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P2016-023 - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.	
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P2016-024 - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.	
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P2016-035 - Consider a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.	
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Z2016-019 - Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of an ordinance for a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary (1st Reading).

Z2016-019	99
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Z2016-022 - Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of an ordinance for a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary (1st Reading).

Z2016-022	129
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Z2016-025 - Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an ordinance for a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary (1st Reading) [Case postponed to the September 6, 2016 City Council Meeting].

Z2016-025	146
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Z2016-026 - Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an ordinance for a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary (1st Reading) [Case postponed to the September 6, 2016 City Council Meeting].

Z2016-026	148
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Z2016-027 - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an ordinance for a text amendment to Section 2.1, Agriculture (AG) District; Section 3.3, Single-Family Residential (SF-16) District; and Section 3.4, Single-Family Residential (SF-10) District, of Article V, District Development Standards, of the Unified Development Code for the purpose of increasing the minimum square footage per dwelling unit in these zoning districts, and take any action necessary (1st Reading).

Z2016-027 150

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Z2016-021 - 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. (2nd reading)

Ord_2nd Reading 160

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SP2016-015 - Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of exceptions to the masonry requirements in conjunction with an approved site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

SP2016-015. 173

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Discuss and consider a request from Mr. Bret Skirvin with Site Enhancement Services representing Advanced Auto Parts for a height, size, and setback variance for a new monument sign located at 1415 S. Goliad, and take any action necessary.

Sign Variance Rqst - Advance Auto Parts 186

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Discuss and consider a request from Mr. Dean Kraus with Comet Signs representing Kroger's for a height and size variance for a new monument sign located at 1950 N. Goliad, and take any action necessary.

Kroger Sign Variance 195

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Discuss and consider a request by Channel Corporation for a variance to the International Fire Code and the International Building Code, and take any action necessary.

Memo Re: Channel Variance 204

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AGENDA
ROCKWALL CITY COUNCIL
Monday, August 15, 2016
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

- p.11** 1. Hold work session to discuss report from the Fire Department Strategic Planning Subcommittee regarding development of strategic direction / initiatives for the department.
- p.13** 2. Hold work session with the Fire Marshal and Building Official to discuss corrugated stainless steel tubing (CSST).

III. EXECUTIVE SESSION.

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

- 1. Discussion regarding claim for reimbursement by developer for lift station improvements pursuant to Section §551.071 (Consultation with Attorney)
- 2. 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)
- 3. Discussion regarding the city's existing Fixed Based Operator airport agreement with Texas Air Center, LLC pursuant to Section 551.071 (Consultation with Attorney)
- 4. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, August 15, 2016
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

- V. RECONVENE PUBLIC MEETING
 - VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION
 - VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT
 - VIII. OPEN FORUM
 - IX. CONSENT AGENDA
- p.15** 1. Consider approval of the minutes from the August 1, 2016 regular city council meeting, and take any action necessary.
 - p.28** 2. **Z2016-020** - 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. **(2nd reading)**
 - p.33** 3. Consider awarding a bid to North Texas Lawn & Landscape and authorizing the City Manager to execute a contract to remove 80 dead/diseased trees and replace them with new trees in the amount of \$56,845 to be funded with tree mitigation funds, and take any action necessary.
 - p.35** 4. Consider authorizing the City Manager to enter into an agreement with MHS Planning and Design to update the Parks, Recreation and Open Space Master Plan in the amount of \$20,000 as was approved in the FY 2015/2016 budget, and take any action necessary.
 - p.44** 5. Consider authorizing the City Manager to enter into an agreement with Mingling Mouth LLC for the purposes of providing food concession services at the Leon Tuttle Athletic Complex, and take any action necessary.
 - 6. Consider approval of an interlocal agreement between the City of Rockwall and the Rockwall Independent School District for School Resource Officer services for the 2016-2017 school year, and take any action necessary.

- p.72** 7. **P2016-023** - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.
- p.80** 8. **P2016-024** - Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments, LP) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.
- p.90** 9. **P2016-035** - Consider a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, 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.
- p.97** 2. Appointment with Mr. Leon Tuttle to hear comments pertaining to the city's tax rate and the route for SH-205 / John King Boulevard, and take any action necessary.

XI. PUBLIC HEARING ITEMS

- p.99** 1. **Z2016-019** - Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of an **ordinance** for a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary **(1st Reading)**.
- p.129** 2. **Z2016-022** - Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary **(1st Reading)**.
- p.146** 3. **Z2016-025** - Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an **ordinance** for a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary **(1st Reading)** **[Case postponed to the (Tues.) Sept. 6, 2016 City Council Meeting]**.
- p.148** 4. **Z2016-026** - Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an **ordinance** for a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary **(1st Reading)** **[Case postponed to the (Tues.) Sept. 6, 2016 City Council Meeting]**.
- p.150** 5. **Z2016-027** - Hold a public hearing to discuss and consider a City initiated zoning request for the approval of an **ordinance** for a text amendment to Section 2.1, Agriculture (AG) District; Section 3.3, Single-Family Residential (SF-16) District; and Section 3.4, Single-Family Residential (SF-10) District, of Article V, District Development Standards, of the Unified Development Code for the purpose of increasing the minimum square footage per dwelling unit in these zoning districts, and take any action necessary **(1st Reading)**.

XII. ACTION ITEMS

- p.160** 1. **Z2016-021** - 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. **(2nd reading)**
- p.173** 2. **SP2016-015** - Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of exceptions to the masonry requirements in conjunction with an approved site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.
- p.186** 3. Discuss and consider a request from Mr. Bret Skirvin with Site Enhancement Services representing Advanced Auto Parts for a height, size, and setback variance for a new monument sign located at 1415 S. Goliad, and take any action necessary.
- p.195** 4. Discuss and consider a request from Mr. Dean Kraus with Comet Signs representing Kroger's for a height and size variance for a new monument sign located at 1950 N. Goliad, and take any action necessary.
- p.204** 5. Discuss and consider a request by Channel Corporation for a variance to the International Fire Code and the International Building Code, and take any action necessary.

XIII. 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 claim for reimbursement by developer for lift station improvements pursuant to Section §551.071 (Consultation with Attorney)
2. 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)
3. Discussion regarding the city's existing Fixed Based Operator airport agreement with Texas Air Center, LLC pursuant to Section 551.071 (Consultation with Attorney)
4. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).

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

XV. ADJOURNMENT

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (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 12th day of August, 2016 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Cole, City Secretary

Date Removed



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and City Council

FROM: Rick Crowley, City Manager

DATE: August 11, 2016

SUBJECT: Work Session

A City Council subcommittee has been working with staff to examine multiple issues and strategic direction for the Fire Department. The subcommittee has scheduled a work session item with the full Council to review the results of that work today and to engage the full Council in the development of the remaining direction and policy issues not fully addressed at this time.

The conclusions of the subcommittee thus far, as best I understand them, include the following:

The overriding priorities of the Fire Department should include the following strategic priorities:

- 1) Protection of life and minimizing injury related to structure fires
 - a) Citizen safety
 - b) Firefighter safety
- 2) Minimizing property damage due to fire with particular emphasis on keeping fires from spreading to adjacent structures
- 3) Establishing the position that any future enhancement of Fire Department Services into any medical services – including first responder or other medical services would require Council action to approve that direction
- 4) Maintain an ISO Rating of a “2.”

A host of other issues involving strategic direction related to future facilities, future staffing, and departmental services will be addressed as a part of the full Council work session as proposed by the subcommittee.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Kristy Cole, City Secretary/ Assistant to the City Manager
DATE: August 12, 2016
SUBJECT: Work Session re: CSST

Information regarding this work session item will be presented at the meeting on Monday.

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

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I. CALL PUBLIC MEETING TO ORDER

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Mayor Pruitt called the meeting to order at 5:01 p.m. Present were Mayor Jim Pruitt and Council Members David White, Scott Milder, Kevin Fowler and Dennis Lewis. Also present were City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and the city's legal counsel, Lea Ream. Councilmember John Hohenshelt, Mayor Pro Tem Mike Townsend, and City Attorney Frank Garza were absent from this meeting.

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Mayor Pruitt read the following discussion items into the record before recessing the public meeting to go into Executive Session (5:02 p.m.).

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II. EXECUTIVE SESSION.

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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:

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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)

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III. ADJOURN EXECUTIVE SESSION

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The Council adjourned Executive Session at 5:52 p.m.

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

Mayor Pruitt reconvened the public meeting at 6:00 p.m. Present were Mayor Jim Pruitt and Council Members David White, Scott Milder, Kevin Fowler and Dennis Lewis. Mayor Pro Tem Mike Townsend and City Councilmember John Hohenshelt were absent from the meeting.

V. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember White made a motion to reappoint Toby Kernan to serve on the city's Building and Standards Commission (new term will run through August of 2018). Councilmember Lewis seconded the motion, which passed by a vote of 5 ayes with 2 absent (Hohenshelt, Townsend).

Councilmember White made a motion to appoint Mark Moeller to serve on the city's Planning & Zoning Commission (replacing former member John McCutcheon, with a term to run through August of 2019). Councilmember Lewis seconded the motion, which passed by a vote of 5 ayes with 2 absent (Hohenshelt, Townsend).

VI. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER HOHENSHELT

Councilmember Hohenshelt was absent, so Councilmember Lewis delivered the invocation and led the Pledge of Allegiance.

VII. PROCLAMATIONS / AWARDS

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

Mayor Pruitt called forth Mr. Tom Galli as well as the aforementioned individuals and members of the Rockwall Community Band. Each person introduced themselves and mentioned what instrument or role they played in the Memorial Day Concert. The mayor then read and presented each of the proclamations.

VIII. OPEN FORUM

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

John White
1929 S. Lakeshore Drive
Rockwall, TX 75087

Mr. White came forth and provided some comments related to the reconstruction project involving S. Lakeshore / Summit Ridge. He generally expressed concerns about reducing the street width to 22', as he feels it is dangerous and will pose several hazards, including causing complications for fire and police vehicles. Regarding sidewalks in this

99 area, he feels installing them would pose a large problem. He indicated that he does not
100 want S. Lakeshore to be like Clark Street, where there are obstacles built into the
101 roadway in order to slow traffic down. He suggested that the city and the consultant
102 think a little more about options that may be viable. He suggested that a portion of
103 Summit Ridge might be reconfigured to make it a cul-de-sac in order to keep “through
104 traffic” off of it. He also suggested a gate that the fire and police departments could
105 easily get through to access the neighborhoods.
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107 Mayor Pruitt pointed out that this roadway improvement project is entirely a city project,
108 so the city has the freedom to design the roadways however it so chooses. He generally
109 expressed gratitude to Mr. White for sharing his thoughts.
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111 There being no one else wishing to come forth and speak, Mayor Pruitt then closed the
112 Open Forum.
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114 **IX. CONSENT AGENDA**
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- 116 1. Consider approval of the minutes from the July 18, 2016 regular city
117 council meeting, and take any action necessary.
- 118 2. **P2016-030** - Consider a request by Clint Groomer of CBG Surveying, Inc.
119 on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a
120 replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre
121 parcel of land currently identified as a portion of Lots 1 & 2, Block C,
122 Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned
123 Single Family 7 (SF-7) District, situated within the Southside Residential
124 Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston
125 Street, and take any action necessary.
- 126 3. **P2016-031** - Consider a request by Randy Helmberger of Our Lady of the
127 Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian
128 Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage
129 Christian Academy, Phase 2 being a 8.83-acre tract of land currently
130 identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of
131 Rockwall, Rockwall County, Texas, zoned Planned Development District
132 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the
133 intersection of Damascus Road and SH-205 [S. Goliad Street], and take
134 any action necessary.
- 135 4. **P2016-032** - Consider a request by Chet Leugers, PE of Pacheco Koch
136 on behalf of Michael Hampton of the Rockwall Economic Development
137 Corporation (REDC) for the approval of a final plat of Lot 1, Block B,
138 Rockwall Technology Park, Phase IV being an 8.761-acre portion of a
139 larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B.
140 Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County,
141 Texas, zoned Light Industrial (LI) District, situated within the FM-549
142 Overlay (FM-549 OV) District, located at the northeast corner of the
143 intersection of Corporate Crossing and Capital Boulevard, and take any
144 action necessary.
- 145 5. **P2016-033** - Consider a request by Chet Leugers, PE of Pacheco Koch
146 on behalf of Michael Hampton of the Rockwall Economic Development
147 Corporation (REDC) for the approval of a final plat of Lot 1, Block A,

148 Rockwall Technology Park, Phase IV being an 30.035-acre portion of a
149 larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey,
150 Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light
151 Industrial (LI) District, located at the northeast corner of the intersection of
152 Discovery Boulevard and Data Drive, and take any action necessary.

153 6. **P2016-034** - Consider a request by Jay Holman & Don Silverman of
154 Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A,
155 Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract
156 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall,
157 Rockwall County, Texas, zoned General Retail (GR) District, situated
158 within the North SH-205 Overlay (N. SH-205 OV) District, located at the
159 northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-
160 552, and take any action necessary.

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

166 **Councilmember Milder pulled item #6 for further discussion.**

167
168 **Councilmember Lewis made a motion to approve the remaining Consent Agenda Items**
169 **(#1, 2, 3, 4, 5, and 7). Councilman Milder seconded the motion, which passed by a vote of**
170 **5 ayes with 2 absent (Hohenshelt and Townsend).**

171
172 **Councilmember Milder indicated that he cannot support anything related to having an**
173 **Aldi located in the north part of town, so he will not be in favor of Consent Agenda item**
174 **#6. Councilmember White made a motion to approve P2016-034. Councilmember Lewis**
175 **seconded the motion, which passed by a vote of 4 ayes with 1 against (Milder) and 2**
176 **absent (Hohenshelt and Townsend).**

177
178 **X. APPOINTMENTS**

179
180 1. Appointment with the Planning and Zoning Chairman to discuss and
181 answer any questions regarding cases on the agenda and related issues
182 and take any action necessary.

183
184 **Chairman of the Planning & Zoning Commission, Craig Renfro, came forth and briefed**
185 **the Council on recommendations of the Commission relative to items on tonight's city**
186 **council meeting agenda. The Council took no action concerning this agenda item.**

187
188 **XI. PUBLIC HEARING ITEMS**

189
190 1. **Z2016-020** - Hold a public hearing to discuss and consider a request by
191 Sandra Peterson for the approval of an **ordinance** for a Specific Use
192 Permit (SUP) to allow for a carport that does not meet the minimum
193 setback requirements stipulated by Section 2.1.2, Residential and
194 Lodging Use Conditions, of Article IV, Permissible Uses, of the Unified
195 Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land
196 identified as Lot 10, Block D of Northshore, Phase 2A Addition, City of

197 Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10)
198 District, addressed as 509 Sunset Hill Drive, and take any action
199 necessary. (1st reading)

200 **Planning Director, Ryan Miller, provided background information concerning this agenda**
201 **item.**

202 **The applicant, Sandra Peterson is requesting a Specific Use Permit (SUP) to allow for a**
203 **carport that does not meet the minimum rear yard setback requirements stipulated by**
204 **the city's regulations. According to the Code, the minimum depth of rear yard setback is**
205 **ten (10) feet for properties located in a Single Family 10 (SF-10) District. The**
206 **applicant is proposing to construct the carport 8-feet from the street. According to**
207 **Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible Uses,**
208 **of the Unified Development Code, (UDC), carports that do not meet the minimum rear**
209 **yard setbacks can apply for an SUP to be approved by the City Council. Mr. Miller**
210 **explained that the proposed carport will stand approximately ten (10) feet in height and**
211 **will have a building footprint of approximately 24-feet x 22-feet or 530 square feet. It will**
212 **be located behind the main residential structure and attach to the existing home where**
213 **the garage is located. In addition, the carport will be constructed of metal and will not**
214 **visible from the street.**

215
216 **Mr. Miller explained that staff mailed 25 notices to property owners and occupants**
217 **within 500-feet of the subject property. Staff also notified the Preserve HOA, which is**
218 **the only HOA/Neighborhood Organization that is within 1,500-feet and participating in**
219 **the notification program. Additionally, staff posted a sign on the subject property as**
220 **required by the Unified Development Code (UDC). At the time this report was drafted,**
221 **staff had received five (5) notices returned in favor of the carport. Additionally, the**
222 **Planning & Zoning Commission has recommended approval of this request.**

223
224 **Mayor Pruitt opened the public hearing and asked if anyone would like to come forth to**
225 **speak. There being no one indicating such, he then closed the public hearing.**

226
227 **Councilmember White made a motion to approve Z2016-020. Councilmember Lewis**
228 **seconded the motion.**

229
230 **Councilmember Milder asked if there are any other carports located along this alleyway.**
231 **Mr. Peterson, the applicant, came forth and clarified that there are some other carports**
232 **located on both his alleyway and a nearby alleyway.**

233
234 **The ordinance was read as follows:**

235
236 **CITY OF ROCKWALL**
237 **ORDINANCE NO. 16-_____**
238 **SPECIFIC USE PERMIT NO. S-_____**

239
240 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
241 **AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE 04-38] OF THE CITY**
242 **OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A**
243 **SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARPORT THAT DOES NOT**
244 **CONFORM TO THE REQUIREMENTS AS STIPULATED BY SECTION 2.1.2,**
245 **RESIDENTIAL AND LODGING USE CONDITIONS, OF ARTICLE IV, PERMISSIBLE**
246 **USES, OF THE UNIFIED DEVELOPMENT CODE, BEING A 0.231-ACRE TRACT OF**
247 **LAND, ZONED SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT, AND**
248 **ADDRESSED AS 509 SUNSET HILL DRIVE, AND IDENTIFIED AS LOT 10, BLOCK D**
249 **OF NORTHSORE, PHASE 2A ADDITION, CITY OF ROCKWALL, ROCKWALL**
250 **COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS**

251 **ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A**
252 **PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS**
253 **(\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;**
254 **PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**
255

256 **The motion passed by a vote of 5 in favor with 2 absent (Townsend and Hohenshelt).**
257

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

267 **Ryan Miller, Planning Director, explained that the applicant, Mike Hogue, has**
268 **submitted an application requesting a zoning amendment to Planned Development**
269 **District 52 (PD-52) [Ordinance No. 02-14] for the purpose of allowing Townhomes on a**
270 **2.048-acre tract of land. The development will consist of eleven (11) single-family**
271 **(attached) townhomes. The property has an underlying zoning of Heavy Commercial**
272 **(HC) District, is located at the intersection of E. Boydston Avenue and S. Clark Street,**
273 **and is addressed as 703, 705, & 709 E. Boydston Avenue.**

274 **The applicant intends to build three (3) story, two (2) bedroom townhomes consisting of**
275 **2,258 sq.-ft. of air conditioned space on each lot. These are proposed to be traditional**
276 **attached three (3) story home site that will incorporate a mixture of flat and pitched roofs**
277 **with gabled elements, articulated entry features, and balconies. Each townhome will be**
278 **identified as a separate unit.**

279
280 **The overall minimum masonry requirement for this development will be calculated at**
281 **90% masonry material(s), excluding windows and doors. Hardy Plank or a similar**
282 **cementaceous material may be used up to 70 percent of the masonry requirement on**
283 **units that do not have a cementaceous material on the adjoining property façade.**
284 **This will help maintain the traditional design and style the applicant is attempting to**
285 **create. Each townhome will also have a two (2) car garage located to the rear of each**
286 **property.**
287

288 **In addition, the applicant will provide a minimum of a 10-foot landscape buffer along S.**
289 **Clark Street and Boydston Avenue with large canopy trees planted at 50-ft intervals. It**
290 **should be pointed out that according to the Comprehensive Plan the applicant is not**
291 **required to provide 20% open space since the site is less than five (5) acres in total area;**
292 **however, the concept plan indicates that an 1.64-acre park and open space area will be**
293 **provided in the northern portions of the property adjacent to the flood plain area.**

294 **On July 1, 2016, staff mailed 250 notices to property owners and residents within 500-feet**
295 **of the subject property. Staff also emailed a notice to the Park Place Homeowner's**
296 **Associations (HOA), which is the only HOA located within 1,500 feet of the subject**
297 **property. Additionally, staff posted a sign adjacent to the subject property along**
298 **Boydston Avenue and advertised the public hearings in the city's newspaper of record**
299 **as required by the Unified Development Code (UDC). At the time this case memo was**
300 **drafted, staff had received six (6) notices "in favor of" and four (4) notices "opposed to"**
301 **the request.**
302

303 **Greg Wallace**
304 **Marshawn Architects**
305 **(no address provided)**

306
307 **Mr. Wallace came forth and provided additional comments pertaining to this proposed**
308 **townhome development. After Mr. Wallace’s comments, Mayor Pruitt opened the public**
309 **hearing and asked if anyone would like to come forth and speak. There being no one**
310 **indicating such, the public hearing was closed.**

311
312 **Mayor Pruitt asked Mr. Miller for some clarification regarding past requests which have**
313 **come forth to Council related to townhomes. Councilmember White asked for**
314 **clarification regarding what uses would be allowed with the “heavy commercial,” which**
315 **is the existing underlying zoning. He generally indicated that with this particular set of**
316 **circumstances, he believes this is a good use of the property, especially since something**
317 **far less attractive (for example, a concrete plant) could be built here ‘by right.’**
318 **Councilmember Lewis clarified that there will be an HOA established just for these**
319 **townhomes. Mr. Miller explained that, yes, there will be, and it will maintain the open**
320 **space and landscaping areas. It was clarified that there will not be street parking out**
321 **front; however, there are parking niches behind the properties that will allow for guest**
322 **parking. Lewis commented that this rendering is very attractive, and he really hopes that**
323 **the applicant does not proceed to come forth with variance requests in the future. He**
324 **hopes that the look and feel will remain the same.**

325
326 **Additional clarification was sought by Mayor Pruitt concerning parking niches that were**
327 **shown on the rendering and were depicted in the front of the properties. Mr. Miller**
328 **assured that there would actually not be any parking niches located in the front of the**
329 **property. Pruitt expressed concern related to a traffic hazard being created on Boydstun**
330 **if no parking niches are present. Or, he suggested, perhaps “no parking” signs could be**
331 **installed in order to dissuade residents and visitors from parking out front. Mr. Miller**
332 **explained that he has not discussed with the applicant the thought of placing parking**
333 **niches out front, and pointed out that there is a sidewalk out front already.**
334 **Councilmember White suggested that “no parking” signs be installed in front of the**
335 **townhomes instead so that residents and visitors are forced to park in the parking niches**
336 **located in the rear of the property. Mr. Wallace explained that each unit will have a two-**
337 **car garage with two, additional parking spots located behind each garage (essentially**
338 **driveway parking), plus some parking niche areas in the rear of the properties.**

339
340 **Councilmember Milder expressed that townhomes and multifamily proposals have**
341 **traditionally been “shot down” by Council, but he does feel like this particular proposal**
342 **does make a lot of sense. Milder asked if these will be owner-occupied townhomes or**
343 **rentals. Mr. Wallace indicated that there are currently no plans to put restrictions in**
344 **place that would limit these units to be “owner occupied” through deed restrictions or**
345 **otherwise. The price point will be \$250,000 to \$300,000. Milder asked Fire Chief Mark**
346 **Poindexter if he has any concerns. Poindexter generally indicated that there are no**
347 **concerns, explaining that the ladder truck from Fire District 1 is able to service the three-**
348 **story development.**

349
350 **Councilmember White again commented that with this particular request, the underlying**
351 **zoning is heavy commercial, so a development could come forth that is much, much**
352 **worse.**

353

354 General discussion took place related to increasing parking accommodations.
355

356 Councilmember Lewis made a motion to approve Z2016-021 with the understanding that
357 a “no parking” restriction will be put into place in the front of the units along Boydston.
358 Councilmember White seconded the motion.
359

360 Mayor Pruitt asked for clarification on nearby property owners potentially wanting to do
361 other, similar townhome developments. Mr. Miller clarified that there are no other
362 properties in this general area that would allow for this type of development. At Pruitt’s
363 request, Mr. Miller explained that if Mr. Bricker (Park Place) would like to do transitional
364 townhomes, he would need to come forth and have his PD amended, as it is currently
365 restricted to single family residential.
366

367 After various comments, the ordinance was read as follows:
368

369 CITY OF ROCKWALL
370 ORDINANCE NO. 16-XX
371

372 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS
373 AMENDING PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [*ORDINANCE NO. 02-*
374 *14*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE
375 CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE
376 IN ZONING BY AMENDING PLANNED DEVELOPMENT DISTRICT 52 (PD-52) TO
377 ALLOW TOWNHOMES ON A 2.048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1,
378 BLOCK 1, ALLEN HOGUE SUBDIVISION (0.791-ACRES) AND LOTS 67 & 68, BLOCK
379 B, B. F. BOYDSTUN ADDITION (1.257-ACRES), CITY OF ROCKWALL, ROCKWALL
380 COUNTY, TEXAS BEING A PORTION OF A LARGER ~24.17-ACRE ZONING
381 DISTRICT IDENTIFIED AS PLANNED DEVELOPMENT DISTRICT 52 (PD-52) WHICH
382 IS MORE FULLY DESCRIBED HEREIN BY *EXHIBIT ‘A’* OF THIS ORDINANCE;
383 PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE
384 NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*\$2,000.00*) FOR EACH
385 OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A
386 REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.
387

388 The motion passed by a vote of 4 in favor, 1 against (Pruitt), and 2 absent (Hohenshelt
389 and Townsend).
390

391 XII. ACTION ITEMS
392

- 393 1. Discuss and consider authorizing the City Manager to execute an
394 Interlocal Agreement between the City of Rockwall and Rockwall County
395 for participation in the Rockwall County Interoperability Radio Network,
396 and take any action necessary.

397 Joey Boyd, Director of Internal Operations, provided brief background information
398 concerning this agenda item, indicating that the Council discussed this interlocal
399 agreement at its last meeting and requested that it be brought back for this meeting.
400

401 Mayor Pruitt made a motion to authorize the City Manager to execute an Interlocal
402 Agreement between the City of Rockwall and Rockwall County for participation in the
403 Rockwall County Interoperability Radio Network. Councilmember White seconded the
404 motion.
405

406 Councilman Lewis provided brief comments, generally related to the city's existing radio
407 system soon reaching the end of its life cycle and the inability to get replacement parts
408 for our current system. He commented that the City of Rockwall will bear the brunt of
409 maintenance costs because it is the largest user of the system. Councilmember White
410 commented that when the idea of this joint project was first brought forth a few years
411 ago, it was not incredibly desirable; however, it has been worked on by staff and other
412 officials in the county, and it is now proving to be a good arrangement.
413

414 After additional, brief comments, the motion passed by a vote of 5 in favor with 2 absent
415 (Townsend and Hohenshelt).
416

- 417 2. Discuss and consider a request from Richard Fabian of Pier 101 for the
418 approval of a variance to Section 3.5, Alcoholic Beverage Sales, of Article
419 IV, Permissible Uses, of the Unified Development Code to allow a
420 restaurant establishment (Pier 101) that does not meet the minimum
421 distance requirements for alcoholic beverage sales on a 0.36-acre parcel
422 of land identified as Lot A, Block 1, Griffith Addition, City of Rockwall,
423 Rockwall County, Texas, zoned Downtown (DT) District, addressed as
424 101 S. Fannin Street, and take any action necessary.

