE ALVIN
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
1007 SAM HOUSTON
ROCKWALL, TX 75087

EMMANUEL TABERNACLE CHURCH
1008 SAM HOUSTON
ROCKWALL, TX 75087

JONES EVELYN
1008 DAVY CROCKETT ST
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 W RUSK ST
ROCKWALL, TX 75087

ROGERS MICHAEL W
1010 SAM HOUSTON
ROCKWALL, TX 75087

DORRIS CHARLES E
1011 S GOLIAD
ROCKWALL, TX 75087

ROGERS MIKE
1012 SAM HOUSTON
ROCKWALL, TX 75087

ROGERS MICHAEL W
1013 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

ROGERS FAMILY LIVING TRUST, INNIS WAYNE
ROGERS
1101 S GOLIAD
ROCKWALL, TX 75087

ANGEL NADA
11014 ITASCA DR
DALLAS, TX 75228

SLATER RODNEY E
1103 S 29TH ST
COPPERAS COVE, TX 76522

ROQUEMORE TOMMIE
1105 S GOLIAD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

LOSANES LOU & RUBY
1180 CRESTCOVE DR
ROCKWALL, TX 75087

COLUMBIA EXTRUSION CORP
1200 E WASHINGTON
ROCKWALL, TX 75087

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

LAKEPOINTE ENTERPRISES LLC
1309 MORAIN PL
HEATH, TX 75032

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

BALL JUSTIN
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O RAILAMERICA TAX DEPARTMENT
13901 SUTTON PARK DR S O
JACKSONVILLE, FL 32224

ROGERS FAMILY LIVING TRUST, INNIS WAYNE
ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

HOYT MICHAEL A & CAROLYN A
1412 ENGLEWOOD DR
ROYSE CITY, TX 75189

SMITH CHARLES ELLIOT
1421 COASTAL DR
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

COLEMAN JACQUELYN W
15320 BITTERSWEET RD
BROOKFIELD, WI 53005

MCCALLUM DARRELL
1535 E INTERSTATE 30
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

WHITE ORCHID HOLDING CO
16970 DALLAS PKWY 0
DALLAS, TX 75248

SCROGGS CHARLES
1748 BISON MEADOW LN
HEATH, TX 75032

BATRES SALVADOR SR
202 E BOURN ST
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

MOTON R T
203 E BOURN ST
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

HECKARD ALLEN
207 BOURN AVE
ROCKWALL, TX 75087

LOWREY DAVID D
2070 PONTCHARTRAIN
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

COLES JOSEPH R III AND WENDY A
208 LAKEVIEW DR
ROCKWALL, TX 75087

HARRIS RICHARD & JUDY
210 GLENN AVE
ROCKWALL, TX 75087

HUMPHREY ELDORA B &
DERRILL DELOYD
2310 BERWICK AVE
DALLAS, TX 75203

LIGHTFOOT MARSHALL & CYNTHIA
256 WINDY LN
ROCKWALL, TX 75087

DABNEY TERESA A
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
LINDA HARRIS INDEPENDENT EXECUTOR
301 MEADOWDALE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

CHERRY JOHN T
303 RENFRO ST
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
304 BOURN
ROCKWALL, TX 75087

LOSANES LOU & RUBY G
304 EMMA JANE
ROCKWALL, TX 75087

DAVIDSON JEFFREY LEE & MELIZA IBARRA
304 E ROSS AVE
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP
ATTN BILL BRICKER
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LRG GROUP LLC
306 BOURN AVE
ROCKWALL, TX 75087

JONES ARCHIE & JUANITA
308 E BOURN ST
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

JONES LENA EST
310 EMMA JANE
ROCKWALL, TX 75087

HAMANN KRISTIE M
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA
3150 HAYS LN
ROCKWALL, TX 75087

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
405 TYLER ST
ROCKWALL, TX 75087

CHERRY JOHN T
407 S CLARK ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

COBURN SHARON S
410 S CLARK ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

SAUCEDO RAUL &
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

HAMM MARY ALICE
506 RENFRO ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

MOORE JAMES L
508 SHERMAN ST
ROCKWALL, TX 75087

BROWN GEORGIA AND
FLORIDA TAYLOR
508 DICKEY ST
ROCKWALL, TX 75087

BUFFINGTON LEE SAMUEL ETAL
509 E BOURN ST
ROCKWALL, TX 75087

HAMANN KRISTIE M
509 S CLARK ST
ROCKWALL, TX 75087

HUMPHREY ELDORA B &
510 DICKEY ST
ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA
510 SHERMAN ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
510 S CLARK
ROCKWALL, TX 75087

HAMANN KRISTIE M
511 S CLARK ST
ROCKWALL, TX 75087

WALKER LESA C
511 SAINT MARY ST
ROCKWALL, TX 75087

WAFFER JULIUS
512 DICKEY ST
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
512 S CLARK
ROCKWALL, TX 75087

JOHNSON TIMOTHY ALLEN
513 ST MARYS ST
ROCKWALL, TX 75087

HOGUE ALLEN
513 RIDGEVIEW DR
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
515 S CLARK ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

JACOBS J D JR & OLLIE M
5961 CONNIE LN
ROCKWALL, TX 75032

WARDELL JOHN P & JULIE C
601 RENFRO ST
ROCKWALL, TX 75087

TOVAR LUIS & MARICELA
601 STORRS ST
ROCKWALL, TX 75087

HARRIS JESSIE EARL JR ESTATE
601 S CLARK ST
ROCKWALL, TX 75087

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M
LIFE ESTATE
602 RENFRO ST
ROCKWALL, TX 75087

DEAN GREG
602 S CLARK ST
ROCKWALL, TX 75087

JAMGOCHIAN MICHAEL W & LESLIE A BARRETT
602 STORRS STREET
ROCKWALL, TX 75087

RIVERA SARA ELIA
603 S CLARK STREET
ROCKWALL, TX 75087

LANGLEY RONALD SHANE
603 ST MARYS STREET
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK ST
ROCKWALL, TX 75087

DABNEY TERESA A
604 S ROSS
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

GENTRY P J ETUX
605 BOST ST
ROCKWALL, TX 75087

MACON JACKIE L
605 E ROSS ST
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

DAVIS JIMMY JACK
605 STORRS ST
ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C
606 RENFRO ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
606 ROSS
ROCKWALL, TX 75087

GAMEZ DAVID & REFUGIO & PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

HISER AMY MICHELE
606 STORRS STREET
ROCKWALL, TX 75087

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

STARK ROBERT SCOTT
607 SAINT MARY ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

HOYT MICHAEL A & CAROLYN A
608 ST MARYS ST
ROCKWALL, TX 75087

LOWREY DAVID D
608 STORRS ST
ROCKWALL, TX 75087

HAMANN BRENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

HUBBARD CURTIS L & ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
610 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

JOHNSTON SHERRI A
610 STORRS ST
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT
611 E BOYDSTUN AVE
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

ANGEL NADA
612 STORRS ST
ROCKWALL, TX 75087

MCCALLUM DARRELL
613 ST MARYS PL
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN 613 E BOYDSTUN AVE ROCKWALL, TX 75087	SPENCER NEFAME 6138 SINGING HILLS DR DALLAS, TX 75241	GAMEZ DAVID 614 E BOYDSTUN AVE ROCKWALL, TX 75087
ASCOT INVESTORS LLC 617 E BOYDSTUN AVE ROCKWALL, TX 75087	ASCOT INVESTORS LLC 619 E BOYDSTUN AVE ROCKWALL, TX 75087	ABBOTT TODD & WHITNEY 619 RENFRO STREET ROCKWALL, TX 75087
SHEPHERD PLACE HOMES INC 620 ROWLETT RD GARLAND, TX 75043	ASCOT INVESTORS LLC 621 E BOYDSTUN AVE ROCKWALL, TX 75087	ASCOT INVESTORS LLC 627 E BOYDSTUN AVE ROCKWALL, TX 75087
KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032	KAUFMANN DOUGLAS A 627 SORITA CIRCLE HEATH, TX 75032	BRANNON ERMA LEE EST AND MARVIN RAY BRANNON ETAL 6819 CLIFFWOOD DR DALLAS, TX 75237
BRANNON ERMA LEE EST AND MARVIN RAY BRANNON ETAL 6819 CLIFFWOOD DR DALLAS, TX 75237	KAUFMANN PROPERTIES LLC 702 S CLARK ST ROCKWALL, TX 75087	HARRIS RICHARD & JUDY 703 TOWNSEND DR ROCKWALL, TX 75087
HOGUE ALLEN 703 E BOYSTUN AVE ROCKWALL, TX 75087	TOWNSEND PROFESSIONAL CENTRE LLC 703 MCKINNEY AVE DALLAS, TX 75202	ROSS LESLIE 703 SHERMAN ST ROCKWALL, TX 75087
SCROGGINS MURRAY 704 SHERMAN ST ROCKWALL, TX 75087	SLATER RODNEY E 705 PETERS COLONY ROCKWALL, TX 75087	HOGUE ALLEN 705 E BOYDSTUN AVE ROCKWALL, TX 75087
STRANGE ANTHONY I SR & LISA D 705 N SHERMAN ST ROCKWALL, TX 75087	KAUFMANN PROPERTIES LLC 706 S CLARK ST ROCKWALL, TX 75087	KATELY CHARLES LEE & THELMA S 706 SHERMAN ST ROCKWALL, TX 75087
COLUMBIA EXTRUSION CORP 707 TOWNSEND ROCKWALL, TX 75087	ROCKWALL INDEPENDENT SCHOOL 707 S CLARK ROCKWALL, TX 75087	ABARCA JOANNE 707 SHERMAN ST ROCKWALL, TX 75087
DIAZ MAGDALENA MARIA GALVAN 708 SHERMAN ST ROCKWALL, TX 75087	ASCOT INVESTORS LLC 709 B WEST RUSK #580 ROCKWALL, TX 75087	DARLING MARJORIE A 709 E BOYDSTUN AVE ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

HOLLAND ROBIN
709 SHERMAN ST
ROCKWALL, TX 75087

JONES HELEN
710 SHERMAN ST
ROCKWALL, TX 75087

STARK ROBERT C
710 AGAPE CIR
ROCKWALL, TX 75087

STARK ROBERT CLAYTON
710 AGAPE ST
ROCKWALL, TX 75087

WRIGHT ALVIN
711 LAMAR
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
711 SHERMAN ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
712 CLARK ST
ROCKWALL, TX 75087

JOHNSON PAMELA
712 SHERMAN ST
ROCKWALL, TX 75087

GARRETT MAMIE W
C/O TONY ELLIS
712 HAWTHORN DR
CEDAR HILL, TX 75104

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL OLIVER
712 PETERS COLONY
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
713 SHERMAN ST
ROCKWALL, TX 75087

STRANGE EMERSON JR
715 SHERMAN ST
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HABITAT FOR HUMANITY
716 SHERMAN ST
ROCKWALL, TX 75087

BALL JUSTIN
725 PETERS COLONY
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
7475 SANDY LAKE RD
QUINLAN, TX 75474

JONES HELEN
7835 MILITARY PKWY APT 208
DALLAS, TX 75227

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH
7903 FERGUSON RD
DALLAS, TX 75228

COBURN SHARON S
798 HOOMAEMAE ST
PEARL CITY, HI 96782

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
805 SAM HOUSTON
ROCKWALL, TX 75087

TOWNSEND PROFESSIONAL CENTRE LLC
805 TOWNSEND
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

CLARK MICHAEL
808 SAM HOUSTON
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

ROCKWALL COUNTY
810 HIGH SCHOOL
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-
SALVADOR
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

VARNER ROBERT R JR &
815 TOWNSEND
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

VARNER ROBERT R JR &
GLEN COX
815 TL TOWNSEND
ROCKWALL, TX 75087

CLARK MICHAEL
8305 CONCORD DR
ROWLETT, TX 75089

CLARK MICHAEL
8305 CONCORD DR
ROWLETT, TX 75089

WARDELL JOHN P & JULIE C
880 IVY LN
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

TURBO MOTOR SALES
C/O HENRY PATRICK ETUX
901 DAVY CROCKETT ST
ROCKWALL, TX 75087

WHITE ORCHID HOLDING CO
902 DAVY CROCKETT
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

MELTON J D
903 DAVY CROCKETT
ROCKWALL, TX 75087

HEFLIN JERRY
905 T L TOWNSEND
ROCKWALL, TX 75087

PRICE BARBARA N
905 SAM HOUSTON ST
ROCKWALL, TX 75087

VALENCIA MONICA L
906 SAM HOUSTON
ROCKWALL, TX 75087

ANDERSON ALLEN
907 SAM HOUSTON
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
915 WHITMORE
ROCKWALL, TX 75087

ROCKWALL COUNTY
950 TOWNSEND RD
ROCKWALL, TX 75087

PANNELL CHRYSAL
990 CORNELIUS RD
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE O
ROCKWALL, TX 75087

GENTRY P J ETUX
PO BOX 1073
ROCKWALL, TX 75087

SAUCEDO RAUL &
REYNA ENRIQUEZ
PO BOX 1093
ROCKWALL, TX 75087

ROCKWALL SOUTHSIDE NEIGHBORHOOD
COALITION
C/O TONY RIOS
PO BOX 1262
ROCKWALL, TX 75087

DORRIS CHARLES
PO BOX 216
ROCKWALL, TX 75087

DORRIS CHARLES E
PO BOX 216
ROCKWALL, TX 75087

JOHNSON TIMOTHY ALLEN
PO BOX 2423
ROCKWALL, TX 75087

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

CANALES FRANCISCO R
PO BOX 291
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
PO BOX 8333
GREENVILLE, TX 75404

MELTON JEFFREY G
PO BOX 884
ROCKWALL, TX 75087

MELTON J D
PO BOX 884
ROCKWALL, TX 75087

Gonzales, David

From: Planning
Sent: Tuesday, July 12, 2016 8:45 AM
To: Gonzales, David
Subject: FW: Case No. Z2016-021: Hogue Townhomes

From: Sherri Johnston [<mailto:sherri1955mt@yahoo.com>]
Sent: Friday, July 08, 2016 2:16 PM
To: Planning
Subject: Case No. Z2016-021: Hogue Townhomes

As a Rockwall resident and homeowner I do have a few concerns in reference to Case No. Z2016-021: Hogue Townhomes.

- Parking availability at each townhome. This is a busy area with the RISD bus barn located right across the street. If there is not ample parking on each townhome lot, vehicles will be parking in a street that is already heavily traveled, especially when school is in session.
- Will there be any open space requirements that Mr. Hogue will have to comply with?
- What will the landscaping requirements be? There are several large trees on this property. Hopefully they will be able to be saved should this development move forward.
- What type of street lighting will be required for this area?
- How will the drainage be affected in this area? There is a large creek that runs behind this property.

I am opposed to this request as it will add to the traffic in our area which is already busy as Clark Street is used by many as a cut through to Hwy. 66.

Sherri Johnston
610 Storrs Street
Rockwall, Tx. 75087
214-533-3938
sherri1955mt@yahoo.com



**NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

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EMAIL: PLANNING@ROCKWALL.COM

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**David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2016-021: Hogue Townhomes

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: JEFF DAVIDSON
Address: 304 E. Ross St Rockwall TX 75087

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.

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 I am opposed to the request for the reasons listed below.

I don't think a high density lot near the bus parking lot and industrial area, is going to attract the type of residents we want to promote in downtown rockwall

Name: Paul Hejl
Address: 709 Peters Colony

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- I am opposed to the request for the reasons listed below.

*Because of Townhomes on Stovis St.
It's a revolving door, people move in & out.
So many cars & trash cans left out*

Name: *Peggy Jones*
Address: *604 Stovis St*

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- I am opposed to the request for the reasons listed below.

1) GOOD FOR THE COMMUNITY - ENHANCES VISIBILITY & PROPERTY VALUES
2) OFFERS THE POSSIBILITY OF AFFORDABLE HOUSING

Name: JEAN ALLEN
Address: 711 SHERMAN ST. ROCKWALL, TX 75087

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RECEIVED
JUL 06 2016

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Case No. Z2016-021: Hogue Townhomes

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- I am opposed to the request for the reasons listed below.

It will help improve the area.

Name: *Robbie Hale*
Address: *509 Bourn*

SHEPHERD PLACE HOMES, INC.
dba ROBBIE HALE HOMES
972-475-1100
620 ROWLETT RD.
GARLAND, TX 75043-3703

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- I am opposed to the request for the reasons listed below.

There are school buses across the street.
 This would be no issue.

Name:

H & M Tool & Die

Address:

1111 St Mary St. Rockwall, TX 75087

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f.

mzalis



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Name: **RICHARD HARRIS**
Address: **210 GLENN AVE. ROCKWALL, TX 75087**

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- I am opposed to the request for the reasons listed below.

Blank lines for providing reasons for support or opposition.

Name: *Jacob Jacob*
Address: *5961 Carmel Ln Rockwall, Tx 75087*

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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. Z2016-021: Hogue Townhomes

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, 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, 7/12/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/18/2016 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 **7/18/2016** 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. Z2016-021: Hogue Townhomes

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.

More good rental properties are needed in Rockwall

Name: *Jim Moore*
Address: *604 Clark St Rockwall, Tex. 75087*

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



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

UPDATED NOTICE

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. Z2016-021: Hogue Townhomes

Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being addressed as 703, 705 & 709 E. Boydston Avenue, 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, 7/26/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/1/2016 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 **7/18/2016** 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. Z2016-021: Hogue Townhomes

20's - 30's style Neo-traditional

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. *Conditional Support*

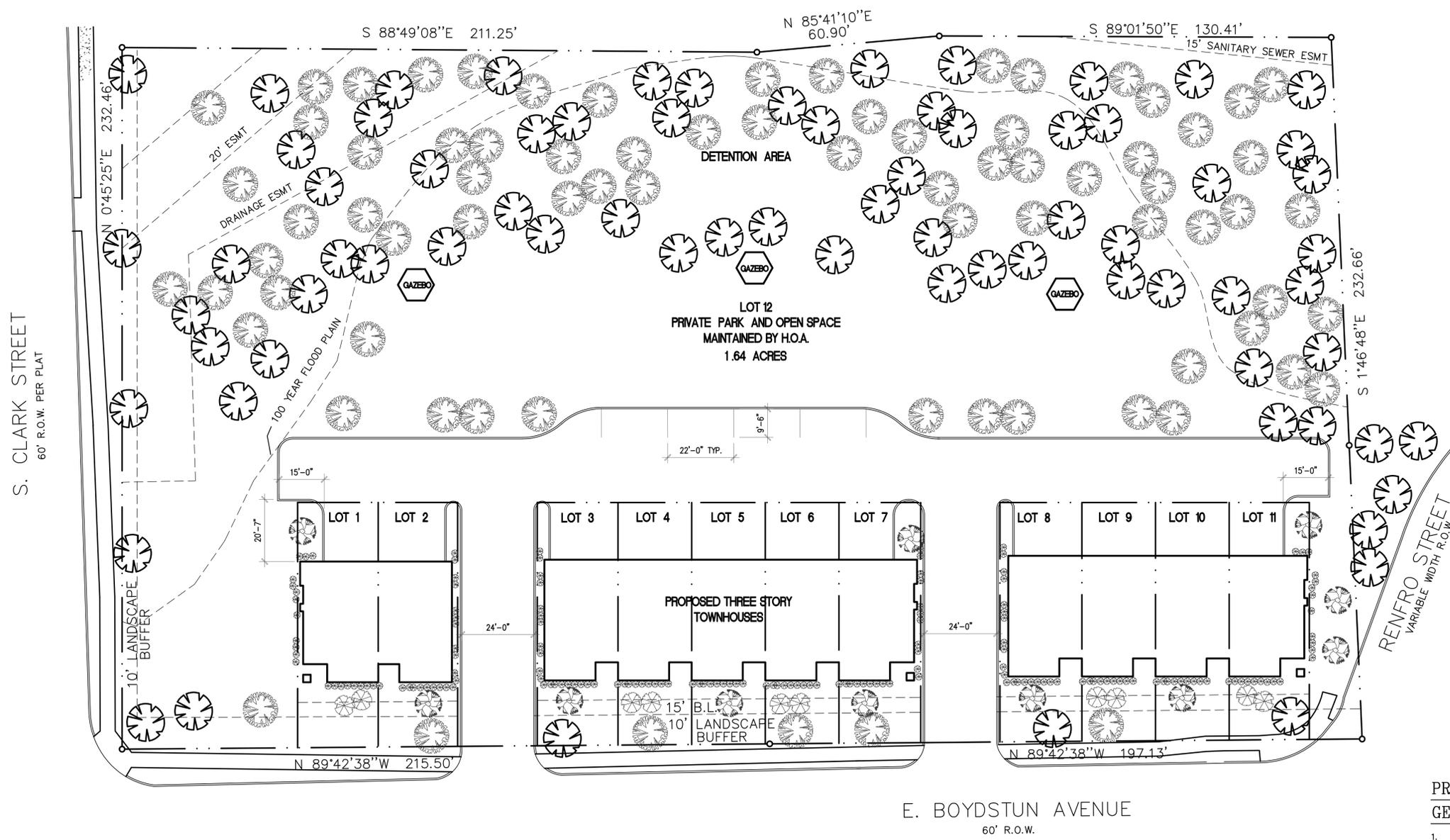
Architecture not consistent with Old Town + Park Place. 2nd entrance to Park Place is within 250 feet. Ph III will begin soon, could support this Z2016-021 if compatible architecture is used and 1) Use cannot go back to HC base, 2) Only these tracts are allowed the MF use.

Name: *Cu Brucher*

Address: *505 Westway, 75087*

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.

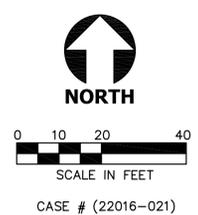
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



E. BOYDSTON AVENUE
60' R.O.W.

PARKING DATA
TOWNHOUSE 11 - 2 BEDROOM UNITS
26 PARKING SPACES PROVIDED

HOGUE TOWNHOMES
BEING A 2.048 AC. TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1 OF THE ALLEN HOGUE SUBDIVISION AND LOTS 67 & 68, BLOCK B,B.F. OF THE BOYDSTON ADDITION IN THE CITY OF ROCKWALL, TEXAS. ADDRESSED AS 703,705,& 709 E. BOYDSTON AVENUE.



PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2051

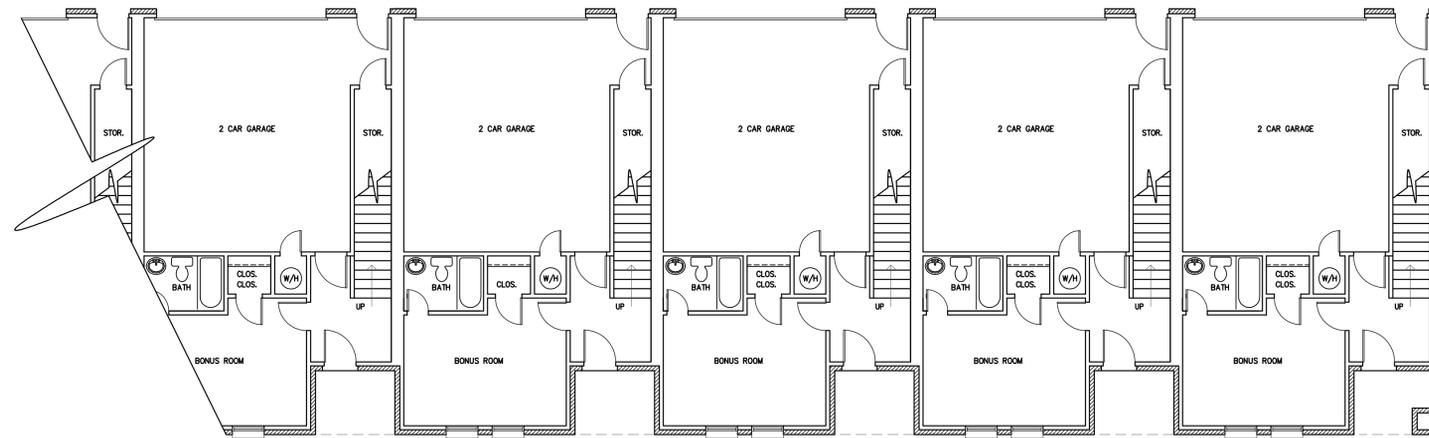
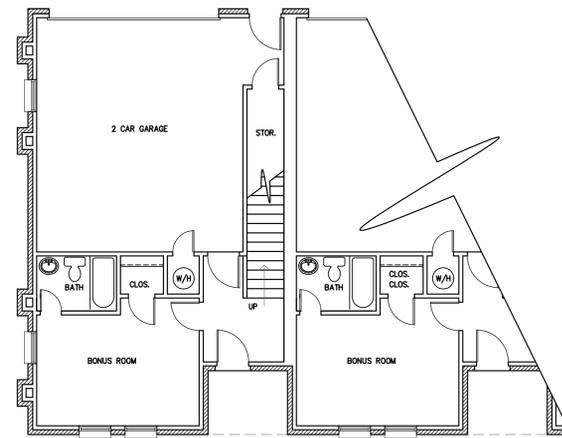
No.	Date	Revision	By

HOGUE TOWNHOUSE
ROCKWALL, TEXAS
CONCEPTUAL SITE PLAN

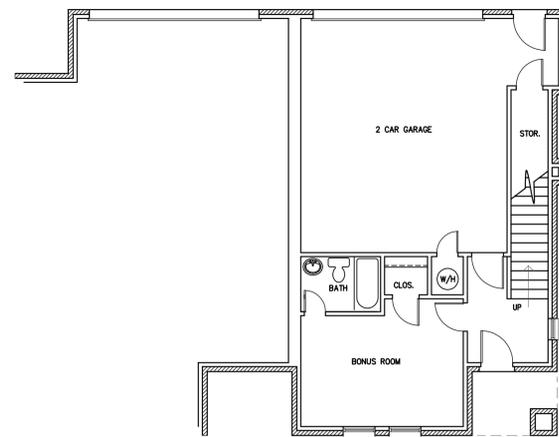
Scale:	1" = 20'-0"
Date:	MM/DD/YEAR
Project No.:	160301
Designed:	GW
Drawn:	GW
Checked:	MM

SHEET
A1
OF
3

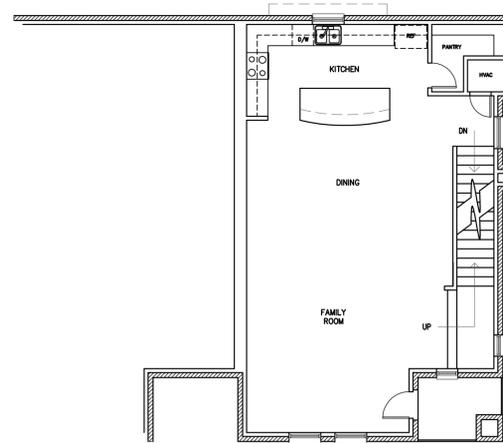




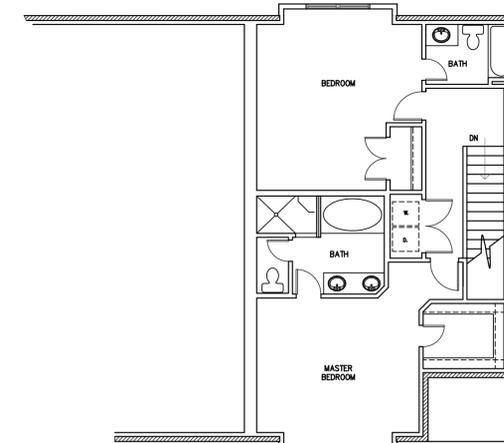
10 UNIT FIRST FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

SQUARE FOOTAGE (2BDRM)

FIRST FLOOR	376
SECOND FLOOR	960
THIRD FLOOR	922
TOTAL AC	2258
GARAGES	584
PORCH	48
BALCONY	48
TOTAL	2938

No.	Date	Revision	By

Scale: 1/8" = 1'-0"

Date: MM/DD/YY

Project No.: 160301

Designed: GW

Drawn: GW

Checked: WM

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 02-14] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING BY AMENDING PLANNED DEVELOPMENT DISTRICT 52 (PD-52) TO ALLOW TOWNHOMES ON A 2.048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 1, ALLEN HOGUE SUBDIVISION (0.791-ACRES) AND LOTS 67 & 68, BLOCK B, B. F. BOYDSTUN ADDITION (1.257-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BEING A PORTION OF A LARGER ~24.17-ACRE ZONING DISTRICT IDENTIFIED AS PLANNED DEVELOPMENT DISTRICT 52 (PD-52) WHICH IS MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Mike Hogue for the approval of an amendment to Planned Development District 52 (PD-52) [Ordinance No. 02-14] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall for the purpose of allowing townhomes on a 2.048-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.791-acres) and Lots 67 & 68, Block B, B. F. Boydston Addition (1.257-acres) being a portion of a larger Planned Development District described as ~24.17-acres of land situated within the City of Rockwall, Rockwall County, Texas, identified as Planned Development District 52 (PD-52), and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein, and;

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 52 (PD-52) [Ordinance No. 02-14] 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 for Planned Development District 52 (PD-52) as approved by *Ordinance No. 02-14*;

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 *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 *Area 2* as depicted in the *Area Location Map* in *Exhibit 'B'* of this ordinance -- *which is attached hereto and incorporate herein by reference as Exhibit 'B'* -- shall be in conformance with the schedule listed below (*except as set forth 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(e) below*], shall be the exclusive procedures applicable to the subdivision and platting of *Area 2*.
- (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 specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) *Open Space Master Plan*
 - (2) *PD Site Plan*
 - (3) *Final Plat*
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for *Area 2*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* contained in *Exhibit 'D'* of this ordinance -- *which is attached hereto and incorporate herein by reference as Exhibit 'D'* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board. The *Open Space Master Plan* can be submitted simultaneously with the *PD Site Plan*.
- (d) *PD Site Plan.* A *PD Site Plan* covering all of *Area 2* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, street buffers and entry features.
- (e) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat* for all of *Area 2* 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 15TH DAY OF AUGUST, 2016.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 1, 2016

2nd Reading: August 15, 2016

Exhibit 'A':
Legal Description

BEGINNING at the point of intersection of the north line of Dickey Street with the east line of Davy Crockett Street and proceeding east along the north line of Dickey Street to the *Union Pacific Railroad* tracks;

THENCE, north and east along the existing railroad tracks to the point of intersection of the centerline of Townsend Drive and the *Union Pacific Railroad* (UPRR) [*i.e. formerly MKT*] tracks and continuing along said UPRR line to the point of intersection with the south prong of Squabble Creek;

THENCE, north and west along the centerline of the south prong of Squabble Creek to the centerline of the alignment for the proposed extension of E. Boydston Avenue;

THENCE, west along said centerline alignment to the point of intersection of E. Boydston Avenue, Townsend Drive and Renfro Street due south of the southeast corner of the property owned by Raymond & Marjorie Davis, Part of Block 67 of the B. F. Boydston Survey, Abstract No. 3140 (*i.e. 709 E. Boydston Avenue*);

THENCE, north along the east boundary line of the Davis tract to the northeast corner of the Davis tract;

THENCE, west along the north boundary of said Davis tract following along the north property lines of those properties fronting on E. Boydston (*including Part of Block 68 of the B. F. Boydston Survey, Abstract No. 3140 [i.e. 705 East Boydston] and Lot 1, Block 1 of the Allen Hogue Subdivision [i.e. 703 E. Boydston]*) to the centerline of S. Clark Street;

THENCE, north along the centerline of S. Clark Street to a point at the intersection of the centerline of St. Mary's Street with the centerline of S. Clark Street;

THENCE, west along the centerline of St. Mary's Street to a point due north of the northwest corner of a property owned by Greg Dean, Mill Company (*i.e. Block 3, Lot 25*);

THENCE, due south to the northwest corner of said Dean Tract and continuing along the west boundary line of said Dean Tract and those lots having frontage on S. Clark Street (*i.e. Mill Company; Lot 26, Block 3 [i.e. 604 South Clark], Mill Company; Lot 27, Block 3 [i.e. 606 South Clark], Block 71A of the B.F. Boydston Addition, Abstract No. 3140 [i.e. 610 South Clark], and the vacant lot situated on the northwest corner of the intersection of S. Clark Street and Boydston Avenue [owned by T.D. Ross and Madeline K. Gray], Block 71B of the B.F. Boydston Addition, Abstract No. 3140 [i.e. 619 E. Boydston Avenue]*) to a point at the southwest corner of said Ross/Gray Tract;

THENCE, due south to a point on the centerline of Boydston Avenue (*i.e. 274.00-feet west of the intersection of the west line of S. Clark Street and North line of Boydston Avenue*);

THENCE, west along the centerline of E. Boydston Avenue through the intersection of Boydston Avenue and S. Clark Street to a point (*i.e. 274.00-feet west of the intersection of the west line of S. Clark Street and north line of Boydston Avenue*) at a point due south of the southeast corner of a certain 1.50-acre lot known as Block 71B of the B. F. Boydston Survey, Abstract No. 3140, City of Rockwall, Rockwall County, Texas;

THENCE, west along the centerline of Boydston Avenue to a point due north of the northeast corner of the Gamez Addition, an addition of the City of Rockwall, Texas, according to the plat thereof recorded in *Cabinet C, Slide 42/43 of the Plat Records of Rockwall County, Texas*;

THENCE, south across Boydston Avenue to the point on the northeast corner of the said Gamez Addition and continuing south and east along the east boundary line of said Gamez Addition and the east boundary line of the Ridgell Subdivision and the west boundary line of Lots A & C of said Ridgell Subdivision and continuing along the west line of those properties fronting on S. Clark Street to the point of intersection between the centerlines of S. Clark Street and E. Bourne Avenue;

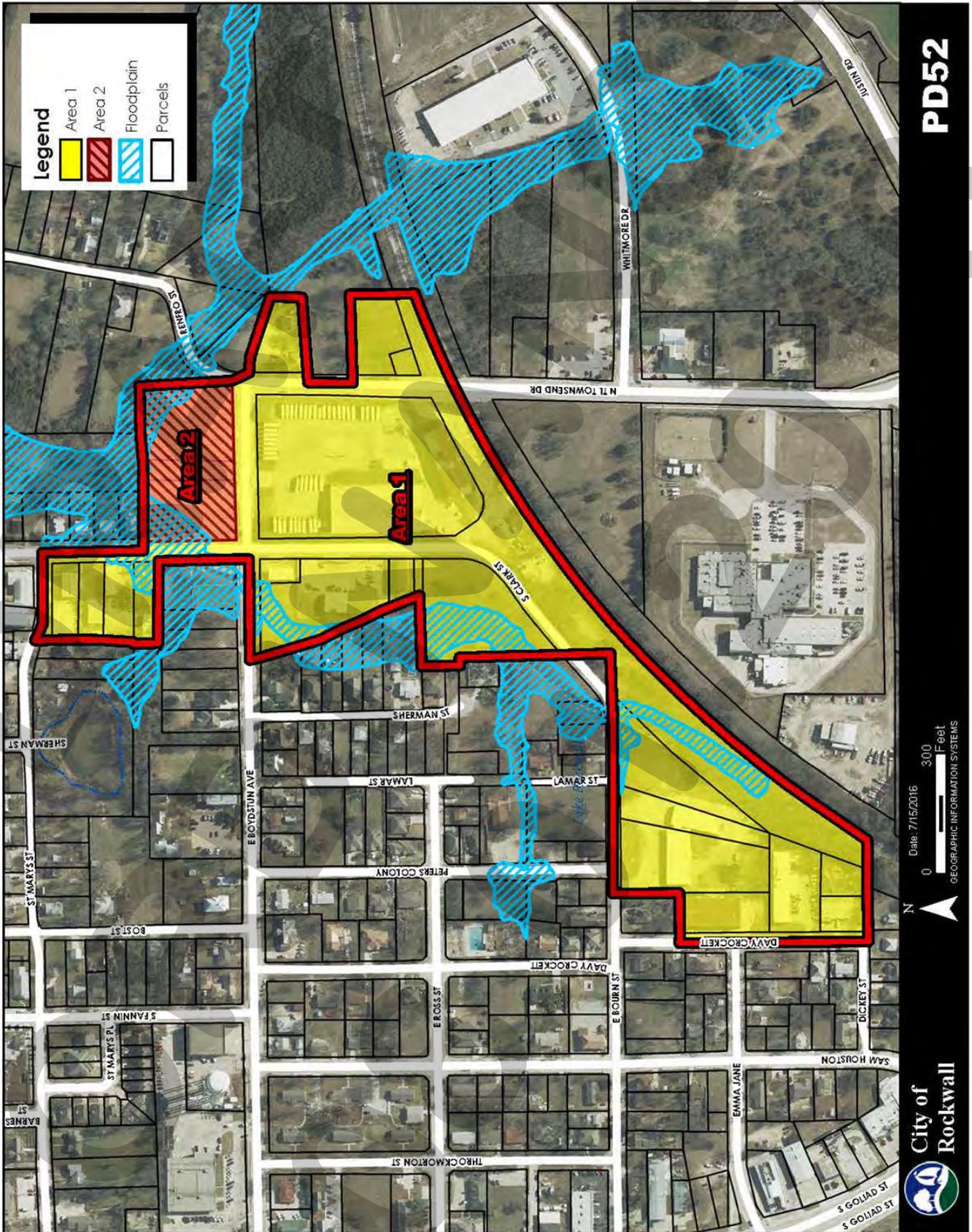
Exhibit 'A':
Legal Description

THENCE, west along the centerline of E. Bourne Avenue to a point due north of the northeast corner of the property owned by Mary Walter, Tract 35 of the B. J. T. Lewis Survey, Abstract No. 255 (i.e. 408 Bourne Avenue);

THENCE, south from the centerline of E. Bourne Avenue to the northeast corner of said Walter Tract and continuing south along the east boundary line of the Walter Tract to the southeast corner of the Walter Tract and then east along the south boundary line of the Walter Tract to Davy Crockett Street;

THENCE, South along the east line of Davy Crockett Street to the **PLACE OF BEGINNING**.

Exhibit 'B':
Area Location Map



PD52

Date: 7/15/2016
0 300 Feet
GEOGRAPHIC INFORMATION SYSTEMS



Exhibit 'C':
Development Standards

1. *Permitted Uses.* The permitted uses on the *Subject Property* shall be as follows:

(a) *Area 1.* The area identified as *Area 1* in *Exhibit 'B'* of this ordinance -- *which herein after shall be referred to as Area 1* -- shall be limited to the uses permitted for the Heavy Commercial (HC) District as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) with the following exception, which shall be permitted by right (*pending conformance to the screening requirements stipulated in Section 2.(a) of this ordinance*):

- Agricultural uses of unplatted land in accordance with all other adopted ordinances.
- Retail business, personal services, professional services, and/or business services.
- Planned shopping centers and neighborhood convenience centers.
- Office buildings and accessory uses.
- Restaurants.
- Hotel/Motel.
- Paved parking lots including commercial parking lots.
- Nursery, greenhouse or garden center.
- Automotive and other repair services, paint and body shops, excluding wrecking yards (*if located South of Boydston Avenue*).
- Carwash (*this use shall be exempt from the Comprehensive Zoning Ordinance Section 8.7, D. 6. (a) requirement of 150' separation requirement from a residential district*).
- Drive-in businesses.
- Printing, publishing, and allied products manufacturing.
- Any wholesale trades excluding: raw cotton, grain, hides, skins and raw furs, tobacco, wool or mohair, livestock, commercial or industrial machinery or synthetics, metals and minerals, petroleum bulk stations and terminals scrap or junk waste materials and other raw material processing operations such as cotton gins.
- Lumberyards or contractor yards, general warehousing and storage, warehousing and storage, including mini-warehouses for storage purposes only.
- Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave tower, radio and television towers.
- Institutional uses.
- Municipally owned or controlled facilities, utilities, or uses.
- Other uses of similar character.
- Accessory structures and uses customarily related incident to the above principal uses authorized in this district.
- Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the *Building Official*.
- Outdoor carnivals not exceeding two (2) weeks sponsored by and on the same site as a permanent business with permit and approval of the *Building Official*.
- Temporary on-site construction offices limited to the period of construction and approval by the *Building Official*.
- Temporary concrete batching plants limited to the period of construction upon approval of location and operation by the *Building Official*.

(b) *Area 2.* The area identified as *Area 2* in *Exhibit 'B'* of this ordinance -- *which herein after shall be referred to as Area 2* -- shall be limited to the uses permitted as of right or by Specific Use Permit (SUP) for the Two-Family (2F) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the UDC; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as of right on the *Subject Property*:

- Townhouses

**Exhibit 'C':
Development Standards**

(ii) The following uses shall be prohibited on the *Subject Property*:

- Accessory Building
- Duplex
- Guest Quarters/Secondary Living Unit
- Portable Building

2. *Development Standards*. The development standards for the *Subject Property* shall be as follows:

(a) *Area 1*. *Area 1* shall be limited to the development standards stipulated for properties within a Heavy Commercial (HC) District as specified in Section 4.7, *Heavy Commercial (HC) District*, of Article V, *District Development Standards*, of the UDC; however, the additional permitted uses stipulated in *Section 1.(a)* of this ordinance shall be subject to the following screening requirements:

(1) Open storage of materials, commodities, or equipment shall comply with the following requirements:

- (i) Shall be located behind the front building line.
- (ii) Shall observe all setback requirements.
- (iii) A six (6) foot high solid screening fence constructed of wood, concrete block or masonry (*or as otherwise approved by the City Council*) shall be provided.

(b) *Area 2*. *Area 2* shall be limited to the following development standards:

(1) *Density and Dimensional Requirements*. The maximum permissible density for *Area 2* shall not exceed 5.86 dwelling units per gross acre of land; however in no case should the proposed development exceed 11 units. All development within *Area 2* shall conform to the standards in *Table 2: Lot Dimensional Requirements* and generally conform to *Exhibit 'D'* of this ordinance.

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i>	24'
<i>Minimum Lot Depth</i>	75'
<i>Minimum Lot Area</i>	1,800 SF
<i>Minimum Front Yard Setback</i>	15'
<i>Minimum Side Yard Setback</i>	0'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i>	20'
<i>Minimum Length of Driveway Pavement from Rear Property Line</i>	20'
<i>Maximum Height</i> ⁽¹⁾	39'
<i>Minimum Rear Yard Setback</i>	10'
<i>Minimum Area/Dwelling Unit (SF) [Sum of All Floor Area's]</i>	2,200 SF
<i>Maximum Lot Coverage</i>	75%
<i>Permitted Encroachment into Required Setbacks</i> ⁽²⁾	5'

General Notes:

¹: The Maximum Height shall be measured to the midpoint of the roof of the single family home.

²: Porches, stoops, bay windows, balconies, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to five (5) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks* where appropriate for such use and shall not encroach into public right-of-way.

Exhibit 'C':
Development Standards

- (2) *Garage Orientation.* All garages are required to be rear entry and shall generally conform to the *Concept Plan* depicted in *Exhibit 'D'* of this ordinance.
- (3) *Building Standards.* The building elevations shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'E'* of this ordinance; however, all development shall adhere to the following building standards:
- (i) *Masonry Requirements.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 70% of the exterior of the building and shall be limited to the anti-monotony restrictions as outlined in this ordinance. Stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space.
 - (ii) *Roof Design Requirements.* All buildings shall be designed such that no roof mounted mechanical equipment (i.e. *HVAC, satellite, vents, etc.*) shall be visible from any direction. *Note: Screening of mechanical equipment is necessary for all equipment regardless of location (i.e. roof mounted, ground mounted, or otherwise attached to the building and/or located on the site).*
 - (iii) *Architectural Requirements.* All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space with the same materials, detailing and features.
- (4) *Anti-Monotony Restrictions.* The development shall generally conform to development scheme portrayed in the *Conceptual Building Elevations* depicted in *Exhibit 'E'* of this ordinance; however, all development shall adhere to the following anti-monotony restrictions:
- (i) Identical brick blends, paint colors and, cementaceous products (i.e. *Hardy Plank lap siding, etc.*) may not occur on adjacent (i.e. *side-by-side*) properties within the development without at least two (2) intervening townhomes of differing materials on the same side of the adjacent townhome beginning with the adjacent property.
 - (ii) Front building elevations shall not repeat along any block face without at least two (2) intervening homes of differing appearance on the same block face within the development.
 - (iii) The rear elevation of homes backing to open space or the private park are shall not repeat without at least two (2) (i.e. *side-by-side*) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - a) Front Encroachment (i.e. *Porch and/or Sunroom*) Type and Layout
 - b) Roof Type and Layout
 - c) Articulation of the Front Façade
 - d) Differing Primary Exterior Materials

Exhibit 'C':
Development Standards

(5) *Landscaping Standards.*

- (i) *Landscape Requirements.* 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 development:
 - a) *Canopy/Shade Trees.* Afghan Pine, Bald Cypress, Bur Oak, Cedar Elm, Eastern Red Cedar, Homestead Elm, Lacebark Elm, Little Gem Magnolia, Live Oak, October Glory Maple, Red Oak, Texas Ash, Texas Red Oak.
 - b) *Accent/Ornamental/Under-Story Trees.* Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.
- (ii) *Landscape Buffers.* A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of S. Clark Street and Boydston Avenue, and shall incorporate a minimum of one (1) canopy tree per 50-feet of linear frontage.
- (iii) *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.
- (6) *Trash Dumpster Enclosure.* Trash dumpster enclosures shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures, and have a self-latching opaque gate. All trash dumpster enclosures shall be internal to the site and not be situated within any established building setbacks or landscape buffers.
- (7) *Fence Standards.* All fences shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height.
- (8) *Open Space.* The open space shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all open space areas.
- (9) *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, open space and common areas, irrigation, landscaping, screening fences and the private roadway, drive aisles and drive approaches for the subject property associated with this development.
- (10) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

Exhibit 'D':
Concept Plan (Area 2)