425 Planning Director Ryan Miller provided background information related to this agenda
426 item. He indicated that this location is currently located too close (less than 300' as
427 measured by front door to front door) to a nearby church. He clarified that it is only 254'
428 from the front door of the church. However, he explained that the applicant has reached
429 out to the Rockwall Presbyterian Church, and the church has submitted a letter
430 expressing that they are okay with Pier 101 selling alcohol and generally do not pose any
431 opposition.
432

433 Mayor Pruitt asked for some clarification concerning another, nearby building, asking if it
434 too is considered a church and asking if it does or does not meet the specified distance
435 requirements. Council took a brief break from further discussing this item so that staff
436 could further evaluate these questions. In the meantime, Council went on to address
437 Action Items #3 and #4 on the agenda.
438

439
440 This item was revisited following the close of discussions pertaining to Action Items #3
441 and #4.
442

443 Mr. Crowley clarified that the building in question (the Covenant Church) does not have a
444 tax exempt status associated with it through the Appraisal District. Mrs. Ream, the city's
445 legal counsel, has suggested that the Council may wish to defer this item to allow time
446 for additional research to determine if the distance requirements would or would not
447 pertain to that particular property.
448

449 Councilman White pointed out that he believes that the building in question houses a
450 series of shops, including one that sells cigars. He pointed out that, either way, the city
451 council is generally allowed to grant a variance. After additional, brief comments,
452 Councilmember White made a motion to approve the variance request to allow for the
453 sale of alcohol at the new Pier 101 restaurant. Councilmember Fowler seconded the
454 motion, which passed by a vote of 5 in favor with 2 absent (Townsend and Hohenshelt).
455

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

461 **City Engineer Tim Tumulty explained that staff received this request from Ms. Shannon**
462 **Riddell, owner of Jour Salon and Spa. The business is located at 501 South Goliad in the**
463 **southeast corner of South Goliad and Storrs Street. The owner is requesting a variance**
464 **from the city's Standards of Design and Construction Ordinance related to the**
465 **construction of parking lot materials. He explained that the existing facility has gravel**
466 **parking located in the rear of the lot. This lot is currently used for Jour Salon and Spa**
467 **staff parking and any overflow parking created by the business. During rain events,**
468 **runoff flowing across the lot washes the gravel off the parking lot down into Storrs**
469 **Street, according to the owner. The owner has looked at placing concrete over the gravel**
470 **area but felt that costs were too high. As such, Mrs. Riddell is requesting deviation**
471 **from the city's Standards of Design which would require concrete materials to be**
472 **used. Instead, she is asking to be allowed to use asphaltic material.**

473
474 **Shannon Riddell**
475 **501 S. Goliad**
476 **Rockwall, TX**

477
478 **The applicant, Mrs. Riddell, came forth and further explained the nature of her request.**
479 **She generally expressed concerns related to ongoing drainage related issues that she**
480 **has been experiencing on and near the property. She explained that installing concrete**
481 **is too expensive for her at the present time. She has consulted with a contractor who**
482 **has advised her on overlaying asphalt. She generally expressed that she is seeking**
483 **permission from the Council to do so.**

484
485 **Councilmember Lewis provided various comments pertaining to the existing, cracked**
486 **concrete, commenting that overlaying asphalt over cracked concrete would not be a**
487 **good idea because it too will eventually crack. He explained that even if Council grants a**
488 **variance to allow asphalt, it will not cure her problems, as she will still have drainage-**
489 **related concerns.**

490
491 **Councilmember Milder expressed that, as a fellow small business owner in Rockwall, he**
492 **sympathizes with her parking-related challenges. He expressed that he is inclined to**
493 **support her request for asphalt, especially since it is located behind her property, is on**
494 **private land, and no one is really going to see it.**

495
496 **Dialogue took place related to the city's use of asphalt to make temporary roadway**
497 **patches.**

498
499 **Councilmember Milder made a motion to approve the variance request, including**
500 **allowing asphalt overlay over the existing concrete area and over the gravel area on the**
501 **back side of the property (that faces Storrs Street). Councilmember White seconded the**
502 **motion.**

503
504 **When asked, the applicant clarified that the asphalt will be visible from Storrs Street but**
505 **not from Goliad Street.**

506
507 **Councilman Fowler provided additional comments related to the applicant possibly**
508 **spending additional money to “do it right” rather than putting in asphalt, which he views**
509 **to be a temporary fix that will eventually result in buckling and cracking over time.**
510

511 **After additional comments, the motion passed by a vote of 3 in favor, 2 against (Lewis**
512 **and Fowler) and 2 absent (Hohenshelt and Townsend).**
513

514 **4. Hear and discuss update from Mayor Pruitt concerning a public meeting**
515 **scheduled for August 16, 2016 at 7:00 p.m. at The Center pertaining to**
516 **enhancing dialogue between the City of Rockwall and its residents, and**
517 **take any action necessary.**

518 **Mayor Pruitt indicated that this meeting has been scheduled and is in response to**
519 **conversations the mayor has had with other area mayors and in response to things that**
520 **have been happening all over the country. It will pertain to dialogue related to first**
521 **responders – the police and fire departments, including dispatchers - and various**
522 **minorities within our city, both citizens and officers who are of varying races. He**
523 **generally expressed a desire to evaluate if racial-related disconnect does or does not**
524 **exist in our city. He explained that he plans to invite the HOAs from around town as well**
525 **as all of the local churches, and he would like to keep these conversations limited to**
526 **local residents. He asked for the council members to let him know if they have others**
527 **that they feel should be invited to the meeting. Councilmember Milder thanked Mayor**
528 **Pruitt for scheduling this sort of meeting which will help enhance dialogue with residents**
529 **of our city.**
530

531 **City Manager Rick Crowley expressed that he has a desire for representatives from all**
532 **city departments to be present at the meeting, as he feels like opening up dialogue**
533 **between residents and all city departments is important. Mayor Pruitt generally**
534 **concurred.**
535

536 **When asked by Mayor Pruitt if he has any comments, Assistant Police Chief Kirk**
537 **Aldridge expressed that he is happy to participate in this meeting and have additional**
538 **dialogue with citizens to hear what they have to say.**
539

540 **XIII. CITY MANAGER’S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS,**
541 **FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.**
542

- 543 **1. Departmental Reports**
544 **Building Inspections Monthly Report - June 2015**
545 **Fire Dept. Monthly Reports - June 2016**
546 **Fire Marshal's Monthly Report - June 2016**
547 **GIS Division Monthly Report - June 2016**
548 **Harbor PD Monthly Report - June 2016**
549 **Internal Operations Department Report - June 2016**
550 **Police Department Monthly Report - June 2016**
551 **Recreation Monthly Report - June 2016**
552 **Rockwall Animal Adoption Center Monthly Report - June 2016**
553 **2. City Manager’s Report**

554 **City Manager Rick Crowley stated that he is happy to answer any questions Council may**
555 **have related to monthly reports. There being no questions asked, no further discussion**
556 **took place.**

557
558 **XIV. EXECUTIVE SESSION**

559
560 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**
561 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**
562 **CODE:**

- 563
564 1. Discussion regarding negotiations pertaining to an interlocal agreement with
565 Rockwall County regarding participation in regional transportation services,
566 pursuant to Section §551.071 (Consultation with Attorney)
- 567
568 2. Discussion regarding lawsuit: Jason Manley and the Manley Grandchildren's
569 Trust FBO Jason Manley v. the City of Rockwall, Texas and Board of
570 Adjustments of the City of Rockwall, Texas (Cause No. 1-16-0580, 382nd District
Court) pursuant to Section §551.071 (Consultation with Attorney)
- 571
572 3. Discussion regarding claim for reimbursement by developer for lift station
improvements pursuant to Section §551.071 (Consultation with Attorney)
- 573
574 4. Discussion regarding legal options available to the City pertaining to possible
575 violations of drainage and detention development standards pursuant to Section
§551.071 (Consultation with Attorney)
- 576
577 5. Discussion regarding (re)appointments to city regulatory boards, commissions,
578 and committees including the Building and Standards Commission and Planning
& Zoning Commission pursuant to Section 551.074 (personnel matters)
- 579
580 6. Discussion regarding the status of negotiations for an ambulance services
contract pursuant to Section §551.071 (Consultation with Attorney)
- 581
582 7. Discussion regarding contract with Holmes Murphy & Associates and HIPPA
Information pursuant to Section §551.071 (Consultation with Attorney)

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

584
585 **The Council did not reconvene in Executive Session following the close of the public**
586 **meeting agenda.**

587
588 **XVI. ADJOURNMENT**

589
590 **The meeting was adjourned at 7:36 p.m.**

591
592
593 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
594 **THIS 15th day of August, 2016.**

595
596 **ATTEST:**
597
598
599 _____
Kristy Cole, City Secretary

Jim Pruitt, Mayor

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CITY OF ROCKWALL

ORDINANCE NO. 16-44

SPECIFIC USE PERMIT NO. S-154

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 15th DAY OF AUGUST, 2016.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

1st Reading: 08-01-2016

2nd Reading: 08-15-2016

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

Exhibit 'A'
Survey/Legal Description

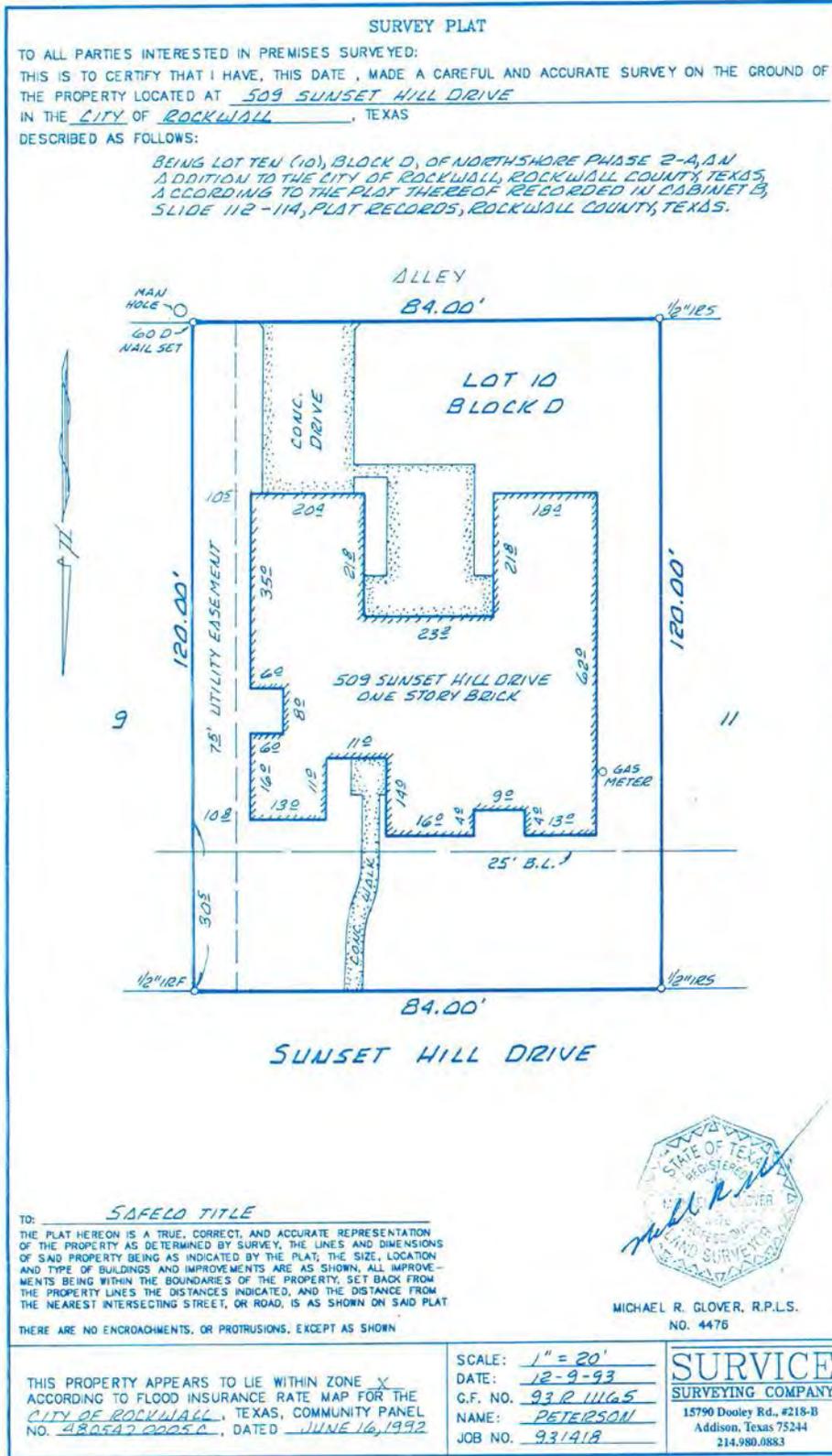
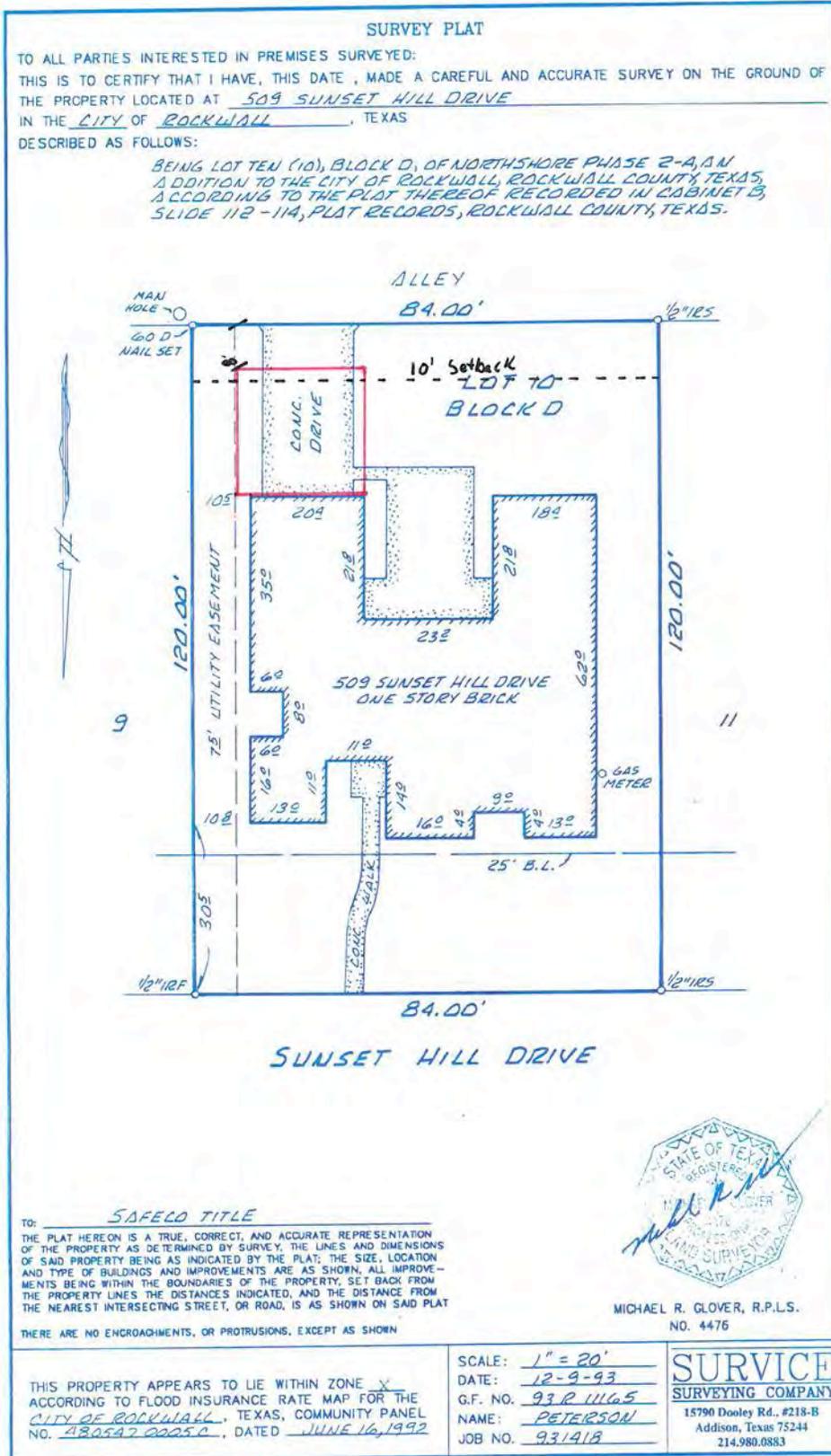


Exhibit 'B'
Site Plan



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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager
FROM: Lea Ann Ewing, Purchasing Agent
DATE: August 9, 2016
SUBJECT: Reforestation Project Bid Award

Approved in the Parks Operating budget is the replacement of 80 dead or diseased trees located in medians and right-of-ways along SH 66, SH66 Boat Ramp, Caruth Lane, Quail Run, Lakeshore, SH205, SH740 and IH30. The trees removed will be replaced with a variety of 3 inch caliper species including Cedar Elm, Crepe Myrtle, Magnolia, Red Bud, Red Oak, Cypress and Mexican Plum.

Sealed bids were solicited for this project and three bids received. North Texas Lawn & Landscape was low bidder at \$56,845; Rockwall Landscape \$60,010 and Terracare \$85,236. This project will be funded by Tree Mitigation funds.

For Council consideration is the bid award to North Texas Lawn & Landscape and authorize the City Manager to execute a contract for this project.

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: August 8, 2016

SUBJECT: PARKS, RECREATION AND OPEN SPACE MASTER PLAN UPDATE

The City of Rockwall Parks, Recreation and Open Space Master Plan covers from 2010 to 2020 and is updated every five years. We are currently due for the five year update which was approved in the 2016 budget in the amount of \$20,000. The update is tentatively scheduled to take six months for completion.

Contingent upon final review and approval, the plan would then be sent to the Texas Parks and Wildlife Department (TPWD) for their review and approval. Having an approved master plan on file with TPWD is necessary in order to be eligible for future grant applications. The City of Rockwall has been very successful in past years in securing grant funds to develop park facilities such as two phases of Harry Myers, The Park at Stone Creek, The Park at Breezy Hill and the SH 66 Public Boat Ramp.

The scope of the update includes current data collection, public input meetings, establishing goals and objectives, updating the facilities priority list as well as implementation schedule. The Letter of Agreement and process/timeline is included in your packet and has been reviewed by the City Attorney.

Mark Spencer of MHS Planning and Design made a presentation to the Park Board at the August meeting. Park Board voted unanimously to recommend that Council consider authorizing the City Manager to enter in to an agreement with MHS for the Master Plan update.



June 29, 2016

Mr. Andy Hesser, Parks & Recreation Manager
City of Rockwall
108 East Washington
Rockwall, Texas 75087

**RE: Letter Agreement between City of Rockwall, Texas and MHS Planning & Design, LLC
for an Update to the City of Rockwall Parks, Recreation and Open Space Master 2010-
2020**

Dear Andy:

MHS Planning & Design is pleased to have the opportunity to submit this proposal for the above referenced project. Based upon our understanding of the City's desires for the Parks, Recreation and Open Space Master Plan Update, we have prepared the following scope of services for your consideration:

I Basic Services of the Consultant:

- A. Service Area: The service area for the plan will be the corporate limits of Rockwall, Texas.
- B. Time Frame: The Master Plan Update will cover the 2016-2021 time frame established in the original plan.
- C. Data Collection:
 - 1. Obtain most recent maps of the service area including street maps, topography maps, and aerial photography, if available. Photograph all parks and park improvements that have been completed since January 2011. (See Section II for City's responsibility.)
 - 2. Obtain relevant planning documents and produce an updated inventory of parks, recreation and open space facilities within the service area.
 - 3. Obtain the most recent population projections and demographic data for the service area.
 - 4. Meet with City staff to discuss achievements completed since the plan was adopted, future park projects, desires, programming and maintenance of parks and public places.
- D. Analysis of Supply and Demand:
 - 1. Prepare "Needs Analysis" based on current and future supply and user demand.
 - 2. Conduct two input workshops with special interest groups and sports associations' representatives to further determine recreational needs. (See Attached Schedule)
 - 3. Conduct a workshop with the City staff, Park Board members and the general public to identify special park issues and desires. (See Attached Schedule)

NOTE: The above listed workshops will be scheduled in two groups to reduce the cost of the Master Plan Update to the City.

D. Preparation of Preliminary Master Plan Update

1. Develop sketch plans to identify future land acquisition and proposed facilities for parks, open space and recreation.
2. Prepare preliminary cost projections for park and recreation improvements proposed for the next five (5) year planning increment and prepare financing alternatives for consideration. Future bond programs and potential partnerships will be discussed as alternative financial tools to help fund the implementation program.
3. Prepare draft written report detailing the Master Plan Update.
4. Submit the preliminary plan update and sketches to City Staff for comment. (One meeting)
5. Submit the draft master plan update to Texas Parks and Wildlife for review and comment.

F. Preparation of Final Master Plan Update

1. Incorporate review comments and prepare final written report including updated cost projections, proposed phasing plan for park and recreation improvements, full color exhibits, and financing alternatives.

G. Presentation of Final Plan Update

1. Make presentation of the final Parks, Recreation and Open Space Master Plan Update to the Park Board for approval and recommendation to the City Council for adoption, or
2. Make presentation of the final Parks, Recreation and Open Space Plan Update to the City Council for adoption.
3. Present copies of the final bound plan to the City. Product will be in full color bound format. The Consultant will also deliver to the City the final plan in PDF format on CD.

H. Cost Containment:

1. In order to contain the cost of the plan, not more than six trips to Rockwall will be made by the Consultant. The City and the Consultant will make all reasonable efforts to group the scheduling of work tasks and meetings in order to take full advantage of each trip.

II The City's Responsibilities:

The City of Rockwall will:

- A. Provide full information as to his requirements for the Project.
- B. Provide to the Consultant all reasonably available information pertinent to the Project including a City base map in digital form, topography, aerial photography and all previous reports and any other data relative to planning of the Project.
- C. Make all provisions for the Consultant to enter upon public and private lands as required for the Consultant to perform his work under this Agreement.

- D. Examine all studies, reports, sketches, estimates, drawings, specifications, proposals, and other documents presented by the Consultant and shall render in writing decisions pertaining thereto within reasonable time so as not to delay the work of the Consultant.
- E. Advertise for, coordinate and arrange public meetings, board meetings, and focus group meetings, and pay for all costs incident thereto.
- F. Provide such legal, accounting, and insurance counseling services as may be required for the Project.

III Additional Services

- A. General: In addition to the basic services to be furnished by the Consultant under this proposal for which the payment of the standard consulting fee shall be made, the Consultant shall furnish additional services of the following types, if AUTHORIZED BY THE OWNER IN WRITING.
 - 1. Additional services due to significant changes in general scope of the project including, but not limited to, changes in size, complexity, or character when such changes are requested by the Owner.
 - 2. Revising at Owner's request studies, reports, design documents, drawings or specifications which were previously approved by the Owner except the Owner shall not be obliged to pay when:
 - a. The changes are required by regulating authorities or to bring the plan into compliance with applicable codes, ordinances, or standards, or
 - b. The changes are required as a result of some error or omission on the part of the Consultant.
- B. Furnishing of additional copies of reports and additional prints of drawings.
- C. Additional services and costs necessitated by out-of-town travel required by the Consultant other than visits to the Project and consultation in the Owner's office as required by Section I.
- D. Serving as expert witness or giving counsel for the Owner in any litigation, real or potential, or other legal proceeding involving the Project where the Consultant is not a party to the litigation.
- E. Additional services in connection with the Project not otherwise provided for in this agreement.
- F. Preparation of boundary survey, wetland delineation survey, lake permitting, flood studies, geotechnical investigations, plats, legal descriptions, or deeds, record search, abstracting of ownership or other related surveyor work.

IV Fees

- A. The total fee for the work outlined in Section I will be \$20,000.00 plus reimbursable expenses including travel & reproduction.

V Billing

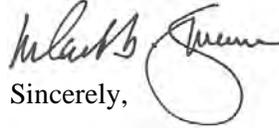
- A. Billing shall be monthly based on the actual work completed. Invoices will be submitted to the City of Rockwall and shall be due upon receipt. Within ten (10) days of receipt of monthly bill, City shall review and accept the fees charged or notify MHS of any discrepancies. MHS Planning & Design, LLC reserves the right to charge the amount of interest allowable under the current laws of the State of Texas on any accepted invoices not paid within thirty (30) days.

VI General Conditions

- A. Termination: This Agreement may be terminated with or without cause by either party by giving ten (10) days written notice. If this Agreement is so terminated the Consultant shall be paid for work completed plus reimbursable expenses. Reimbursable expenses include actual expense for subcontracted services, transportation, and subsistence of personnel when traveling in connection with the Project; reproduction of reports, drawings, specifications, and similar Project related items.
- B. Estimates: Since the Consultant has no control over the cost of labor and materials, or other competitive bidding and market conditions, the estimates of construction are to be made on the basis of his experience and qualifications but the Consultant does not guarantee the accuracy of such estimates as compared to the Contractor's bid, or the final contract cost.
- C. **LIMITED LIABILITY: THE LIMIT OF LIABILITY OF THE CONSULTANT FOR THIS PROJECT SHALL NOT EXCEED THE TOTAL COMPENSATION OUTLINED IN SECTION IV OF THIS CONTRACT.**
- D. Successors and Assigns: The Owner and the Consultant each binds himself and his officers, successors, executors, administrators and assigns to the other party of this Agreement in respect to all covenants of this Agreement; except as above, neither the Owner nor the Consultant shall assign, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any office or agent of any public body which may be a part hereto.
- E. Findings Confidential: All reports, information, and data prepared or assembled by the Consultant under this contract are confidential and the Consultant agrees that they shall not be made available to any individual or organization without the prior written approval of the Owner or unless required by state law or court order.
- F. Interest of Members of City: No member of the governing body of the City, and no officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.
- G. Interest in Other Local Public Officials: No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this contract; and the Consultant shall take appropriate steps to assure compliance.
- H. Interest of Consultant and Employees: The Consultant covenants that he presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Consultant further covenants that in the performance of this contract, no person having any such interest shall be employed.
- I. Personnel: The Consultant represents that he has, or will secure at his own expense, all personnel required in performing the services under this contract. Such personnel shall not be employees of the City. The Consultant further represents that although his staff does not include full time registered architects, that all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under the Texas Engineering Practice Act, State Law and local law to perform such services which may be a part hereto.

J. Governing Law. The laws of the State of Texas govern this Agreement and all obligations of the parties under this Agreement are performable in Rockwall County, Texas and venue shall lie therein

If this Agreement meets with your approval, please have the contract executed in the appropriate place below and return one original to us. I appreciate the opportunity to submit this proposal to you and look forward to working with you.


Sincerely,

Mark H. Spencer

MHS/pg

APPROVED

By: _____

Date: _____

Attest: _____



ROCKWALL PARKS, RECREATION & OPEN SPACE MASTER PLAN UPDATE PROCESS & TIMELINE

PLANNING STRUCTURE	Month 1
<ul style="list-style-type: none">– Plan Update Process Overview Staff– Discuss Park Classification System– Discuss Level of Service Concept	
DATA COLLECTION	Month 2
<ul style="list-style-type: none">– Obtain Current Aerial Photography– Inventory, Walk & Photograph New Parks & Facilities– Obtain Current Population & Projected Population	
PUBLIC INPUT	Month 3
<ul style="list-style-type: none">– Conduct Focus Group Meetings– Conduct Input Meetings with the General Public	
GOALS & OBJECTIVES	Month 3
<ul style="list-style-type: none">– Review & Modify Goals for Parks & Open Space– Review & Modify Objectives– Review & Modify Targeted Level of Service– Identify Active/Passive Recreational Needs	
SCHEMATIC PLAN	Month 4
<ul style="list-style-type: none">– Existing Parks - Service Area Map - Update– Potential Park Projects Map - Update– Potential Open Space Projects Map - Update– Park Network Map - Update	
PRIORITIES	Month 4
<ul style="list-style-type: none">– Establish Priority Listing of Facilities & Projects	

PRELIMINARY PLAN

Month 5

- Easy to Understand Format
- Descriptive Narrative
- Color Photos
- Maps
- Illustrations to Convey Concepts
- Meet All Requirements for Texas Parks & Wildlife Approval

REVIEW PERIOD

Month 5

- Staff Review
- Park Board Review
- Citizen Review
- Texas Parks & Wildlife Review

FINAL PLAN & PLAN ADOPTION

Month 6

- Staff Review

ACTION / IMPLEMENTATION

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: August 8, 2016

SUBJECT: CONCESSION SERVICES FOR TUTTLE ATHLETIC COMPLEX

The food and beverage concession services for Tuttle Athletic Complex have been contracted by a private entity with the City since the creation of the Rockwall Baseball Softball League (RBSL). The current contract and its allowable extensions is set to expire August 30, 2016.

The City issued a public notice to solicit proposals for the concession services which would begin in September 2016 prior to the start of the RBSL fall season. We received three valid proposals prior to the deadline.

These proposals were evaluated based on past experience, ability to provide services listed in the request for proposal, references, past history with the City and the percentage of gross revenue proposed to the City. Staff then interviewed two finalists in order to narrow it down to one finalist for Park Board consideration. That finalist is Mingling Mouth LLC., doing business as "The Big Chew" at Tuttle Athletic Complex. After a brief presentation by The Big Chew, Park Board voted unanimously to recommend that Council consider authorizing the City Manager to enter into an agreement with them to provide food and beverage service.

The Parks and Recreation Department has had a positive experience working with Mingling Mouth LLC. in past events such as Founders Day and Family Fun Fridays. Their food trailer has been very popular at these events and received good customer reviews.

Contingent upon review and approval by the City Attorney, the initial contract term would be for 12 months beginning September 2016 and be eligible for three additional one year renewal terms. This contract would allow them to operate both their food trailer towards the east end of the Tuttle Athletic Complex as well as operate out of the permanent concession stand at the center of the complex. Both are required to meet and maintain food and beverage service standards as well as adhere to applicable fire and building codes.

CITY OF ROCKWALL

REQUEST FOR PROPOSALS CONCESSION SERVICES

June 2016

I) INTRODUCTION

The City of Rockwall is planning to outsource concession services for all athletic program events at Tuttle Sports Complex. The City hosts and facilitates adult and youth sports seasons for:

- Adult softball for three seasons approximately eight to twelve weeks long in the spring, summer and fall
- Rockwall Baseball Softball League(RBSL)- For three approximately 8-12 week seasons (spring, summer, and Fall)
- Kiwanis – Angel League for one spring season and one fall season.
- Tournaments as scheduled by the City of Rockwall.

II) EXPERIENCE

Preference will be given to companies having demonstrated experience in projects of similar scope and complexity. A company resume shall be submitted as part of the proposal. The resume will be attached as part of the Concession Agreement and shall include, at a minimum, the following items:

- The background and experience of operator in providing quality service through similar concession operations.
- The background and experience of operator in related professional experience.
- Demonstration of qualifications necessary to operate the concession in a business-like manner.
- A menu that offers a variety of food items. Sample menu with prices to be provided with Proposal.
- Three (3) references with name of contact person and telephone number.

III) CRITERIA FOR AWARD OF CONTRACT

Proposal amounts proposed by responding concession service operators for the privilege to operate recreation facilities concession will not be the sole determining factor in selecting the concession operators. The criteria for evaluating the Proposals will be based upon a combination of the following:

- The background and experience of operator in providing quality service through similar concession operations. 20%
- Proposal amount – 30%
- Demonstration of qualifications necessary to operate the concession in a business-like manner. 20%
- Ability to provide a menu that offers a variety of food items. 20%
- Reference responses 10%

The City reserves the right to add other food services at their discretion to any of the above mentioned facilities.

IV) SCOPE OF WORK

Qualifications must include professional services normally required in the operation of concessions at a publicly held facility.

V) OTHER REQUIREMENTS

Each Proposal should include information as needed to qualify. Proposals must address the following items to be given further consideration for the project: experience with similar projects; availability to perform requested services; ability to perform services within the given timeframe; understanding of the project scope; familiarity with the site; proof of insurance as required by the City of Rockwall. Proposer will be accommodating to unscheduled and random inspections by the City Health Inspector to evaluate code compliance.

VI) PROPOSAL CONTENTS

The proposal shall contain the following information:

1. Name of Company, owners, and number of employees.
2. Company history.
3. Proof of Professional Liability insurance in the amount of \$1,000,000.00 minimum and statutory workers compensation.
4. Proposed percentage payment to the City (if different than the required minimum).
5. Menu.
6. References.
7. List of current contracts.

VII) SELECTION CRITERIA

The City will select the firm considered most qualified to provide the desired concession services. In addition, the organization that proposes an agreement that allows for the maximum revenue potential for the City will be given the highest ranking(s).

If the City is unable to negotiate a satisfactory proposal, it may commence negotiations with another selected firm. The City reserves the right to reject any and all proposals. Work Authorizations will be approved under the Concession Agreement.

Two (2) copies of the submittal document should be submitted by July 25, 2016, 3:00 PM to:

**Lea Ann Ewing
Purchasing Agent
City of Rockwall
385 S. Goliad
Rockwall, TX 75087**

For contract questions, contact:

David Wilson
Athletics Supervisor
City of Rockwall
972-771-7761

**PUBLIC NOTICE
CITY OF ROCKWALL, TEXAS**

Request for Proposal

The City of Rockwall will receive sealed proposals for Concession Services until July 25, 2016 at 3:00 PM. Submittals should be delivered to Lea Ann Ewing, Purchasing Agent, City of Rockwall, 385 S. Goliad, Rockwall TX 75087 on or before the above due date and time. Proposals will be publicly opened and the names of the respondents read aloud in the Council Chambers, Rockwall City Hall, 385 S. Goliad, Rockwall, TX 75087. General liability and statutory Worker's Compensation insurances are required. Proposal requirements are on file at City of Rockwall web site www.rockwall.com/finance.asp.

Publish: Rockwall Herald Banner

July 8, 2016

July 15, 2016



presents...

THE BIG CHEW @ Leon Tuttle Athletic Complex
Rockwall Parks & Recreation

Instagram



FOOD FOR THE ENLIGHTENED TONGUE



July 25, 2016

To whom this may concern:

My husband and I have been Rockwall residents since 2009. Since then we have been blessed with new additions to our family and the reality of our dream coming true. Mingling Mouth is the first locally owned Mobile Street food trailer of its kind. Our whole mission is to influence joy, one person at a time.

We accepted an invitation with Rockwall Parks & Recreation to be the only food vendor at this year's Family Fun Friday Event. We began our journey with the department in April and will run through September 2016. We are also corporate members of Rockwall Chamber of Commerce. We love our city and want to continue establishing our brand here locally. Due to current city ordinance regarding street food vendors, we have found it nearly impossible to accomplish our major goals. Other than special events, there are no other options for us to provide to the public without going outside the city.

Since April of 2016 we have worked closely and have become great partners with Rockwall Parks & Recreation's special events team. We believe this opportunity with the City of Rockwall @ Leon Tuttle Athletic Complex will help further our relationship, our brand and our desire to help promote the "Go Outside and Play" campaign. Together we can offer a diverse style of foods and recreational entertainment in an atmosphere not only for sports enthusiasts but for our community and visitors.

We would like The City of Rockwall Parks & Recreation Dept. to consider the following long term investment at the complex: Basic commercial kitchen necessities to operate successfully.

- 1) Reconstruct concession stand by adding insulation to provide basic AC & Heater.
- 2) Basic kitchen equipments:
(Flat top griddle, fryer, conventional oven, hot & cold holding units, refrigerator & freezer, stainless steel prep table, triple sink & hand wash sink).

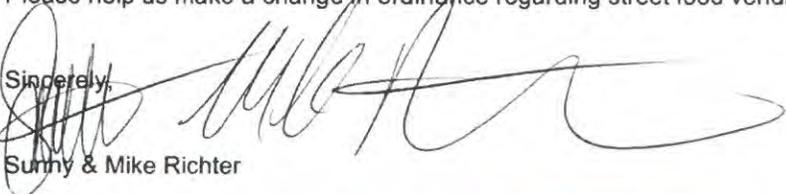
Mingling Mouth LLC would like to offer the City of Rockwall Parks & Recreation the following:

- 1) September 2016-September 2017: 17% gross profit.
- 2) We are willing to increase an additional 2%, totaling 19% of our gross profit to the City of Rockwall under the condition that revenues increase by September 2017.
- 3) We are willing to offer a max total of 20% by the 3rd year under the condition that revenues continue to increase.

Mingling Mouth would like to propose a partnership with the City of Rockwall and further the campaign of "GO OUTSIDE AND PLAY." We believe that this partnership will influence attention and growth but most of all, our brand together with Rockwall Parks & Recreation can bring a whole new experience to locals and visitors.

Please help us make a change in ordinance regarding street food vending here in our county.

Sincerely,


Sunny & Mike Richter

Info@minglingmouth.com: www.minglingmouth.com: (903) 804-6881 1 | Page





Mobile Street Food Trailer

Updated July 2016

Executive Summary

1. What Mingling Mouth Does and Why We Will Succeed

Mingling Mouth uses ingenuity, innovation and strategic processes to make our customers and their stomach's happy. We will succeed simply because people always come together over delicious food. The simple yet complex human behavior of food choice is influenced by many key factors; The key driver for eating is hunger, but what we choose to eat is not solely determined by our psychological or nutritional needs.

Examples that influence our food choices are:

- Cultural, religious and economic factors can constrain our choice of food.
- Education, ethnicity and availability, visibility or prices of product play a major role in our food choices.
- Social, emotional and cognitive factors, such as likes and dislikes, knowledge and attitude related to diets and health.
- Personal values, life experiences such as marital/ co-habitation status or skills (e.g. cooking)
- Most importantly our sensory properties of foods, such as taste, smell, and or appearance.



2. Customer Interacting Goals:

- For waiting patrons in line, temporary tattoos and samples will be given out.
- A Mingling Selfie Photographer will post photos on our social media sites and web page.
- Live Musicians/DJ's will interact with patrons through Karaoke Style experience.
- Street Team will interact with comedy through the PA System.
- Non-specific customer interactions, contests and giveaways.

3. Our Core Team:

- **Sunny Richter, Owner/Founder-** Over 15 years of culinary cooking and catering as a hobby.
- **Mike Richter, Owner/Founder/Pit Master-** 10 years of grilling and BBQ catering as a hobby.
- **Jeff Richter, General Manager** – Experience includes over 20 years of restaurant managing and operations.
- **Chris Jenkin (Marketing and Digital Art Director)** – Over 20 years of sales and marketing in the promotional products industry and digital expert.

4. Major Milestones:

- ❖ **January 2015:** completion of food handlers certificate and training.
- ❖ **July 2015:** Finalized design/manufacture of Mingling Mouth logo and slogan.
- ❖ **August 2015:** Designed and purchased custom built high end street food trailer.
- ❖ **September 2015:** Filed for Mingling Mouth LLC.
- ❖ **December 2015:** Received EIN.
- ❖ **December 2015:** Web page design.
- ❖ **January 2016:** Delivery of custom built trailer.
- ❖ **February 2016:** Completion of trademark for Mingling Mouth (Food for the Enlightened Tongue) and logo.
- ❖ **March 2016:** Received Texas State Sales permit.
- ❖ **April 2016:** First event at Rockwall Eye Associates.
- ❖ **April 2016:** Accepted invitation to join Rockwall Parks & Recreations as the only food vendor for Family Fun Fridays and other events.
- ❖ **April 2016:** Joined Rockwall Chamber of Commerce.
- ❖ **April 2016:** Accepted invitation to join Rockwall Chamber of Commerce for

Info@minglingmouth.com: www.minglingmouth.com: (903) 804-6881 3 | Page



- ❖ “Caddy Shack Golf Tournament” as the only food vendor.
- ❖ **April 2016:** Accepted invitation to join Oak Highlands Brewery in Dallas to be featured as the only food vendor for their Family Fun Friday Event once a month.
- ❖ **April 22, 2016:** Opening Day Family Fun Friday “Minions Movie” @ The Shores Park with Rockwall Parks & Recreation.
- ❖ **May 21, 2016:** Joined City of Rockwall @ Founders Day Festival
- ❖ **May 27, 2016:** Family Fun Friday “Inside Out” @ Foxchase with Rockwall Parks & Recreation.
- ❖ **June 16, 2016:** Donated \$1,500 Party pass for Caddy Shack Golf Tournament Charity Live Auction. Rockwall Chamber of Commerce was able to receive \$2,000.00 for our donated pass. Allegiance Title Company won the party pass.
- ❖ **June 17, 2016:** Food Service vendor for Caddy Shack Golf Tournament @ Buffalo Creek Golf Course.
- ❖ **June 24, 2016:** Family Fun Friday “Space Jam” @ Harry Myers with Rockwall Parks & Recreation.
- ❖ **July 2, 2014:** Private 4th of July Celebration with Allegiance Title Company.
- ❖ **July 2016:** Accepted invitation to be food vendor @ Empowering Women Conference August 10, 2016. Rockwall Chamber of Commerce.
- ❖ **July 2016:** Accepted invitation to be a preferred caterer for Springhill Hotel opening @ the Harbor this fall.
- ❖ **July 2016:** Accepted invitation to start campaign @ Generations Church Fate TX. \$5.00 dinner plates. Wednesday Bible Studies.
- ❖ **July 2016:** Accepted invitation to bid as a preferred concessionaire at Leon Tuttle Athletic Complex, Rockwall Parks & Recreation Dept.
- ❖ **July 22, 2016:** Family Fun Friday “The Lego Movie” @ Northshore Park With Rockwall Parks & Recreation.

5. Immediate Goals:

- Secure a preferred Food Vendor contract with the City of Rockwall Parks & Recreation Dept.
- Full service commercial kitchen for operations.
- Add staff (2-4 kitchen staff, 2 social media and event planners, 2 street promoters).
- Continue to book events for the year.
- Continue research and food development.
- Purchase additional custom street trailers and street carts.
- Industry marketing and advertising.

6. Mission to Succeed Excellence:

Our diverse concept is aimed at capturing complex human behavior of food choice and interactions. It is important to us that individuals leave having a life experience over food. As our name suggests, mingling with each other and the breaking of bread is the best way to bring people together in fellowship.





Mike's love for Texas smoked BBQ and Sunny's Asian culinary flare brings a new style of smoked meat and fusion. Mingling Mouth is the first locally owned Mobile Street Food Trailer of its kind. Our mission is to provide an atmosphere where we can influence comfort and inspire joy with delicious food. Sky's the limit on how the flavors of the world will mingle...

Our Goal:

It is vital to us that all minglers
leave having an experience
and tasting "love" in our food.
People coming together for
the breaking of bread,
is the best way to
bring happiness into people's lives.

-Mike & Sunny

Tel: (903) 804-6881

Email: info@minglingmouth.com

www.minglingmouth.com

Instagram



FOOD FOR THE ENLIGHTENED TONGUE

Our Diverse Menu

We are able to offer a wide variety of food items. Our suggestion is to have different menus for selected days during the week, thus catering to all types of food cravings. Popular menu items will be rotated more often depending on the demand. Once we are able to test the market we will be able to establish a solid schedule for our menu items. (Prices subject to change upon agreement of fees)

POPULAR MINGLING STYLES:

SMOKED MEATS: Chopped Brisket, Pulled Pork, Pork Spare Ribs, Pulled Chicken, Pork Belly, Sausages, Brats & All Beef Franks.

TACO (2) \$4.00: Choice of smoked meat served on flour tortilla garnished with queso and pico de gallo.

CHUNKY GUCAMOLE TACO (2) \$3.50 each: Chunky guacamole served on flour tortilla garnished with queso and pico de gallo.

LOADED NACHOS/ Small \$6.00/ Large \$8.00: Chips topped with smoked meat, queso sauce garnished with pico de gallo, & yaki sauce. ***Cheese Nachos: \$5.00**

LOADED BEEF FRANK \$6.00: All Beef frank on a bun topped with smoked brisket chili and queso sauce. Garnished with sweet relish, pico de gallo, & yaki sauce. ***BEEF FRANK ON BUN: \$2.50**

LOADED SMOKED SAUSAGE \$6.00: Smoked sausage on a bun topped with smoked brisket chili and queso sauce. Garnished with sweet relish, pico de gallo & yaki sauce.

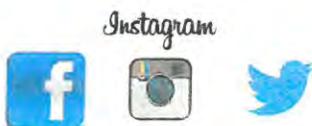
***SMOKED SAUSAGE ON A STICK: \$3.00**

SLIDER (2) \$6.00: Choice of smoked meat served on slider bun served with a side of green apple slaw or pickled Asian slaw.

BREAKFAST:

TACO (2) \$4.00 each: scrambled eggs and potatoes with choice of any of the following meat: smoked brisket, smoked pulled pork, chicken, sausage, chorizo and bacon.

MAPLE GLAZED BACON ON A STICK \$2.00 each.



FOOD FOR THE ENLIGHTENED TONGUE

BREAKFAST BISCUIT \$3.00 each: sausage and egg on a biscuit.

BISCUITS AND GRAVY \$6.00: 2 buttermilk biscuits smothered in country sausage gravy.

Box of cereal and milk \$4.00

Omelets, pancakes, waffles, French toast, strudels, pop tarts, cinnamon rolls and much more.

SALADS:

HOUSE SALAD BOWL \$8.00: Choice of smoked meat served chopped lettuce, tomatoes, cucumbers, carrots, bell peppers and croutons. Choice of balsamic vinaigrette, ranch or French dressing. ***Meatless House Salad: \$6.00**

CHICKEN AND SPINACH BOWL \$8.00: Rotisserie chicken served over spinach, fresh strawberries and apples. Garnished with crispy onions, dried cranberries and honey almonds. Served with poppy seed dressing. ***Meatless Spinach bowl \$6.00**

SUMMER ROLL (2) \$5.00 each: Choice of smoked meat, lettuce, rice noodles, cucumber and Asian herbs (mints, cilantro & Thai basil) wrapped in rice paper. Choice of fish sauce vinaigrette or sweet chili sauce.

ASIAN SALAD NOODLE BOWL \$8.00: Choice of smoked meat served over chopped lettuce, rice noodles, cucumber and Asian herbs (mints, cilantro & Thai basil). Choice of fish sauce vinaigrette or sweet chili sauce. ***Meatless Noodle Bowl: \$6.00**

CAMBODIAN NOODLE SALAD: \$8.00 Choice of smoked meat served with seasoned rice noodle. Garnished with sliced boiled eggs, Asian slaw and side of crushed peanuts. ***Meatless Cambodian Noodle Salad: \$6.00**

CAMBODIAN CHICKEN AND VEGETABLE SALAD \$8.00: Best served with roasted chicken or roasted pork belly. Thinly sliced cabbage, carrots, bell peppers, Asian herbs and clear noodles tossed in Asian vinaigrette.

CHICKEN AND HERB SALAD \$8.00: Ground chicken tossed together with ground toasted rice, shallots, Asian lime sauce and herbs (mints, cilantro & Thai basil). Served with lettuce.

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FOOD FOR THE ENLIGHTENED TONGUE

BEEF AND HERB SALAD \$8.00: sliced beef tossed together with ground toasted rice, shallots, Asian lime sauce and herbs (mints, cilantro & Thai basil). Served with lettuce.

GREEN PAPAYA SALAD \$8.00: Shredded papaya salad tossed in Asian lime sauce. Served with Asian herbs and lettuce.

GREEN MANGO AND APPLE SALAD \$6.00: Shredded green mango mixed with thinly sliced green apples tossed in Asian lime sauce and shallots.

LETTUCE WRAPS \$8.00: Choice of smoked meat served with side of lettuce, cucumbers and herbs (mints, cilantro & Thai basil). Includes side of Asian herb dipping sauce.

*ALL SALADS MAY BE SERVED WITH RICE OR STICKY RICE @ ADDITIONAL CHARGE.

RICE:

FRIED RICE \$7.00: Choice of smoked meat fried with Jasmine Rice and mixed vegetables. Served with Siracha sauce. *Meatless Fried Rice \$5.00

STEAMED JASMINE RICE \$2.00, STICKY RICE \$3.00, RICE PILAF: \$4.00.

SOUPS:

TRADITIONAL NOODLE SOUP (PHO) \$8.00: Choice of smoked meat served in traditional soup (chicken or vegetarian broth). Garnished with bean sprouts, cilantro, green onions, Thai basil and lime.

*Vegetarian Noodle Soup \$5.00

POPULAR SOUPS BY THE CUP. Price range from \$4.00-\$5.00/cup

Traditional Soups: French Onion, Chicken and Noodles, Chicken and Dumplings, All meat chili, White Chili, Chicken Tortilla, Tomato Basil, Minestrone, Beef and Vegetables, Chicken and Vegetables.

Asian Soups: Hot and Sour Soup, Egg drop soup, Thai tom yum, Cambodian pineapple sour soup, Chicken meatball, Cambodian chicken rice soup and napa cabbage soup.

Curry: best made with chicken or pork. Traditional Red curry made with choice of meat, potatoes, bell peppers and onions. Served with Rice noodles or sliced French bread.

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FOOD FOR THE ENLIGHTENED TONGUE

CHICKEN:

Whole Chicken: Smoke roasted whole chicken made in the following flavors: (Yaki, Chinese BBQ, or Mingling BBQ)

Individual Chicken Wings, Legs, thighs, or breasts: Smoke roasted in the following flavors: (Yaki, Chinese BBQ, or Mingling BBQ)

FRIED NOODLES:

All Noodles fried with vegetables and any choice of protein: Beef, Chicken, Pork or shrimp. Price range from \$8.00-\$10.00.

FRIED RAMEN NOODLES, FRIED RICE NOODLES, FRIED MACARONI NOODLES, FRIED FLAT NOODLES, & FRIED CHOW MEIN AND MANY MORE.

SANDWICHES:

Price Range for sandwiches: \$5.00-\$10.00 each

Grilled Cheese/add meat, Choice of smoked meat sandwich, Turkey or ham and cheese panini, Asian Sandwiches (Banh mi's), French Dip, Tuna Sandwich, Chicken Salad Sandwich, Egg Salad Sandwich, Roasted Chicken Sandwich, Panko Crusted Chicken Sandwich, Panko crusted Shrimp Po Boy, Montecristo, and many more by request.

DESSERTS:

Homemade slow churned Ice Cream: \$2.50-\$5.00 (All Flavors)

Mini Cheesecakes, Brownies, Pies, Cupcakes, cookies, parfaits, cinnamon rolls, shaved ice and many more by request.

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FOOD FOR THE ENLIGHTENED TONGUE

DRINKS & HOT BEVERAGES

Price Ranging from \$1.50-\$6.00

Bottles Soda (Coca Cola products), Bottled water, Gatorade, Hot or Iced Coffee, mocha coffee, Nitro Coffee, green tea, jasmine tea, Thai tea, hot tea, iced tea, sweet tea, Bubble tea drinks, Hot Cocoa, Hot Coffee Cocoa, Fruit Smoothies, root beer floats and many more.

OTHER POPULAR ITEMS:

Price range depends on portions, may vary between: \$3.00 single serving-\$25.00 platters.

Twice baked potato, baked beans, smoked mac and cheese, potato salads, coleslaws, glazed green beans and bacon, bacon wrapped green beans, bacon wrapped corn dogs, bacon wrapped asparagus, we can wrap anything with bacon, sweet cream corn, corn on a cob (buttered, Mexican & Cambodian style), fruit salad, stuffed jalapenos, loaded fries, fried okra, fried cheese sticks, fried desserts and many more.

CONCESSION SNACKS:

Fruit Roll Ups: (2) \$1.00

Small Slim Jims: (2) \$1.00

X-Long Slim Jims: \$2.00

Skittles: \$1.00

Snickers: \$1.00

Twix: \$1.00

M&M's regular/peanuts: \$1.00

Sunflower Seeds: \$1.00

Pistachios: \$2.00

Popsicles: \$1.00

Otter Fruit Bars: \$2.00

Big Boy Ice Cream Sandwich: \$1.00

Crunch Bars: \$1.00

And many more upon requests.

Instagram



FOOD FOR THE ENLIGHTENED TONGUE



July 7, 2016

To whom it may concern at the City of Rockwall:

On behalf of the Chamber of Commerce, I would like to recommend Mingling Mouth as a food truck service provider. The Richter's (owners) joined the Chamber in May of this year and have jumped into our community by getting involved where they live. We have found them to be dependable on two separate occasions with our membership events.

Their products and services are above average and our feedback has been good.

Please feel free to contact me at the Chamber offices or call me at [972-771-5733](tel:972-771-5733) with any questions.

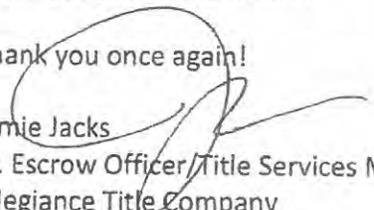
Sincerely,

Dana K Macalik, IOM
President



On behalf of myself, family and friends we would like to thank you for doing such a great job for our 4th of July celebration at our home. Everyone enjoyed and loved Mingling Mouth Food Trailer so much. Mingling Mouth team arrived on time to our event and presented positive energy throughout their time with us. They went above and beyond their expectations, but most of all no one went hungry. We would definitely utilize Mingling Mouth Food Trailer services again in the future.

Thank you once again!



Jamie Jacks
Sr. Escrow Officer/Title Services Manager
Allegiance Title Company
2701 Sunset Ridge Dr. Ste 110
Rockwall, TX 75032
Office: 972-771-3337
Email: Jamie.jacks@allegiancetitle.com
www.allegiancetitle.com

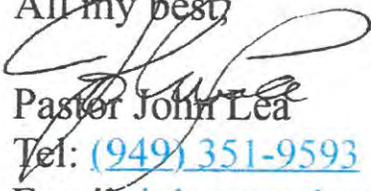


To Whom It May Concern:

Mike and Sunny Richter have been members of Generations Church since 2011. Since then I have been able to witness their growth in marriage, family and life. Mike has faithfully served as my worship leader with great commitment. I am more than pleased with him and Sunny serving the community here in Rockwall County with their passion to feed and spread the joy of their love to the community. Their skills in feeding our hungry souls is undoubtedly delicious and satisfying.

They definitely have their church family supporting them 110%.