MERSHAW ARCHITECTS MEDICAL COMMERCIAL INSTITUTIONAL RESTAURANT, RESTAURANTS	2123 ROCK ROAD #103 ROCKWALL, TEXAS 75087 PHONE: 972-722-8262 FAX: 972-748-2081	Revision No. Date By	CONCEPTUAL SITE PLAN HOGUE TOWNHOUSE ROCKWALL, TEXAS	Scale: 1" = 20'-0" Project No. 2016-021 Drawing No. 01 Date: 08/11/16 Drawn: MM Checked: MM Title:	A1 of 3 SHEET
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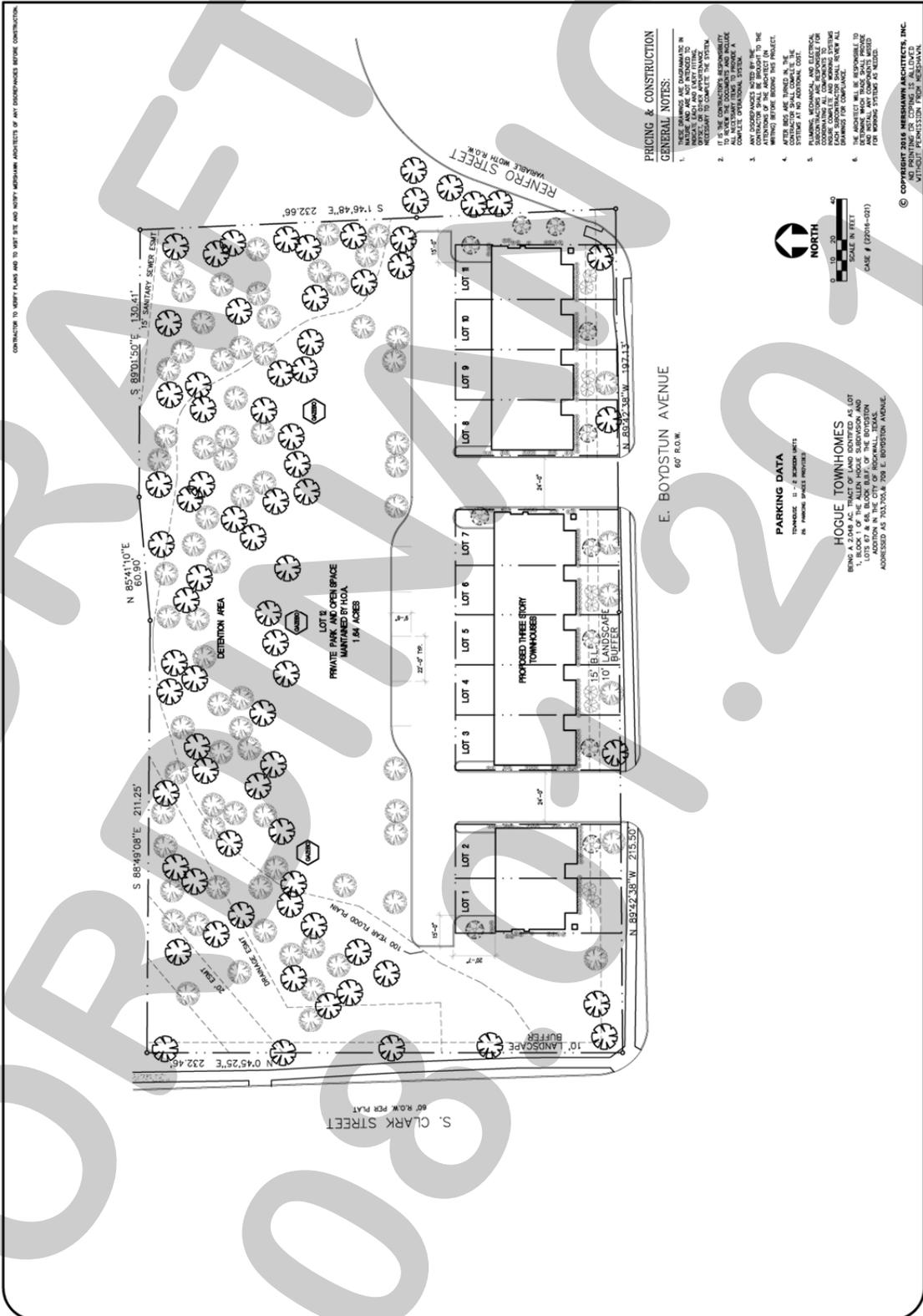


Exhibit 'E':
Conceptual Building Elevations



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MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: July 14, 2016

SUBJECT: Interlocal Agreement for County Wide Radio System

In 2014, the City of Rockwall began working with Rockwall County and all the other cities in the County to study a County Wide Interoperable Radio Network. The Rockwall Police Department, Fire Department, and Internal Operations Department worked with the Rockwall County Sheriff's Department, their consultant, and all the other agencies in Rockwall County to develop a comprehensive inventory of radio system equipment needs and coverage requirements for a new system. This process led to Rockwall County issuing a request for proposals for a new multi-site, digital trunked P25 radio system, and ultimately a contract with Harris Corporation for a new county-wide system. Harris Corporation is the current provider of the Cities of Rockwall and Heath's radio system that it partners together for radio communications since 2005 when the current system was purchased.

Attached for the City Council's review and consideration is the Interlocal Agreement between the City of Rockwall and Rockwall County for participation in the Rockwall County Interoperability Radio Network. The agreement establishes what the County will provide to the City and what the City will contribute in fixed site assets to the county-wide system. The main points of the agreement are as follows:

- The system will use 2 existing City-owned communication towers. One at Fire Station 1 and the other at Fire Station 2.
- The term of the agreement is 10 years from the time of the final acceptance of the radio system by Rockwall County, which is anticipated to be October 2017.
- Rockwall County will purchase and provide portable radios to the Rockwall Police Department and Rockwall Fire Department personnel; and provide mobile radios in all police and fire vehicles that were a part of the City's current inventory at the time the County Request For Proposal was finalized.

- It is proposed the City of Rockwall purchase radios for its non-public safety departments. Harris Corporation will give the City contract pricing to purchase these additional radios and the City will pay its pro-rated share of maintenance for the additional radios.
- Rockwall County will also provide all 9-1-1 Dispatch Communication equipment, fire station alerting, system recording, and microwave connectivity comparable to the current configuration.
- Rockwall County will cover the cost of training the current City of Rockwall staff member responsible for radio system administration.
- Year 1 maintenance is included in the purchase price. Estimated maintenance costs for years 2-7 are included in the agreement.

Cost to the City: the anticipated initial cost to the City of Rockwall for additional radios and accessories is not anticipated to exceed \$480,850. It's anticipated that funding for these items can be included in the FY 2017 budget from reserves if approved by the City Council.

Police Department	\$238,244
Fire Department	\$62,318.19
Public Works Departments	\$124,036.36
Trott Communication Group Consulting	\$19,780
Travel for training expenses	\$11,471
Contingency	\$25,000
Total:	\$480,850

Comparative Analysis: to compare the savings the City is receiving by participating in a joint county-wide system, the items below show what the anticipated costs might be for a new radio system if the City were to construct its own 2-site system separate from the Rockwall County system.

1. Estimated Cost of Main System Control Point Equipment:	\$968,426
2. Estimated Cost of Microwave System to Link Sites:	\$254,333
3. Total Simulcast Site #1 (Fire Station 1 Equipment and Services):	\$867,210
4. Total Simulcast Site #2 (Fire Station 2) Equipment and Services):	\$566,191
5. City of Rockwall Dispatch Equipment and Services:	\$546,220
6. Spare Portables for Dispatch:	\$17,294
7. Rockwall PD Mobile and Portable Radios and Related Services:	\$676,284
8. Rockwall FD Mobile and Portable Radios and Related Services:	\$550,773
9. Rockwall FD Station Alerting and Related Services:	\$192,909
10. Rockwall EOC Mobile and Portable Radios and Related Services:	\$38,500
11. Estimated Cost of Interoperability Equipment:	\$100,000
12. Estimated Cost of Training:	\$48,845
13. Estimated Cost of Acceptance Testing:	\$64,452
14. Spare Site Equipment:	\$163,270

Total Estimated Cost for Rockwall Stand Alone System: \$5,054,707

The City Council tabled this item at the last meeting and asked staff to bring the matter back for further discussion. Also attached is a more detailed estimate of City costs based on what individual departments anticipate their needs will be outside of what the County will provide as part of the project.

Radios for the public works departments (Water/Wastewater, Streets, Animal Control, Internal Operations, Parks & Recreation) were not purchased by Rockwall County as part of their contract with Harris Corporation. All of these departments currently use the radio system the City owns and operates.

The City Council is asked to authorize the City Manager to execute the interlocal agreement on behalf of the City of Rockwall with Rockwall County for participation in the Interoperability Radio Network.

**County Wide Radio System
Rockwall Cost Items**

Rockwall Fire Department

UHF Feature Set on New Portable Radios **\$10,000**

In the new radio system, the county only purchased the dual band portable radio where we were originally told it would be the Tri-Band. The cost to add the Tri-Band UHF programming software is 500.00 per unit. The fire department has 91 portables units. We will only purchase this feature in 20 of the 91 units. This will be for portables assigned to fire apparatus, two Chiefs and three Captains.

UHF Feature Set on New Portable Radios **\$1,675**

This is for 5 Premier BeOn server app on the new Radio system if the County does not allow us to have 5 users out of the 100 users that the county system had included in the RFP. This service allows for Fire Command staff to use their mobile phone from outside of the coverage area to monitor or talk on the radio system to the field units.

Portable Radios for 3 NEW Driver Positions: **\$11,385**

These radios are needed to enhance the safety of firefighters on the fire ground and ensure that they have communication. This request is for 3 new firefighter's 700/800/VHF/UHF portable radios and all required components at a cost of \$3,795.00 each.

Portable Radios for 10 New Volunteer Positions: **\$37,950**

These radios are needed to enhance the safety of firefighters on the fire ground and ensure that they have communication. This request is for 10 new firefighter's 700/800/VHF/UHF portable radios and all required components at a cost of \$3,795.00 each. These portables will be issued to new volunteer firefighters which are added in the coming year.

Maintenance cost per radio is \$100.63 each x 13 **\$1,308.19**

Rockwall Fire Department Total: **\$62,318.19**

Rockwall Police Department

New World Update & Fire Alerting System Integration

- Tyler Technologies \$178,930
- Host servers / SQL servers, Storage Capacity \$49,264
- Premier BeOn app for iPhones – 6 sets @ \$1,675 each \$10,050

This is for 30 Premier BeOn server app on the new Radio system. This service allows for Police Department Command staff to use their mobile phone from outside of the coverage area to monitor or talk on the radio system to the field units.

Rockwall Police Department Total: \$238,244

Public Works Radios (radio, battery, charger, accessories)

City Management, City Engineer, EM Coord, Build Official	
• 6 portable radios @ \$1,561.60 each	\$9,369.60
Internal Operations –	
• 15 portable radios at \$1,561.60 each for a total of	\$23,424
Water & Wastewater –	
• 27 portable radios at \$1,561.60 each for a total of	\$42,163
• 2 multi-unit chargers @ \$520 each	\$1,040
• 17 Vehicle portable chargers @ \$138.75 each	\$2,359
Streets –	
• 11 portable radios at \$1,561.60 each for a total of	\$17,177.60
• 2 multi-unit chargers @ \$520 each	\$1,040
• 3 vehicle portable chargers @ \$138.75	\$417
• 4 ear pieces @ \$48.75 each	\$195
• 4 mike sets @ \$195 each	\$780
Parks / Recreation / Animal Control –	
• Parks & Recreation Crews – 6 at \$1,561.60	\$9,369.60
• Animal Services – 4 at \$1,561.60	\$6,246.40
Maintenance cost per radio is \$100.63 each x 69	\$6,943.47

Spare Accessories

Public Works Spare Accessories

• Antennas - 5 @ \$30 each -	\$150.00
• Microphones – 3 @ \$195 each -	\$585.00
• Earpieces – 3 @ \$48.75 each -	\$146.25
• Belt Clips – 10 @ \$15 each -	\$150.00

Public Safety Spare Accessories

• Antennas – 5 @ \$75 each -	\$375.00
• Fire Ruggedized Microphones – 3 @ \$337.50 each -	\$1,012.50
• Police Microphones – 3 @ \$131.25 each -	\$393.75
• Belt Clips – 10 @ \$18.75 each –	\$187.50

System Maintenance (Year One): **\$ included**

Total PS and PW Radios & Accessories: **\$124,036.36**

Trott Communication Group Consulting

Trott Communications Group, Inc. will provide services associated with supporting the City of Rockwall throughout the implementation phase of the Rockwall County P25 Radio System Upgrade. Trott is proposing the following tasks:

Item Description	Hours	Cost
1. Miscellaneous Email & Meetings	32	\$5,280
2. Factory Staging Tests	24	\$3,960
3. Factory Staging Travel Expense	N/A	\$1,000
4. Installation Inspections	16	\$2,640
5. Acceptance Testing	40	\$6,600
6. Miscellaneous Expenses	N/A	\$300
Total:		\$19,780

Fees: The total project cost is estimated at \$19,780 if all estimated hours and expenses are utilized. Actual billing will be based upon time and materials invoiced monthly for services performed that are directly related to this project. The total project cost estimate will not be exceeded without authorization from the City of Rockwall.

Harris Radio System Training Travel Schedule & Expenses

Rockwall County is covering the expenses for the training for one Internal Operations employee and the City is required to cover travel expenses.

October Training in Lynchburg, VA

Oct 2nd Travel Day
Oct 3rd – 4th MASTR V Station Maint.
Oct 5th – 7th P25 Simulcast System Maintenance
Oct 8th Travel Day

Oct 2nd/8th Travel Expenses:

Airfare: \$510.20 Round Trip Advance Booking
Hotel: \$564.00 / 6 nights
Car Rental: \$268.56 / 6 days
Per Diem: \$383.50 (1st/last \$88.50 / 5 days \$59.00 ea.)
LT Parking: \$84.24
Total: \$1810.50 / 7 days

Oct/November Training in Lynchburg, VA

Oct 14th Travel Day
Oct 14th – 31st System Staging at Manufacturer Facility
Oct 31st – Nov 4th Intro to Networking
Nov 5th Travel day

Oct/Nov Travel Expenses:

Airfare: \$565.20 Round Trip Advance Booking
Hotel: \$2068.00
Car Rental: \$984.72
Per Diem: \$1327.50 (1st/last days \$88.50 / 21 Days \$59.00 ea.)
LT Parking: \$322.92
Total: \$5268.34 / 23 Days

November/December Training in Lynchburg, VA (1 Trip)

Nov 28th Travel Day
Nov 29th – Dec 7th P25 System Maintenance
Dec 12th – 15th Network Operation & Maintenance
Dec 16th Travel Day

Nov/Dec Travel Expenses:

Airfare: \$550.20 Round Trip Advance Booking
Hotel: \$1692.00
Car Rental: \$805.68
Per Diem: \$1091.50 (1st/last days \$88.50 / 17 days \$59.00 ea.)
LT Parking: \$252.72
Total: \$4392.10 / 19 Days

Total Travel Budget Request:

\$11,471

Radio System Budget Request:

\$455,849.55

Contingency

\$25,000

Total Radio System Budget Request:

\$480,849.55

Comparative Analysis

To compare the savings the City is receiving by participating in a joint county-wide system, the items below show what the anticipated costs might be for a new radio system if the City were to construct its own 2-site system separate from the Rockwall County system.

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14. Spare Site Equipment:	\$163,270
Total Estimated Cost for Rockwall Stand Alone System:	\$5,054,707

**ROCKWALL REGIONAL PUBLIC SAFETY RADIO SYSTEM
INTERLOCAL AGREEMENT BETWEEN ROCKWALL COUNTY AND
THE CITY OF ROCKWALL FOR USE OF THE ROCKWALL COUNTY
INTEROPERABILITY RADIO NETWORK**

THIS INTERLOCAL COOPERATION AGREEMENT (“Agreement”) executed by and between Rockwall County, Texas, a political subdivision of the State of Texas (the “County”) acting herein by and through its duly authorized Commissioners Court, and the City of Rockwall, a municipal corporation of the State of Texas (the “City”) acting herein by and through its duly authorized City Council, individually referred to as a “Party,” collectively referred to herein as the “Parties.”

WHEREAS, this Agreement is made under the authority of Section 791.001-791.029, Texas Government Code;

WHEREAS, the County has contracted for the development and construction of a public safety trunked radio system otherwise known as the Rockwall County Interoperable Radio Network (“IRN”) that will be licensed by the Federal Communications Commission (the “FCC”), which permits radio communications and transmissions via radio units;

WHEREAS, the City desires to obtain access to the County’s IRN in order to communicate among various public safety units and for use of other municipal purposes;

WHEREAS, each governing body finds that the subject of this Agreement serves a countywide public purpose and is necessary for the benefit of the public and each has the legal authority to perform and to provide the governmental function or service which is the subject matter of this Agreement;

WHEREAS, the County will ensure the public receives a proper return benefit for allowing the City access to the County’s IRN; and

WHEREAS, the County will retain sufficient control over equipment to ensure the public purpose is maintained.

NOW, THEREFORE, in order to carry out the intent of the Parties as expressed above, and for and in consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Parties, the County and the City agree as follows:

SECTION 1. RECITALS

The recitals set forth above are incorporated as if fully set forth herein.

SECTION 2. PURPOSE

The purpose of this agreement is to establish and clarify each Party's intents, obligations, and costs as they relate to the City's access and use of the County's IRN.

SECTION 3. DEFINITIONS

Unless the context clearly indicates a different meaning, the words and phrases set forth in this Article II shall have the following meanings when used in this Agreement:

"Console System" means all hardware and software associated with any radio dispatch console or set of consoles that are connected to the County's IRN.

"Effective Date" means the date this Agreement has been approved by the governing bodies of the Party's and signed by the authorized representative of each Party.

"FCC" means the Federal Communications Commission.

"FCC Licenses" means the radio communications licenses granted by the FCC to the County.

"Interoperability Radio Network" or "IRN" means the system or wide-area, multi-site ("simulcast") digital trunked radio system compliant with P25 Phase 2 interoperability standards managed by Rockwall County as an Interoperable Radio Network. The IRN includes all Site Repeater Systems.

"Interoperable Communications Plan" means the plan developed and established by the County to enhance and simplify radio communications among all agencies utilizing the County IRN or connecting its Console Systems to the IRN.

"Main Control Point" means the hardware and software provided by the County as the core component of the P25 700 MHz Trunked Radio System. All Site Repeater Systems must connect to the Main Control Point.

"Primary Access" means an assigned level of system access that determines the choice of access to the IRN between two or more Radio Units.

"Primary Dispatch System" means a communications system upon which the City, its agents, employees or assigns rely primarily when it desires or attempts the engagement of radio communications or radio transmissions of energy among its Radio Units.

"Project 25 (P25) Phase 2" refers to P25 requirements and standards for a digital Common Air Interface (CAI), Time Division Multiple Access (TDMA) based, which provides one voice channel per 6.25 kHz channel spectrum efficiency. The current standards effort focuses on 2-slot TDMA which provides two voice traffic channels in a 12.5 kHz allocation.

“Radio Authentication” means an authentication that utilizes the Project 25 TIA102.AACE Link Layer Authentication standard. It is over-the-air compatible with other P25 manufacturer’s equipment that incorporates the Link Layer standard. The Radio Authentication solution provides an additional level of verification, every time a radio registers to the IRN.

“Radio Units” means a control station (desktop radio), mobile radio, or portable radio and accessories, which have unique identification numbers and are programmed to operate on the IRN for public safety personnel or other city employees that use the IRN.

“Site Repeater System” means the base stations, antenna systems, controllers, and site-specific hardware and software infrastructure associated with the provision of a radio site owned and operated by the County to be connected to the Main Control Point.

“System Code Identification Number” means an identification number that allows Radio Units to gain access to the IRN to enable the Radio Units to communicate among themselves at certain airwave frequencies, providing a Primary Dispatch System for a User’s Radio Units.

“System Maintenance Agreement” or **“SMA”** means the agreement for system maintenance between the County and the Vendor following the purchase, installation and initial warranty and maintenance period of the IRN.

“System Purchase Agreement” or **“SPA”** means the agreement related to the purchase, installation, initial maintenance and warranty period, and operation of the IRN.

“Talk Group” means the specific group of radio units allowed to communicate privately within that group over shared infrastructure resources

“Term” means, collectively, the initial term of this agreement together with each renewal term.

“Vendor” means Harris Corporation, the provider of the IRN selected by and duly contracted with the County.

SECTION 4. GRANT OF PERMISSION/ACCESS TO IRN

The County hereby grants the City permission to access the IRN and operate its Radio Units on the IRN including the P25 Phase 2 700 MHz Trunked Radio System owned and managed by the County in accordance with the specific details and requirements for use as set forth in this Agreement under Terms of Use.

SECTION 5. TERM OF AGREEMENT/TERMINATION

This Agreement shall begin between the County and the City upon the last day executed by both Parties and shall continue in full force and effect for a term of ten (10) years from the final acceptance of the IRN by the County from the Vendor. Thereafter, this Agreement will automatically renew for subsequent annual terms unless one of the Parties provides the other Party written notice of its desire not to renew the Agreement at least 270 days prior to the

expiration of the initial term or each subsequent annual renewal term. Termination or cessation of this Agreement between the County and the City will not affect the continuation of any other agreement the County may have with any other participating municipality. Any termination or default of this Agreement by the City before the end of the initial 10-year term of this Agreement will result in a termination of the non-exclusive permission to operate any radio equipment on the IRN. Additionally, the City must return all Radio Units and equipment provided to them by the County at the commencement of this Agreement. The County will remain the sole licensee of all 700 MHz channels used by the IRN.

Any notice of intent to terminate must be delivered by deposit in the United States mail, certified, return mail receipt requested, to the other Party at the addresses set out herein. Upon termination of this Agreement, neither party will have any obligations to the other party under this Agreement, other than those set forth above.

SECTION 6. INSTALLATION AND USE OF IRN

Both Parties hereby agree that the system shall only be used by participating municipalities and authorized entities in Rockwall County. However, nothing in this Agreement shall be construed so as to restrict the County from granting access to other users or allowing the City to grant use of the system by others when it is agreed by the County to be in the best interests of the Parties.

SECTION 7. TERMS OF USE

The County agrees that during the term of this Agreement, it will:

- A. Operate and maintain the P25 Phase 2 700 MHz IRN to which Console Systems will connect and on which radio units will operate;
- B. Acquire and provide to the City all initial Radio Units for public safety purposes at an amount commensurate to the City's number of Mobile, Portable, and Control Station Radio Units agreed upon and exhibited in the Vendor Radio System Contract;
- C. Provide to the City the opportunity to purchase additional radios as needed by the City pursuant to the terms submitted by Vendor in RFP proposal. The discounts in pricing proposed by Vendor will be valid for a period of 5 years upon the County's final acceptance of the IRN.
- D. Acquire and provide to the City radio dispatch operator positions, fire station alerting capabilities, and logging recorder systems commensurate to the City's configuration agreed upon and exhibited in the Vendor Radio System Contract.
- E. Provide the City with access to the County's IRN to engage in radio communications among its Radio Units as a Primary Dispatch System;
- F. Provide the City with a Systems Code Identification Number for each Radio Unit owned and operated by the City including a prescribed block of identification numbers to assign future Radio Units that may be acquired by the City. The City must provide written

authorization to the County prior to the release of the City's radio ID's or any other information to a third party vendor or agency;

- G. Ensure the initial programming of all Radio Units for the City;
- H. Provide the same level of priority access to the IRN for the City as that afforded to the County or any other user;
- I. Provide the City's designated system administrator with manufacturer training for administration of City radios connected to the IRN, as identified in the Vendor Radio System Contract; and
- J. Provide the City's authorized staff with remote access to system administration tools including diagnostics, usage reports, activity logs, and user setup and administration; and
- K. Provide the City's designated system administrator, to the extent reasonable and necessary, access upon and through any County property including all tower sites on which any component of the IRN is located for the purpose of installing, inspecting, testing, operating, maintaining, servicing, repairing, upgrading, and using the System.
- L. Provide for adequate insurance coverage of all equipment associated with the IRN installed and maintained at City facilities (excluding Radio Units and dispatch center equipment provided to the City).