All my best,



Pastor John Lea

Tel: [\(949\) 351-9593](tel:(949)351-9593)

Email: johnaaronlea@yahoo.com

3025 I-30 Frontage Rd

Rockwall, TX 75087

Dear Mike, Sunny & Mingling Mouth Team,

My family and I cannot begin to thank you enough for the catering services you provided for our Surprise Birthday party. Everyone enjoyed the tacos, eggrolls, and guacamole so much we all wanted more. Thank you also for working with our budget that worked in feeding all of my guests. We are definitely going to use your services again in the future. I would like to add that the quality of the ingredients in the food was top notch everything tasted fresh and was hot upon delivery.

All the best to you,



Kim Hudgens

Tel: (214) 475-1190



SCOTTSDALE INSURANCE COMPANY®
COMMERCIAL GENERAL LIABILITY COVERAGE PART
SUPPLEMENTAL DECLARATIONS

Policy No. CPS2370330 Effective Date 01/08/2016
 12:01 A.M., Standard Time

Named Insured MINGLING MOUTH Agent No. 42054

Item 1. Limits of Insurance

Coverage	Limit of Liability
Aggregate Limits of Liability	Products/ Completed Operations Aggregate \$ <u>2,000,000</u> General Aggregate (other than Products/ Completed Operations) \$ <u>2,000,000</u>
Coverage A - Bodily Injury and Property Damage Liability	any one occurrence subject to the Products/ Completed Operations and General Aggregate Limits of Liability \$ <u>1,000,000</u> any one premises subject to the Coverage A occurrence and the General Aggregate Limits of Liability
Damage to Premises Rented to You Limit	\$ <u>100,000</u>
Coverage B - Personal and Advertising Injury Liability	any one person or organization subject to the General Aggregate Limits of Liability \$ <u>1,000,000</u>
Coverage C - Medical Payments	any one person subject to the Coverage A occurrence and the General Aggregate Limits \$ <u>5,000</u>

Item 2. Description of Business

Form of Business:
 Individual Partnership Joint Venture Trust Limited Liability Company
 Organization including a corporation (other than Partnership, Joint Venture or Limited Liability Company)
 Location of All Premises You Own, Rent or Occupy:
See Schedule of Locations

Item 3. Forms and Endorsements

Form(s) and Endorsement(s) made a part of this policy at time of issue:
See Schedule of Forms and Endorsements

Item 4. Premiums

Coverage Part Premium:	\$ <u>500</u>
Other Premium:	\$ <u> </u>
Total Premium:	\$ <u>500</u>

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.



Scheduled Events:

August 10, 2016: Empowering Women Conference-Rockwall Chamber of Commerce

August 17, 2016: Generations Church

August 22, 2016: Family Fun Friday- Rockwall Parks & Recreation

September 7, 2016: Generations Church

September 14, 2016: Generations Church

September 23, 2016: Family Fun Friday- Rockwall Parks & Recreation

**CITY OF ROCKWALL
INSTRUCTION TO PROPOSALDERS
CONCESSION SERVICES AGREEMENT**

1.0 SCOPE OF SERVICE

- 1.1 This Proposal is for securing concession rights (Concessionaire) at Tuttle Sports Complex operated by the City of Rockwall Parks and Recreation Department (hereafter referred to as the "City"). The City will grant exclusive rights to the successful Respondent to operate the concession stand for all events held at this location. Minimum acceptable Proposal is indicated. Proposals submitted for less than these minimum acceptable amounts will not be considered for award.

LOCATION

Tuttle Sports Complex
1600 Airport Rd.

MINIMUM ACCEPTABLE PROPOSAL

17% of gross revenue

2.0 SPECIAL NOTES

- 2.1 Proposals are to be submitted on a percentage of gross revenue receipts payable to the City. The minimum acceptable Proposal is stated above. Gross Revenue is defined as: total money received before any operating expenses, taxes, payroll or other expenses are deducted.
- 2.2 Concessionaire is expected to be open and operating 15 minutes before all competition game times and 15 minutes after the final game concludes at Tuttle Sports Complex. Failure to open the concession operation for a scheduled event/s (games) will be considered a default of the contract terms. This includes tournaments, practices, game nights, and special events.
- 2.3 Site inspection may be arranged by calling the City at (972) 771-7761.
Note: It is recommended all Proposers do a site inspection.

3.0 CONTRACT PERIOD

- 3.1 The term of the contract shall be from the date of execution to July 31, 2017. Three, one year options to extend the contract are allowed. Each contract period shall begin August 1 of the current year and terminates on July 31 of the next year. This agreement, including all allowable extensions, shall terminate in July 31, 2020. Each one year extension requires written approval by both parties.

4.0 LICENSES AND PERMITS

- 4.1 The Concessionaire will be responsible for obtaining and maintaining any and all certificates and permits necessary to run a food business in the City and county of Rockwall. Required permits must be obtained and properly displayed prior to opening to the public.

5.0 LIABILITY INSURANCE

- 5.1 The concessionaire shall provide the City of Rockwall with a copy of their current \$1,000,000 minimum liability insurance policy with the City named as additional insured and statutory workers compensation coverage during the season that covers their concession operations.

6.0 PURPOSE FOR WHICH AREAS ARE INTENDED

- 6.1 The Concession area that is the subject of this Proposal is intended for the operation of authorized concessions only and may not be used by the Concessionaire for any other purposes. The areas may not be utilized for storage of any supplies, materials or equipment that is not used for concessions operation.

7.0 FACILITIES AND UTILITIES

- 7.1 The City will furnish water and electricity for the ordinary and usual operation of the food and beverage concession location. City provides routine professional insecticide treatment deemed safe for food service. Concessionaire is solely responsible for security and well-being of equipment and supplies used by the concession operation.

8.0 MENU AND PRICES

- 8.1 No item shall be sold without prior permission from the City. All prices on items sold shall be presented to the City for approval prior to opening. The City must approve all price changes and prices on new items. Gum, gum products, any form of tobacco products and any alcoholic beverages or products are prohibited from being sold by Concessionaire at the Complex.
- 8.2 A sample list of the items suggested to be offered for sale is as follows: soft drinks, water, sport drinks, coffee, hot chocolate (seasonal), popcorn, chips, hot dogs, candy, Frito pies, nachos, hamburgers, hot dogs, chicken breasts, fajitas and sausages.
- 8.3 The concessionaire can choose their own vendor for food supplies, however:
 - 8.3.1 Concessionaire will sell drinks in accordance with the Parks & Recreations agreement with Coca-Cola. All drinks sold must be a Coca-Cola product.

9.0 ACCESS

- 9.1 Key Deposit – The concessionaire will be required to pay a \$100 per key deposit to the City of Rockwall. This deposit will be refunded upon return of the key(s). These keys work the gate, concession stand locks at the complex.

10.0 POSTED PRICES

- 10.1 Price lists and menu boards shall be neat in appearance and shall be conspicuously posted in plain view of the public on the premises.

11.0 CLEANING OF PREMISES

- 11.1 The Concessionaire shall furnish all labor, services, materials, supplies and equipment necessary to maintain a clean, orderly and inviting condition of the premises to the satisfaction of the City.

12.0 INSPECTION

- 12.1 The City reserves the right for its representatives to conduct inspections at reasonable times to insure that fire, safety, and sanitation regulations, and other provisions contained in the

agreement, are being adhered to by the Concession. Concessionaire is required to meet all federal, state and local codes.

13.0 REPAIRS AND MAINTENANCE

- 13.1 The City shall, at its cost and expense, make all ordinary and reasonable repairs required to preserve the building and concession stands owned by the City occupied under this contract.
- 13.2 The Concessionaire shall maintain the facilities on a day to day basis. If the Concessionaire damages the facilities the concessionaire will be responsible for the repairs.

14.0 ACCOUNTING RECORDS

- 14.1 The Concessionaire shall maintain any records necessary to verify the amount of total gross receipts for the contract period, payment of wages, etc. These records shall be available for auditing at the City's request. Such records shall be maintained in accordance with generally accepted accounting principles and may be specifically prescribed by the City.

15.0 SUBLEASE

- 15.1 The Concessionaire shall not have the authority to sublease or assign concessions, or any part thereof, at any time.

16.0 SCHEDULE OF PAYMENTS

- 16.1 The Concessionaire shall pay to the City the minimum amount owed for the prior month period of operations. A lump payment shall be made to the City no later than the 15th day of each month based upon the scheduled events was held during the preceding month. Checks must be made payable to the City of Rockwall. A sales report and copy of the cash register tape must be submitted with each payment.

17.0 CONTRACT TERMINATION

- 17.1 This agreement may be terminated for any reason at any time by either party with no less than 30 days written notice.

18.0 WAIVER

- 18.1 Concessionaire agrees to indemnify and hold harmless the City of Rockwall from and against all loss, liability, claims, and causes of action of every kind and character caused by the negligence, gross negligence, intentional acts or omissions or fault of the Concessionaire or the Concessionaire's agents, invitees, and employees, and the Concessionaire's subcontractors and their agents, invitees and employees, arising in connection with the work or services specifically performed hereunder which results in damage to property or bodily injury or death to any person or persons. However, the City of Rockwall shall not be required to indemnify the Concessionaire from and against all loss liability, claims, and causes of action of every kind and character caused by the negligence, gross negligence, intentional acts or omissions or fault of the City or the City's agents.

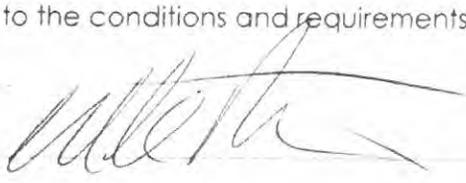
19.0 EMPLOYEES

- 19.1 All concession stand workers must be at least 16 years of age and the supervisor must be on site at all times during operating hours who is at least 18 years of age. All such supervisors shall provide a notarized statement that they have not been convicted of a felony or crime involving moral turpitude.
- 19.2 May be asked to provide criminal history reports

I have read and agree to the conditions and requirements stated within this document.



Concessionaire



7/25/16
Date

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mary Smith, Assistant City Manager
DATE: August 10, 2016
SUBJECT: RISD Interlocal Agreement for School Resource Officers (SRO)

Rockwall Independent School District's Board of Trustees has adopted the accompanying Interlocal Agreement for SRO services for the 2016-17 school year. The district reimburses the City for 75% of the salary and benefits for the officers assigned to the school campuses.

Chief Riggs can answer any questions the Council may have regarding the SRO duties and the school's reimbursement methodology. This year's agreement reflects an increase of about \$58,000 over the previous school year.

Council is asked to consider authorizing the City Manager to execute the agreement with RISD.

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/15/2016

APPLICANT: Pat Atkins, *Saddle Star Land Development, Inc.*

AGENDA ITEM: **P2016-023**; *Master Plat for Saddle Star Estates South*

SUMMARY:

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

MASTER PLAT INFORMATION:

- ✓ The Saddle Star South Subdivision is a two (2) phase, master planned community that will be composed of 138 single-family, residential lots on approximately 55.413-acres land. The 138 single-family lots will be a minimum of 70' x 125' lots (*or a minimum of 8,750 SF*), and the development will have a gross residential density of 2.49 units per acre. Additionally, the plan will consist of 12.48-acres of open space (*or ~22.52% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

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

- ✓ The purpose of the applicant's request is to provide a master plat that will delineate the sequence and timing of the development and an open space plan that will layout the proposed trails, parkland and amenities center for the subdivision. According to the master plat, this development will involve two (2) phases with Phase 1 containing 86 lots and Phase 2 containing 52 lots. Additionally, the development will incorporate a total of 12.48-acres of non-contiguous open space that will be connected via a trail that runs throughout the development. On the linear greenbelt situated at the center of the development the applicant is showing the construction of a clubhouse/pool area and a community garden. This will be constructed with Phase 2 of the subdivision.

- ✓ The proposed *master plat* generally conforms to the revised concept plan approved with Planned Development District 79 (PD-79) by the City Council on June 6, 2016 under Case No. Z2016-015 [Ordinance No. 16-39].
- ✓ On June 7, 2016 the Parks Board reviewed the proposed master plat/open space master plan and approved a motion to recommend approval of the master plat/open space master plan with the following conditions of approval:
 - 1) The proposed open space be maintained by the Homeowner's Association (HOA) as a private park.
 - 2) The proposed trail system be maintained by the HOA as a private trail system.

This motion passed by a vote of 6-0.

- ✓ Conditional approval of this *master plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *master plat/open space master plan* for the *Saddle Star South Subdivision* staff would recommend the following conditions:

- 1) The *master plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);
- 3) Any construction resulting from the approval of this *master plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 9, 2016, the Planning and Zoning Commission approved a motion to approve the *master plat/open space master plan* by a vote of 7-0.

City of Rockwall Project Plan Review History



Project Number P2016-023	Owner R, & R HANCE INVESTMENTS LP	Applied 5/16/2016 LM
Project Name Saddle Star Estates South	Applicant SADDLE STAR LAND	Approved
Type PLAT		Closed
Subtype MASTER PLAT		Expired
Status STAFF REVIEW		Status 5/16/2016 LM

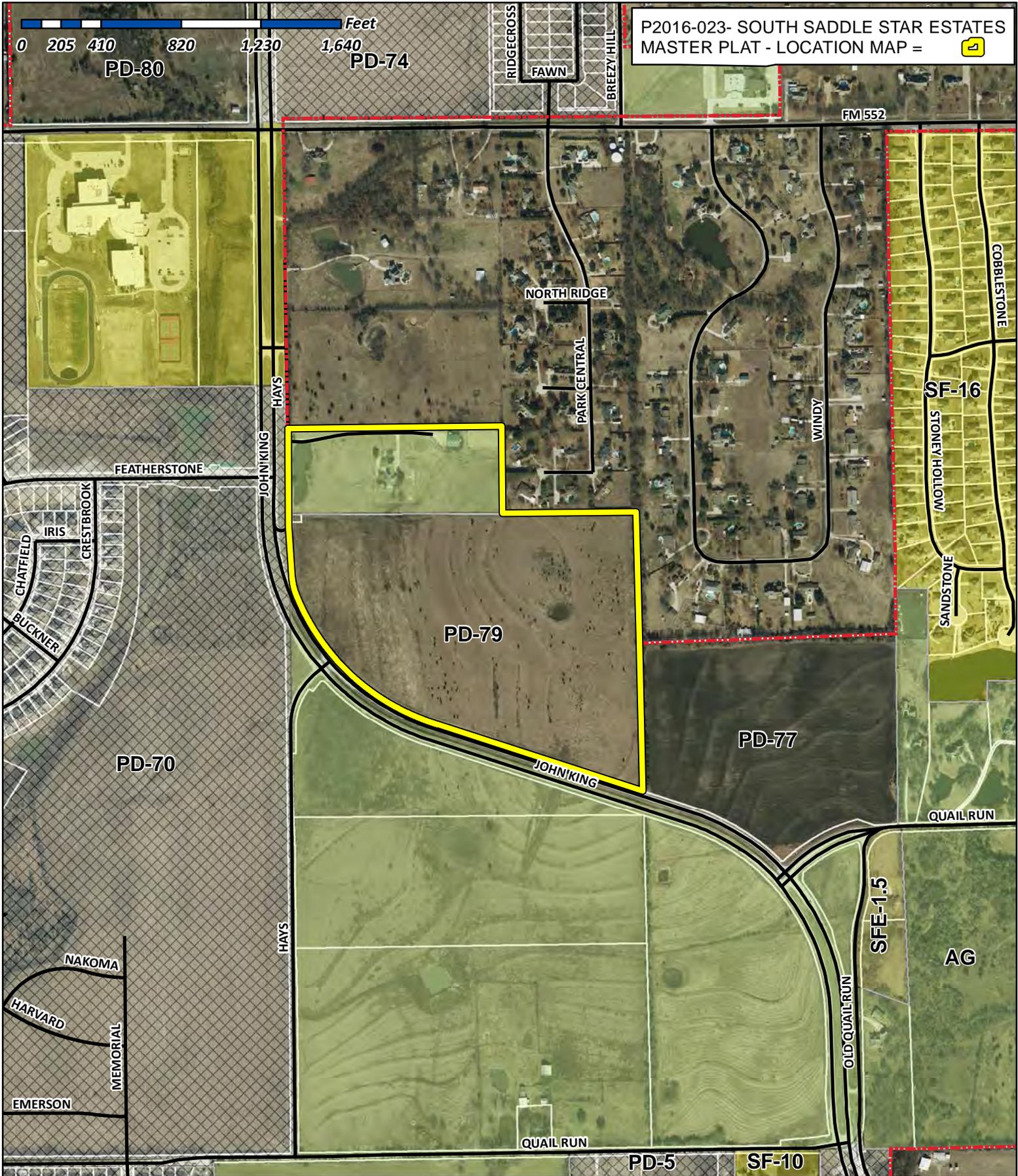
Site Address JOHN KING BLVD	City, State Zip ROCKWALL, TX 75087	Zoning
---------------------------------------	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-3	NULL	2-3	0097-0000-0002-03-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING (5/19/2016 9:25 AM AW) See Comments in P2016-024 Bulb street out on "Street B"	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
GIS	Lance Singleton	5/16/2016	5/23/2016	5/19/2016	3	APPROVED	
PLANNING 2016-023 Master Plat for Saddle Star Estates South: Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Ryan Miller	5/16/2016	5/23/2016	5/19/2016	3	APPROVED	See Comments

- I.1 This is a request for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 For reference include the case number (P2016-023) in the lower right hand corner of all pages on future submittals.
- I.4 The Parks Board Meeting for this case will be held on June 7, 2016 at 6:00 PM in the City Council Chambers. Please contact Andy Hesser in the Parks Department, to confirm any additional requirements for this case, at (972) 772-6457.
- I.5 The Planning & Zoning Work Session for this case will be held on May 31, 2016 at 6:00 PM in the City Council Chambers.
- I.6 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 June 7, 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 June 14, 2016 Planning & Zoning Meeting.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.7 The projected City Council Meeting date and subsequent approval for this Master Plat is June 20, 2016.						



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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SADDLE STAR SOUTH - Rockwall , Texas

7-26-16

45.31 ACRES- R.R. INVESTMENTS/John King Blvd.

Fr. RANDA HANCE

To. Ryan Miller A.I.C.P. ,CITY OF ROCKWALL – PLANNING DIRECTOR

385 S. Goliad St. ,Rockwall Tx. 75087

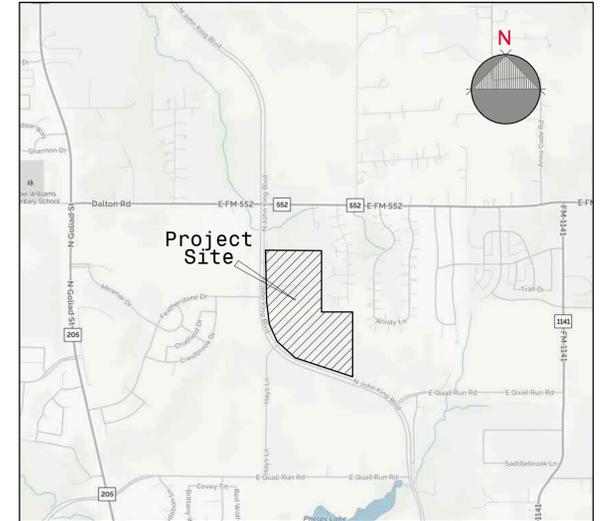
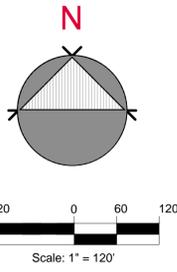
Mr. Miller,

As owner of above described property, I hereby authorize to reinstate the Master Plat and Preliminary Plat Process with the City of Rockwall.

Randa Hance

Randa Hance

Owner



Vicinity Map
n. t. s.

Note:
Detention to be provided as per City of Rockwall
Drainage Specifications and Standards.

Phasing Data

- PHASE ONE - 86 Lots
- PHASE TWO - 52 Lots

Land Use Data

- Total Area - 55.413 Ac.
- Total Open Space - 12.48 Ac.
- Typ. Lot Size - 70'x125'
- Total Lots - 138
- Density - 2.49 D.U. / Ac.

MASTER PLAT
OPEN SPACE PLAN



SOUTH

City of Rockwall, Rockwall County, Texas

Owner:
RANDY HANCE
14241 North Dallas Pkwy., S 1050
Dallas, Texas 75234
972.991.1600

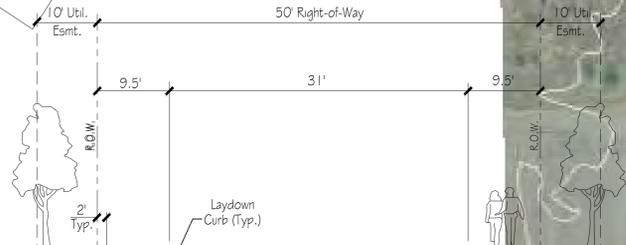
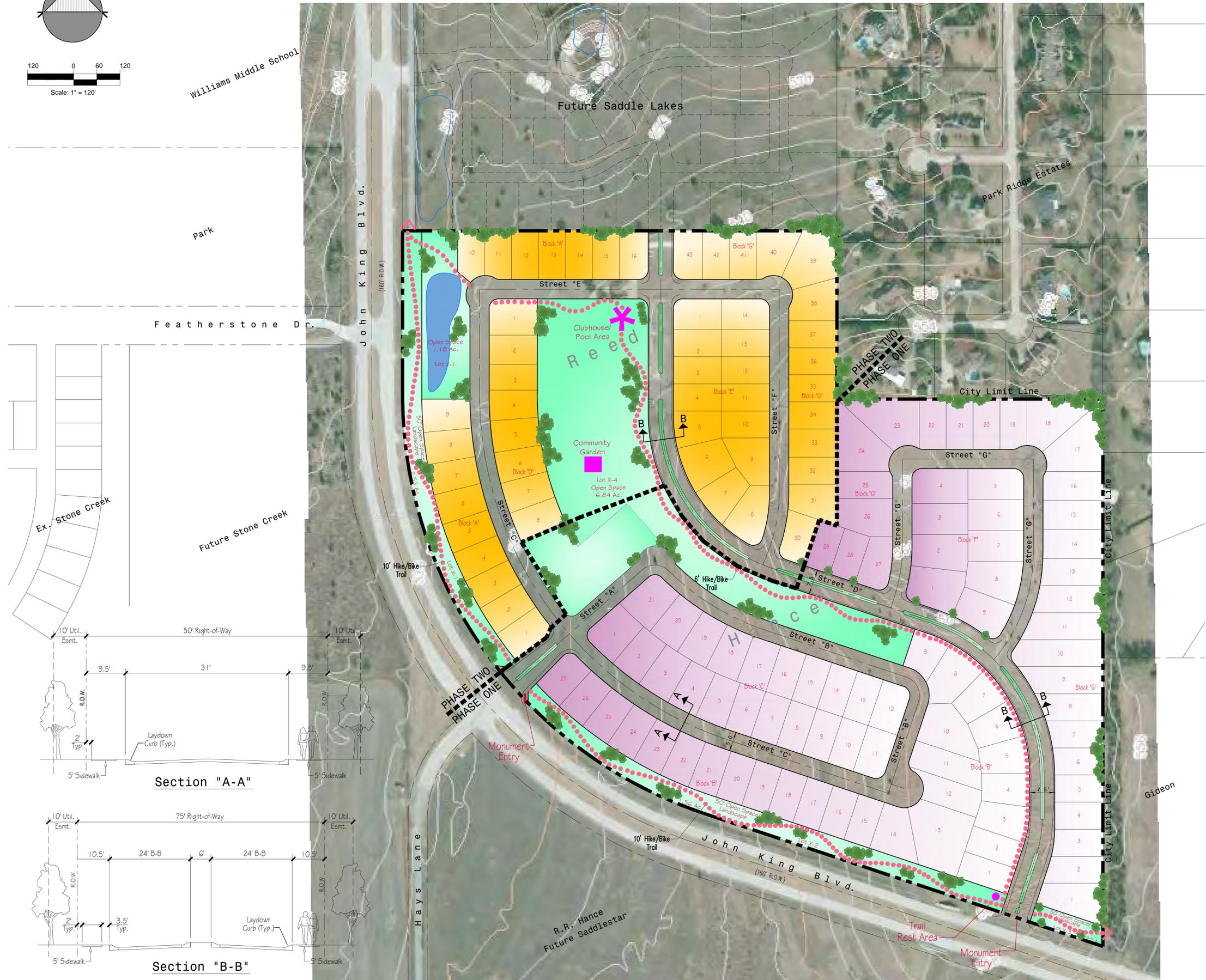
Engineer:
OWEN REED
3076 Hays Lane
Rockwall, Texas 75087



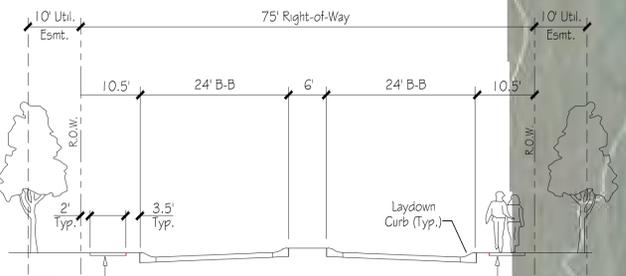
May 3, 2016

Scale: 1" = 120'

Case No. Z-2016-015



Section "A-A"



Section "B-B"

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/15/2016

APPLICANT: Pat Atkins, *Saddle Star Land Development, Inc.*

AGENDA ITEM: **P2016-024**; *Preliminary Plat for Saddle Star Estates South*

SUMMARY:

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The Saddle Star South Subdivision is a two (2) phase, master planned community that will be composed of 138 single-family, residential lots on approximately 55.413-acres land. The 138 single-family lots will be a minimum of 70' x 125' lots (*or a minimum of 8,750 SF*), and the development will have a gross residential density of 2.49 units per acre. Additionally, the plan will consist of 12.48-acres of open space (*or ~22.52% of total land area*). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

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

- ✓ The purpose of the applicant's submittal is to *preliminary plat Phases 1 & 2* of the *Saddle Star South Subdivision*. According to the *preliminary plat*, this development will consist of 138 single-family residential lots in two (2) phases, with *Phase 1* containing 86 lots and *Phase 2* containing 52 lots. Additionally, the development will incorporate a total of 12.48-acres of non-contiguous open space that will be connected via a trail that runs throughout the development. On the linear greenbelt situated at the center of the development, the applicant is showing the construction of a clubhouse/pool area and a community garden. This will be constructed with Phase 2 of the subdivision.

- ✓ The proposed *preliminary plat* generally conforms to the revised concept plan approved with Planned Development District 79 (PD-79) by the City Council on June 6, 2016 under Case No. Z2016-015 [Ordinance No. 16-39].
- ✓ On June 7, 2016 the Parks Board reviewed the proposed master plat and approved a motion to recommend approval of the master plat with the following conditions of approval:
 - 1) That pro-rata equipment fees of \$59,064.00 (*i.e. 138 lots @ \$428.00 per lot*) and cash-in-lieu of land fees of \$42,090.00 (*i.e. 138 lots @ \$305.00 per lot*) -- for a total of \$101,154.00 -- shall be used to provide private amenities to the 6.846-acre open space situated at the center of the development.

This motion passed by a vote of 6-0.

- ✓ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *preliminary plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ✓ Conditional approval of this *preliminary plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the *preliminary plat* for *Phase 1 & 2* of the *Saddle Star South Subdivision* staff would recommend the following conditions of approval:

- 1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);
- 3) Any construction resulting from the approval of this *preliminary plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 9, 2016, the Planning and Zoning Commission approved a motion to approve the *preliminary plat* by a vote of 7-0.

City of Rockwall Project Plan Review History



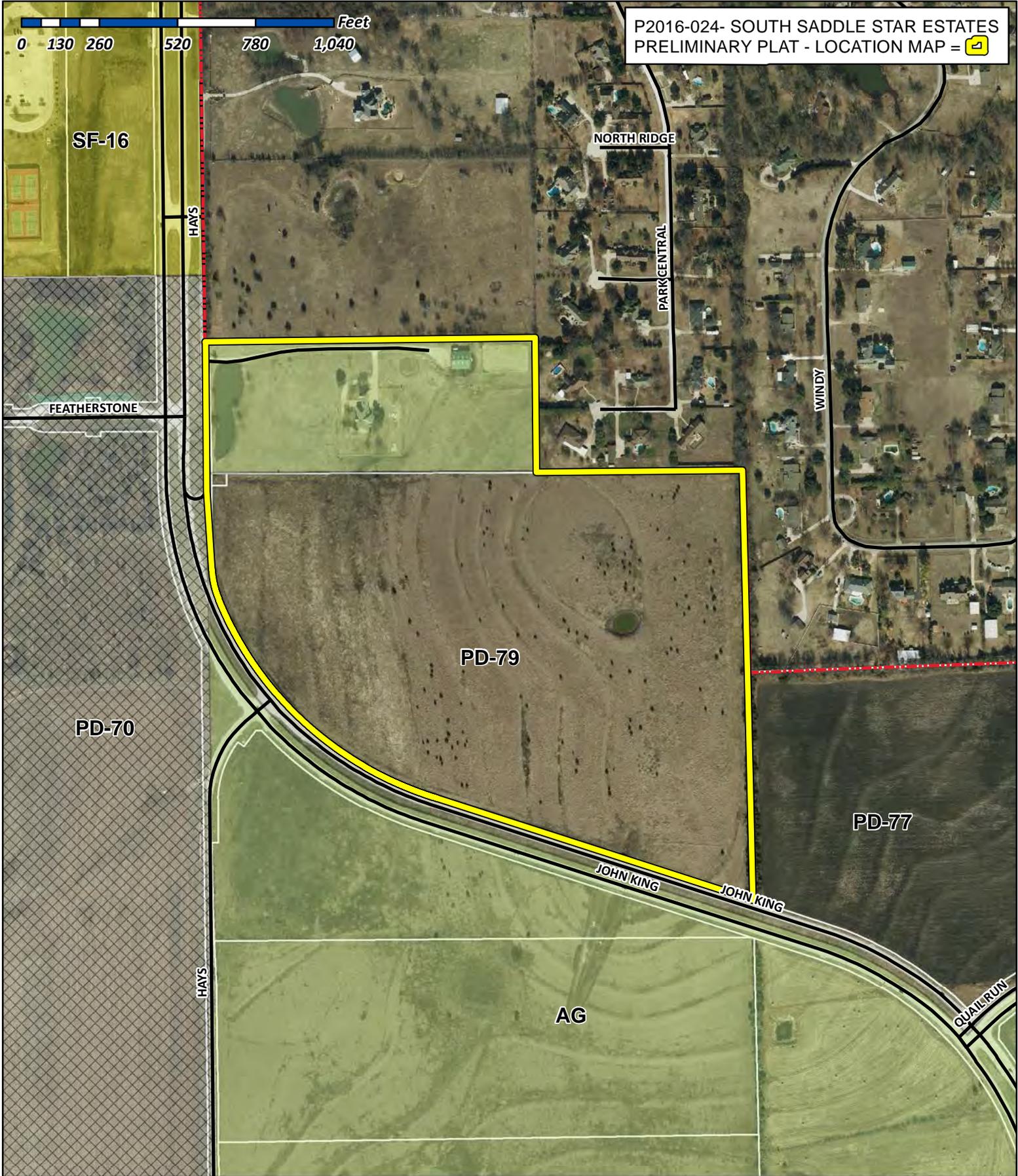
Project Number P2016-024	Owner R, & R HANCE INVESTMENTS LP	Applied 5/16/2016 LM
Project Name Saddle Star Estates South	Applicant SADDLE STAR LAND	Approved
Type PLAT		Closed
Subtype PRELIMINARY		Expired
Status STAFF REVIEW		Status 5/16/2016 LM

Site Address JOHN KING BLVD	City, State Zip ROCKWALL, TX 75087	Zoning
---------------------------------------	--	---------------

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-3	NULL	2-3	0097-0000-0002-03-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
ENGINEERING (5/19/2016 9:36 AM AW) Engineering Comments on plat. Impact fees 4% engineering fees Need to show NTMWD easement 10' utility easement along the fronts of all lots Need to bulb out the turn at Rockin H Trail Need street name between Rockin H Trail and Twin Hills Lane Need to show and label detention/drainage easement Show 20' easement along John King for 16" water line Keep the 16" water line close to the right-of-way on the north side The 16" water line along John King must tie to the existing 20" water line Find out if there is anything in the Mt. Zion easement...may can abandon it Sanitary sewer isn't in the middle of the street. It should be in the parkway Storm sewer in the middle of the street Pro-rata on the Stoney Hollow lift station (\$345.75/acre) Need to tie the 16" water line to the existing 12" water line in Quail Run If 138 lots sewer to Stoney Hollow lift station without any upgrades to the lift station there will not be any capacity for Saddlestar North. The ultimate Stoney Hollow lift station only has capacity for a maximum of 139 lots. Not lot to lot drainage allowed (see markup) Drain all on the eastern property line toward the street (see markup) Existing inlet in John King is not designed for site drainage (see markup) Make sure you follow the existing drainage map in the John King plans.	Amy Williams	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	5/16/2016	5/23/2016	5/17/2016	1	APPROVED	
GIS	Lance Singleton	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
<p>(5/19/2016 12:13 PM LS)</p> <ol style="list-style-type: none"> 1. Please submit cad file (dwg) of the proposed lots and road centerlines for addressing. 2. Tie two corners to NAD83 State Plane Coordinate System (NCTX4202). Also submit survey closure report. 3. Change the street name RANDAS WAY DR to just RANDAS WAY. We do not allow double suffixes. 4. Add letter G to Rockin for Rocking H Trail. (reduces potential for confusion) 5. Change Brandens Dr to Brandens Way. (We have a conflict with a Royse City street). 6. Macys Cir needs to be broke down into 3 different street names. <p>We do not allow two identical intersection names. The remaining Macys Cir can become Macys Dr.</p>							
PLANNING	Ryan Miller	5/16/2016	5/23/2016	5/19/2016	3	COMMENTS	See Comments
<p>P2016-024 (Saddle Star Estates South): Please address the following comments (M=Mandatory Comments; I=Informational Comments).</p> <p>I.1 This is a request for the approval of a preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, and located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard.</p> <p>I.2 For questions or comments concerning this case, please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.</p> <p>M.3 For reference, include the case number (P2016-024) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Provide staff with the "Subdivider's Statement." According to the Municipal Code of Ordinances a Preliminary Plat "... shall be accompanied by a written statement [Subdivider's Statement], signed by the subdivider stating the developer will comply with all the city requirements in the proposed subdivision and all such proposals shall conform to or exceed the standards for such improvements prescribed by the city."</p> <p>M.5 Please provide a list of all lots by lot and block designation indicating the total size of each lot in SF and the lot width at the front yard building setback.</p> <p>M.6 On the preliminary plat indicate the street cross sections to be used.</p> <p>M.7 On Randa's Way Drive please indicate the location of the proposed median.</p> <p>M.8 On Lot 7, Block B please extend the front yard building setback line behind the existing easement.</p> <p>M.9 A minimum of a 50-foot landscape buffer is required adjacent to John King Boulevard. Currently portions of the buffer are less than 50-feet. Please make this correction.</p> <p>M.10 Indicate a Pedestrian Access Easement in the location of the proposed trailhead. Additionally, the ten (10) foot trail that is projected to meander through the 50-foot landscape buffer adjacent to John King Boulevard will need to be put into a Pedestrian Access Easement.</p> <p>M.11 On the vicinity map indicate the City Limit line.</p> <p>I.12 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 June 7, 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 June 14, 2016 Planning & Zoning Meeting. The Planning & Zoning Commission work session meeting will be held on May 31, 2016.</p> <p>I.13 The Parks Board meeting for this case will be held on June 7, 2016.</p> <p>I.14 The projected City Council Meeting date and subsequent approval for this plat is June 20, 2016.</p>							



City of Rockwall

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

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SADDLE STAR SOUTH - Rockwall , Texas

7-26-16

45.31 ACRES- R.R. INVESTMENTS/John King Blvd.

Fr. RANDA HANCE

To. Ryan Miller A.I.C.P. ,CITY OF ROCKWALL – PLANNING DIRECTOR

385 S. Goliad St. ,Rockwall Tx. 75087

Mr. Miller,

As owner of above described property, I hereby authorize to reinstate the Master Plat and Preliminary Plat Process with the City of Rockwall.

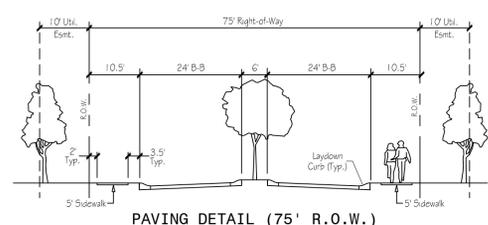
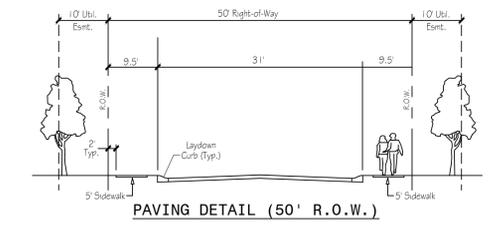
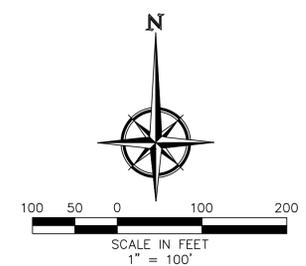
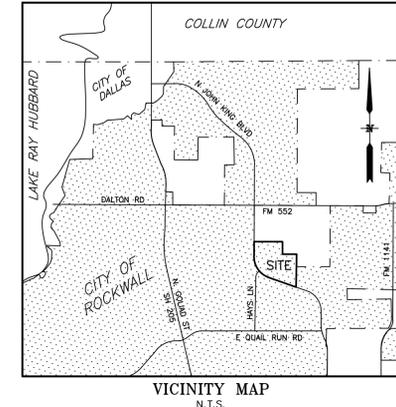
Randa Hance

Randa Hance

Owner

**P.B. HARRISON SURVEY,
ABSTRACT NO. 97**

CALLED 15 ACRES
STEPHEN L. & JUDY C. BRANCH
VOLUME 234, PAGE 527
DRRECT



- Notes:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be set at all lot corners, points of tangency, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.
 - By graphical plotting, no part of the parcel described hereon lies within a Special Flood Hazard Area (SFHA) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0030L, dated September 26, 2008. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Robert C. Myers, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown there were properly placed under my personal supervision.
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 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. This preliminary plat is released on February 2016 for review by the City and other parties for comments and progression to an approved preliminary plat.
ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963



OWNER
R&R HANCE INVESTMENTS, LP
1244 E QUAIL RUN ROAD
ROCKWALL, TX 75087

OWNER
RANDY AND NANCY REED
3076 HAYS LANE
ROCKWALL, TX 75087

DEVELOPER
SADDLE STAR DEVELOPMENT, LLC
3076 HAYS LANE
ROCKWALL, TX 75087

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

PRELIMINARY PLAT
SADDLE STAR ESTATES SOUTH
BEING
55.413 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, A-97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

NO.	DIRECTION	DISTANCE
L1	N 0°38'27" W	261.96'
L2	N 89°38'44" E	50.00'
L3	N 0°38'27" W	40.00'
L4	S 89°38'05" W	34.29'
L5	S 72°06'44" E	7.69'
L6	N 45°56'33" W	21.35'
L7	N 44°32'09" E	18.29'
L8	N 15°42'55" E	17.89'
L9	N 72°06'44" W	25.00'
L10	S 17°53'16" W	180.98'
L11	N 44°38'05" E	21.21'
L12	N 45°21'55" W	21.21'
L13	N 27°06'44" W	21.21'

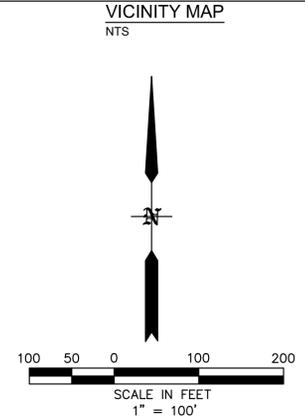
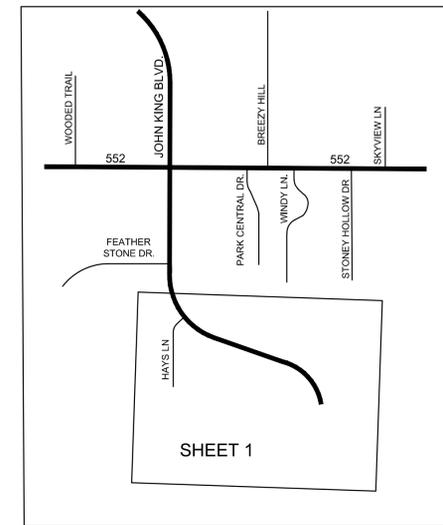
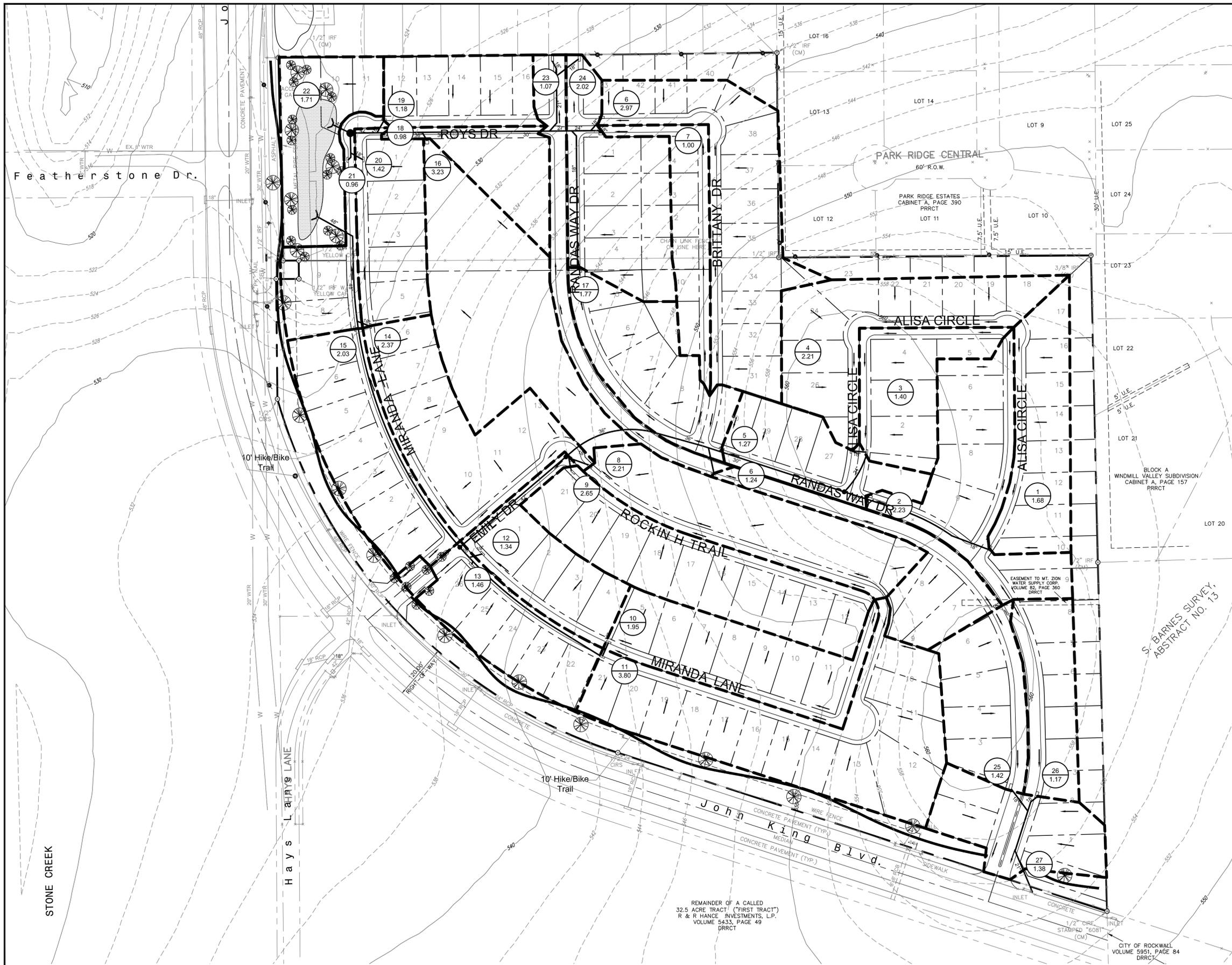
REVIEWED FOR PRELIMINARY APPROVAL
Planning and Zoning Commission _____ Date _____

APPROVED FOR PREPARATION OF FINAL PLAT
Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	056°09'19"	1140.00'	608.13'	1117.31'	S 44°02'06" E	1073.12'

REMAINDER OF A CALLED
32.5 ACRE TRACT ("FIRST TRACT")
R & R HANCE INVESTMENTS, L.P.
VOLUME 5433, PAGE 49
DRRECT

**P.B. HARRISON SURVEY,
ABSTRACT NO. 97**



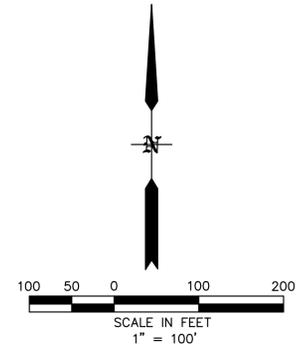
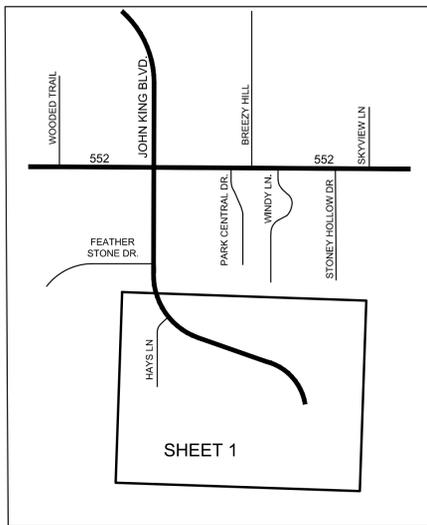
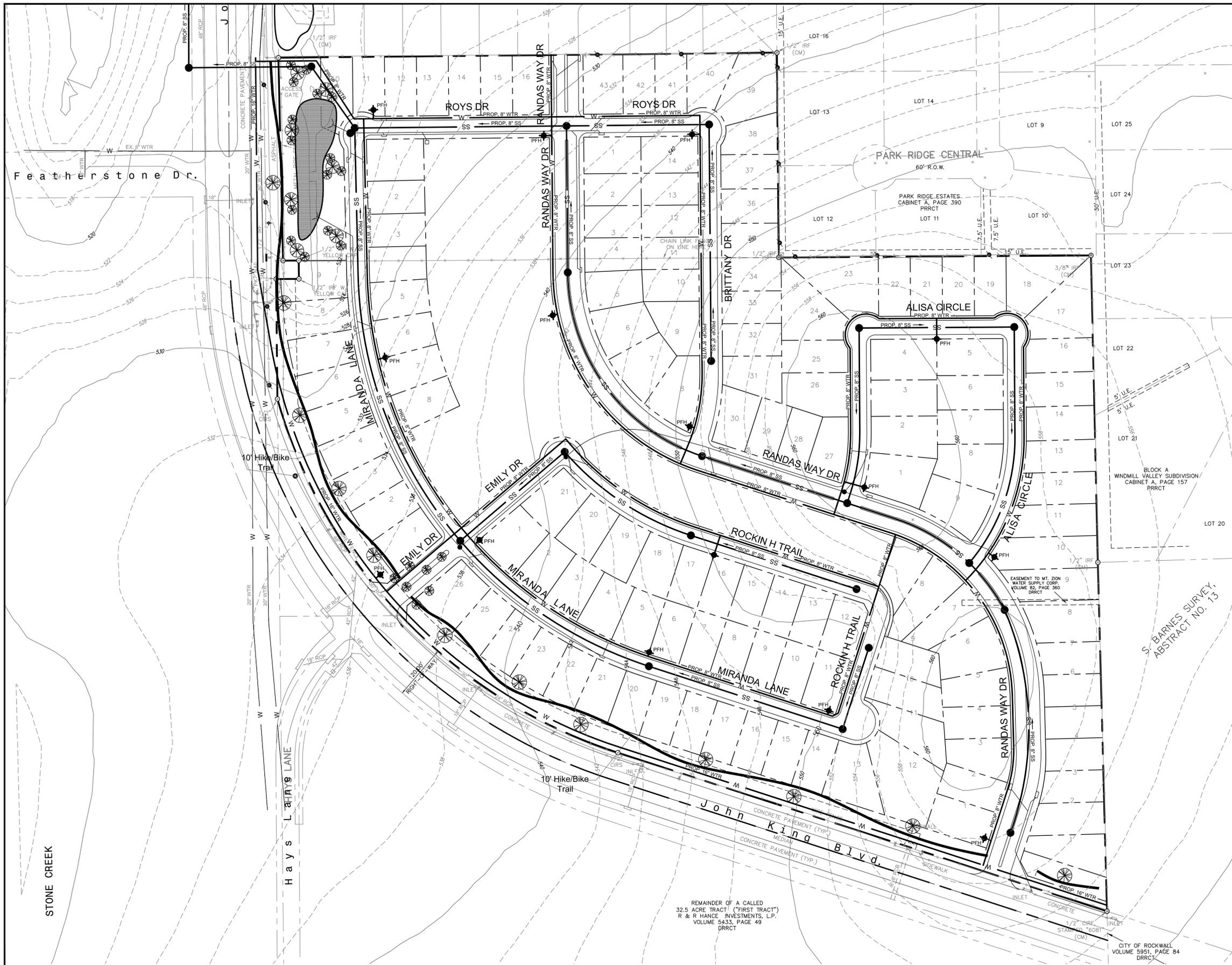
DRAINAGE CALCULATIONS					
AREA NO.	AREA (ACRES)	C	T _c (MIN)	I ₁₀₀ (IN./HR)	Q ₁₀₀ (CFS)
1	1.68	0.50	10	9.8	8.23
2	2.23	0.50	10	9.8	10.93
3	1.40	0.50	10	9.8	6.86
4	2.21	0.50	10	9.8	10.83
5	1.27	0.50	10	9.8	6.22
6	2.97	0.50	10	9.8	14.55
7	1.00	0.50	10	9.8	4.90
8	2.21	0.50	10	9.8	10.83
9	2.65	0.50	10	9.8	12.99
10	1.95	0.50	10	9.8	9.56
11	3.80	0.50	10	9.8	18.62
12	1.34	0.50	10	9.8	6.57
13	1.46	0.50	10	9.8	7.15
14	2.37	0.50	10	9.8	11.61
15	2.03	0.50	10	9.8	9.95
16	3.23	0.50	10	9.8	15.83
17	1.77	0.50	10	9.8	8.67
18	0.98	0.50	10	9.8	4.80
19	1.18	0.50	10	9.8	5.78
20	1.42	0.50	10	9.8	6.96
21	0.96	0.50	10	9.8	4.70
22	1.71	0.50	10	9.8	8.38
23	1.07	0.50	10	9.8	5.24
24	2.02	0.50	10	9.8	9.90
25	1.42	0.50	10	9.8	6.96
26	1.17	0.50	10	9.8	5.73
27	1.38	0.50	10	9.8	6.76

ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: BILL	DATE: FEBRUARY, 2016
CHECKED: TW	DATE:
PROJECT NO.: 6812	
DWG FILE NAME:	

PRELIMINARY DRAINAGE PLAN
SADDLE STAR ESTATES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET
03



REMAINDER OF A CALLED 32.5 ACRE TRACT ("FIRST TRACT") R & R HANCE INVESTMENTS, L.P. VOLUME 5433, PAGE 49 DRRECT

CITY OF ROCKWALL VOLUME 5951, PAGE 84 DRRECT

ENGINEERINGCONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES - FIRM REG. #F-001145
 201 WINDCO CIR, STE 200, WYLIE, TX 75098
 972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:	
DRAWN: BILL	DATE: FEBRUARY, 2016
CHECKED: TW	DATE:
PROJECT NO.: 6812	
DWG FILE NAME:	

PRELIMINARY UTILITY PLAN
SADDLE STAR ESTATES
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 01 OF

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CITY OF ROCKWALL CITY COUNCIL

AGENDA DATE: 08/15/2016

APPLICANT: Matt Hibbitt; *SPRY Surveyors*

AGENDA ITEM: **P2016-035**; *Lot 1, Block 1, Carmel Carwash Addition*

SUMMARY:

Discuss and consider a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to final plat a portion of Lot 1, Block 1, Rockwall Business Park Addition, and all of Lot 1 Block 1, Crossing Addition into 1 parcel (*i.e. Lot 1 Block 1, Carmel Carwash Addition*) for the purpose of combining two (2) parcels and establishing the necessary fire lane, utility, public access, cross access, detention, and drainage easements for the proposed car wash
- A site plan (SP2016-008) for a car wash was approved by the Planning and Zoning Commission on May 10, 2016. In addition, City Council approved a variance to allow the tunnels of the car wash to face SH-205 on May 16, 2016.
- 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 the Planning and Zoning Commission and City Council chooses to approve the *final plat* for *Lot 1, Block 1, Carmel Carwash 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 *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 RECOMMENDATIONS:

On August 9, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the final plat per staff's recommendations by a vote of 7-0.