The City agrees that during the term of this Agreement, it will:

- A. Designate an employee or employees to serve as system administrator(s) to assist in providing support and maintenance to the City's individual users of the IRN;
- B. Provide the County notification of any increases, reductions or other changes to the number of Radio Units that have access to the County's IRN;
- C. Use the System Code Identification Number described in this Agreement to access the County's IRN as a Primary Dispatch System;
- D. Ensure proper programming of the City's Radio Units following the initial programming by the County. The City shall have the ability to utilize a manufacturer-certified contractor for subsequent radio programming activities. The City will have the ability to utilize internal staff for the programming of radios following manufacturer training of said staff. The City shall have the sole authority to program its radios with frequencies and systems that are not affiliated with the IRN and share the City's non-IRN affiliated frequencies with other entities not affiliated with the IRN for the purpose of mutual aid with neighboring law enforcement and/or public safety agencies;
- E. Ensure that any subsequent future City's Radio Units seeking access to the County's IRN, regardless of the manufacturer, contain active P25 Phase 2 TDMA and Radio Authentication options. Any radio without these featured options will not be activated.

- F. Use due diligence in the maintenance and configuration of their Radio Units to ensure that no City radio causes a degradation to the operation of the IRN. After notice to the City and opportunity to cure the problem, the County shall have the right to remove from operation any field radio unit or equipment owned by the City that is operating on, or attached and/or interfaced to the IRN, if such equipment is found to cause interference or harm, to the IRN in any way;
- G. At the request of the County, ensure testing or repair for proper operation of Radio Units by an authorized radio repair facility approved by the County at the City's expense;
- H. Provide the County's designated system administrator, to the extent reasonable and necessary, access upon and through any City property on which any component of the IRN is located for the purpose of installing, inspecting, testing, operating, maintaining, servicing, repairing, upgrading, and using the System; and
- I. Provide additional consideration to the County as set forth in Section 11 of this Agreement.

SECTION 8. RADIO COVERAGE

Numerous measures have been taken to provide the IRN with the greatest extent of radio coverage that is practical. It is expressly understood and agreed that one hundred percent (100%) radio coverage of all areas at all times is improbable. There may be excessive building or structure loss characteristics that prevent particular areas inside a building or structure from having radio coverage. There also may be adverse transmission conditions such as short-term unpredictable meteorological effects and sky-wave interference from distant stations that can interrupt the Radio System. Likewise, there are other causes beyond reasonable control of the County, including, but not limited to, motor ignition and other electrical noise that may be minimized by corrective devices at the City's expense.

SECTION 9. MAINTENANCE OF SYSTEM

The City hereby acknowledges that the County shall enter into a System Maintenance Agreement ("SMA") with the Vendor or authorized maintenance contractor to repair and maintain IRN components and software after expiration of manufacturer warranty coverage. The SMA will be structured to repair and maintain the IRN per manufacturer recommendations and exercise best industry practices for maximizing the system's availability and operation.

The warranty period shall commence upon the final project acceptance. For the IRN System Infrastructure, the period of warranty shall be for a period of two years. For the Radio Units, the period of warranty shall be for a period of three years.

Following the warranty periods, the County will maintain the SMA in good standing with the Vendor. The County agrees to provide a true and correct copy of the SMA to the City prior to execution of the SMA for the City's review of and input to the terms and conditions. Table 1 below depicts the estimated maintenance services to be contracted.

Table 1: Estimated Maintenance Services to be Contracted	
Infrastructure Equipment	✓
On-Site Response Service (2 Hr)	✓
Network Operations Center (NOC) Monitoring	✓
Technical Assistance Center (TAC)	✓
Infrastructure Repair Service	✓
Infrastructure Preventative Maintenance	✓
Microwave Radio Equipment	✓
Dispatch Equipment	✓
Fire Alerting	✓
Eventide Logging	✓
Mobiles, Portables, Control Stations	✓
Southwest Regional Service Center Support	✓
Factory (Depot) Repair	✓
Generators, UPSs	✓
Software Maintenance Agreement	✓
Software FX	✓
Hardware FX (One Hardware Upgrade through first 7 years)	✓
Installation Services for FX (Infrastructure)	✓
Software Install and Programming Services for FX (Radio Units)	✓
Preventative Maintenance for Radio Units (Annual testing and alignment of all Radio Units)	✓

Rockwall County shall invoice the City for its pro-rata share of the maintenance costs of the IRN System Infrastructure and Radio Units and the City agrees to pay the invoice within thirty (30) days of the invoice's date. Pro-rata share is calculated based on the City's proportion of total number of Radio Units (mobiles, portables, and control stations) originally contemplated under this Agreement. The City's approximate pro-rata share of the annual maintenance fees are set forth in Table 2 below. The estimated figures are through Year 7. The County will obtain cost figures for additional years upon approaching those succeeding years. Any additional Radio Units purchased by the City not originally contemplated by this Agreement will be added to the SMA. Any adjustment in the total cost of the SMA directly attributed to the addition of new Radio Units will be the full responsibility of the City. The Vendor's 2-year warranty on the radio system infrastructure does not include "Network Operations Center (NOC) Monitoring" for Year 2. The Pro-rata cost for Network Operations Center (NOC) Monitoring is reflected in Year 2 below.

Table 2: City of Rockwall Estimated Maintenance Fees							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
IRN System Infrastructure	\$0	\$15,067	\$81,240	\$83,678	\$86,189	\$88,774	\$91,437
Dispatch Equipment	\$0	\$0	\$12,348	\$12,719	\$13,100	\$13,493	\$13,898
Software Maintenance Agreement		\$68,590	\$68,590	\$68,590	\$68,590	\$68,590	\$68,590
Radio Units	\$0	\$0	\$0	\$27,124	\$27,938	\$28,776	\$29,640
Preventative Maintenance - Radio Units	\$0	\$18,134	\$18,678	\$19,238	\$19,815	\$20,409	\$21,022
Totals	\$0	\$101,791	\$180,856	\$211,348	\$215,631	\$220,042	\$224,586

SECTION 10. FUTURE SYSTEM UPGRADES

The City and County recognize that changing conditions may impact the various needs of the Parties. Further, it is recognized that the system needs of the City and the County, while currently mutually compatible with the system, may become divergent at some point in the future.

If future system changes and upgrades are required by both Parties, they shall be made by mutual agreement of both Parties. If future system changes or upgrades are only required by one Party, the Party requiring said system changes or upgrades shall have the ability with County approval to meet their needs through the proper study, procurement, testing, and acceptance procedures.

Both Parties agree that the ability for future system changes and upgrades to cure coverage deficiencies will not be reasonably withheld from each other. The City and the County agree that no changes or upgrades made to the IRN will detract from the full use and enjoyment of the system by both Parties.

The need for future software upgrades, beyond those incurred as a result of a Software Maintenance Agreement contract, shall be determined by affirmative agreement of the Parties. Upon agreement that such software upgrades are needed, the City shall be responsible for paying the cost of agreed upon software upgrades for equipment that has been purchased by the City, and the County shall be responsible for paying the cost of agreed upon software upgrades for equipment that has been purchased by the County. Details of future software upgrades shall be negotiated and agreed by the City and the County prior to their purchase.

SECTION 11. CONSIDERATION

The County shall provide to the City all Radio Units for public safety purposes at an amount commensurate to the City's number of Mobile, Portable, and Control Station Radio Units agreed upon and exhibited in the Vendor Radio System Contract.

The County shall provide to the City radio dispatch operator positions, fire station alerting capabilities, and logging recorder systems commensurate to the City's configuration agreed upon and exhibited in the Vendor Radio System Contract.

The City shall deliver to the County all City radio equipment that is being replaced by the Radio Units connected to the IRN no later than 90 days after the County's acceptance of the IRN upon the completion of its development, installation, and testing to be performed by the Vendor. Those items necessary for the operation of the IRN and interoperability with other agencies for the purpose of mutual aid will be excepted from this "trade-in" provision.

The City shall provide access to Fire Station 1 and 2 to the County for the purpose of utilizing existing tower space to install and maintain certain IRN simulcast trunked repeater site equipment at each location.

The City shall provide access to an equipment room location in the City Police Department facility to install and maintain the equipment for the backup Main Control Point for the IRN.

The City will coordinate with the County and the Vendor for the location of such equipment as well as the construction of any requisite shelter facility to house equipment necessary for the operation of the IRN.

SECTION 12. COMPLIANCE WITH LAWS

The County and the City shall comply with all current and future Federal, State, and Local laws, Ordinances, and Mandates, including Federal Communications Commission rules and regulations regarding proper use of radio communications equipment. The City will also comply with the guidelines, or procedures set out in this Agreement. Furthermore, the City is responsible for enforcing such compliance by its employees, volunteers, or any individual operating City Subscriber Radio Equipment. Furthermore, the City will be responsible for payment of any fines and penalties levied against the County as a result of improper or unlawful use of Subscriber Radio Equipment owned by the City.

In order to comply with Federal, State, and Local Laws and/ or Mandates, the City, as an authorized user of the County's licensed frequencies, may be required to modify, reconfigure, or replace owned Subscriber Radio Equipment. For as long as this Agreement is in force, the City will cooperate with the County to facilitate such activities as necessary.

SECTION 13. LIABILITY

Nothing in the performance of this Agreement shall impose any liability for claims against the County or the City other than claims for which liability may be imposed by the Texas Tort Claims Act.

It is expressly understood and agreed that the City shall operate as a separate and distinct political subdivision as to all rights and privileges granted herein, and not as agent, representative or employee of the County. Subject to and in accordance with the conditions and provisions of this Agreement, the City shall have the exclusive right to control the details of its operations and activities and be solely responsible for the acts and omissions of its officers, agents, employees, contractors and subcontractors. The County agrees to maintain the IRN per manufacturer recommendations and the terms of the SMA.

SECTION 14. NON-APPROPRIATION OF FUNDS

The County and the City will use best efforts to appropriate sufficient funds and/or other applicable considerations to support obligations under this Agreement. However, in the event that sufficient funds and/or other applicable considerations are not appropriated by either Party's governing body, and as a result, that Party is unable to fulfill its obligations under this Agreement, that Party (i) shall promptly notify the other Party in writing and (ii) may terminate this Agreement, effective as of the last day for which sufficient funds and/or other applicable considerations have been appropriated.

SECTION 15. ASSIGNMENT

The City and County mutually agree that neither Party have the right to assign or subcontract any of its duties, obligations or rights under this Agreement without the prior written consent of the both Parties.

SECTION 16. NO WAIVER

The failure of either Party to insist upon the performance of any provision or condition of this Agreement or to exercise any right granted herein shall not constitute a waiver of that Party's right to insist upon appropriate performance or to assert any such right on any future occasion.

SECTION 17. AMENDMENTS

No amendment to this Agreement shall be binding upon either Party hereto unless such amendment is set forth in writing, and signed by both Parties.

SECTION 18. SEVERABILITY

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

SECTION 19. CONFIDENTIAL INFORMATION

To the extent permitted by law, the City for itself and its officers, agents and employees, agrees that it shall treat all information provided to it by the County as confidential and shall not disclose any such information to a third party without the prior written approval of the County.

The City shall store and maintain County information in a secure manner and shall not allow unauthorized users to access, modify, delete, or otherwise corrupt County information in any way. The City shall notify the County immediately if the security or integrity of County information has been compromised or is believed to have been compromised.

SECTION 20. FORCE MAJEURE

The Parties shall exercise their best efforts to meet their respective duties and obligations hereunder, but shall not be held liable for any delay in or omission of performance due to force majeure or other causes beyond their reasonable control, including, but not limited to, compliance with any state or federal law or regulation, acts of God, acts of omission, fires, strikes, lockouts, national disasters, wars, riots, material or labor restrictions, transportation problems or existing contractual obligations directly related to the subject matter of this Agreement.

SECTION 21. GOVERNING LAW/VENUE

This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought on the basis of this Agreement shall lie exclusively in state courts located in Rockwall County, Texas or the United States District Court for the Northern District of Texas - Dallas Division. In any such action, each Party shall pay its own attorneys' fees, court costs and other expenses incurred as a result of the action.

SECTION 22. NOTICES

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

Notices sent pursuant to this Agreement will be sent to the following addresses for each respective Party:

COUNTY
County Judge
Rockwall County Judge's Office
101 Rusk Street, Ste. 202
Rockwall, Texas 75087

CITY
City Manager
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

With a copy sent to:

County Auditor
1111 E. Yellowjacket Ln., Ste. 202
Rockwall, Texas 75087

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

SECTION 23. SIGNATURE AUTHORITY

The person signing this Agreement hereby warrants that he/she has the legal authority to execute this Agreement on behalf of the respective Party, and that such binding authority has been granted by proper order, resolution, ordinance or other authorization of the entity. The other Party is fully entitled to rely on this warranty and representation in entering into this Agreement.

SECTION 24. ENTIRETY OF AGREEMENT

This written instrument, including all Exhibits attached hereto, contains the entire understanding and agreement between County and the City as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with this Agreement. This Agreement may not be amended unless set forth in writing and signed by both Parties.

THIS AGREEMENT IS HEREBY EXECUTED BY THE PARTIES AS FOLLOWS:

Rockwall County

City of Rockwall

Honorable David Sweet
County Judge

Rick Crowley, City Manager

Date: _____

Date: _____

Attest: Shelli Miller, County Clerk

Attest: Kristy Cole, City Secretary

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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: August 1, 2016

SUBJECT: Variance to the Distance Requirements for Alcoholic Beverage Sales for On-Site Consumption in Conjunction with a Restaurant (*i.e. Pier 101*)

The applicant, Richard Fabian, is proposing to open a full service restaurant (*i.e. Pier 101*) at 101 S. Fannin Street and is requesting that the City Council consider granting a variance to the proximity requirements for the sale of alcoholic beverages for on-site consumption. In accordance with the *Texas Alcoholic Beverage Code*, the City of Rockwall has adopted distance requirements that stipulate a minimum separation between businesses that sell alcohol -- *for on-site or off-site consumption* -- and schools, churches and hospitals. Section 3.5, *Alcoholic Beverage Sales*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) states the following (*with pertinent information underlined*):

- (A) *Restaurants with alcoholic beverage sales.*
- (1) *Restaurants may serve alcoholic beverages for on-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. For restaurants located on property that was annexed after November 14, 2007, a private club permit must be obtained for the ability to serve alcohol and must be located in an appropriate zoning district that allows such use.*
- (2) *Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school or private school to the property line of the restaurant and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.*

The city council may grant a variance to the distance regulations if the city council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or

other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

In this case, 101 S. Fannin Street is directly west of Trinity Harbor Church. The front door of the proposed restaurant is ~254-feet from the front door of the church, as measured per the requirements of the *Texas Alcoholic Beverage Code* (see *the attached exhibit*). This means that the proposed restaurant is out of compliance with the proximity requirements by ~46-feet. In preparation for this case, the applicant contacted the church and received written consent stating that the church did not oppose the alcohol variance (see *the attached letter*). The approval of the requested variance is a discretionary decision for the City Council. Staff will be available should the City Council have any questions.

From: [Richard Fabian](#)
To: [Miller, Ryan](#)
Subject: 101 S Fannin St. Variance
Date: Wednesday, July 20, 2016 5:16:29 PM

Hi Ryan,

I am wanting to open a full service restaurant at 101 S Fannin St in Rockwall with a full liquor license, The restaurant does not meet the requirement of being 300 feet from a church. We have obtained written permission from the Rockwall Presbyterian Church located at 306 E Rusk St and would like to apply for a variance from the City Council to approve a liquor license.

Please let me know if you have any questions or need anything from me.

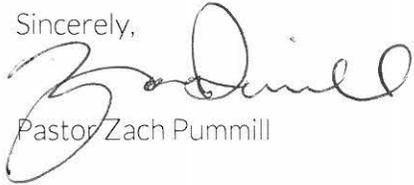
Thank You,
Richard Fabian
Pier101
rfabian54@gmail.com

Rockwall Presbyterian Church
306 E. Rusk St.
Rockwall, TX 75087

Rockwall City Council,

We welcome Richard Fabian and Pier 101 as our neighbors and have no issue with his serving of alcohol to his patrons.

Sincerely,

A handwritten signature in black ink, appearing to read "Zach Pummill", written in a cursive style.

Pastor Zach Pummill



RANDY'S
BARBER
SHOP
101

HIS COVENANT
CHILDREN INC
100

LEGACY
VILLAGE
303

ESSENTIAL
STEPS
305

E RUSK ST

N FANNIN ST

N SAN AUGUSTINE ST

254 ft

101

VACANT

66

S FANNIN ST

216
DONUTS
AND
COFFEE
218
PAT
TURNER
CPA
VACANT
102
104

306

TRINITY
HARBOR
CHURCH

306

S SAN AUGUSTINE ST

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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: July 1, 2016

**SUBJECT: Standards of Design and Construction Ordinance Variance Request
Jour Salon and Spa**

Staff received a request from Ms. Shannon Riddell, owner of Jour Salon and Spa. The business is located at 501 South Goliad in the southeast corner of South Goliad and Storrs Street. The owner is requesting a variance from our Standards of Design and Construction Ordinance related to the construction of parking lot materials. The existing facility has a gravel parking located in the rear of the lot. This lot is currently used for Jour Salon and Spa staff parking and any overflow parking created by the business. During rain events, runoff flowing across the lot washes the gravel off the parking lot down into Storrs Street according to the owner. The owner has looked at placing concrete over the gravel area but cost were too high. With the attached letter, they are requesting deviation from the Standards of Design and Construction that requires concrete materials to be used and asking to be allowed to use asphaltic material instead.

Discuss and consider a variance request from Jour Salon and Spa associated with the City's Standards of Design and Construction related to standards for design of developments, specifically pertaining to construction of parking lot construction for this facility, and take any action necessary.

TMT:em

Attachment

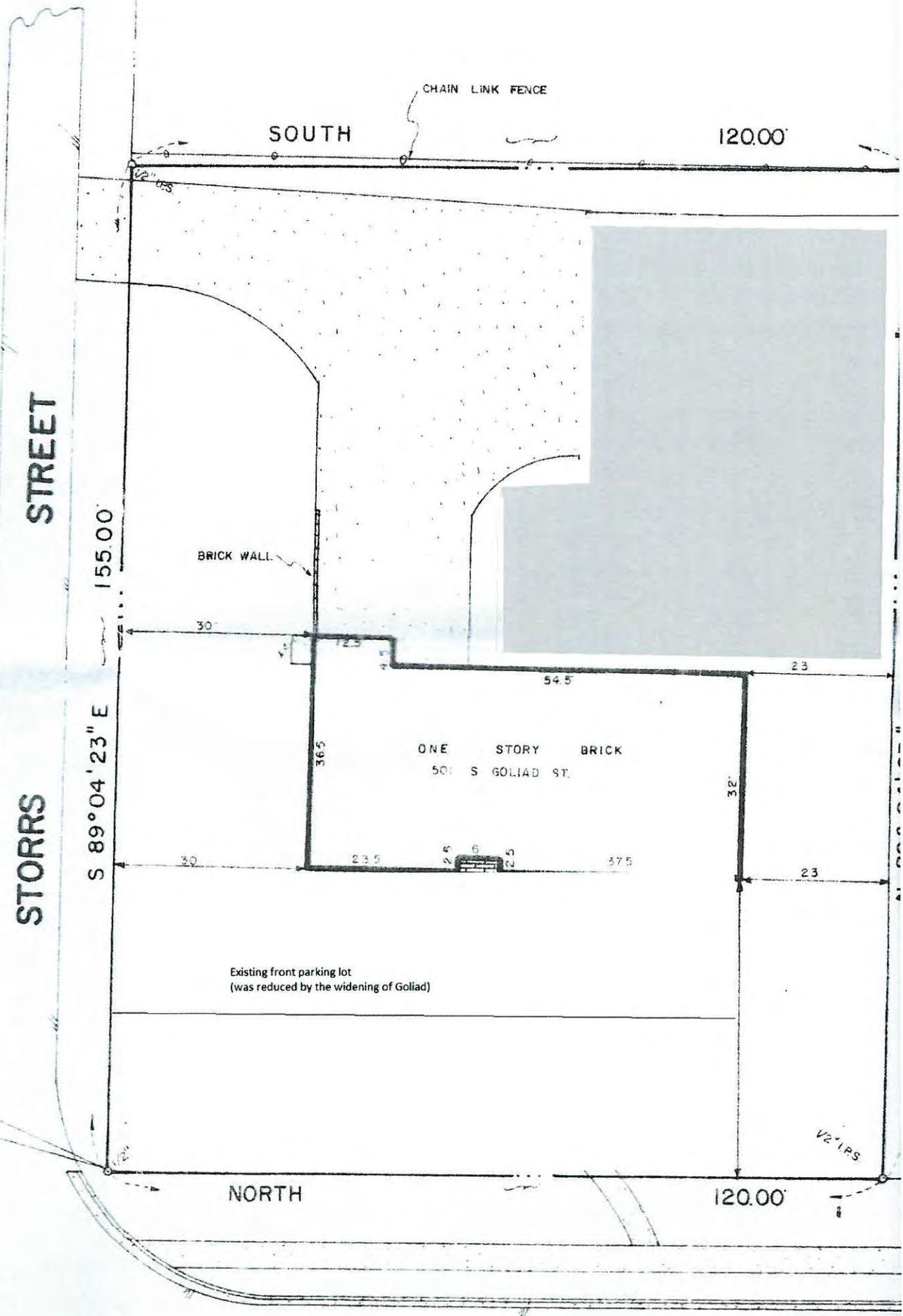
Cc:

Mary Smith, Assistant City Manager
Amy Williams, P.E., Assistant City Engineer
Jeremy White, P.E., Civil Engineer
File

I own the property at 501 S Goliad where I operate a salon and spa business. The way the location is positioned we sit at the bottom of the hill. There is no type of drainage in place for the property located just above us. Any time there is rain we end up with all of the excess water flowing through our property. This has caused problems in the past such as the building flooding with water. I had a french drain system installed to hopefully prevent this in the future. The current back parking lot is gravel and was mostly used for employee and overflow parking on weekends. Tx Dot purchased a small strip of land in front of the property which caused the front parking lot to be reduced. We did not realize at the time how impractical this would make the front parking lot which caused the back parking lot to be utilized more. We have had several quotes for paving the back parking lot. The quotes have come in at a substantial amount in comparison to what the business income is. We have also been told by many companies that because of the drainage problems on the properties next to us that they could not guarantee the work. They stated that with all the water we take on it could eventually float the concrete. The gravel has worked for now but has recently become a nuisance with all of the rain we have had in the past year. The water that runs through the property has caused the gravel to wash out into the street. We have temporarily installed some larger drainage rocks on the far end of the property to try and prevent this from happening. Between the front parking lot being reduced and the drainage problem on the properties next door, causing the concrete work to be not guaranteed I am asking to be allowed to lay down asphalt to prevent the gravel from washing out into the road.