City of Rockwall Project Plan Review History



Project Number P2016-035	Owner RACETRAC, PETROLEUM INC	Applied 7/29/2016 LM
Project Name Carmel Car Wash	Applicant SPRY SURVEYORS	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status STAFF REVIEW		Status 7/29/2016 LM

Site Address 2003 S GOLIAD	City, State Zip ROCKWALL, TX 75087	Zoning
--------------------------------------	--	---------------

Subdivision CROSSINGS ADDITION	Tract 1	Block 1	Lot No 1	Parcel No 3434-0001-0001-00-OR	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
ENGINEERING	Amy Williams	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
FIRE	Ariana Hargrove	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
GIS	Lance Singleton	7/29/2016	8/5/2016	8/1/2016	3	APPROVED	
PLANNING	Korey Brooks	7/29/2016	8/5/2016	8/2/2016	4	COMMENTS	Comments

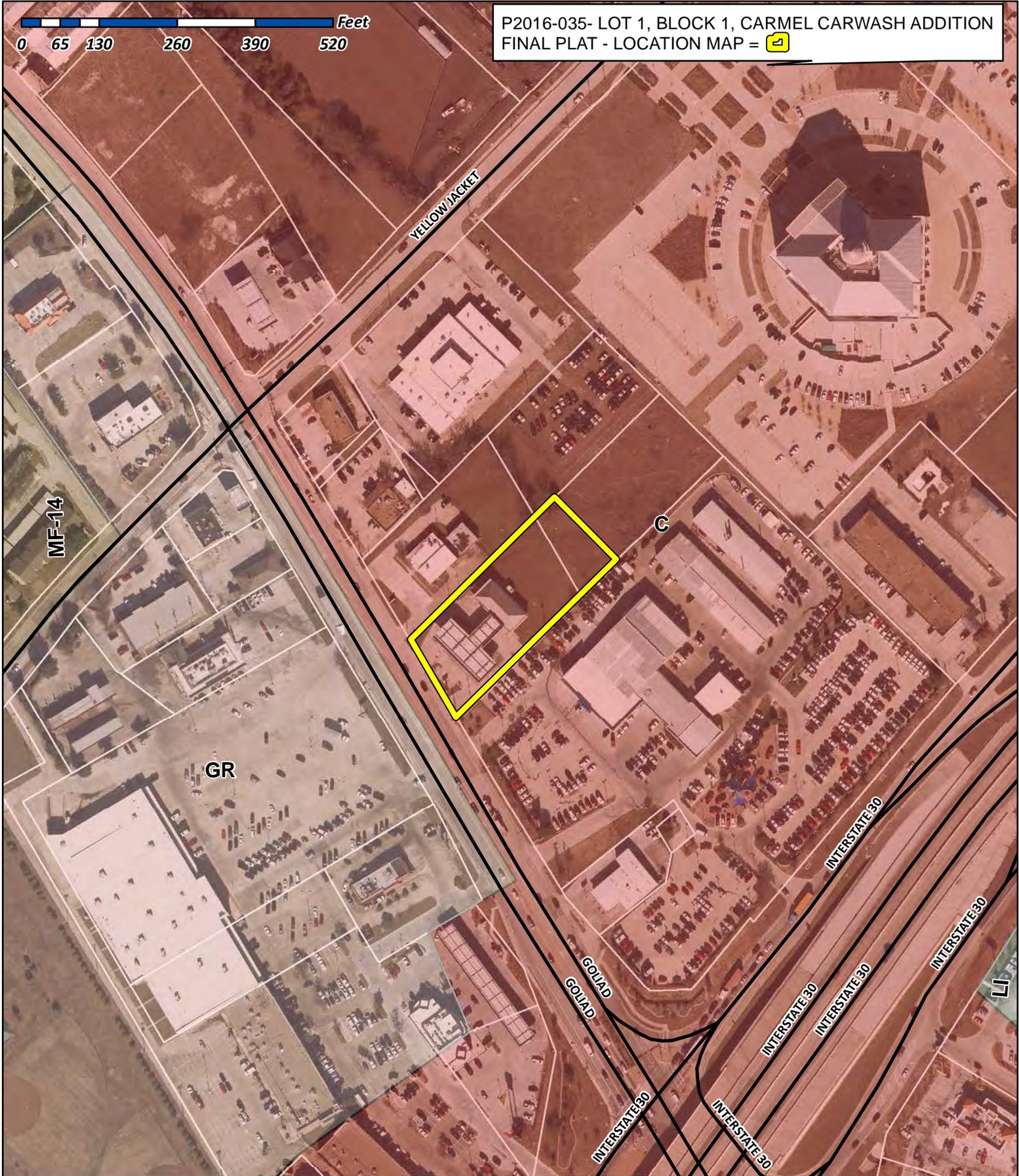
P2016-035 Carmel Carwash Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments).

- I.1 This is a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (i.e. 1.004-acres) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad 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 (P2016-035) 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 "Lot 1R" to Lot 1.
- M.6 Please change "P.O.B." to Point of Beginning"
- M.7 Please show street centerline for S. Goliad Street.
- M.8 Please show and label 50-foot setback adjacent to S. Goliad Street.
- M.9 Please use standard plat wording as shown in the Development Application Packet.
- M.10 Please change "24' Fire Lane, Utility & Access Easement" label to "24' Fire Lane, Utility, and Public Access Easement."
- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
additional information that is requested by August 11, 2016. The Planning & Zoning meeting date for this case will be August 9, 2016.						
I.12 The projected City Council meeting date and subsequent approval for this plat is August 15, 2016						

0 65 130 260 390 520 Feet

P2016-035- LOT 1, BLOCK 1, CARMEL CARWASH ADDITION
FINAL PLAT - LOCATION MAP = 

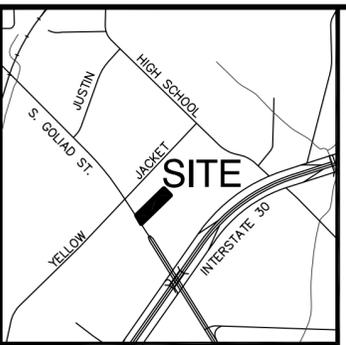


City of Rockwall

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

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





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 and representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit thereon issued, nor shall such approval constitute and 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.
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48397C0040L, published by the Federal Emergency Management Agency, dated: September 26, 2008, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- All bearings shown hereon are according to the Plat of Crossing Addition recorded under Cabinet C, Slide 108, in the Plat Records of Rockwall County, Texas, unless otherwise noted.
- On the issue date of this survey the surveyed property shown hereon is zoned "C" (Commercial) according to the City of Rockwall zoning ordinance maps. Refer to the City of Rockwall zoning ordinances for minimum and maximum setback requirements.
- All private drainage systems and detention/drainage systems to be maintained, repaired, and/or replaced by property owner.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, do hereby certify that I have 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.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: JUNE 21, 2016

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid-Cities Blvd Ste 102
N. Richland Hills, TX 76182



OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Racetrac Petroleum, Inc. is the owner of all that certain 2.059 acres of land by virtue of the deed recorded in Volume 585, Page 80, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), which is a portion of Lot 1, Block 1, Rockwall Business Park, recorded in Cabinet A, Slide 283, in the Plat Records of Rockwall County, Texas (P.R.R.C.T.), and all of Lot 1, Block 1, Crossing Addition, recorded in Cabinet C, Slide 108, P.R.R.C.T., in the Joseph Cadle Survey, A-65, in the City of Rockwall, Rockwall County, Texas and more particularly described as follows: (all bearing shown hereon are based on said plat of Crossing Addition); BEGINNING at a 1/2" iron rod with a cap stamped "PACHECO KOCH" found for the east corner of the herein described tract, common to the north corner of Lot 3, Block A, Lakeside Chevrolet, recorded in Cabinet A, Slide 39-40, P.R.R.C.T., in the southwest line of Lot 1, Block A, Rockwall County Courthouse Addition, recorded in Cabinet H, Slide 131, P.R.R.C.T.; THENCE South 45° 43' 20" West - 632.26' (called 632.50' Racetrac Deed) to a Mag Nail with Washer stamped "SPRY 5467" set for the south corner of the herein described tract, common to the west corner of said Lot 3, Block A, Chevrolet, in the northeast right-of-way line of S. Goliad Street (a.k.a. State Highway 205, 100' right-of-way); THENCE North 30° 00' 00" West - 150.00' along the northeast right-of-way line of said S. Goliad Street, to a Mag Nail with Washer stamped "SPRY 5467" set for the west corner of the herein described tract, common to the south corner of a 0.020 acre tract, conveyed to Joe Loftis, recorded in Volume 92, Page 192, D.R.R.C.T.; THENCE North 45° 32' 35" East passing at a distance of 299.13' a 1/2" iron rod found for the north corner of said Lot 1, Block A, Crossing Addition, common to the east corner of said Joe Loftis tract, continuing for a total distance of 594.15' (called 594.40' Racetrac Deed) to a 1/2" iron rod with a cap stamped "SPRY 5467" set for the north corner of the herein described tract, in the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition, from which a 1/2" iron pipe bears North 45° 32' 35" East - 1.10'; THENCE South 44° 42' 40" East -147.23' along the southeast line of said Lot 1, Block A, Rockwall County Courthouse Addition to the POINT OF BEGINNING and containing 2.059 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Racetrac Petroleum, LLC, the Owner, does hereby adopt this plat designating the herein before described property as Lot 1R, Block 1, Rockwall Business Park, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Rockwall, Texas.

Witness our hands this _____ day of _____, 20____.

Signature _____ Title _____

Notary Certificate

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

Notary Signature _____ Notary Stamp: _____

Certificate of Approval of the Planning and Zoning Commission

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

**A FINAL PLAT OF
LOT 1R, BLOCK 1
CARMEL CARWASH ADDITION
2.059 ACRES**

AN ADDITION TO THE CITY OF ROCKWALL, BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 1, ROCKWALL BUSINESS PARK, RECORDED IN CABINET A, SLIDE 283, AND ALL OF LOT 1, BLOCK 1, CROSSING ADDITION, RECORDED IN CABINET A, SLIDE 108, IN THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, WHICH IS 2.059 ACRES IN THE JOSEPH CADLE SURVEY, A - 65 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: Racetrac Petroleum, Inc. 300 Technology Court Smyrna, Georgia 30082
ENGINEER: Hamilton Duffy, P.C. E.S.&C.M., Inc. 8241 Mid-Cities Blvd., Ste.100 North Richland Hills, TX 76182 Phone: 817-268-0408
SURVEYOR: Spry Surveyors 8241 Mid-Cities Blvd., Ste.102 North Richland Hills, TX 76182 Phone: 817-776-4049 Firm Reg. No. 10112000

SPRY PROJECT NO. 034-172-31
DATE: JULY 2016

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

ABBREVIATIONS

- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- DOC. NO. DOCUMENT NUMBER
- IRF IRON ROD FOUND
- C.M. CONTROLLING MONUMENT
- MNS MAG NAIL SET
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- T.U.E.C. TEXAS UTILITIES ELECTRIC COMPANY
- D.D.E. DRAINAGE & DETENTION EASEMENT

LEGEND NOT TO SCALE

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

TRACT I
LANDLOW LLC
DOC. NO. 2006-00359929
D.R.R.C.T.

OUT OF LOT 1,
BLOCK 1
ROCKWALL BUSINESS
PARK
CAB. A, SLIDE 283
P.R.R.C.T.

TRACT II-0.968 ACRE
LANDLOW LLC
DOC. NO.
2006-00359929
D.R.R.C.T.

JOSEPH CADLE
SURVEY, A-65
RACETRAC PETROLEUM, INC
VOL. 585, PG. 80 D.R.R.C.T.

OUT OF LOT 1, BLOCK 1
ROCKWALL BUSINESS PARK
CAB. A, SLIDE 283
P.R.R.C.T.
**LOT 1R, BLOCK 1
2.059 ACRES
89,693 SQ. FT.**

LOT 1, BLOCK A
ROCKWALL COUNTY
COURTHOUSE
ADDITION
CAB. H, SLIDE 131
P.R.R.C.T.

P.O.B.
1/2" IRF w/CAP
"PACHECO KOCH"
(C.M.)
N: 7021057.63
E: 2597587.52

1.033 ACRES
JOE D. LOFTIS
VOL. 87, PG. 310
D.R.R.C.T.

0.020 ACRES
JOE LOFTIS
VOL. 92, PG. 192
D.R.R.C.T.

PASSING @ 299.13'
A 1/2" IRF (C.M.)

N 45°43'21" E 321.53'
24' FIRE LANE, UTILITY &
ACCESS EASEMENT
(BY THIS PLAT)
S 45°43'21" W 321.53'

15' SANITARY SEWER
EASEMENT
CAB. A, SLIDE 283
P.R.R.C.T.

LOT 1, BLOCK 1
CROSSING ADDITION
CAB. C, SLIDE 108
P.R.R.C.T.

LOT 3, BLOCK A
LAKESIDE CHEVROLET ADDITION
CAB. G, SLIDE 39-40
P.R.R.C.T.

14.0' T.U.E.C. ESMT
-VOLUME 744, PG.216, D.R.R.C.T.
(ABANDONED BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	N 59°59'51" E	30.86'
L2	N 30°00'10" W	22.70'
L3	S 30°00'10" E	26.33'
L4	S 44°16'39" E	24.00'
L5	S 45°43'21" W	22.00'
L6	S 44°16'39" E	50.02'
L7	S 45°43'21" W	24.00'
L8	N 44°16'39" W	50.02'
L9	S 59°59'51" W	30.86'
L10	N 60°00'00" E	12.64'
L11	S 30°00'00" E	20.00'
L12	S 60°00'00" W	12.64'

LINE	BEARING	DISTANCE
DL1	S 74°17'50" E	37.54'
DL2	N 74°10'44" W	31.69'
DL3	S 45°43'20" W	23.26'
DL4	S 44°16'40" E	95.72'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	24.00'	37.70'	33.94'	S 00°43'21" W	90°00'00"
C2	24.00'	37.70'	33.94'	N 89°16'39" W	90°00'00"
C3	48.00'	11.96'	11.93'	S 52°51'36" W	14°16'30"

Jul 18, 2016 - 11:36am S:\JobFolders\034_Hamilton Duffy\034-172 Carmel Carwash - Rockwall\31-FinalPlat\spry-CarmelCarwash-FinalPlat.dwg

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Cole, Kristy

Subject: FW: Council Agenda - Appointment Item - Leon Tuttle

From: <RCrowley@rockwall.com>

Date: August 9, 2016 at 2:00:49 PM CDT

To: <KCole@rockwall.com>

Cc: <MSmith@rockwall.com>

Subject: Council Agenda - Appointment Item - Leon Tuttle

Kristy

Mr. Leon Tuttle has requested an appointment item on the Council's next agenda. The subjects of the appointment will be the Tax Rate and the SH205/John King Route.

I am including Mr. Tuttle on this email so that you may confirm with him that the appointment item is on the agenda and that he may provide to you any information that he might want to provide for placement in the Council packet.

Thanks,
Rick

Sent from my iPhone

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/15/2016

APPLICANT: Miller Sylvan; *JPI*

AGENDA ITEM: **Z2016-019**; *JPI Condominiums*

SUMMARY:

Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take any action necessary.

PURPOSE:

On July 15, 2016, the applicant submitted an application requesting to rezone a 42.50-acre tract of land from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex that will consist of a maximum of 750 units. The subject property, which was annexed into the City on December 3, 1985 by *Ordinance No. 85-69*, is located on the north side of Discovery Boulevard -- *east of the intersection of Discovery Boulevard and John King Boulevard* -- and is currently a vacant tract of land.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is *Rockwall Mini Storage (9.90-acres)* and *Park Place RV (~4.978-acres)*, which are situated within the IH-30 Overlay (IH-30 OV) District and zoned Light Industrial (LI) District. Beyond these industrial uses is Interstate Highway 30 (IH-30).

South: Directly south of the subject property is Discovery Boulevard, which is identified as an M4U (*i.e. minor arterial, four [4] lane, undivided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this arterial are four (4) tracts of land and one (1) parcel of land (*i.e. Peak Pediatric*) zoned Light Industrial (LI) District. South of these use is State Highway 276 (SH-276).

East: Directly east of the subject property is *Phase 1* of the Rockwall Economic Development Corporation's (REDC's) *Technology Park*. This includes an 8.480-acre parcel of land with a ~124,149 SF industrial building situated on it -- *which will be occupied by Pegasus Foods* -- and two (2) vacant tracts of land (*i.e. 1.860-acres & 5.268-acres*). All of these properties are zoned Light Industrial (LI) District.

West: Directly east of the subject property are *Phases 1 & 2* of the *Rockwall Downes Subdivision*, which are zoned Planned Development District 10 (PD-10) for single-family land uses and situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District. *Phase 1*

consists of 34 single-family, residential lots and *Phase 2* will consist of 30 single-family, residential lots.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan, conceptual building renderings and development standards for the proposed multi-family apartment complex. The concept plan shows that the proposed 750-unit development will consist of two (2), 360-unit phases. According to this plan, each phase will consist of six (6) separate residential buildings, an 8,500 SF clubhouse and pool area, and an estimated 25%-30% open space. A summary of the proposed product type and unit composition for each phase of the development is as follows:

Table 1A: Unit Composition for Phase I

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	680 SF	38	25,840 SF	7%
A2	One (1) Bedroom	781 SF	62	48,422 SF	13%
A3	One (1) Bedroom	863 SF	76	65,588 SF	18%
A4	One (1) Bedroom	830 SF	24	19,920 SF	6%
B1	Two (2) Bedrooms	1125 SF	50	56,250 SF	16%
B2	Two (2) Bedrooms	1223 SF	38	46,474 SF	13%
B3	Two (2) Bedrooms	1143 SF	9	10,287 SF	3%
B4	Two (2) Bedrooms	1250 SF	3	3,750 SF	1%
B5	Two (2) Bedrooms	1299 SF	30	38,970 SF	11%
C1	Three (3) Bedrooms	1455 SF	9	13,095 SF	4%
C2	Three (3) Bedrooms	1580 SF	3	4,740 SF	1%
C3	Three (3) Bedrooms	1480 SF	18	26,640 SF	7%
Average Net Unit Area:				1,000 SF	
Total Units:			360		100.00%

Table 1B: Unit Composition for Phase II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	680 SF	38	25,840 SF	7%
A2	One (1) Bedroom	781 SF	62	48,422 SF	13%
A3	One (1) Bedroom	863 SF	76	65,588 SF	18%
A4	One (1) Bedroom	830 SF	24	19,920 SF	6%
B1	Two (2) Bedrooms	1125 SF	50	56,250 SF	16%
B2	Two (2) Bedrooms	1223 SF	38	46,474 SF	13%
B3	Two (2) Bedrooms	1143 SF	9	10,287 SF	3%
B4	Two (2) Bedrooms	1250 SF	3	3,750 SF	1%
B5	Two (2) Bedrooms	1299 SF	30	38,970 SF	11%
C1	Three (3) Bedrooms	1455 SF	9	13,095 SF	4%
C2	Three (3) Bedrooms	1580 SF	3	4,740 SF	1%
C3	Three (3) Bedrooms	1480 SF	18	26,640 SF	7%
Average Net Unit Area:				1,000 SF	
Total Units:			360		100.00%

Staff should mention that while the unit composition above does indicate an average net unit area of 1,000 SF, the applicant has requested that language allowing this to be reduced to 950 SF be included in the *PD Ordinance* (see *Section 2 of Exhibit 'C' of the attached draft ordinance*). The applicant has also requested that the minimum unit size for *Phase II* be 600 SF regardless of the 680 SF indicated in the unit composition table above. The purpose of these requests, according to the applicant, is to allow flexibility to adjust the unit mix to account for changes in market demand. Despite these requirements, the total number of units will be limited to 750-units, which translates to a maximum density of 17.64 dwelling units per gross acre of land. Currently, the highest density-zoning district that the City allows is the Multi-Family 14 (MF-14) District, which permits up to 14 dwelling units per gross acre. Since the applicant is proposing to rezone the subject property to a Planned Development District, additional density maybe requested of the City Council; however, this

does remain a discretionary decision, and the City Council does reserve the right to reduce the density of the applicant's request.

Article VI, *Parking and Loading*, of the Unified Development Code (UDC) stipulates that multi-family apartment complexes be parked as follows: 1) one (1) bedroom or efficiency units require 1½ parking spaces per unit, 2) two (2) bedroom units require two (2) parking spaces per unit, and 3) three (3) bedroom units require 2½ parking spaces per unit; however, the applicant is requesting that all units, despite the number of bedrooms, be parked at 1½ parking spaces per unit. This dictates a minimum of 540 parking spaces per phase. The applicant is showing a total of 458 surface parking spaces and 107 garage parking spaces -- *for a total of 565 parking spaces* -- will be provided with each phase. This translates to ~1.57 parking spaces per unit for the total development. *Update 08/10/2016: See the Planning and Zoning Commission section of this case memo for an update to the proposed parking requirement.*

The conceptual building renderings submitted by the applicant appear to be comprised of a mixture of stucco and stone, and will be subject to the architectural requirements stipulated for the SH-205 By-Pass Corridor Overlay (205 BY-OV) District (*e.g. four [4] sided architecture, 90% masonry, and etcetera*); however, the applicant has requested that the natural stone requirement not be included in the *PD Ordinance* to allow the development to incorporate cultured stone. The requirement for the quantity of stone (*i.e. 20%*) has been included in the ordinance (see Section 5(a) of *Exhibit 'C' of the attached draft ordinance*). Staff has incorporated these conceptual building renderings into the *PD Ordinance*, and general conformance -- *pending recommendation by the Architectural Review Board (ARB)* -- has been made a requirement of approval for the site plan.

With all this being said, staff has prepared a *draft ordinance* that includes all pertinent development standards and design guidelines based on the applicant's request. The *draft ordinance* is attached to this case memo for the Planning and Zoning Commission and City Council's review.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Technology/Light Industrial* land uses, which "...may include technology, research and development, office, and light industrial uses which may include light manufacturing and/or light assembly ..." (*Land Use; Page 21*). The proposed development would require this designation to be changed to a *High Density Residential* designation, which according to the Comprehensive Plan is defined as any use that exceeds three (3) units per acre. In addition, the Comprehensive Plan states that "(h)igh density residential [*land 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." (*Land Use; Page 17; Policy #9.e*) In this case, the proposed subject property and zoning change do appear to conform to the majority of the Comprehensive Plan's policies and guidelines with regard to the *High Density Residential* designation. In addition, the subject property is situated between the Rockwall Downes Subdivision (*i.e. a residential land use*) and the REDC Technology Park (*i.e. light industrial land uses*) and may serve as a logical transition between the two (2) uses. With this being said, the density being proposed and any change to the *Future Land Use Map* is a discretionary decision for the City Council. Should the City Council approve the applicant's request, staff has included a condition of approval that would amend the Future Land Use Map to reflect the proposed change in land use from a *Technology/Light Industrial* designation to a *High Density Residential* designation.

NOTIFICATION:

On July 22, 2016, staff mailed 26 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lofland Farms and Meadow Creek Estates Homeowner's Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign on the subject property along Discovery Boulevard as

required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

RECOMMENDATIONS:

If the City Council chooses to approve of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District for an apartment complex, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) 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 Technology/Light Industrial designation to a High Density Residential designation; and,
- 3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 9, 2016, the Planning and Zoning Commission approved a motion to recommend approval of the proposed Planned Development District with the condition that the development meet the parking requirements for Multi-Family developments as stipulated by Table 3, *Parking Requirement Schedule*, of Article VI, *Parking and Loading*, of the Unified Development Code (UDC). The motion passed by a vote of 6-1, with Commissioner Logan dissenting.

Since the applicant agreed to the change in the Planning and Zoning Commission meeting, staff has updated the attached draft ordinance to reflect the changes to the parking requirements.

City of Rockwall Project Plan Review History



Project Number Z2016-019	Owner PNEUMA, VENTURES LTD	Applied 6/17/2016 LM
Project Name JPI Condominiums	Applicant JPI	Approved
Type ZONING		Closed
Subtype PD		Expired
Status NEED REVISIONS		Status 7/21/2016 RM

Site Address DISCOVERY BLVD	City, State Zip ROCKWALL, TX 75032	Zoning
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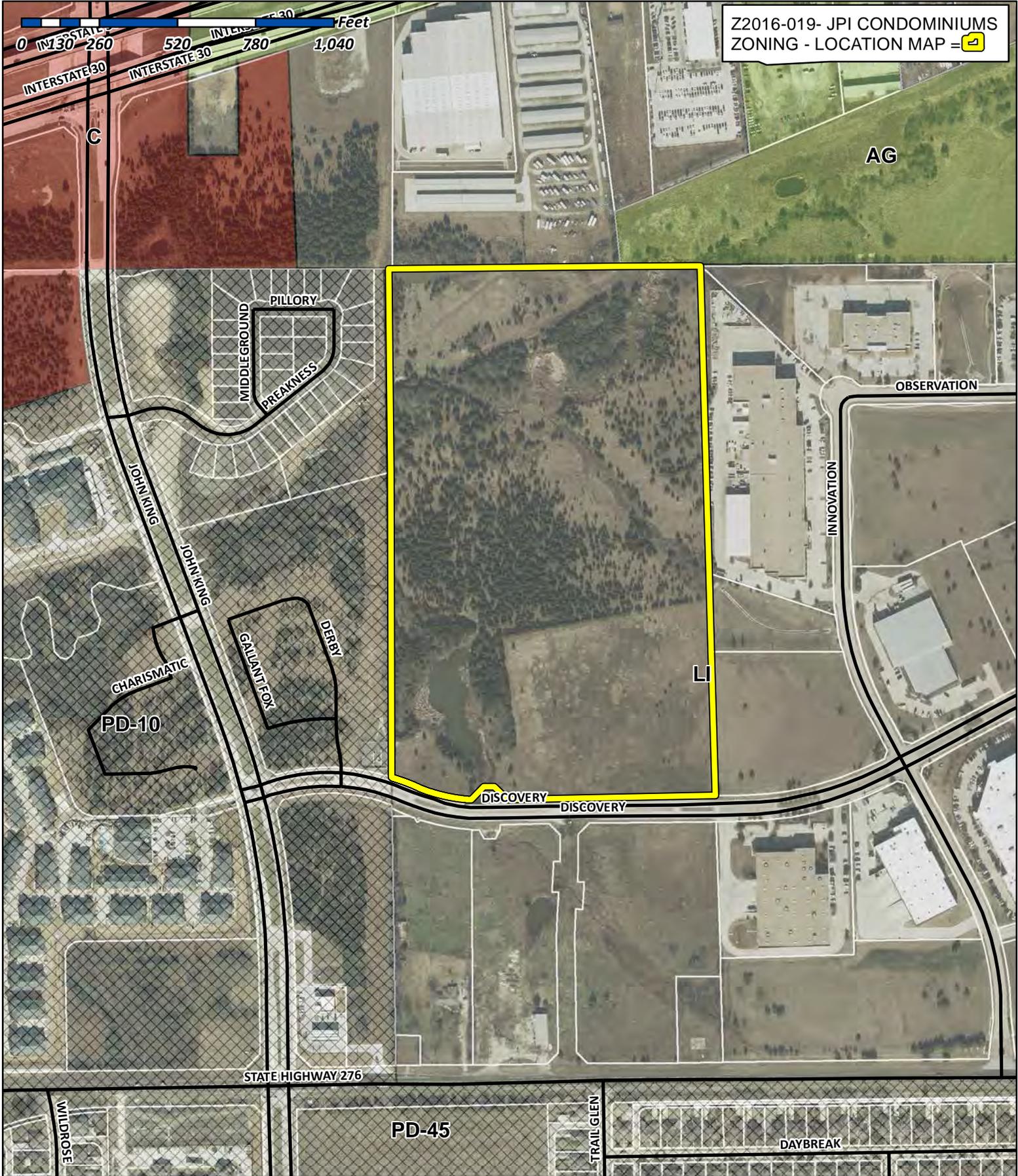
Subdivision MCKEOWN-BELAUSTEGUI ADDN	Tract 1-5	Block NULL	Lot No 1-5	Parcel No 0002-0000-0001-04-OR	General Plan
--	---------------------	----------------------	----------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	6/17/2016	7/24/2016				
ENGINEERING (7/19/2016 4:44 PM AW) See markup All parking adjacent to the building to be 20'x9' and all parallel parking to be 22'x9' Need to adhere to all engineering requirements.	Amy Williams	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments
FIRE (7/21/2016 2:43 PM AA) Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads. The two entry points shall be accessible during all phases of construction.	Ariana Hargrove	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments
PLANNING 22016-019 (JPI Apartments [LI to PD]): Please address the following comments (M= Mandatory Comments; I = Informational Comments).	Ryan Miller	6/17/2016	6/24/2016	7/21/2016	34	APPROVED	See Comments

Approved fire apparatus access roads shall be provided for every portion of a building. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exception: The fire code official is authorized to increase the dimension of 150 feet where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, up to 250-ft. Review aa buildings for coverage.