Shannon Riddell

Owner Jour Salon and Spa



CHAIN LINK FENCE

SOUTH

120.00'

STORRS STREET

155.00'

BRICK WALL

30'

S 89°04'23" E

STORRS STREET

ONE STORY BRICK
501 S GOLIAD ST.

54.5'

23'

30'

36.5'

32'

23.5'

2.5'

6'

2.5'

37.5'

23'

Existing front parking lot
(was reduced by the widening of Goliad)

NORTH

120.00'

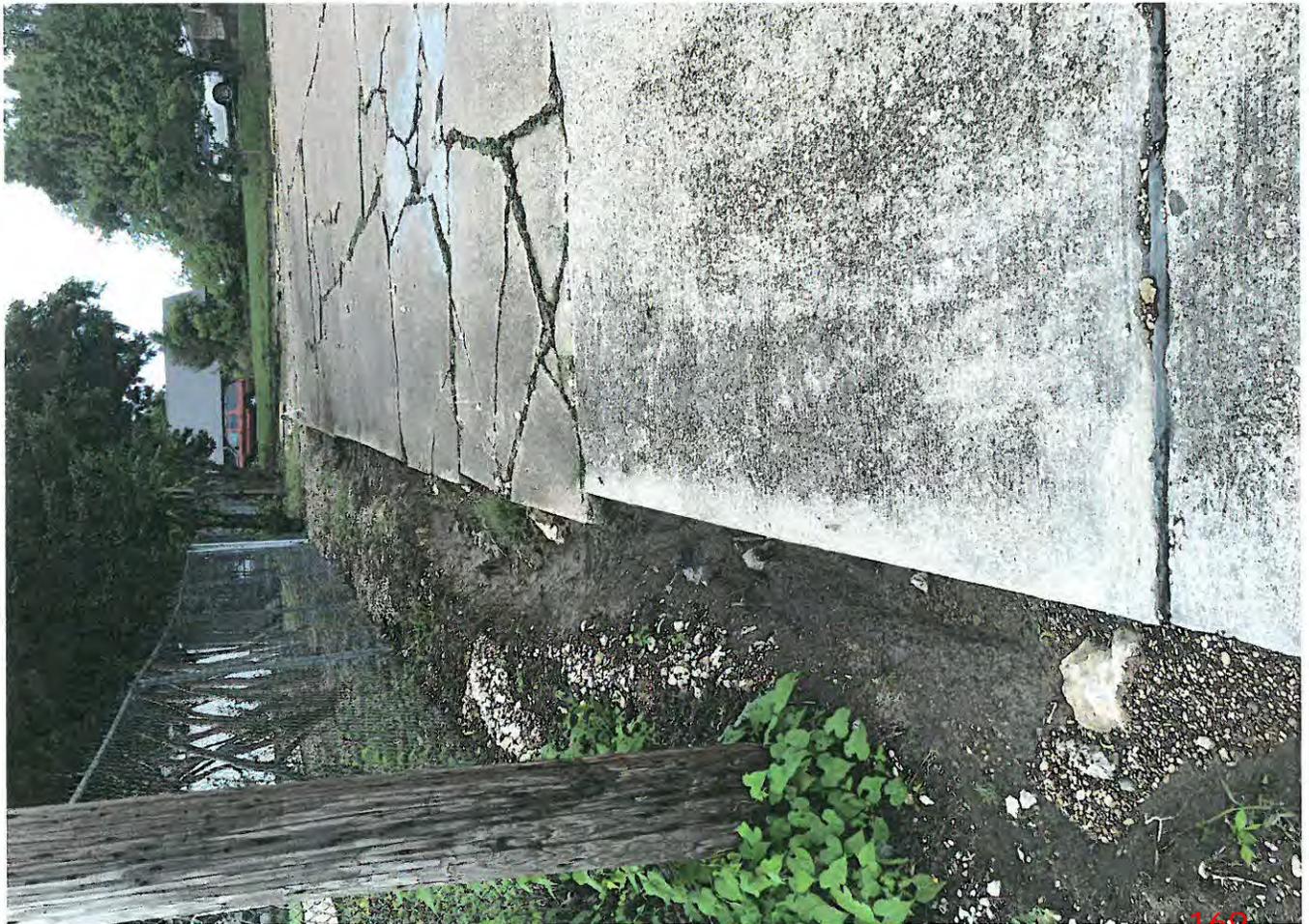
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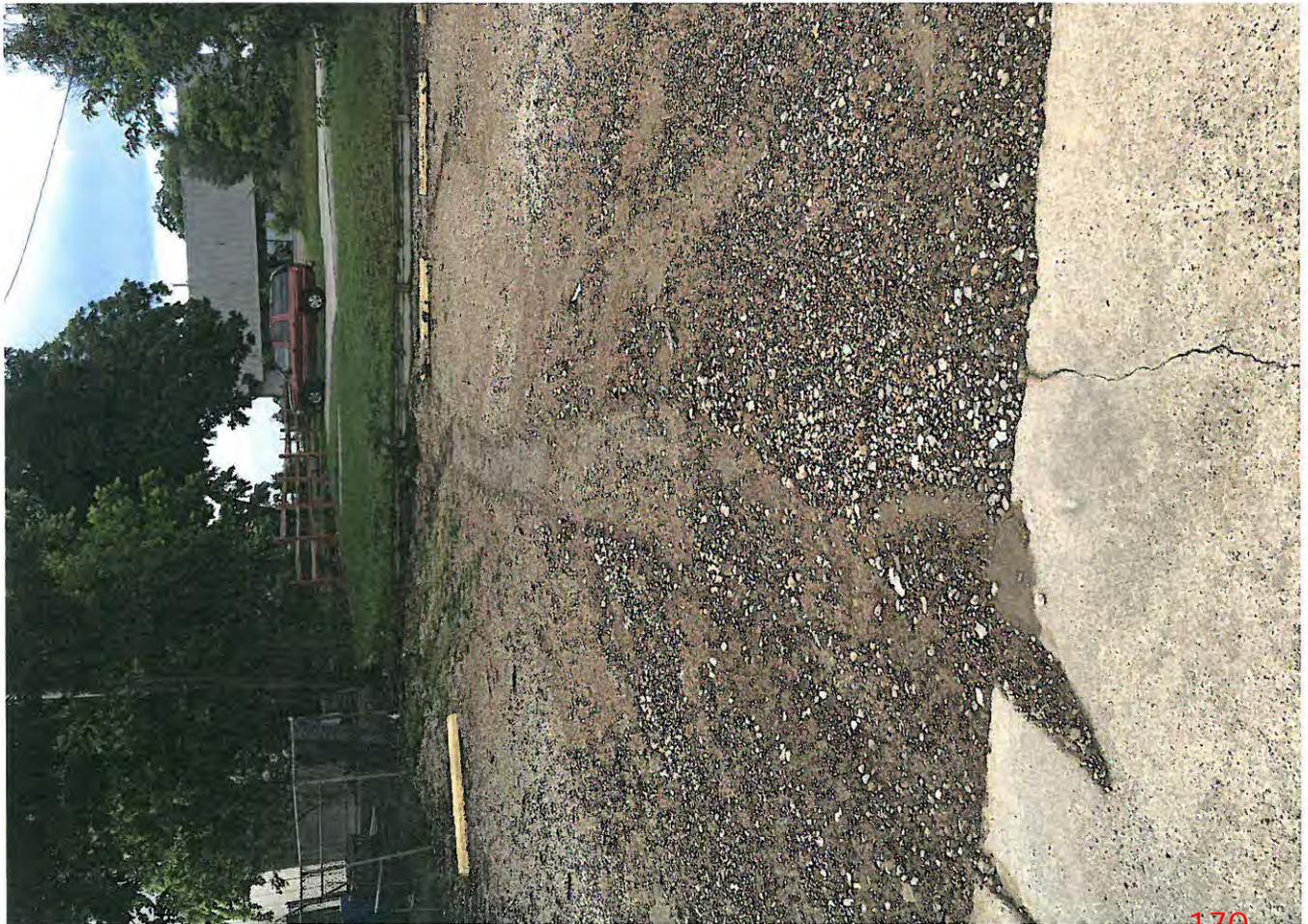
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NING

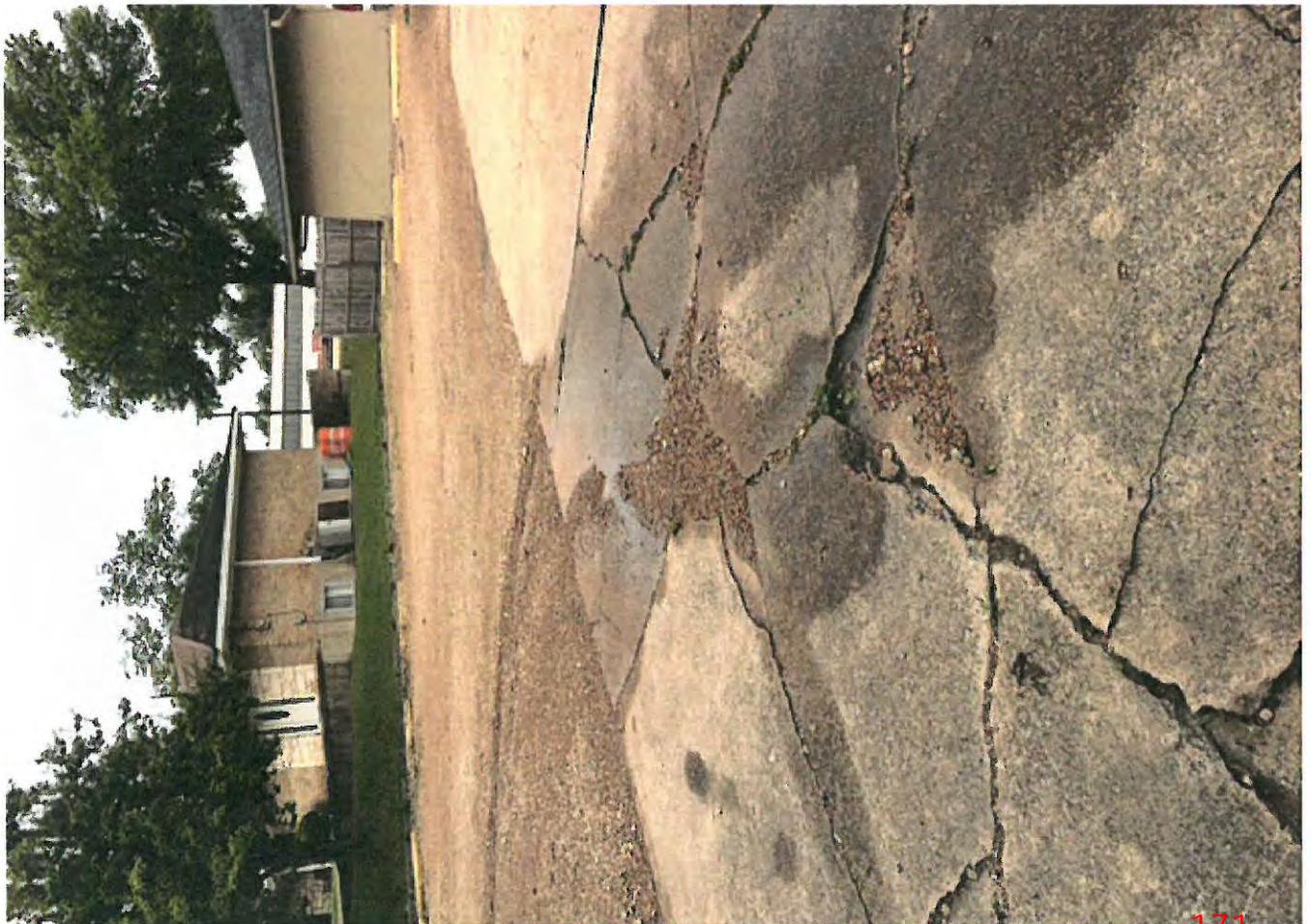
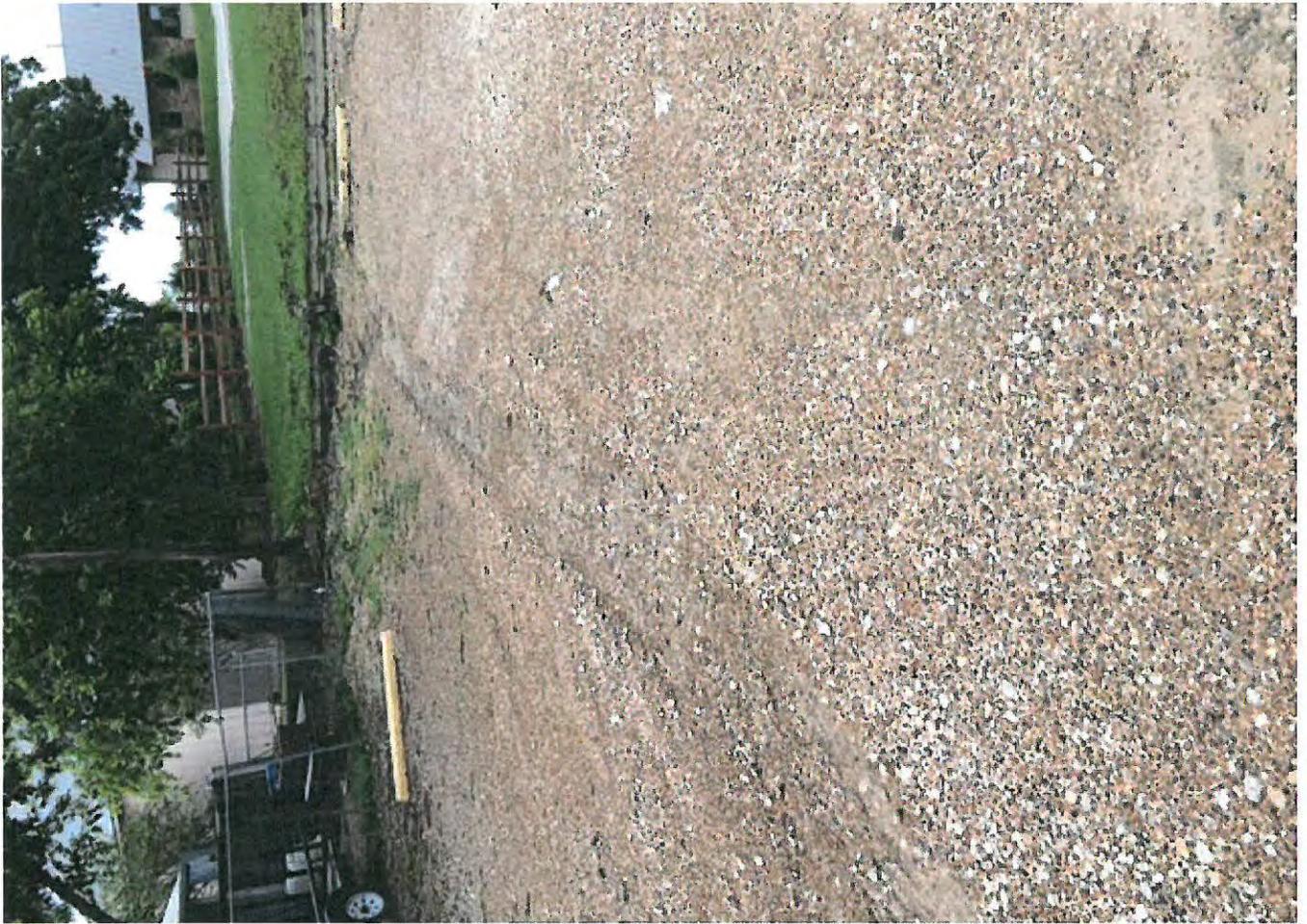
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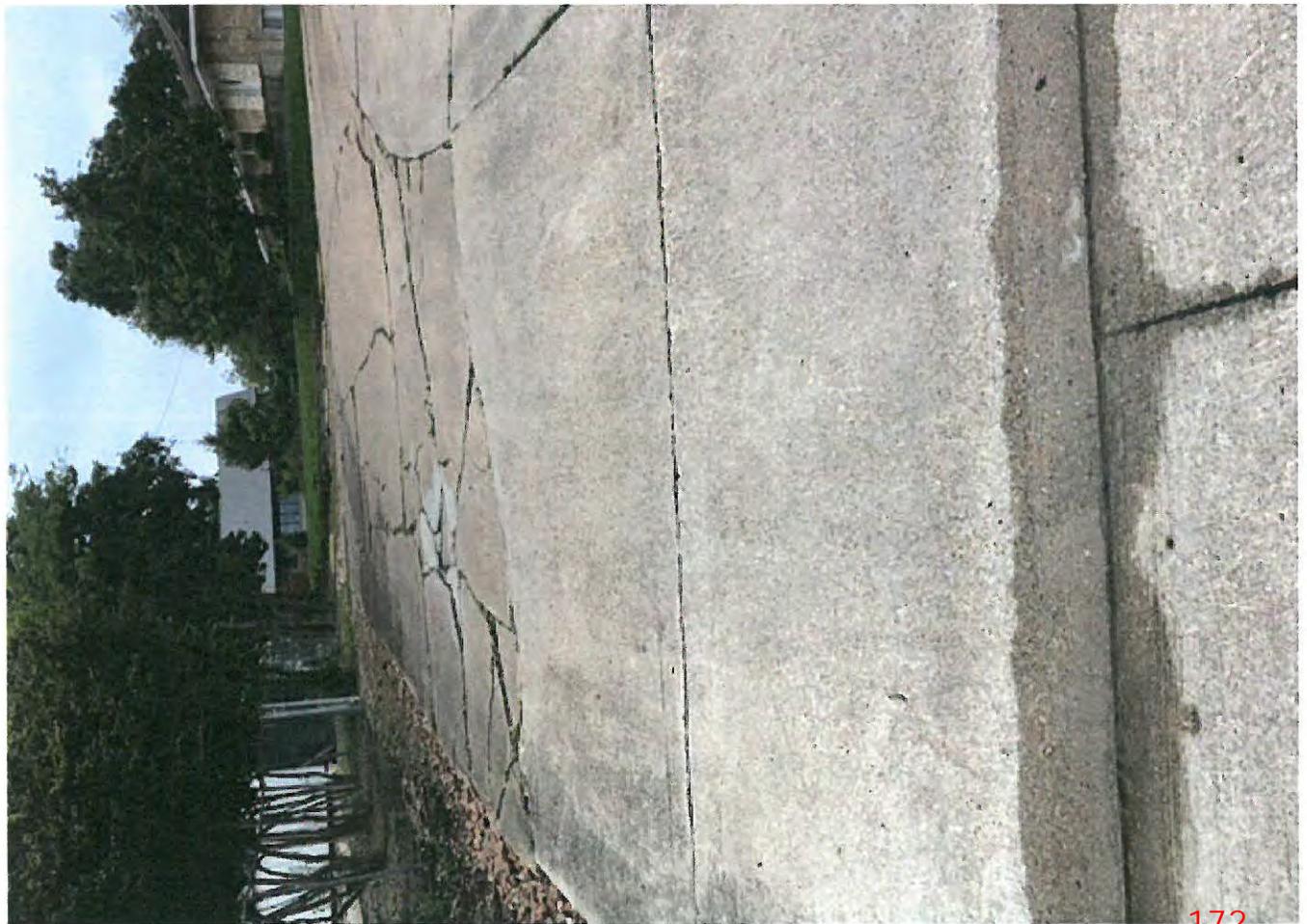
GOLIAD₁₆₈

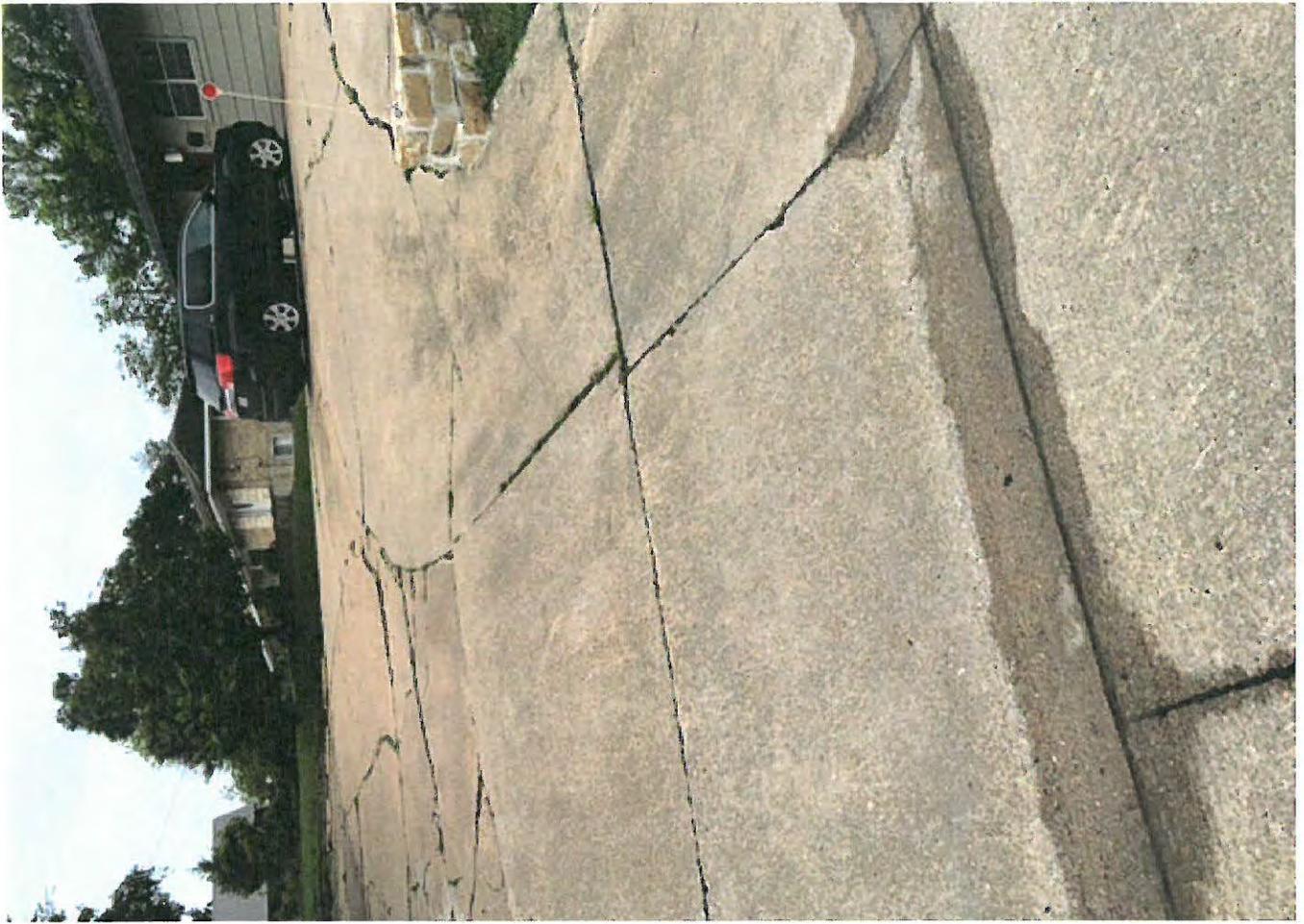
STREET¹⁶⁸











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**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Honorable Mayor & City Council Members

FROM: Kristy Cole, City Secretary / Assistant to the City Manager

DATE: July 29, 2016

SUBJECT: Discussion item re: August 16th public mtg.