- I.1 Hold a public hearing to discuss and consider a request for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, and located east of the intersection of Discovery Boulevard and John King Boulevard.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 On all future submittals please include the case number (Z2016-019) in the lower right hand corner.
- I.4 Please review the Draft Ordinance prior to the Planning & Zoning Meeting on August 9, 2016.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
I.5						If approved an open space master plan will need to be submitted with the final plat laying out all proposed amenities on the site. This will require a recommendation from the Parks Board prior to approval by the City Council with the final plat.
I.6						The Future Land Use Map contained within the Comprehensive Plan currently identifies this property as being designated for Technology/Light Industrial land uses. The proposed use requires the City Council to amend the Future Land Use Map to reflect a High Density Residential land use designation. This will be a condition of approval.
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 has been requested. Revisions for this case will be due to staff on August 2, 2016 by no later than 3:00 p.m.; however, staff encourages the applicant to submit revisions as soon as possible to give staff ample time to review the case prior to the August 9, 2016 Planning & Zoning Meeting.
I.8						The projected City Council dates for this case are project to be: 1) August 15, 2016 [1st Reading], and 2) September 6, 2016 [2nd 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.

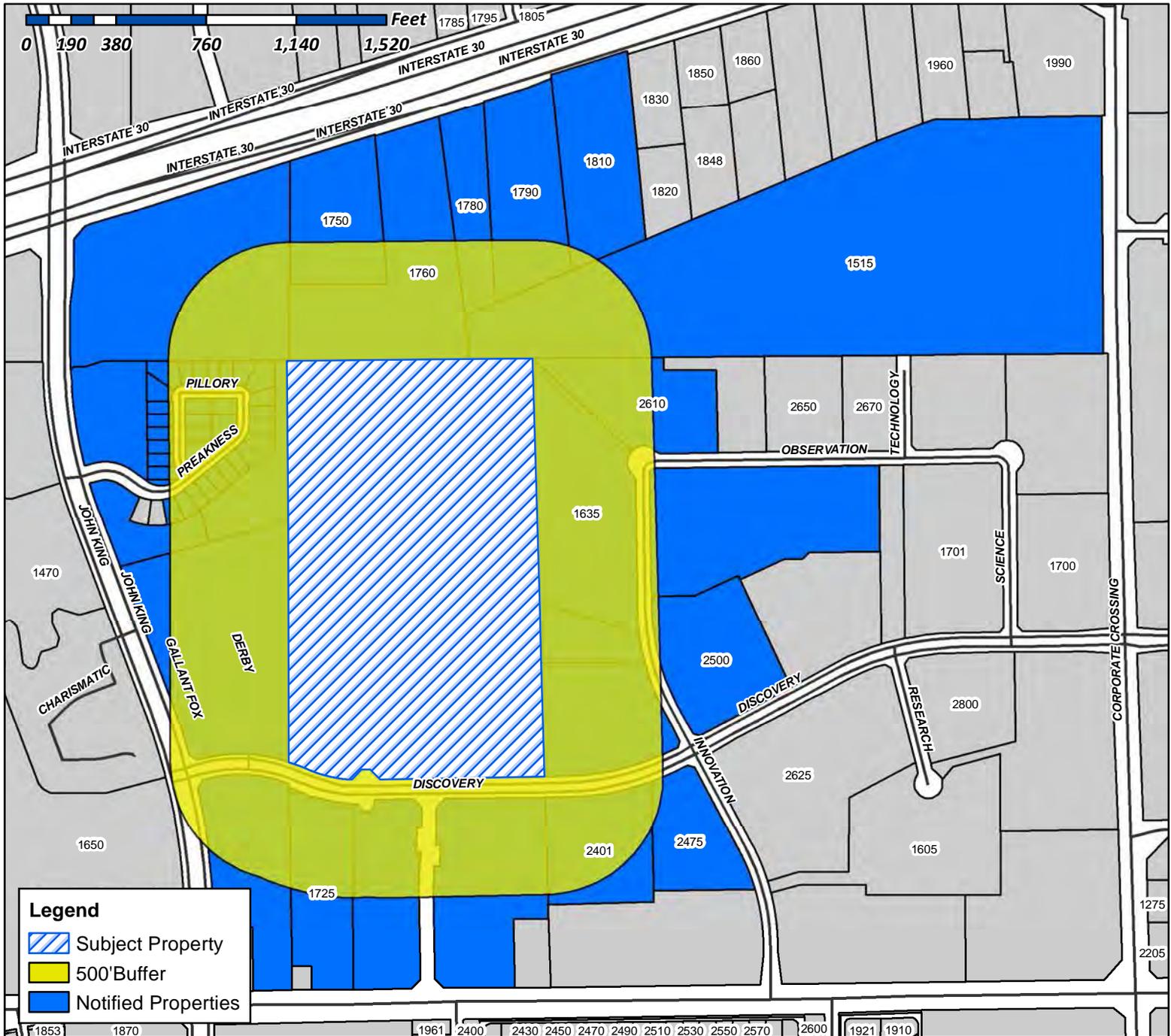




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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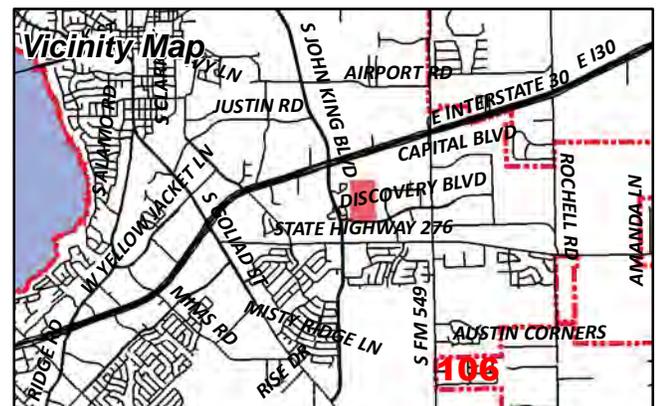
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Case Number: Z2016-019
Case Name: JPI Condominiums
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd. North of Discovery Blvd.

Date Created: 06/14/2016

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



MLRP 1635 INNOVATON LP
1 PIERCE PL STE 450
ITASCA, IL 60143

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

CURRENT RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

CURRENT RESIDENT
1635 INNOVATION DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1725 HWY276
ROCKWALL, TX 75032

CURRENT RESIDENT
1750 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1760 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1780 I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1790 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
1810 S I30
ROCKWALL, TX 75032

FALCON FINE WIRE & WIRE PRODUCTS
2401 DISCOVERY BLVD
ROCKWALL, TX 75032

CURRENT RESIDENT
2475 DISCOVERY DR
ROCKWALL, TX 75032

HATFIELD AND COMPANY INC
2475 DISCOVERY BLVD
ROCKWALL, TX 75032

Z06 PROPERTIES INC
2500 DISCOVERY BLVD
ROCKWALL, TX 75032

SECURITY HOLDINGS INC
2601 NETWORK BLVD STE 202
FRISCO, TX 75034

CURRENT RESIDENT
2610 OBSERVATION TRL
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC
2905 DUBLIN
PARKER, TX 75002

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

PNEUMA VENTURES LTD
480 SMIRL DR
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC
500 N CENTRAL EXPWY SUITE 440
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP
7836 YAMINI DR
DALLAS, TX 75230

U V REAL ESTATE LP
8131 LYNDON B JOHNSON FWY SUITE 770
DALLAS, TX 75251

CAMBRIDGE PROPERTIES INC
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ROCKWALL DOWNES DEVELOPMENT LLC
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

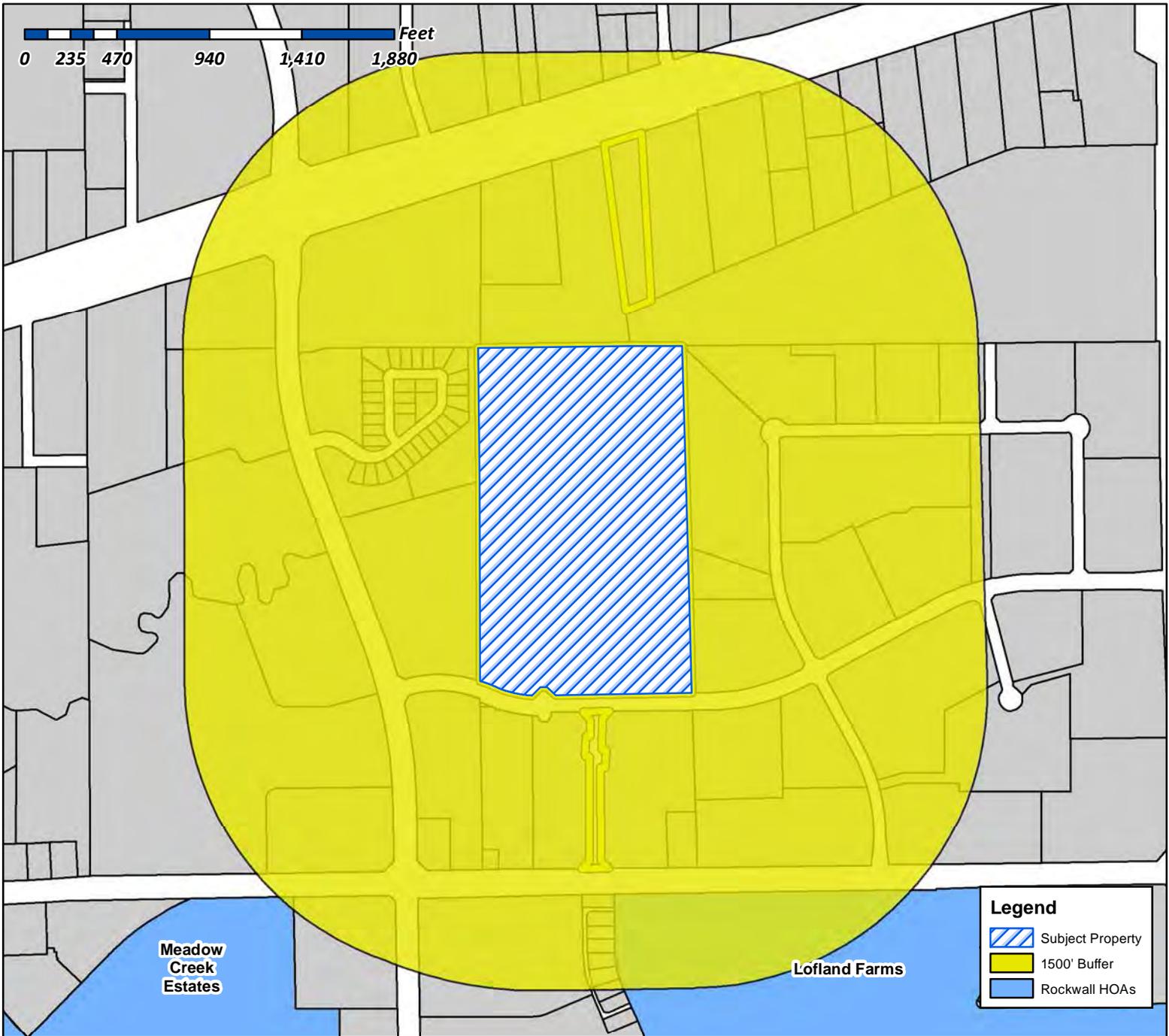
MCKEOWN REVOCABLE TRUST
THOMAS L BELAUSTEGUI 1515 CUMBERLAND
TYLER, TX 75703



City of Rockwall

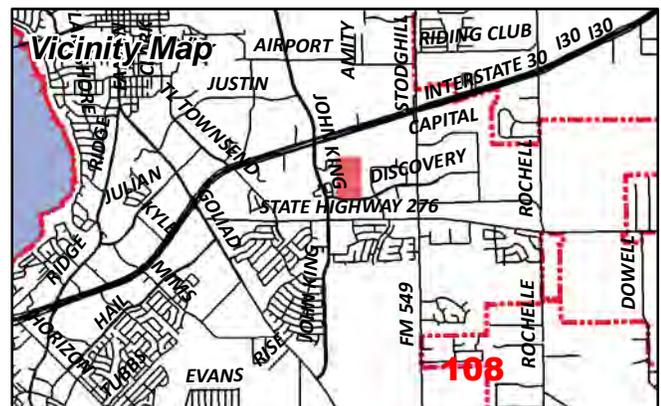
Planning & Zoning Department
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Case Number: Z2016-019
Case Name: JPI Condominiums
Case Type: Zoning Change (LI to PD)
Zoning: Light Industrial (LI) District
Case Address: East of John King Blvd North of Discovery Blvd.

Date Created: 06/16/2016
For Questions on this Case Call (972) 771-7745



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Wednesday, July 20, 2016 11:21:51 AM

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>

Z2016-019- Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, 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>



July 14, 2016

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

RE: *Zoning Submittal Application Letter of Explanation*

Planning and Zoning:

The purpose of this zoning application is to change the zoning district for the subject property from Light Industrial (LI) to a Planned Development District with a base zoning of MF-14. The attached development standards and concept plan define the parameters requested in the development application.

Sincerely,



Peyton McGee, P.E.
Kimley-Horn | 106 West Louisiana Street McKinney, TX 75069
Direct: 469-301-2595

TX F-928

LEGAL DESCRIPTION

42.55 ACRES

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures, L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way);

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;

North 45°47'47" West, a distance of 61.52 feet to a point for corner;

South 89°12'13" West, a distance of 35.13 feet to a point for corner;

South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet, a chord bearing and distance of North 75°37'03" West, 210.45 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West, 60.78 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development, LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North

89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.55 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures, L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PD Development Standards/Rockwall Project

These PD Development Standards apply to the property (the "Property") described on Exhibit "A" attached hereto and made a part hereof for all purposes.

1. Flood Plain as Open Space. The Flood Plain will be maintained as private open space by an Owner/Property Management Company.

2. Site Plan. A Site Plan shall be submitted and approved prior to any application for a building permit. Site Plan shall conform to the requirements of this Ordinance, the City's Engineering Standards, and Fire Code. Modifications may be made to the Concept Plan attached to these standards, provided the modifications meet the requirements of this Ordinance, do not exceed the maximum number of allowable units, meet minimum setbacks provided by MF-14 requirements, and meet Fire Codes.

3. Architectural Review. All projects within the PD shall receive Architectural Review as part of the approval of Site Plans.

4. Conformity with Other Ordinances. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City that are in effect at the time of this Ordinance.

5. Streetscape.

Discovery Boulevard

- a. **Landscape Buffer.** The landscape buffer along Discovery Boulevard shall be a minimum of twenty (20) feet wide along the entire length of the street frontage. Sidewalk shall be allowed within the buffer as an access easement.
- b. **Landscape Buffer Plantings:** Three (3) canopy trees, along with two (2) accent trees shall be required per one hundred (100) feet of right of way along Discovery Boulevard. Canopy trees, accent trees, and shrubs shall be as defined in the City of Rockwall landscape ordinance requirements in effect at the time of this Ordinance.

6. Screening Walls. No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.

7. Lighting. No light poles shall exceed 20 feet in height. All lighting fixtures shall focus light downward and be contained on site.

8. Land Uses. Multi-Family and recreational uses such as an exercise club, a pool, tennis courts, centralized dining or other similar amenities which are ancillary to the residential shall be the only uses allowed. However, a temporary on-site Real Estate Sales Office shall be allowed provided that it and all the other uses meet the city's ordinance requirements at the time they are permitted.

9. Density. Maximum number of units.

- a. Multi-Family. No more than 750 units.

- 10. Open Space.** A minimum of 20% of the gross site area, including the floodplain, shall be open space. Open space contributing to this requirement may occur anywhere on the site, floodplain area may count up to 50% of the 20% requirement. No required percentage of open space has to occur in front or alongside buildings, or street frontages.
- 11. Masonry Requirement.** Building facades shall contain 90% masonry, excluding windows and doors. For the purposes of this ordinance, masonry shall be defined as brick, stone, cultured stone, cementaceous fiber board (Hardy Plank or similar in 9-inch or smaller width boards) and cementaceous stucco.
- 12. Building Height** Building height shall not exceed 60 feet and 3 stories.
- 13. Unit Sizes.** The average unit size shall be greater than 900 s.f. and no unit shall be less than 600 s.f.
- 14. Parking.** A minimum of 1.5 parking spaces per unit shall be required.



UNIT AREA TABULATION - PHASE I

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
A2	781	62	48422
A3	863	76	65588
A4	830	24	19920
TOTAL A		200	159770

PARKING PROVIDED	
458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
B1	1125	50	56250
B2	1223	38	46474
B3	1143	9	10287
B4	1250	3	3750
B5	1299	30	38970
TOTAL B		130	155731

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
C1	1455	9	13095
C2	1580	3	4740
C3	1480	18	26640
TOTAL C		30	44475
UNIT TOTAL			360
TOTAL NET S. F.			359976
AVERAGE S. F.			1000
CLUB			8500

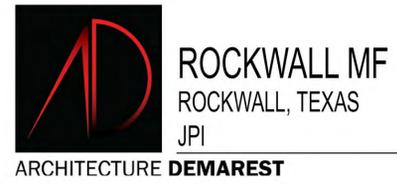
UNIT AREA TABULATION - PHASE II

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	38	25840
A2	781	62	48422
A3	863	76	65588
A4	830	24	19920
TOTAL A		200	159770

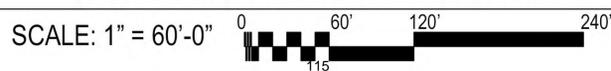
PARKING PROVIDED	
458	SURFACE PARKING
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565	TOTAL SPACES PROV.

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
B1	1125	50	56250
B2	1223	38	46474
B3	1143	9	10287
B4	1250	3	3750
B5	1299	30	38970
TOTAL B		130	155731

UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
C1	1455	9	13095
C2	1580	3	4740
C3	1480	18	26640
TOTAL C		30	44475
UNIT TOTAL			360
TOTAL NET S. F.			359976
AVERAGE S. F.			1000
CLUB			8500



CONCEPTUAL SITE PLAN







CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR A MULTI-FAMILY APARTMENT COMPLEX ON THE SUBJECT PROPERTY, BEING A 42.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-4 OF THE J. M. ALLEN SURVEY, ABSTRACT NO. 2, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Miller Sylvan of JPI on behalf of the owner Gene Lambreth of Pneuma Ventures, LTD for the approval of a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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

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

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City Council, 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 the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) PD Site Plan
 - (2) Open Space/Amenity Plan
 - (3) Final Plat
- (c) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall include a *Site Plan*, *Building Elevations*, *Treescape Plan*, *Landscape Plan* and a *Photometric Plan*. A *PD Site Plan* application may be processed by the City concurrently with an *Open Space/Amenity Plan* for the development.
- (d) *Open Space/Amenity Plan*. An *Open Space/Amenity Plan* covering all of the *Subject Property* shall be submitted and shall include a detailed depiction of all proposed public and private amenities. An *Open Space/Amenity Plan* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (e) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat* for the *Subject Property* shall be submitted for approval.

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

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

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City

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

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

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 15, 2016

2nd Reading: September 6, 2016

Exhibit 'A':
Legal Description

BEING a tract of land situated in the James M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas; and being part of a tract of land described as Tract Three in General Warranty Deed without Title Examination to Pneuma Ventures , L.T.D. recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the northwest corner of Block C, Rockwall Technology Park, an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 329 of the Plat Records of Rockwall County, Texas and being in the south line of that tract of land described in Warranty Deed to The Hitt Family Limited Partnership recorded in Volume 1875, Page 238 of said Official Public Records;

THENCE with the west line of said Block C, South 1°33'45" East, a distance of 1767.79 feet the southwest corner of said Block C and being in the north right-of-way line of Discovery Boulevard (an 85-foot wide right-of-way) ;

THENCE with said north right-of-way line of Discovery Boulevard, the following courses and distances:

South 89°12'13" West, a distance of 687.07 feet to a point for corner;

North 45°47'47" West, a distance of 61.52 feet to a point for corner;

South 89°12'13" West, a distance of 35.13 feet to a point for corner;

South 44°12'13" West, a distance of 59.92 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 21°45'33", a radius of 557.50 feet , a chord bearing and distance of North 75°37'03" West , 210.45 feet ;

In a northwesterly direction, with said curve to the right, an arc distance of 211.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 5°25'19", a radius of 642.50 feet, a chord bearing and distance of North 67°28'57" West , 60.78 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 60.80 feet to the southeast corner of a tract of land described as Parcel 1 in General Warranty Deed to Rockwall Downes Development , LLC recorded in Instrument No. 20150000005937 of said Official Public Records;

THENCE departing said north right-of-way line of Discovery Boulevard and with the east line of said Parcel 1 and the east line of Block E, Rockwall Downes Phase 1, an addition to the City of Rockwall according to the plat recorded in Cabinet I, Page 187 of said Plat Records, North 0°38'31" West, a distance of 1694.55 feet to the northeast corner of said Block E and in the south line of Lot 1, Block A, LaFon Subdivision, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Page 42 of said Plat Records;

THENCE with the south line of said LaFon Subdivision, the south line of McKeown-Belaustegui Addition , an addition to the City of Rockwall according to the plat recorded in Cabinet E, Page 233 of said Plat Records and said south line of The Hitt Family Limited Partnership tract, North 89°36'02" East, a distance of 1038.82 feet to the **POINT OF BEGINNING** and containing 42.55 acres of land.

The bearings are based on a bearing of North 89°36'02" East for the north line of that tract of land described as Tract Three in the General Warranty Deed without Title Examination to Pneuma Ventures , LTD recorded in Volume 2924, Page 314 of the Official Public Records of Dallas County , Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey , and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit 'B':
Concept Plan



UNIT AREA TABULATION - PHASE I				UNIT AREA TABULATION - PHASE II			
UNIT TYPE	# OF Units	Total Net S. F.	# OF Units	Total Net S. F.	UNIT TYPE	# OF Units	Total Net S. F.
A1	680	22840	A1	680	B1	1126	37350
A2	781	48422	A2	781	B2	1223	46474
A3	863	65588	A3	863	B3	1143	41027
A4	530	19250	A4	530	B4	1299	37735
TOTAL A	2854	157170	TOTAL A	2854	TOTAL B	5891	162786
PARKING PROVIDED				PARKING PROVIDED			
107 BUILDING GARAGES				107 BUILDING GARAGES			
565 TOTAL SPACES PROV.				565 TOTAL SPACES PROV.			
CLUB				CLUB			
335976				335976			
1000				1000			
AVERAGE S. F.				AVERAGE S. F.			
8600				8600			

CONCEPTUAL SITE PLAN

SCALE: 1" = 60'-0" 0' 60' 120' 240'

07/26/2016



**Exhibit 'C':
Development Standards**

- Permitted Uses.** Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Multi-Family 14 (MF-14) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- Unit Composition.** The unit composition for *Phases I & II* shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Tables 1A & 1B* below; however, in no case should the average net unit area decrease below 950 SF for *Phases I & II*. In addition, the minimum net unit area of the smallest unit shall not be decreased below 680 SF for *Phase I* and 600 SF for *Phase II*.

Table 1A: Unit Composition for Phase I

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	680 SF	38	25,840 SF	7%
A2	One (1) Bedroom	781 SF	62	48,422 SF	13%
A3	One (1) Bedroom	863 SF	76	65,588 SF	18%
A4	One (1) Bedroom	830 SF	24	19,920 SF	6%
B1	Two (2) Bedrooms	1125 SF	50	56,250 SF	16%
B2	Two (2) Bedrooms	1223 SF	38	46,474 SF	13%
B3	Two (2) Bedrooms	1143 SF	9	10,287 SF	3%
B4	Two (2) Bedrooms	1250 SF	3	3,750 SF	1%
B5	Two (2) Bedrooms	1299 SF	30	38,970 SF	11%
C1	Three (3) Bedrooms	1455 SF	9	13,095 SF	4%
C2	Three (3) Bedrooms	1580 SF	3	4,740 SF	1%
C3	Three (3) Bedrooms	1480 SF	18	26,640 SF	7%

Average Net Unit Area: 1,000 SF
Total Units: 360 100.00%

Table 1B: Unit Composition for Phase II

Unit Name	Unit Type	Minimum Net Unit Area (SF)	Number of Units (#)	Total Area (SF)	Units as Percentage (%)
A1	One (1) Bedroom	680 SF	38	25,840 SF	7%
A2	One (1) Bedroom	781 SF	62	48,422 SF	13%
A3	One (1) Bedroom	863 SF	76	65,588 SF	18%
A4	One (1) Bedroom	830 SF	24	19,920 SF	6%
B1	Two (2) Bedrooms	1125 SF	50	56,250 SF	16%
B2	Two (2) Bedrooms	1223 SF	38	46,474 SF	13%
B3	Two (2) Bedrooms	1143 SF	9	10,287 SF	3%
B4	Two (2) Bedrooms	1250 SF	3	3,750 SF	1%
B5	Two (2) Bedrooms	1299 SF	30	38,970 SF	11%
C1	Three (3) Bedrooms	1455 SF	9	13,095 SF	4%
C2	Three (3) Bedrooms	1580 SF	3	4,740 SF	1%
C3	Three (3) Bedrooms	1480 SF	18	26,640 SF	7%

Average Net Unit Area: 1,000 SF
Total Units: 360 100.00%

- Density and Dimensional Requirements.** Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Multi-Family 14 (MF-14) District and the SH-205 By-Pass Overlay (SH205 BY-OV) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 18 dwelling units per gross acre of land; however, in no case should the proposed development exceed 750 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

**Exhibit 'C':
Development Standards**

Table 2: Lot Dimensional Requirements

<i>Minimum Lot Width</i>	60'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	10,000 SF
<i>Minimum Lot Area/Unit</i>	2,000 SF
<i>Minimum Front Yard Building Setback</i>	25'
<i>Minimum Side Yard Building Setback</i>	10'
<i>Minimum Rear Yard Building Setback</i>	10'
<i>Minimum Separation Between Main Buildings</i>	20'
<i>Minimum Separation Between a Main Structure to an Accessory Structure</i>	10'
<i>Maximum Height⁽¹⁾</i>	60'
<i>Maximum Lot Coverage</i>	45%
<i>Minimum Landscape</i>	20%

General Notes:

¹: The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.

4. **Parking and Loading Standards.** The minimum parking shall be as follows: (i) for one (1) bedroom and efficiency units a minimum of 1½ parking spaces per unit shall be provided; (ii) for two (2) bedroom units a minimum of two (2) parking spaces per unit shall be provided; and, (iii) for three (3) bedroom units a minimum of 2½ parking spaces per unit shall be provided. In addition, a minimum of 20% of the total parking requirement shall be covered parking spaces. Tandem parking spaces (*i.e. spaces in front of garages*) are NOT permitted.