Mayor Pruitt has requested that this discussion item be included on the August 1st council mtg. agenda.

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City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

June 2016

Permits

Total Permits Issued: 370

Building Permits: 58

Contractor Permits: 312

Total Permit Values: \$ 10,006,609.71

Building Permits: \$ 7,625,025.48 Contractor Permits: \$ 2,381,584.23

Total Fees Collected: \$ 165,271.28

Building Permits: \$ 144,391.70 Contractor Permits: \$ 20,879.58

Board of Adjustment

Board of Adjustment Cases 1

PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2016 thru 6/30/2016

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	5	\$0.00	\$251.50
30 DAY BANNER	5	\$0.00	\$251.50
CO	8	\$0.00	\$603.00
BUSINESS	6	\$0.00	\$453.00
NEW CONSTRUCTION	1	\$0.00	\$75.00
SHELL	1	\$0.00	\$75.00
COMM	23	\$1,300,234.52	\$5,011.88
ALTERATION	1	\$2,000.00	\$80.75
CONCRETE	1	\$29,375.00	\$462.32
CONST TRAILER	1	\$20,000.00	\$102.00
ELECTRICAL	2	\$13,000.00	\$271.25
FENCE	4	\$99,381.00	\$183.70
IRRIGATION	2	\$10,000.00	\$71.40
MECHANICAL	2	\$119,822.04	\$1,242.80
MISCELLANEOUS	1	\$6,500.00	\$35.00
NEW	1	\$760,456.48	\$0.00
PLUMBING	2	\$3,550.00	\$71.50
REMODEL	4	\$202,150.00	\$2,418.16
ROOF	2	\$34,000.00	\$73.00
SIGNAGE	9	\$0.00	\$1,132.50
DEVELOPMENT	1	\$0.00	\$75.00
MONUMENT	1	\$0.00	\$75.00
WALL	7	\$0.00	\$982.50
SINGLE FAMILY	305	\$8,706,375.19	\$157,026.10
ACC BLDG	5	\$18,911.00	\$516.61
ADDITION	3	\$110,000.00	\$1,530.55
ALTERATION	1	\$5,900.00	\$136.75
BOAT DOCK	1	\$20,000.00	\$332.75
BOAT HOUSE	1	\$12,000.00	\$220.75
CONCRETE	3	\$4,980.00	\$213.90
CONST TRAILER	1	\$0.00	\$3,370.48
DECK	4	\$8,050.00	\$232.00
ELECTRICAL	6	\$12,446.00	\$480.65
FENCE	68	\$199,557.00	\$2,393.25
IRRIGATION	38	\$59,850.00	\$1,335.70
MECHANICAL	22	\$234,025.73	\$4,565.30
NEW	27	\$6,421,058.00	\$134,427.71
PATIO COVER	6	\$18,500.00	\$553.69
PERGOLA	1	\$20,000.00	\$332.75
PLUMBING	26	\$39,762.00	\$1,625.01
REMODEL	1	\$6,000.00	\$136.75
RETAINING WALL	4	\$30,860.00	\$140.00
ROOF	68	\$905,508.83	\$2,618.50
SEAWALL	3	\$37,200.00	\$150.00
SWIM POOL	10	\$496,000.00	\$1,503.00
WINDOWS	6	\$45,766.63	\$210.00
SPECIAL EVENT	18	\$0.00	\$646.30
	18	\$0.00	\$646.30
TCO	2	\$0.00	\$600.00
NEW CONSTRUCTION	2	\$0.00	\$600.00

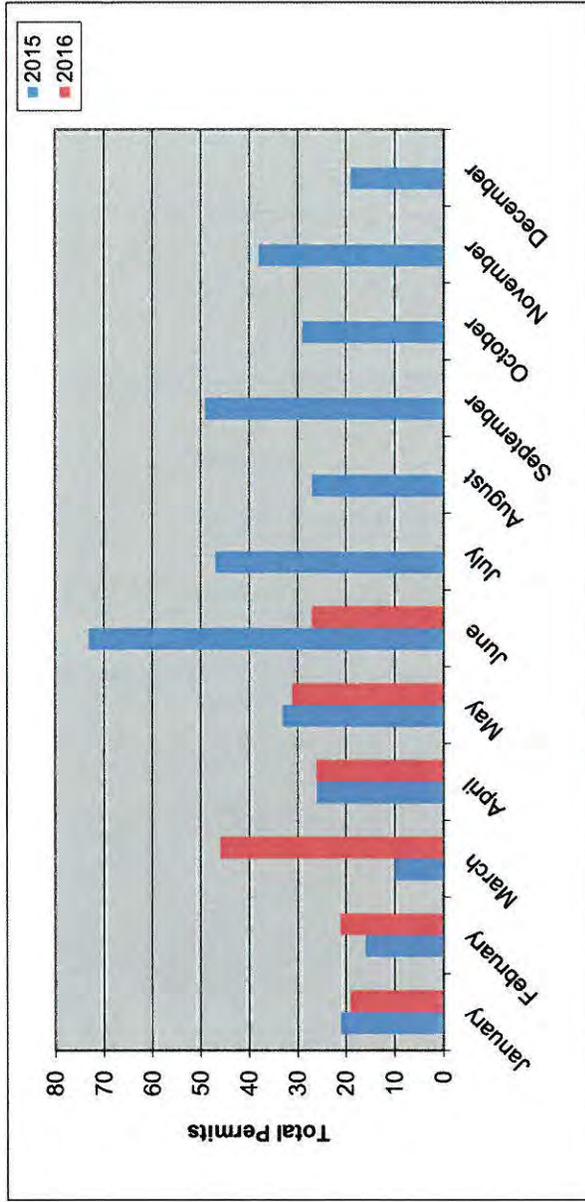
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2016 thru 6/30/2016

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
Totals:	370	\$10,006,609.71	\$165,271.28

New Residential Permits

Calendar Year

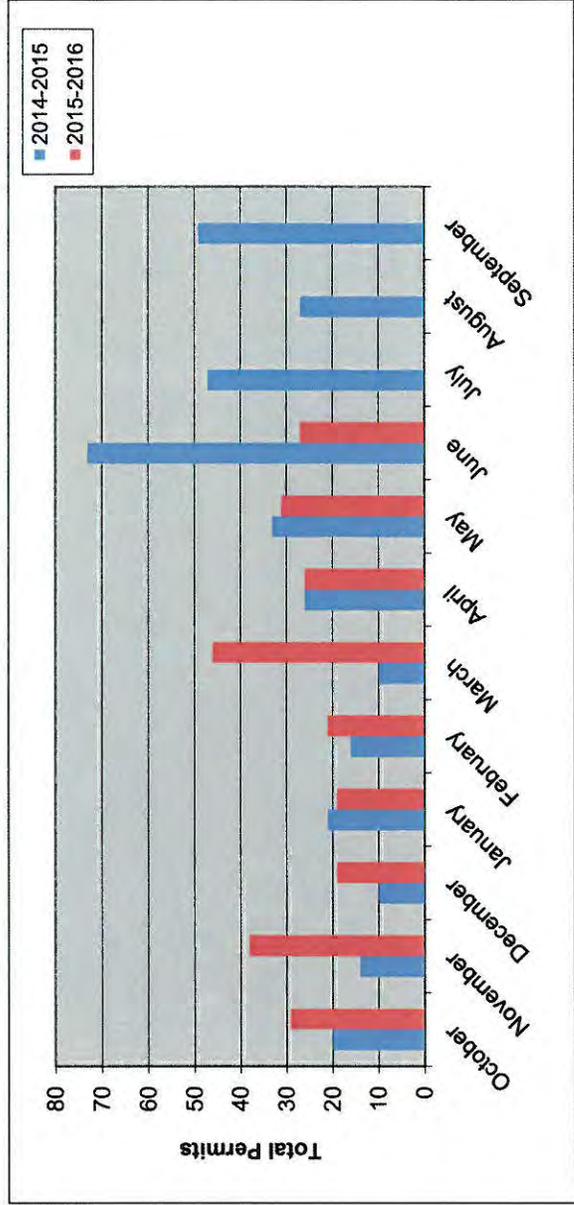
	Year	
	2015	2016
January	21	19
February	16	21
March	10	46
April	26	26
May	33	31
June	73	27
July	47	
August	27	
September	49	
October	29	
November	38	
December	19	
Totals	388	170



New Residential Permits

Fiscal Year

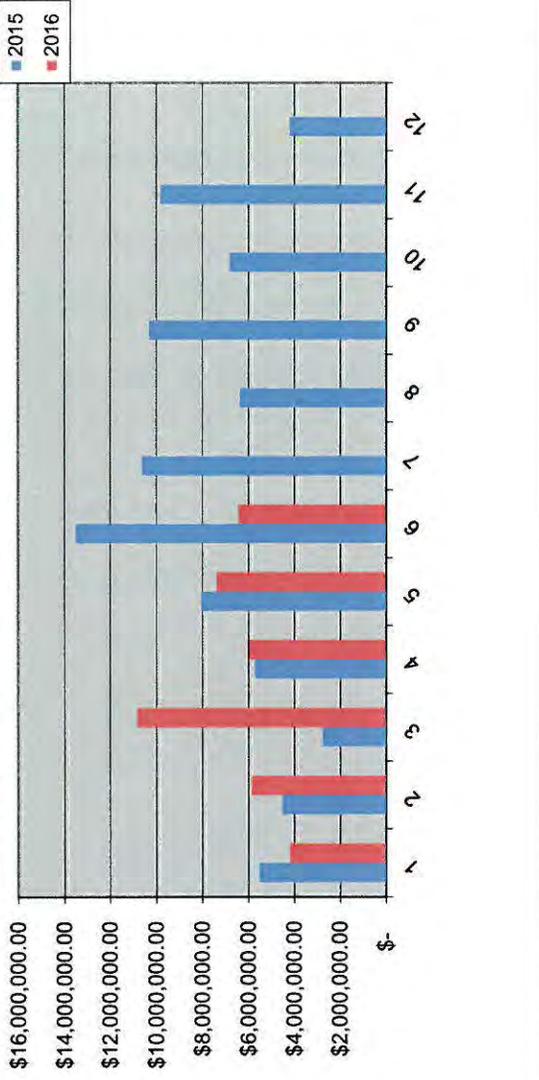
	Year	
	2014-2015	2015-2016
October	20	29
November	14	38
December	10	19
January	21	19
February	16	21
March	10	46
April	26	26
May	33	31
June	73	27
July	47	
August	27	
September	49	
Totals	346	256



New Residential Value

Calendar Year

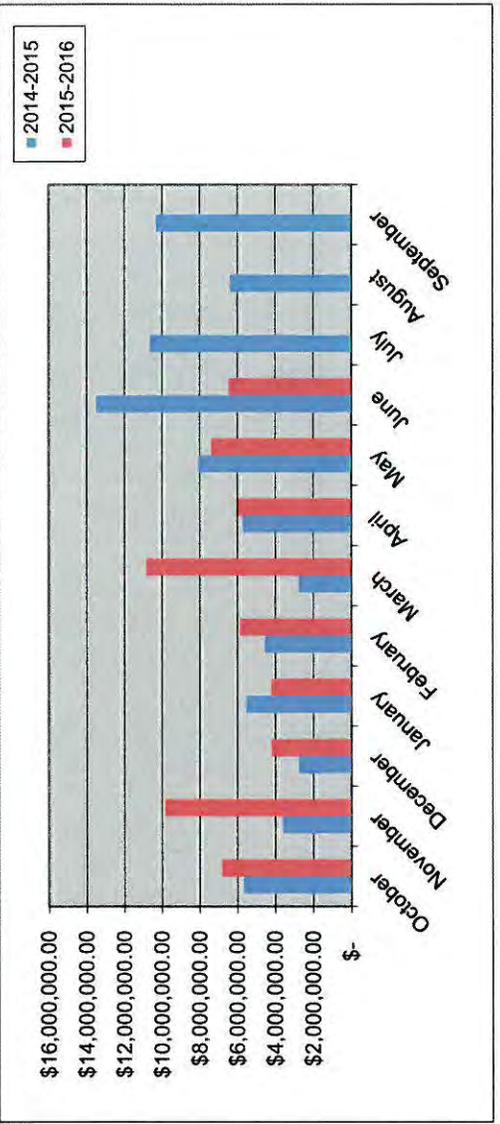
	Year	
	2015	2016
January	\$ 5,509,932.00	\$ 4,176,581.00
February	\$ 4,518,552.00	\$ 5,843,786.00
March	\$ 2,742,324.00	\$ 10,809,133.49
April	\$ 5,703,968.00	\$ 5,943,030.52
May	\$ 8,039,718.52	\$ 7,359,536.00
June	\$ 13,489,179.50	\$ 6,421,058.00
July	\$ 10,619,616.00	
August	\$ 6,369,414.00	
September	\$ 10,314,177.00	
October	\$ 6,812,889.57	
November	\$ 9,823,135.00	
December	\$ 4,185,128.00	
Totals	\$ 88,128,033.59	\$ 40,555,141.01



New Residential Value

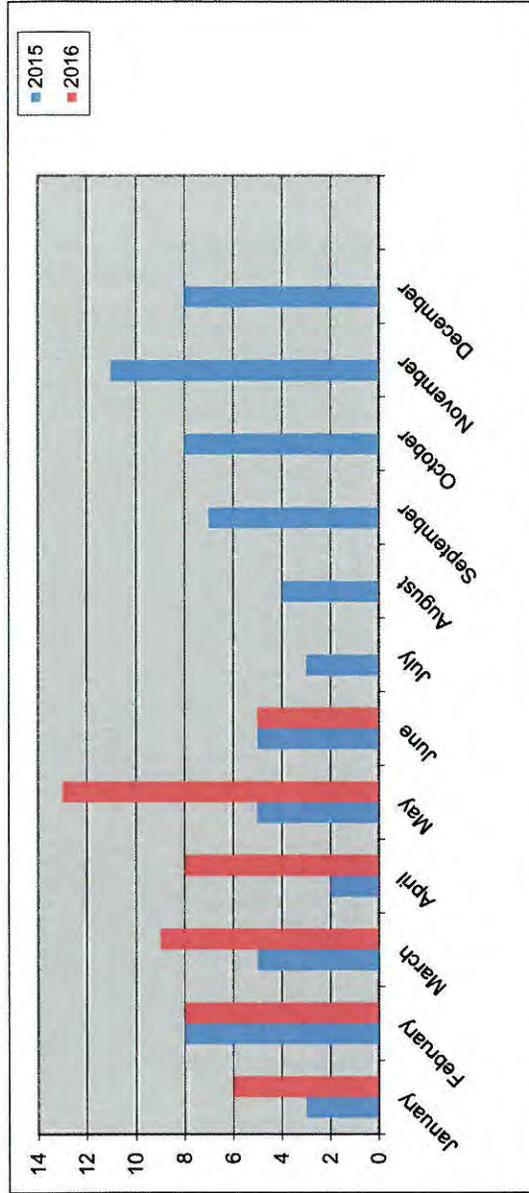
Fiscal Year

	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	\$ 7,359,536.00
June	\$ 13,489,179.50	\$ 6,421,058.00
July	\$ 10,619,616.00	
August	\$ 6,369,414.00	
September	\$ 10,314,177.00	
Totals	\$79,262,932.02	\$ 61,374,277.58



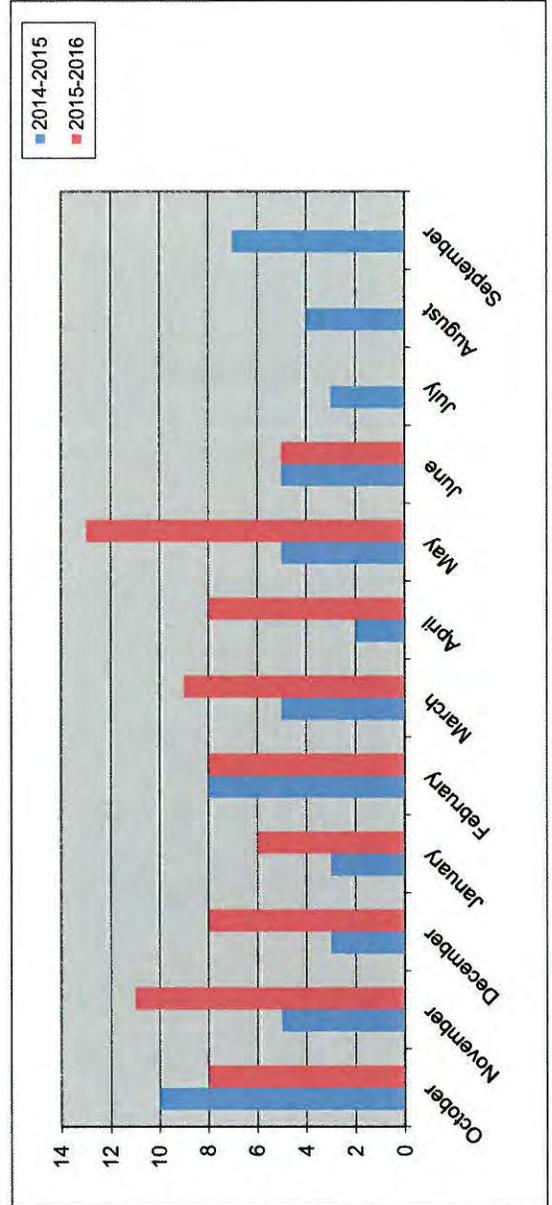
Residential Remodel Permits Calendar Year

	Year	
	2015	2016
January	3	6
February	8	8
March	5	9
April	2	8
May	5	13
June	5	5
July	3	
August	4	
September	7	
October	8	
November	11	
December	8	
Totals	69	49



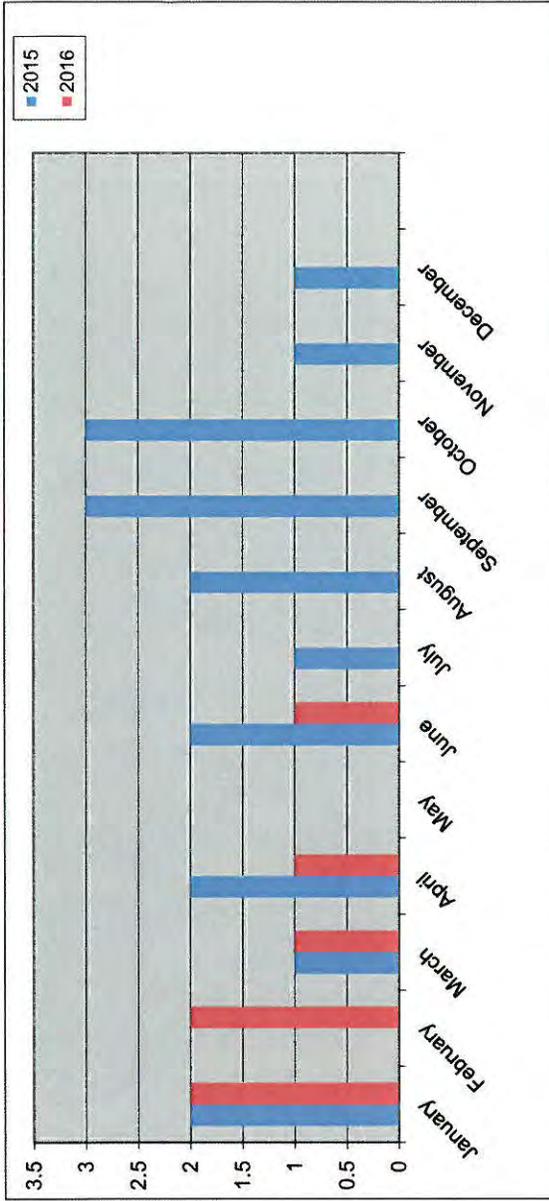
Residential Remodel Permits Fiscal Year

	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	13
June	5	5
July	3	
August	4	
September	7	
Totals	60	76



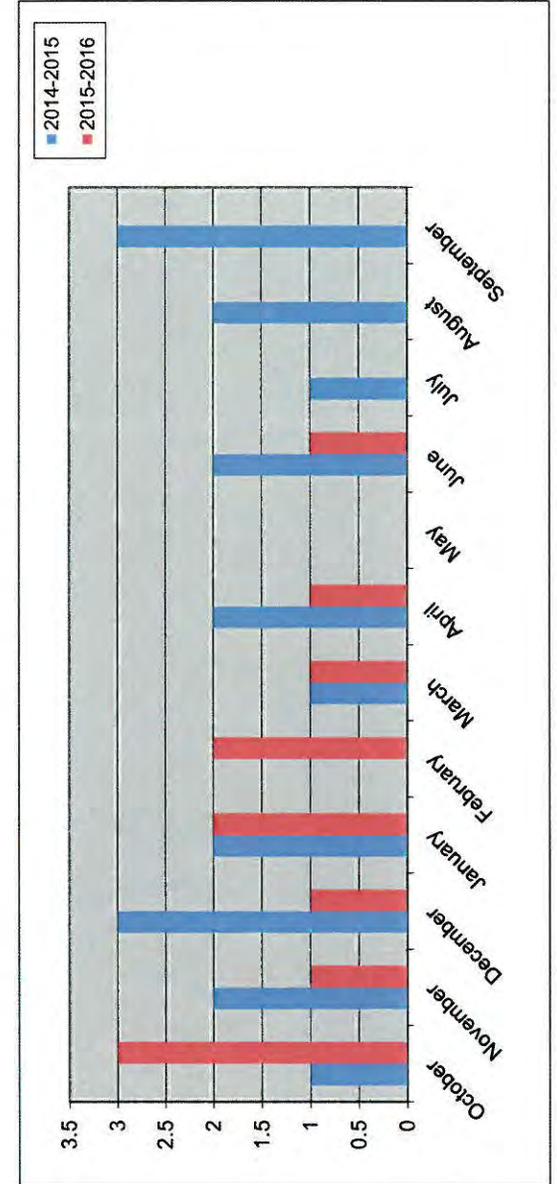
New Commercial Permits Calendar Year

	Year	
	2015	2016
January	2	2
February	0	2
March	1	1
April	2	1
May	0	0
June	2	1
July	1	
August	2	
September	3	
October	3	
November	1	
December	1	
Totals	18	7



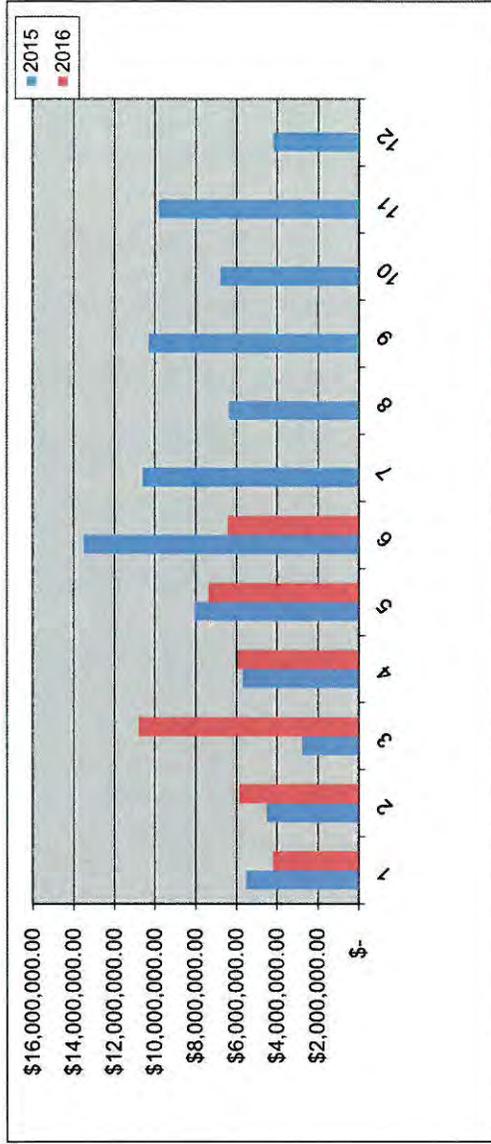
New Commercial Permits Fiscal Year

	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	0
June	2	1
July	1	
August	2	
September	3	
Totals	19	12



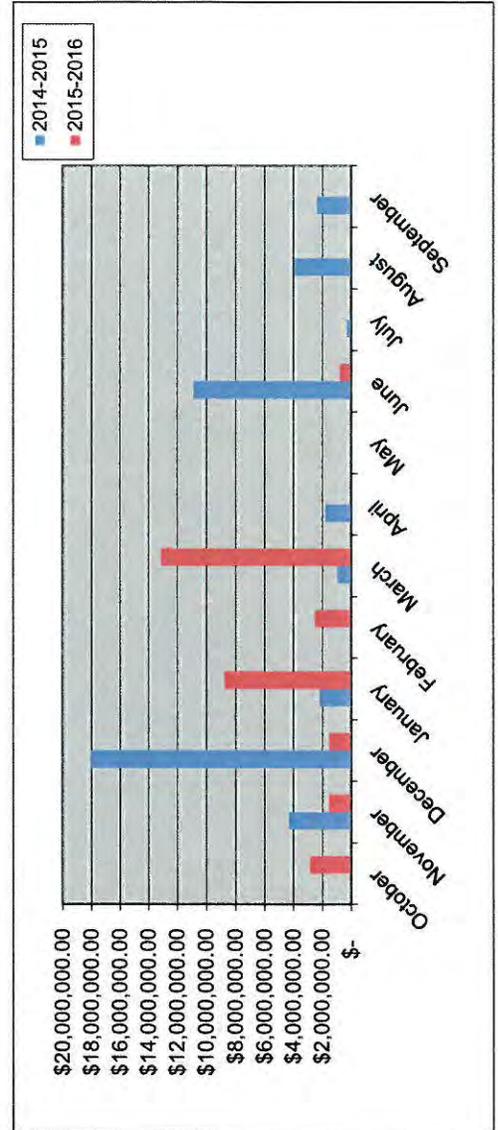
New Commercial Value Calendar Year

	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	\$ 760,456.48
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	\$ 25,172,638.48



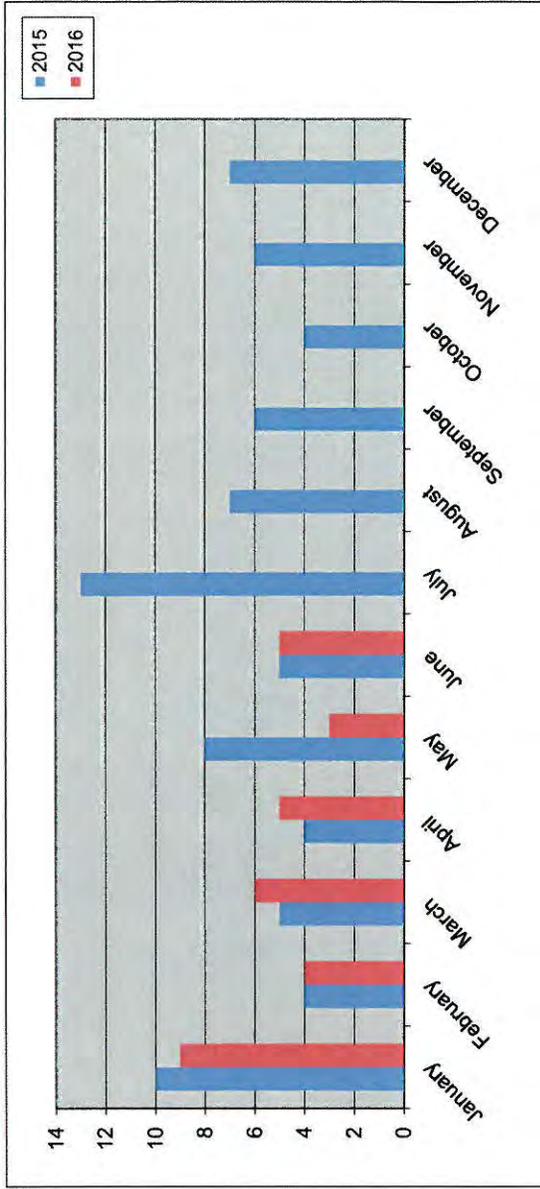
New Commercial Value Fiscal Year

	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	\$ 760,456.48
July	\$ 282,279.31	
August	\$ 3,903,000.00	
September	\$ 2,370,000.00	
Totals	\$ 44,764,279.31	\$ 31,002,638.48



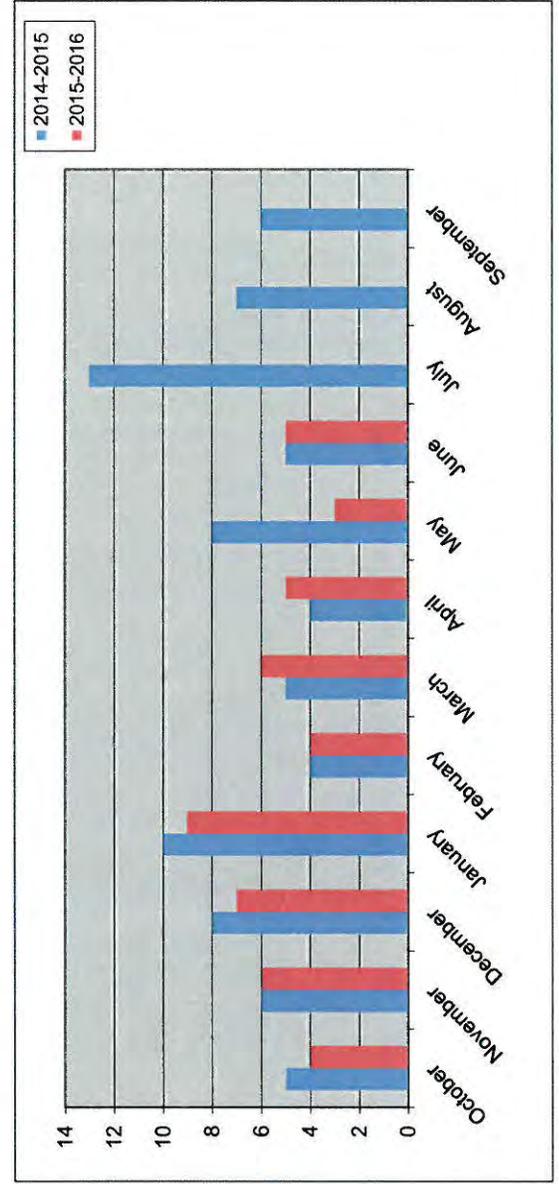
Commercial Remodel Permits Calendar Year

	Year	
	2015	2016
January	10	9
February	4	4
March	5	6
April	4	5
May	8	3
June	5	5
July	13	
August	7	
September	6	
October	4	
November	6	
December	7	
Totals	79	32



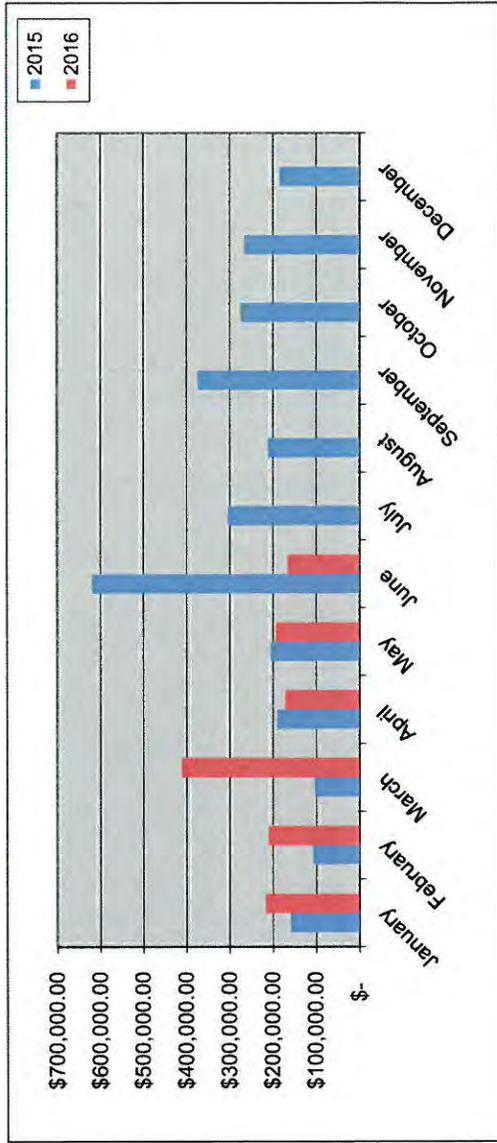
Commercial Remodel Permits Fiscal Year

	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	3
June	5	5
July	13	
August	7	
September	6	
Totals	81	49



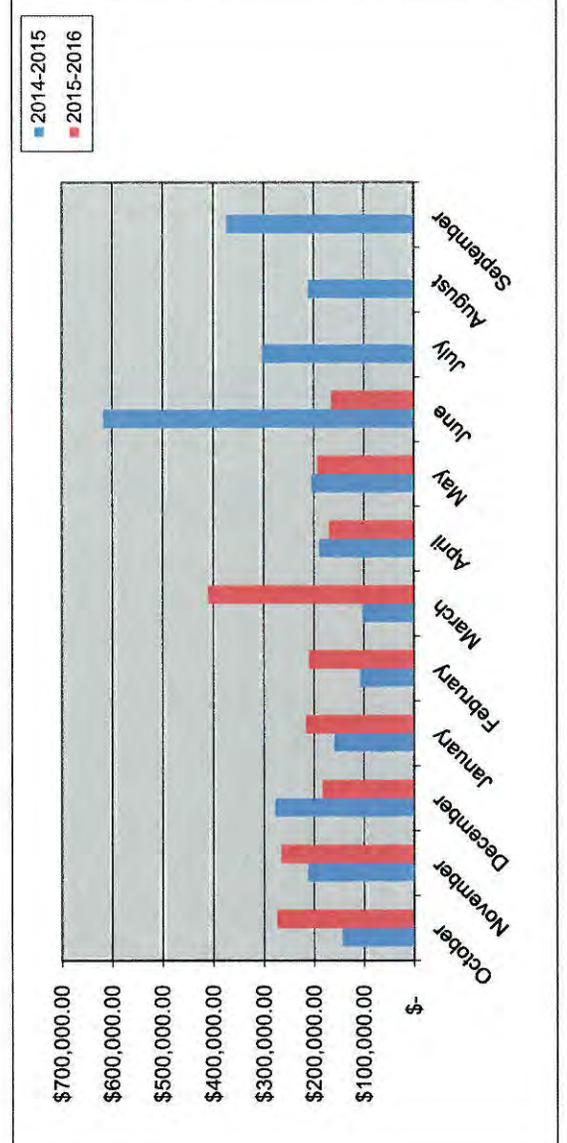
Total Fees Collected Calendar Year

	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	\$ 192,518.96
June	\$ 618,061.51	\$ 165,271.28
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	\$ 1,363,337.33



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	\$ 192,518.96
June	\$ 618,061.51	\$ 165,271.28
July	\$ 303,359.40	
August	\$ 210,598.47	
September	\$ 373,210.63	
Totals	\$ 2,900,966.49	\$ 2,086,766.17



For the Period 6/1/2016 thru 6/30/2016

Subtype: BUSINESS

Permit No Date Issued	Type of Permit Status	Address Parcel Number	Owner Contractor	Valuation Description	Total Fees	Fees Paid
CO2016-0003 6/30/2016	CO ACTIVE	202 West St N. 4820-000H-0004-00-0R	Cindy Seymore Tim Seymore Custom Homes	\$ 0.00 Steeli Beans Itty Bitty Boutique	\$ 75.00	\$ 75.00
CO2016-0052 6/23/2016	CO ACTIVE	6525 Horizon Rd. 130 3039-0002-0010-00-0R	ROCKWALL, RENTAL PROPER	\$ 0.00 Whittle & Johnson	\$ 76.50	\$ 76.50
CO2016-0055 6/13/2016	CO ACTIVE	423 IH 30 3245-0000-0003-00-0R	BENT, TREE REALTY CO	Pho Garden	\$ 75.00	\$ 75.00
CO2016-0056 6/14/2016	CO ACTIVE	3035 RIDGE RD 104 0207-0000-0004-09-0R	TEMUNOVIC, PARTNERSHIP L ARANDA DFW LLC	\$ 0.00 SUPER CUTS	\$ 76.50	\$ 76.50
CO2016-0061 6/29/2016	CO ACTIVE	111 Goliad St N 4820-000J-0002-A0-0R	PRESLEY SWAGERTY	\$ 0.00 Pannell Auto Sales	\$ 75.00	\$ 75.00
CO2016-0064 6/30/2016	CO ACTIVE	2435 Ridge Rd. 117 4854-000A-0009-00-0R	ROCKWALL, OCEANHILL LLC ESA Construction	\$ 0.00 Shoreline Pediatric Dentistry	\$ 75.00	\$ 75.00
6 Permit(s) Issued with Subtype: BUSINESS				\$0.00	\$453.00	\$453.00

Subtype: NEW CONSTRUCTION

Permit No Date Issued	Type of Permit Status	Address Parcel Number	Owner Contractor	Valuation Description	Total Fees	Fees Paid
CO2015-0120 6/2/2016	CO ACTIVE	2650 Champions Dr 4951-0000-0000-00-0R	SHORES, COUNTRY CLUB LLC L & M General Contractors	\$ 0.00 Shores HOA Clubhouse	\$ 75.00	\$ 75.00
1 Permit(s) Issued with Subtype: NEW CONSTRUCTION				\$0.00	\$75.00	\$75.00

Subtype: SHELL

Permit No Date Issued	Type of Permit Status	Address Parcel Number	Owner Contractor	Valuation Description	Total Fees	Fees Paid
CO2016-0043 6/23/2016	CO Active	701 Justin Rd. 4075-000A-0005-R0-0R	701, JUSTIN ROAD LLC	\$ 0.00 Daiker Partners/Shell	\$ 75.00	\$ 75.00
1 Permit(s) Issued with Subtype: SHELL				\$0.00	\$75.00	\$75.00

\$0.00 \$603.00 \$603.00

8 Total Permit(s) Issued

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City of Rockwall
The New Horizon

CITY CALLS	June	COUNTY CALLS & MUTUAL AID	June
Situation Type	#	Situation Type	#
111 Building fire	2	111 Building fire	1
143 Grass fire	1	143 Grass fire	1
151 Outside rubbish, trash or waste fire	2	365 Watercraft rescue	1
154 Dumpster or other outside trash receptacle fire	1	551 Assist police or other governmental agency	1
162 Outside equipment fire	1	611 Dispatched & canceled en route	1
311 Medical assist, assist EMS crew	2	651 Smoke scare, odor of smoke	1
322 Motor vehicle accident with injuries	3		
324 Motor vehicle accident with no injuries.	1		
361 Swimming/recreational water areas rescue	1		
365 Watercraft rescue	1		
410 Combustible/flammable gas/liquid condition, other	1		
412 Gas leak (natural gas or LPG)	3		
444 Power line down	1		
511 Lock-out	1		
550 Public service assistance, other	1		
551 Assist police or other governmental agency	17		
553 Public service	4		
556 Public service - Non paged	9		
622 No incident found on arrival at dispatch address	1		
651 Smoke scare, odor of smoke	1		
652 Steam, vapor, fog or dust thought to be smoke	1		
671 HazMat release investigation w/no HazMat	1		
700 False alarm or false call, other	2		
710 Malicious, mischievous false call, other	1		
714 Central station, malicious false alarm	1		
715 Local alarm system, malicious false alarm	1		
730 System malfunction, other	2		
733 Smoke detector activation due to malfunction	1		
735 Alarm system sounded due to malfunction	3		
736 CO detector activation due to malfunction	2		
740 Unintentional transmission of alarm, other	1		
743 Smoke detector activation, no fire - unintentional	8		
745 Alarm system activation, no fire - unintentional	3		
814 Lightning strike (no fire)	1		
Unknown	3		
	Totals:		6

CITY RESPONSE
JUNE 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 %	16 of 17	CRITERIA MET %	3 OF 3
CRITERIA -ACHIEVE RESPONSE TIME	0.94%	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 %	14 of 17	CRITERIA MET %	2 OF 3
CRITERIA -ACHIEVE RESPONSE TIME	0.82%	CRITERIA -ACHIEVE RESPONSE TIME	0.67%
90% OF TIME IN BOXES WITH	CRITERIA NOT 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
0-7 1/2 MINUTES		0-7 1/2 MINUTES	
CRITERIA MET%	16 OF 17	CRITERIA MET%	3 OF 3
CRITERIA -ACHIEVE RESPONSE TIME	0.94%	CRITERIA -ACHIEVE RESPONSE TIME	100%
90% OF TIME IN BOXES WITH	CRITERIA MET	60% OF TIME IN BOXES WITH	CRITERIA MET
STATIONS		STATIONS	

ENROUTE OVERAGES
JUNE 2016

Venue	Alarm Date	alarm time	Enroute	Alarm to Enroute	apparatus	Inc. Number	Fire Incident Station	Lights and Sirens	REASON FOR OVERAGES
Rockwall	06/03/2016	23:54:05	23:55:40	0:01:35	E1	2016-00000535	Rockwall 1	Code 3	CAD times do not match radio times

ARRIVAL COVERAGES
CITY CALLS - JUNE 2016

Venue	Alarm Date	Enroute	Arrival Time	Enroute to Arrival	Response	apparatus	Inc. Number	Fire Incident Station	Lights and Sirens	REASON FOR COVERAGES
Rockwall	06/08/2016	11:44:18	11:50:36	0:06:18	0:07:26	TNK1	2016-00000548	Rockwall 1	Code 3	E2 ARRIVED ON SCENE PRIOR TO TANKER 1
Rockwall	06/12/2016	12:02:28	12:08:31	0:06:03	0:06:53	E4	2016-00000564	Rockwall 4	Code 3	DRIVE TIME TO DISTRICT WITHOUT STATION
Rockwall	06/11/2016	07:54:21	08:00:13	0:05:52	0:06:44	E2	2016-00000560	Rockwall 2	Code 3	E2 ON SCENE AT 7:57
Rockwall	06/06/2016	23:18:10	23:23:20	0:05:10	0:06:08	BT2	2016-00000542	Rockwall 3	Code 3	E 1 ON SCENE AT BTZ

RESPONSE OVERAGES
CITY CALL 5- JUNE 2016

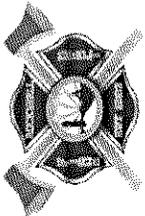
Venue	Alarm Date	alarm time	Arrival Time	Response	apparatus	Inc. Number	Fire Incident Station	Lights and Sirens	REASON FOR OVERAGES
Rockwall	06/08/2016	11:43:10	11:50:36	0:07:26	TNK1	2016-00000548	Rockwall 1	Code 3	E2 REDUCED PRIOR TO ARRIVAL

COUNTY AND MUTUAL AID
RESPONSE
JUNE 2016

COUNTY/MUTUAL	
ENROUTE	STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0- 1 1/2 MINUTES	
CRITERIA MET %	1 of 3
CRITERIA -ACHIEVE RESPONSE TIME	33.00%
60% OF TIME IN BOXES WITH	Criteria not met
STATIONS	
ARRIVAL	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0 - 10 MINUTES	
CRITERIA MET %	1 of 3
CRITERIA -ACHIEVE RESPONSE TIME	33%
60% OF TIME IN BOXES WITH	Criteria Not Met
STATIONS	
RESPONSE	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0-11 1/2 MINUTES	
CRITERIA MET%	2 of 3
CRITERIA -ACHIEVE RESPONSE TIME	67.00%
60% OF TIME IN BOXES WITH	Criteria Met
STATIONS	

COUNTY AND MUTUAL AID OVERAGES
JUNE 2016

ENROUTE OVERAGES										
Venue	Alarm Date	alarm time	Enroute	paged to enroute	apparatus	Inc. Number	Fire Incident Station	Lights and Sirens	REASON FOR OVERAGES	
Rockwall County	06/01/2016	18:04:50	18:06:27	0:01:37	BT4	2016-00000527	Rockwall 3	Code 3	BT 3 WAS ENROUTE	
Royse City	06/24/2016	12:29:39	12:33:44	0:04:05	BT3	2016-00000608	Rockwall 4	Code 3	DELAY DUE TO UNKNOWN LOCATION IN ROYSE CITY	
ARRIVAL OVERAGES										
Venue	Alarm Date	Enroute	Arrival Time	enroute to arrival	apparatus	Inc. Number	Fire Incident Station	Lights and Sirens	REASON FOR OVERAGES	
Royse City	06/24/2016	12:33:44	12:45:12	0:11:28	BT3	2016-00000608	Rockwall 4	Code 3	DRIVE TIME TO ROYSE CITY	



Total Dollar Losses

June 2016



City of Rockwall
After a Fire... Recovery

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$83,206.80	\$17,000.00	\$6,554.24	\$109,706.80	\$251,842.24
Total Content Loss:	\$20,051.70	\$1,000.00	\$0.00	\$24,051.70	\$179,292.80
Total Property Pre-Incident Value:	\$160,413.60	\$1,458,000.00	\$128,012.50	\$2,300,868.60	\$1,079,602.50
Total Contents Pre-Incident Value	\$40,103.40	\$135,000.00	\$0.00	\$515,600.40	\$705,682.00
Total Losses:	\$103,258.50	\$18,000.00	\$6,554.24	\$133,758.50	\$103,258.50
Total Value:	\$200,517.00	\$1,593,000.00	\$128,012.50	\$2,816,469.00	\$1,785,284.50

To: Chief Poindexter
From: BC Merritt
Re: June 16 Structure Fire Report
Date: July 19, 2016

804 E. Heath Street

We responded to a report of a structure fire June 04, 2016 at 804 E. Heath Street. The first unit arrived on scene and found a 1 story brick residence with smoke and flames showing from the rear corner of the residence. Firefighters were able to quickly control the fire to keep it from spreading through the rest of the house and contain it to the room of origin. The room of origin sustained significant damage and the rest of the house sustained damage due to the smoke and heat. There were no firefighter injuries on this incident.

Dispatch Time: 23:54.05
Enroute Time: 23:55.25
On Scene Time: 23:59.46
Clear Time: 02:00.53

4 men on scene time: 00:04.27
12 men on scene time: 00:09.50

Total personnel on scene: 1 Chief, 5 on duty personnel, 7 Volunteers, 1 Fire Investigator.



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

TO: Chief Poindexter

FROM: Brett Merritt

DATE: July 20, 2016

SUBJECT: 16 in 16 Recruiting Campaign

As of July 20, 2016 we have added 16 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 13 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.



CALLS BY TYPE - May 2016



City of Rockwall
The City for Progress

Alarm Calls	# of Calls
733 Smoke detector activation due to malfunction	1
736 Carbon monoxide detector activation due to malfunction	2
743 Smoke detector activation, no fire - unintentional	0
732 Extinguishing System Activated Due to Malfunction	0
734 Heat Detector Activation Due to Malfunction	0
735 Alarm system sounded due to malfunction	3
740 Unintentional transmission of alarm, other	0
744 Detector activation, no fire - unintentional	0
745 Alarm system activation, no fire - unintentional	2
714 Central station, malfunction - false alarm	1

Total for Month: 9

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Fire Marshal's Division Monthly Reports

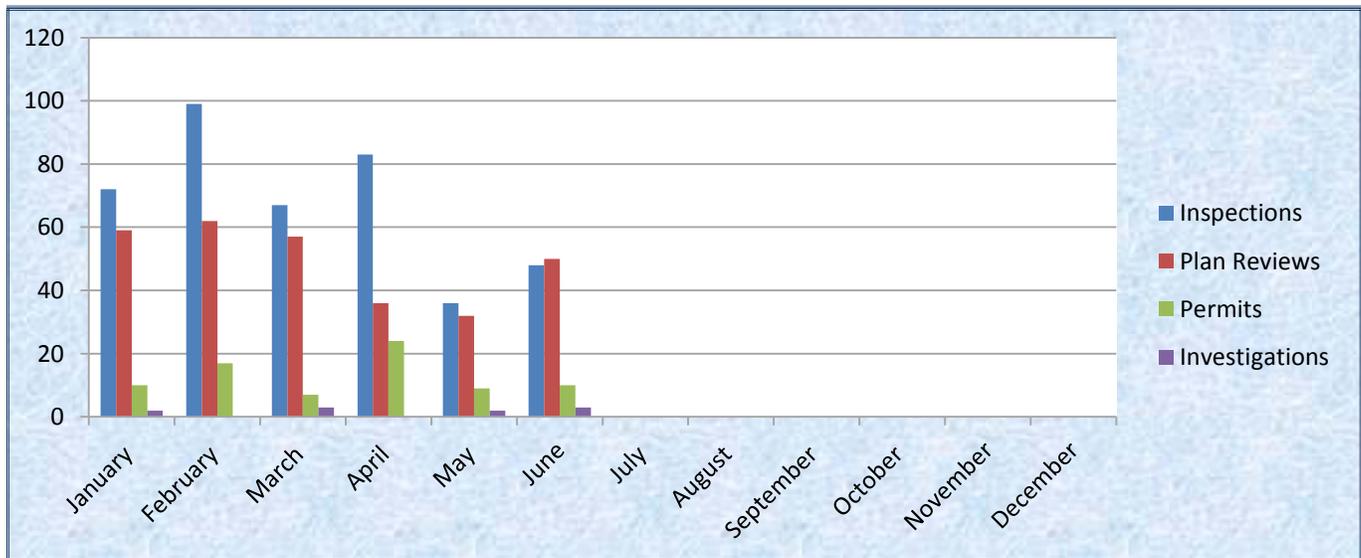
June 2016

Inspection Status Report	
Finalized Inspections	27
Pending Inspections	21
Total for the Month	48

Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	3
Total for the Month	3

Project Routing Report	
COMM	29
TCO	2
CO	13
Capital Improvements	1
Engineering	10
Plat	4
School	1
Site Plan	5
Special Event	4
Zoning	3
Total for the Month	72

Fire Permit Listing	
Doors-Access Control	0
Fire Alarm	5
Fire Sprinkler	2
Fireworks	1
High-Rack / Pile	0
Kitchen Suppression	1
Temp Aboveground Tank	0
Traffic Calming Device	0
Two-way Communications	1
Storage Tank (Temp)	0
Total for the Month	10



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City of Rockwall
GIS Department Report
June 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	31	0%	-
June	11	9	27	22	38	35	28	15	34	46	35.29%	↑
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	(232)	15.42 %↑	

Key Projects:

Monthly Project Request by Department:

- | | | |
|---|---|--|
| (1) Asset Management Software. Researching available work order, asset management system software that is GIS compatible. Developing RFP - <i>Ongoing</i> | Admin / HR / Internal Ops
Building Inspections
Citizen Request
City Council
City Manager's Office
Neighborhood Improvement Services
Engineering / Public Works
Finance / Utilities
Fire Department
GIS (Citywide Projects)
IT
Main Street Program
Outside Agencies
Parks and Recreation
Planning
Police Department
REDC | 0
0
0
0
3
2
8
0
1
4
0
2
4
4
12
4
2 |
| (2) Outside Request. USPS, Rockwall County, City of Fate. GeoComm | | |
| (3) GPS Intern Projects. ADA Curb Ramp condition project, Utility and Driveway digitization | | |
| (4) Engineering Department. Dallas-Rockwall Lift Station Easement, TCEQ Apt/Condo Counts, Multiple Project Notifications, Strategic Planning Age-Main Breaks Study | | |
| (5) Neighborhood Improvement Services. Billboard Map Update, Pole Signage Height Study | | |
| (6) Police / Fire. Ramp Reversal Map, PD Search Rescue Maps, Fireworks Zones Map Update, Child Safety Zones, Sex Offender Maps | Total | 46 |
| (7) Parks Department. Harry Myers Graphics, Ball Park Map / Grid, Harbor Boundary, July 4 th Parade Maps | | |
| (8) Planning / GIS Department. Fate-Rockwall ETJ Study, San Jacinto Zanata's Encroachment / Roof Top Deck, Hughes Property Road Alignment and Potential Business, Gussio Add. Crepe Myrtle Layout, PD50 Cross Access, Downtown CIP Final Map, Annexation Maps, For-Against Maps, TxRH Dimensions | | |
| (9) Main Street. Downtown Parking Maps, Sign Placement | | |
| (10) City Manager's Office. Airport Adjacent Property Owner and City Owned Land Maps, RES/COM Roof Top Calcs | | |
| (11) REDC. Project Deacon, Tech Park Mowing Calculation Maps | | |

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Rockwall Police Department
Harbor District Call For Service
June 2016

<u>Incident Number</u>	<u>Date</u>	<u>Time</u>	<u>Common Name</u>	<u>Incident Type</u>	<u>Incident CFS Disposition</u>
2016-00022105	06/14/2016	07:20:55	City Salon and Spa	Alarm-BUSN	False Alarm
2016-00022877	06/19/2016	17:40:18	Cinemark Movies 12	Civil Matter	Report
2016-00023826	06/26/2016	15:46:59	The Harbor	Criminal Mischief	No Report
2016-00020977	06/05/2016	22:47:06	Hilton	Criminal Trespass	No Report
2016-00021611	06/09/2016	21:11:05	Dodies Seafood Café	Disturbance	No Report
2016-00021620	06/09/2016	21:46:14	The Harbor	Disturbance	No Report
2016-00022790	06/18/2016	21:23:00	Three Sheets	Disturbance	Arrest
2016-00023042	06/20/2016	22:47:13	Cinemark Movies 12	Disturbance	No Report
2016-00023766	06/25/2016	22:58:16	Glorias Restaurant	Disturbance	No Report
2016-00023870	06/26/2016	22:48:28	The Harbor	Disturbance	No Report
2016-00023041	06/20/2016	22:32:03	Hilton	Fraud	Report
2016-00021602	06/09/2016	19:12:42	The Harbor	General Complaint	No Report
2016-00021582	06/09/2016	16:49:01	The Harbor	Intoxicated	No Report
2016-00021591	06/09/2016	17:56:30	The Harbor	Intoxicated	Arrest
2016-00021616	06/09/2016	21:29:08	Three Sheets	Intoxicated	No Report
2016-00022806	06/19/2016	00:26:28	The Harbor	Intoxicated	Arrest
2016-00023759	06/25/2016	22:21:24	The Harbor	Intoxicated	Unable To Locate
2016-00023781	06/26/2016	00:26:57	Hilton	Intoxicated	Unable To Locate
2016-00020862	06/04/2016	22:41:05	The Harbor	Investigation	No Report
2016-00021165	06/07/2016	05:09:41	The Harbor	Investigation	No Report
2016-00021275	06/07/2016	19:47:27	Hilton	Investigation	Unable To Locate
2016-00021621	06/09/2016	21:49:03	The Harbor	Investigation	No Report
2016-00022421	06/16/2016	13:47:26	En Fuego Tobacco Shop	Investigation	No Report
2016-00022646	06/17/2016	18:15:00	The Harbor	Investigation	No Report
2016-00022784	06/18/2016	20:57:37	Hilton	Investigation	No Report
2016-00023208	06/21/2016	21:42:28	Hilton	Investigation	No Report
2016-00023369	06/22/2016	21:47:19	The Harbor	Investigation	No Report
2016-00023498	06/23/2016	20:05:43	The Harbor	Investigation	No Report
2016-00023799	06/26/2016	03:22:37	Hilton	Investigation	No Report
2016-00024408	06/30/2016	22:20:59	The Harbor	Investigation	No Report
2016-00020914	06/05/2016	14:17:15	Hilton	Meet Complainant	Report
2016-00021600	06/09/2016	19:07:01	The Harbor	Meet Complainant	No Report
2016-00021966	06/12/2016	18:24:53	Southern Comfort	Meet Complainant	No Report
2016-00021605	06/09/2016	19:57:37	The Harbor	Missing Person	No Report
2016-00021608	06/09/2016	20:36:36	The Harbor	Missing Person	No Report
2016-00021610	06/09/2016	21:09:44	The Harbor	Missing Person	No Report
2016-00021612	06/09/2016	21:14:10	The Harbor	Missing Person	No Report
2016-00021613	06/09/2016	21:21:00	The Harbor	Missing Person	No Report
2016-00021614	06/09/2016	21:21:11	The Harbor	Missing Person	No Report
2016-00021615	06/09/2016	21:21:18	The Harbor	Missing Person	No Report
2016-00020504	06/01/2016	21:33:16	Dodies Seafood Café	Motor Vehicle Theft	Report
2016-00023344	06/22/2016	17:19:16	Hilton	Motor Vehicle Theft	Report
2016-00022485	06/16/2016	17:48:37	Campisi's	Ordinance Violation	Citation
2016-00022532	06/17/2016	00:01:49	Hilton	Ordinance Violation	No Report
2016-00022580	06/17/2016	08:17:39	The Harbor	Ordinance Violation	Arrest
2016-00020970	06/05/2016	21:50:18	The Harbor	Suspicious Activity	No Report
2016-00022142	06/14/2016	12:48:04	Cinemark Movies 12	Suspicious Activity	No Report
2016-00022487	06/16/2016	17:55:36	The Harbor	Suspicious Activity	Unable To Locate
2016-00024418	06/30/2016	23:48:21	Hilton	Suspicious Activity	Arrest
2016-00024237	06/29/2016	19:04:52	Cinemark Movies 12	Theft	No Report
2016-00024383	06/30/2016	18:48:25	Cinemark Movies 12	Theft	Report
2016-00023539	06/24/2016	03:17:24	Hilton	Welfare Concern	Arrest
			Common Name		
			Campisi's	1	
			Cinemark Movies 12	5	
			City Salon and Spa	1	
			Dodies Seafood Café	2	
			En Fuego Tobacco Shop	1	
			Glorias Restaurant	1	
			Hilton	12	
			Southern Comfort	1	
			The Harbor	26	
			Three Sheets	2	
			Total	52	

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
JUNE 2016

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W/ IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	8	7	1	87%
ADMINISTRATIVE SERVICES	1	1	0	100%
AIRPORT	11	11	0	100%
ANIMAL SERVICES	13	12	1	92%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	1	1	0	100%
ENGINEERING	1	1	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	23	22	1	96%
INTERNAL OPERATIONS	133	133	0	100%
MUNICIPAL COURT	3	3	0	100%
PARKS & RECREATION	32	32	0	100%
PLANNING & ZONING	2	2	0	100%
POLICE DEPARTMENT	28	25	3	89%
PUBLIC WORKS	10	9	1	90%
UTILITY BILLING	1	1	0	100%
TOTAL	267	260	7	97%

CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
JUNE 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	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	2	2	0	100%
EMS	0	0	0	100%
INTERNAL OPERATIONS	0	0	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	8	8	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	7	7	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	3	3	0	100%
TOTAL	20	20	0	100%

Airport Operations Report

For Month of June 2016

FUEL SALES

	GALLONS SOLD	GROSS SALES
Jet - A Sales	823.00	\$1,279.65
Av-Gas Sales	1,957.00	\$4,741.79
TOTAL FUEL SALES	2,780.00	\$6,021.44

HANGAR RENTAL REVENUE

Open T Hangar Rental Revenue	\$2,856.00
Transient Covered Hgr - Nightly	\$50.00
Enclosed Hangar Rental Revenue	\$120.00
Nightly Tiedown Fees	\$14.00
North Community Hangar Rental Revenue	\$650.00
TOTAL HANGAR RENTALS	\$3,690.00

HANGAR OCCUPANCY RATES

	TOTAL HANGARS	QTY RENTABLE	QUANTITY LEASED	OCCUPANCY RATE
Open T Hangars	45	40	28	70.00%
Closed Hangar Rentals	2	2	2	100%
Open Hangar Cap Rentals	2	1	1	100%
TOTAL HANGAR OCCUPANCY	49	43	31	72%

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	\$278.00	\$278.00
City Owned Hangar Rentals	5.00%	\$177.46	\$0.00	\$0.00
TOTAL FEES DUE		\$177.46	\$278.00	\$455.46

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
June-2016

ACTIVITY	CURRENT MONTH JUNE	PREVIOUS MONTH MAY	YTD 2016	YTD 2015	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	1	6	5	20.00%
Robbery	1	0	2	5	-60.00%
Aggravated Assault	0	1	13	19	-31.58%
Burglary	6	5	33	23	43.48%
Larceny	57	61	368	287	28.22%
Motor Vehicle Theft	9	8	32	22	45.45%
TOTAL PART I	74	76	454	361	25.76%
TOTAL PART II	178	204	985	916	7.53%
TOTAL OFFENSES	252	280	1439	1277	12.69%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	17	14	88	85	3.53%
D.W.I.	16	12	93	84	10.71%
TEEN CURFEW	5	3	13	2	550.00%

ARRESTS

FELONY	23	43	168	103	63.11%
MISDEMEANOR	85	82	495	419	18.14%
WARRANT ARREST	35	33	237	191	24.08%
JUVENILE	1	4	12	16	-25.00%
TOTAL ARRESTS	144	162	912	729	25.10%

DISPATCH

CALLS FOR SERVICE	1449	1491	8440	8982	-6.03%
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ACCIDENTS

INJURY	9	16	75	55	36.36%
(INJURIES)	13	24	107	80	33.75%
NON-INJURY	56	53	323	319	1.25%
FATALITY	0	1	1	1	0.00%
(FATALITIES)	0	1	1	1	0.00%
TOTAL	65	70	399	375	6.40%

FALSE ALARMS

RESIDENT ALARMS	55	83	409	379	7.92%
BUSINESS ALARMS	139	108	626	749	-16.42%
TOTAL FALSE ALARMS	194	191	1035	1128	-8.24%
Estimated Lost Hours	128.04	126.06	683.1	744.48	-8.24%
Estimated Cost	\$3,045.80	\$2,998.70	\$16,249.50	\$17,709.60	-8.24%

ROCKWALL NARCOTICS UNIT

Number of Cases	5
Arrests	1
Arrest Warrants	1
Search Warrants	0
Seized	
Marijuana	1 ounce
Methamphetamine	35 kilograms
Money	\$30,000

Rockwall Police Department

Dispatch and Response Times

June-2016

Police Department

Average Response Time

Priority 1		Number of Calls 125
Call to Dispatch	0:00:47	
Call to Arrival	0:06:18	
% over 7 minutes	27%	

Average Response Time

Priority 2		Number of Calls 250
Call to Dispatch	0:01:02	
Call to Arrival	0:07:55	
% over 7 minutes	44%	

Average Response Time

Priority 3		Number of Calls 9
Call to Dispatch	0:00:42	
Call to Arrival	0:08:34	
% over 7 minutes	11%	

*Priority 4	0:09:47	Number of Calls 1059
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**Priority 5	0:05:51	Number of Calls 6
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*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

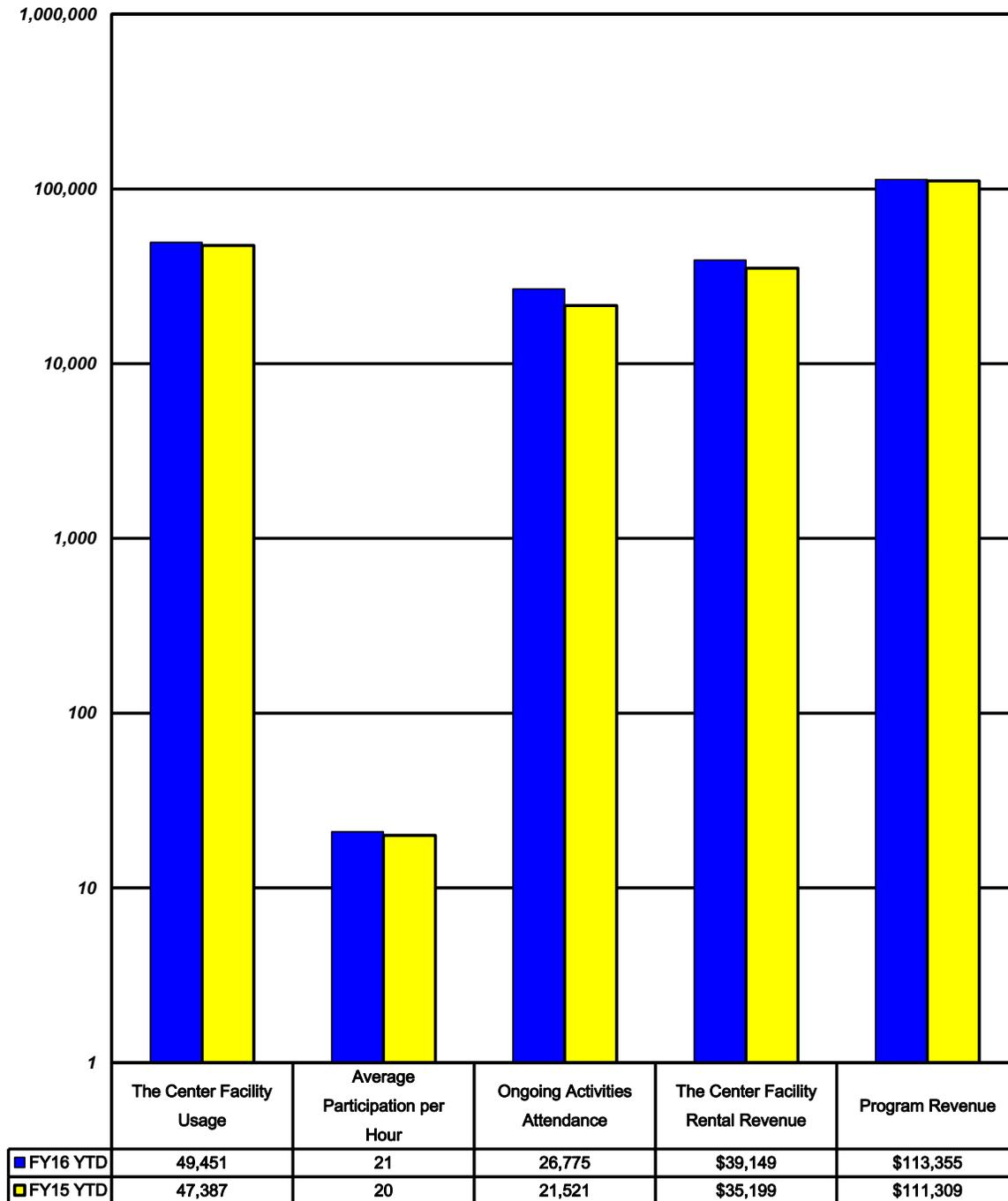
Call to Dispatch	0:00:20	Number of Calls 60
Call to Arrival	0:06:49	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason
2016-556	6/10/2016	17:55:34	FD - Water Rescue	17:57:02	18:07:56	Water Rescue
2016-569	06/12/2016	19:26:35	FD - Wire Down/Arc Trnsfrmrs	19:29:09	19:46:45	Officer Dispatching

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City of Rockwall Parks and Recreation Department FY16 May 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
May 2016**

	May 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 - City of Rockwall	0.00	95,951.21	-95,951.21
4100 - Adoption Fee	7,628.00	6,450.00	1,178.00
4200 - Impound Fee	1,007.00	1,015.00	-8.00
4300 - Owner Surrender	1,263.00	899.00	364.00
4350 - Quarantine Fee	250.00	200.00	50.00
4650 - Medical	540.00	505.00	35.00
4700 - General Donations	1,546.00	2,187.59	-641.59
Direct Public Support			
Corporate Contributions	150.27		
Total Direct Public Support	150.27		
Total Income	12,384.27	107,207.80	-94,823.53
Gross Profit	12,384.27	107,207.80	-94,823.53
Expense			
5000 - Administrative Expense			
5001 - Supplies	287.79	605.40	-317.61
5002 - Website	0.00	148.96	-148.96
5004 - Paypal/Intuit fee	393.13	310.05	83.08
5005 - Postage	32.78		
5006 - Bank Fees	42.54	41.47	1.07
5040 - Retirement s rvs - 401K	235.00	240.00	-5.00
5050 - Payroll	20,574.85	28,469.00	-7,894.15
5055 - Payroll Tax	1,497.80	2,725.00	-1,227.20
5056 - 401K Employer/Healthcare	817.93	2,743.00	-1,925.07
Total 5000 - Administrative Expense	23,881.82	35,282.88	-11,401.06
5200 - Shelter Expense			
5202 - Micro Chip	999.00	999.00	0.00
5203 - Medication	2,444.53	4,010.26	-1,565.73
5209 - Shelter Supplies	1,311.83	702.88	608.95
5210 - Cleaning	560.00	707.00	-147.00
5211 - Repair & Maint.	0.00	278.00	-278.00
5220 - Truck Maintenance	247.26	315.16	-67.90
5230 - Misc	0.00	86.00	-86.00
Total 5200 - Shelter Expense	5,562.62	7,098.30	-1,535.68
5215 - Insurance	846.40		
5300 - Veterinary Expense	2,595.06	3,712.00	-1,116.94
Contract Services			
Outside Contract Services	220.00		
Total Contract Services	220.00		

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Accrual Basis

Rockwall Animal Adoption Center
Profit & Loss Budget vs. Actual
May 2016

	<u>May 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Other Types of Expenses			
Other Costs	<u>-54.07</u>		
Total Other Types of Expenses	<u>-54.07</u>		
Total Expense	<u>33,051.83</u>	<u>46,093.18</u>	<u>-13,041.35</u>
Net Ordinary Income	<u>-20,667.56</u>	<u>61,114.62</u>	<u>-81,782.18</u>
Net Income	<u>-20,667.56</u>	<u>61,114.62</u>	<u>-81,782.18</u>

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