5. **Building Standards.** The building elevations shall generally conform to the *Concept Building Renderings* depicted in *Exhibit 'D'* of this ordinance; however, these elevations are subject to change pending recommendations by the City's Architectural Review Board (ARB). In addition, all development on the subject property shall conform to the following building standards:

(a) **Masonry Requirements.** The minimum masonry requirement for the exterior façades of all buildings shall be 90% (*excluding windows and doors*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, cultured stone and cast stone. Cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the exterior of the building; however, stucco may not be used within the first four (4) feet above grade on a façade visible from a public street or open space. A minimum of 20% stone is required on all building façades.

(b) **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).*

Screening of roof mounted mechanical equipment and/or other rooftop appurtenances shall be accomplished through the construction of an architectural feature, which is integral to the building's design and ensures that such equipment is not visible from adjacent public rights-of-way.

(c) **Architectural Requirements.** All buildings shall be architecturally finished on all four (4) sides with the same materials, detailing and features. In addition, all buildings shall be subject to the architectural requirements of the SH-205 By-Pass Overlay (SH205 BY-

Exhibit 'C':
Development Standards

OV) District contained in Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code.

6. *Landscaping and Hardscaping Standards.*

(a) *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:

i) *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.

ii) *Accent/Ornamental/Under-Story Trees.* Desert Willow, Eastern Redbud, Eves Necklace, Mexican Buckeye, Possumhaw Holly, Shangtung Maple, Yaupon Holly.

(b) *Landscape Buffers (Discovery Boulevard).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate a minimum of three (3) canopy and two (2) accent trees per 100-feet of linear frontage. The developer shall also be responsible for the construction of sidewalks along Discovery Boulevard.

(c) *Parking Lot Landscaping.* All parking lot landscaping shall conform to the requirements of Article VII, *Landscape Standards*, of the Unified Development Code.

(d) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect.

(e) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan* and/or *Opens Space/Amenity Plan*.

7. *Trash Receptacles.* Trash and recycling receptacles shall be four (4) sided, with eight (8) foot walls constructed and clad with materials matching the primary structures, and have a self-latching gate. All trash and recycling receptacles shall be internal to the site and not be situated within any established building setbacks or landscape buffers.

8. *Open Space.* The development shall consist of a minimum of 20% open space (or a minimum of 8.5-acres), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. Floodplain acreage may count for up to 50% of the 20% open space requirement. All open space and floodplain shall be maintained as private open space by the owner/property management company.

9. *Screening Fence Standards.* Fences located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to be wrought iron or a tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height. *No continuous solid screening walls shall be constructed adjacent to Discovery Boulevard.*

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

Exhibit 'D':
Concept Building Renderings



CONCEPTUAL 3D RENDERINGS

07/13/2016

Exhibit 'D':
Concept Building Renderings



07/13/2016

CONCEPTUAL 3D RENDERINGS



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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/15/2016

APPLICANT: Mark Pross of *Pross Design Group, Inc.*

AGENDA ITEM: **Z2016-022**; SPR Packaging (*Structure Exceeding 60-ft Height*)

SUMMARY:

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

BACKGROUND INFORMATION:

The applicant Mark W. Pross of Pross Design Group, Inc., on behalf of Robert Reece of SPR Packaging, LLC, is requesting a Specific Use Permit (SUP) to allow for a structure that exceeds the maximum height requirements within a Light Industrial (LI) District for an existing manufacturing facility. The property is located at the intersection of Justin Road and Industrial Blvd. and is addressed as 1480 Justin Road.

The applicant has indicated that SPR Packaging plans to install three (3) new high-bays for the purpose of placing new equipment (*extruders*) to meet its future manufacturing capabilities. Based on the site plan and the building elevations submitted, the extruders will be placed adjacent to the existing (*60-ft height*) high-bay area, which is located on the north (rear) side of the building. The vertical expansion will be incorporated on top of the existing manufacturing facility, and will increase the height of this portion of the facility by approximately 35-ft. The newly constructed high-bay area will have an overall height of 71-ft. from grade, which will be approximately ten (10) feet higher than the existing, adjacent metal high-bays. It should be noted that the facilities' existing roof structure was designed to extend upward to allow for the requested expansion. The addition will be comprised of pre-engineered metal panels that will match the existing structure. The vertical addition will exceed the 60-ft height limitation established in the Unified Development Code (UDC). According to Section 5.3.C.12 of Article V of the UDC, the maximum building height for properties within the Light Industrial (LI) District is 120 feet, but any structure exceeding 60-ft shall require an SUP. In this case, the vertical expansion exceeds the 60-ft height limitation by 11-ft and requires an SUP.

Included in your packet is a letter from the applicant requesting the SUP, a site plan indicating the location of the expansion, and building elevations indicating the overall height of the high-bay area. A request for an SUP is a discretionary decision for the Planning and Zoning Commission and City Council.

NOTIFICATION:

On July 22, 2015, staff mailed eleven (11) notices to property owners within 500 feet of the subject property. Staff also sent an e-mail to the Park Place Home Owners Association (HOA),

which is the only HOA within 1500 feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices either “for” or “against” the SUP request.

RECOMMENDATIONS:

Should the Specific Use Permit be approved, staff would offer the following conditions:

- 1) Adherence to Engineering and Fire Department standards; and,
- 2) That the height of the high-bays and the overall structure shall not exceed a maximum height of 71-ft, as depicted in the building elevations submitted; and,
- 3) That the new expansion generally conform to the expansion area depicted in the site plan and building elevations; and,
- 4) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.
- 5) 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 RECOMMENDATION:

On August 9, 2016, the Planning and Zoning Commission’s motion to recommend approval of the Specific Use Permit (SUP) with staff conditions passed by a vote of 7 to 0.

City of Rockwall Project Plan Review History



Project Number Z2016-022	Owner SPR PACKAGING	Applied 7/14/2016	LM
Project Name SUP for SPR Packaging	Applicant PROSS DESIGN GROUP, INC	Approved	
Type ZONING		Closed	
Subtype SUP		Expired	
Status STAFF REVIEW		Status 7/14/2016	LM

Site Address 1480 JUSTIN RD	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision SPR PACKAGING	Tract 1	Block A	Lot No 1	Parcel No 5045-000A-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	John Shannon	7/14/2016	7/21/2016			
ENGINEERING	Amy Williams	7/14/2016	7/21/2016	7/19/2016	5 APPROVED	
FIRE	Ariana Hargrove	7/14/2016	7/21/2016	7/21/2016	7 APPROVED	
PLANNING	David Gonzales	7/14/2016	7/21/2016	7/21/2016	7 COMMENTS	See comments

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, 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 [24" X 36" FOLDED] of the building elevations and one PDF version for a subsequent review by staff:

- On all future plan submittals please include the Case Number (Z2016-021) in the lower right hand corner.

Planning Staff General Comments/Conditions of SUP:

1. The structure must meet all Fire Department, Building Inspections, and Engineering standards.
2. Submittal and approval of a building permit is required prior to construction of the high bay expansion for extruders.
3. The high bay expansion will generally comply with the approved site plan and building elevations.
4. The high bay expansion area as depicted on the building elevations and site plan is generally not to exceed an overall height of 70 feet.
5. The City Council reserves the right to review the Specific Use Permit granted herein upon the expiration of one (1) year from the date hereof.
6. Any construction or building allowed by this request must 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

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
enforced by the state and federal government.						
You and/or your representative(s) are required to be in attendance for the following scheduled meetings. All meetings will begin at 6:00 p.m. in the City's Council Chambers.						
<ul style="list-style-type: none"> • Please mark your calendar for the scheduled meeting dates as follows: 						
Planning - Work Session: July 26, 2016 (Presentation/discussion by applicant)						
Planning - Public Hearing: August 9, 2016						
City Council - Public Hearing: August 15, 2016 [First Reading of Ordinance]						
City Council -2nd Reading (if approved): September 6, 2016 (Tuesday)						

0 50 100 200 300 400 Feet

Z2016-022- SUP FOR SPR PACKAGING
SUP - LOCATION MAP = 



City of Rockwall

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

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

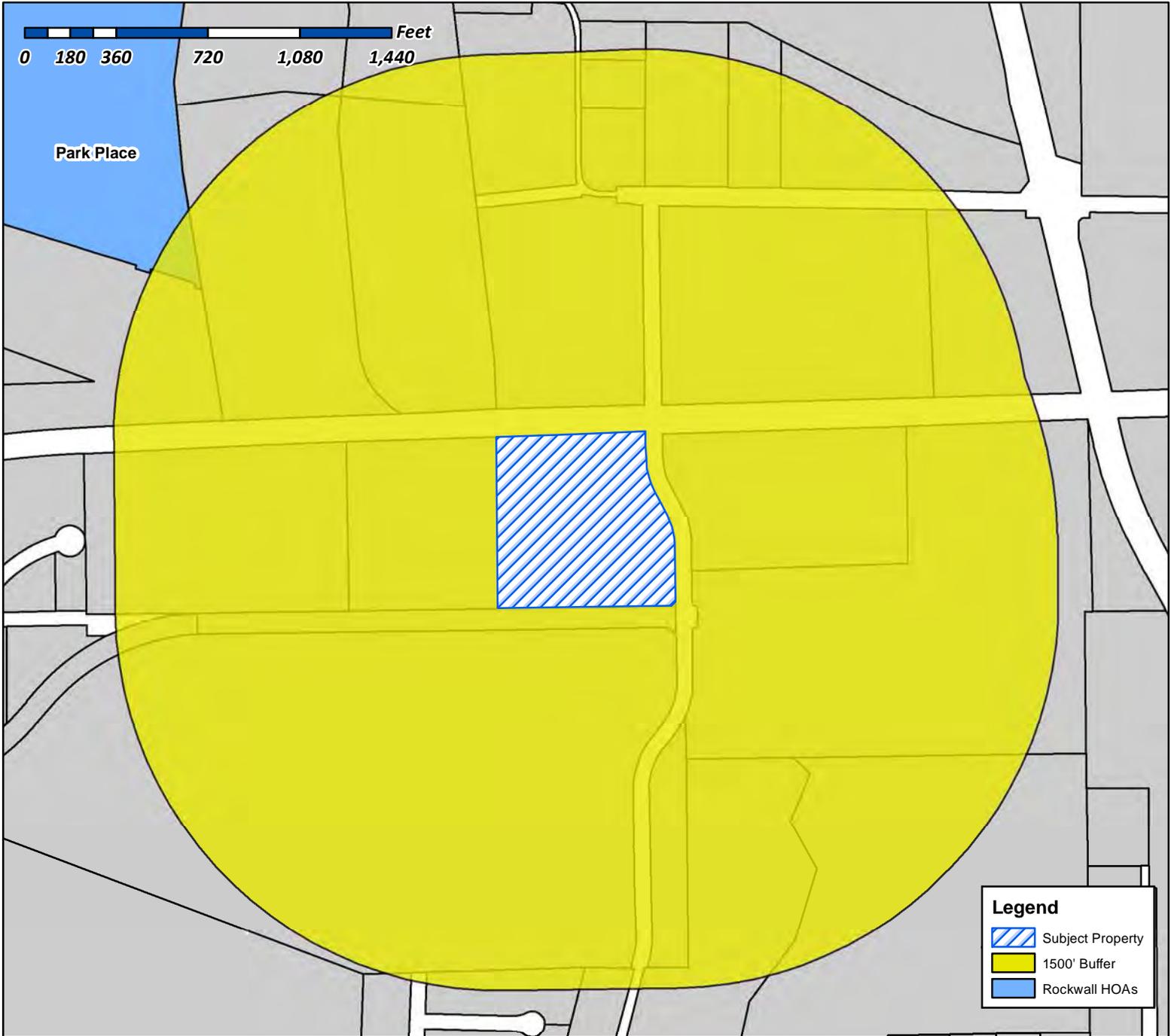




City of Rockwall

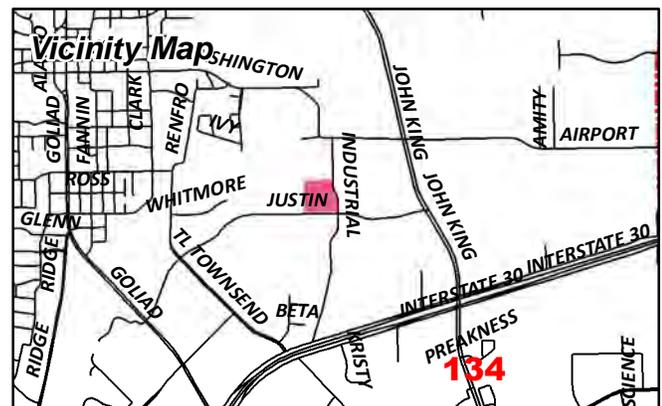
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2016-022
Case Name: SUP for SPR Packaging
Case Type: Specific Use Permit
Zoning: Light Industrial (LI) District
Case Address: 1480 Justin Road

Date Created: 07/14/2016
For Questions on this Case Call (972) 771-7745



Gonzales, David

From: Morales, Laura
Sent: Wednesday, July 20, 2016 11:22 AM
To: 'barrybuchanan@ebby.com'; 'bill@colventures.com'
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request

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>

Z2016-022- Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, 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>



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. Z2016-022: SUP for SPR Packaging

Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, 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, 8/9/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 8/15/2016 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 **8/15/2016** 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. Z2016-022: SUP for SPR Packaging

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:

Grey bar for Name

Address:

Grey bar for 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

SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

FLEXLAND LP
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY
GRAHAM PACKAGING PET TECH INC
2401 PLEASANT VALLEY RD
YORK, PA 17402

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

ROCKWALL COMMERCIAL PROPERTY
MANAGEMENT LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
700 INDUSTRIAL
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 16-

SPECIFIC USE PERMIT NO. S-155

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR A STRUCTURE TO EXCEED THE MAXIMUM HEIGHT REQUIREMENT WITHIN A LIGHT INDUSTRIAL (LI) DISTRICT, BEING A 10.1893-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, SPR PACKAGING ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 1480 JUSTIN ROAD, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Mark W. Pross of Pross Design Group, Inc. on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to allow for a structure to exceed sixty (60) feet in height within a Light Industrial (LI) District, being an 10.1893-acre parcel of land identified as Lot 2, Block A of the SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, addressed as 1480 Justin Road, and more specifically 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [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) for a structure exceeding the maximum height for structures within a Light Industrial (LI) District on the *Subject property*; and

Section 2. That the *Subject Property* shall be developed and used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Article V, District Development Standards, Section 5.1, Light Industrial*

(LI) District, and Article V, District Development Standards, Section 5.3.C.12., Maximum Building Height for Light Industrial Districts, of the City of Rockwall's Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 Operational Conditions

The following conditions pertain to the vertical expansion of the existing facility on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) Adherence to Engineering and Fire Department standards; and,
- 2) That the height of the high-bays and the overall structure shall not exceed a maximum height of 71-ft, as depicted in the building elevations submitted; and,
- 3) That the new expansion generally conform to the expansion area depicted in the site plan and building elevations; and,
- 4) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.
- 5) 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.

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

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

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

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE ____ DAY OF _____, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: _____

2nd Reading: _____

Exhibit 'A'
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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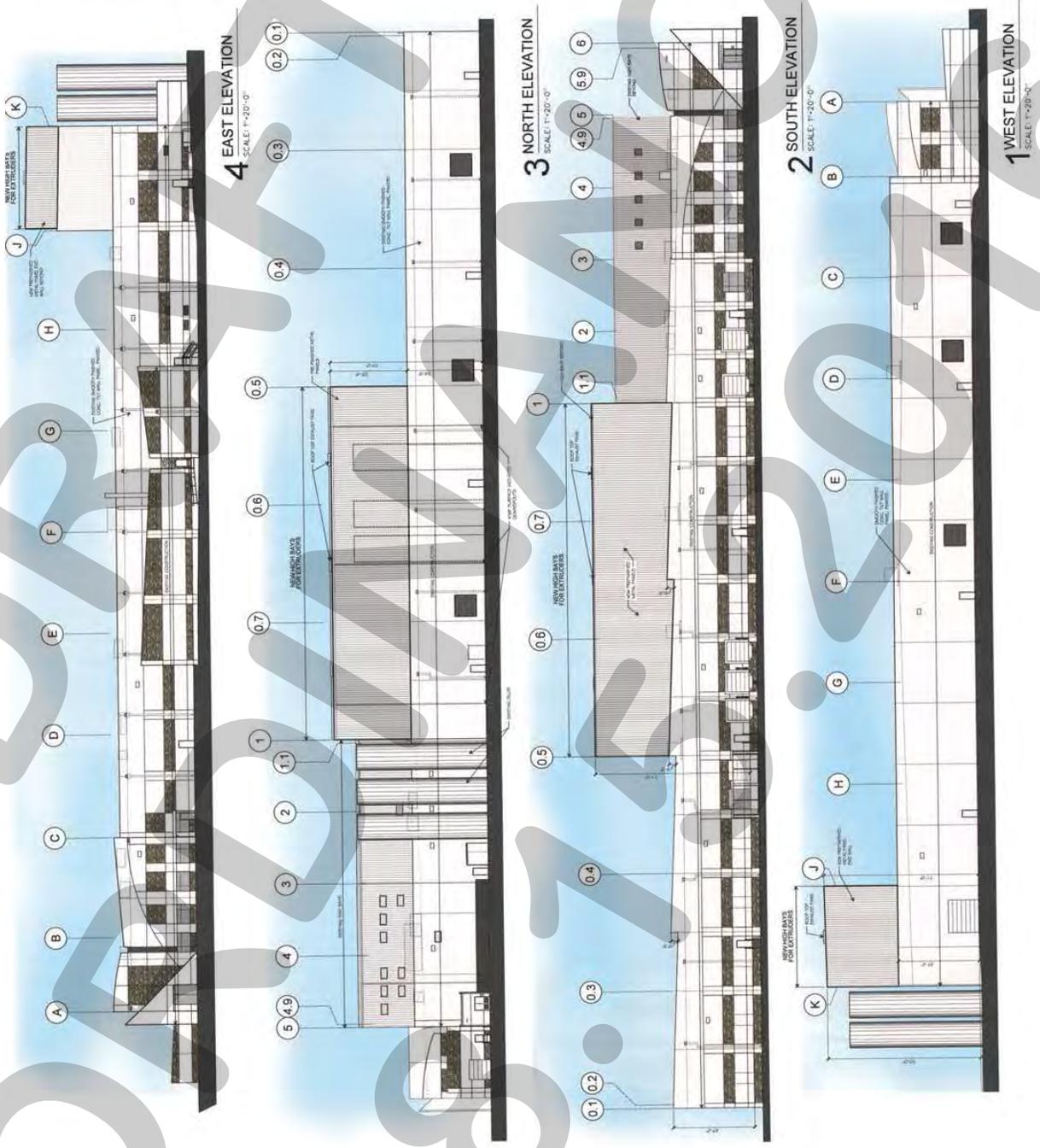
Exhibit 'B'
Site Plan & Building Elevations





SPR EXTRUDER TOWER
HIGH BAY EXPANSION
ROCKWALL, TEXAS
 Job No. 180
Sheet No. A3.0C

DFWN
B
Checked
MARK PROSS
07/12/2016



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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 15, 2016

SUBJECT: Z2016-025; *Harbor Urban Center Condominiums*

At their regularly scheduled meeting on August 9, 2016, the Planning and Zoning Commission approved a motion to continue the proposed zoning case to the August 30, 2016 meeting. The motion was approved by a vote of 7-0. The purpose of this motion was to allow the applicant time to address issues raised by the Planning and Zoning Commission concerning the proposed roadway. This means that the projected City Council public hearing will be held at the September 6, 2016 [Tuesday] meeting. According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin; however, the date and time of the postponed public hearing cannot be greater than 60 days from the original public hearing date. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

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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 15, 2016

SUBJECT: Z2016-026; *Harbor Urban Center Townhomes*

At their regularly scheduled meeting on August 9, 2016, the Planning and Zoning Commission approved a motion to continue the proposed zoning case to the August 30, 2016 meeting. The motion was approved by a vote of 7-0. The purpose of this motion was to allow the applicant time to address issues raised by the Planning and Zoning Commission concerning the roadway proposed with *Case No. Z2016-025*, as the alignment of this roadway will affect the development/use of the subject property. This means that the projected City Council public hearing will be held at the September 6, 2016 [*Tuesday*] meeting. According to Section 6.2, *Public Hearing Postponements, Recess, and Continuations*, of the Article II of the Unified Development Code (UDC), a public hearing may be postponed by announcing the postponement at the public hearing and indicating the time and place the new hearing is scheduled to begin; however, the date and time of the postponed public hearing cannot be greater than 60 days from the original public hearing date. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

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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 15, 2016

SUBJECT: Z2016-027; *Amendment to the Minimum Square Footage Requirements*

On July 5, 2016, the City Council directed staff to prepare a text amendment increasing the minimum square footage requirements for dwelling units in the Single Family 10 (SF-10) and Single Family 16 (SF-16) Districts. In addition, the Council directed staff to establish a minimum square footage requirement for dwelling units in the Agriculture (AG) District. Specifically, the motion by the City Council directed staff to establish the following:

- Single Family 16 (SF-16) District: 2,400 SF
- Single Family 10 (SF-10) District: 2,200 SF
- Agricultural (AG) District: 1,600 SF

This motion passed by a vote of 5-2, with Council Members White and Lewis dissenting. In accordance, with Section 4.2 of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) staff brought this text amendment to the Planning and Zoning Commission for a recommendation to the City Council. At their August 9, 2016 meeting, the Planning and Zoning Commission approved a motion -- *after a public hearing was held* -- approving the proposed text amendment as presented by staff (*i.e. as directed by City Council and prepared in the attached draft ordinance*). This motion was carried by a vote of 6-1, with Commissioner Trowbridge dissenting.

As part of this case, the Planning and Zoning Commission requested staff compile a summary of previously approved building permit information for their review. Staff has put together a summary of all building permits issued for a period starting on January 1, 2011 and ending July 27, 2016. This has been placed in the attached packet. It should be noted that the square footages contained in this study include non-air-conditioned spaces (*e.g. covered porches, garages, roof overhangs, and etcetera*), and that the UDC requirement is for air-conditioned space only. This means these numbers could vary by an estimated 200 SF – 600 SF. With that being said there is some evidence that the proposed changes would not have an effect on the vast majority of the City's current single-family, building permits. In addition, staff has included the comparison of comparable city's square footage requirements in similar zoning districts that was provided to the City Council at the July 5, 2016 meeting. Staff has also included a summary of all residential zoning districts' density and dimensional requirements -- *with the proposed modifications* --, and a copy of the proposed draft ordinance for the City Council's review.

Staff has sent out a 15-day notice to the Rockwall County News in accordance with all applicable state laws and Section 6.1 of Article II, *Authority and Administrative Procedures*, of the UDC. The publish date of this notice was Friday, July 22, 2016. This will be a public hearing and staff will be available to answer any questions.

Permits Issued (01.01.2011 - 07.27.2016)

SF/Dwelling Unit

Zoning District	Base Zoning	Subdivision	Number of Permits Issued	Minimum	Maximum	Average
Agricultural (AG) District	AG	Various	2	4,563	5,727	5,145
Zero Lot-Line (ZL-5) District	ZL-5	Various	3	2,544	3,373	2,820
Single Family 7 (SF-7) District	SF-7	Various	11	1,420	3,786	2,426
Single Family 8.4 (SF-8.4) District	SF-8.4	Various	0	-	-	-
Single Family 10 (SF-10) District	SF-10	Various	82	2,357	5,486	3,804
Single Family 16 (SF-16) District	SF-16	Various	0	-	-	-
Single Family Estate 1.5 (SFE-1.5) District	SFE-1.5	Various	6	4,011	7,900	5,828
Single Family Estate 4 (SFE-4) District	SFE-4	Various	2	4,820	5,240	5,030
Planned Development District 2 (PD-2)	Mixed	Lakeside Village	34	1,890	5,892	3,398
Planned Development District 5 (PD-5)	SF-8.4	Caruth Lakes	322	2,238	4,991	3,160
Planned Development District 8 (PD-8)	SF-4	Chandler's Landing	6	2,920	6,784	4,456
Planned Development District 8 (PD-8)	SF-6	Chandler's Landing/Harbor Landing	26	2,541	6,477	3,971
Planned Development District 8 (PD-8)	SF-6.5	Chandler's Landing	1	3,866	3,866	3,866
Planned Development District 9 (PD-9)	SF-10	Rainbow Lake Estates	15	3,286	4,507	4,159
Planned Development District 9 (PD-9)	SF-12.5	Fox Chase/Shady Dale Estates	12	3,482	4,789	4,072
Planned Development District 10 (PD-10)	SF-10	Rockwall Downes/Townsend Village	71	2,511	4,768	3,358
Planned Development District 17 (PD-17)	SF-6.5	Lynden Park Estates	25	1,468	3,113	2,463
Planned Development District 18 (PD-18)	ZL-5	Lago Vista	1	4,651	4,651	4,651
Planned Development District 41 (PD-41)	SF-10	The Preserve	154	2,920	5,540	4,507
Planned Development District 54 (PD-54)	SF-10	Flagstone Estates	3	3,200	4,026	3,644
Planned Development District 58 (PD-58)	SF-10	Dalton Ranch	46	2,641	4,544	3,614
Planned Development District 59 (PD-59)	SF-7	Park Place	34	2,122	6,910	3,587
Planned Development District 64 (PD-64)	SF-16	Fontanna Ranch	36	3,015	4,953	3,684
Planned Development District 70 (PD-70)	SF-10	Stone Creek Estates	404	2,241	6,495	4,114
Planned Development District 74 (PD-74)	SF-10	Breezy Hill	149	3,232	6,747	4,915
Planned Development District 75 (PD-75)	SF-7	Lake Rockwall Estates	9	1,175	3,747	2,014
TOTAL:			1,454			
AVERAGE:				2,879.75	5,179.67	3,861.92

NOTE: These SF include non-air-conditioned spaces (e.g. covered porches, garages, roof overhangs, etcetera).



City of Rockwall
The New Horizon

**Residential and Agricultural
Zoning Districts Development
Standards**

		Single-Family Estate			Single-Family One	Single-Family Residential (16)	Single-Family Residential (10)	Single-Family Residential (8.4)	Single-Family Residential (7)	Zero Lot Line Residential	Duplex (Two-Family) Residential	Agricultural District
Abbreviation		SF-E/1.5	SF-E/2.0	SF-E/4.0	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2F	AG
Dwelling Units/Lot		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	N/A
Dwelling Units/Acre		0.67	0.5	0.25	1.0 ¹	2.7	4.4	5.2	6.2	8.7	12.4	1.0
Minimum Dwelling Unit (Square Feet)		2,000	2,200	2,500	2,500	1,800 2,400	1,500 2,200	1,500	1,100	1,000	800	N/A 1,600
Minimum Lot Requirements	Area (Square Feet)	65,340	87,120	174,240	8,400	16,000	10,000	8,400	7,000	5,000	7,000	43,560
	Width (Feet) ²	150	150	200	70	90	80	70	60	50	60	100
	Depth (Feet)	250	250	250	100	100	100	100	100	90	100	200
Minimum Setbacks	Front (Feet)	50	50	50	20	25	20	20	20	20	20	40
	Rear (Feet)	10	10	10	10	10	10	10	10	10	10	10
	Side (Feet) ³	25	25	25	6	8	6	6	6	0/10 ⁴	0 ⁵ /6 ⁶	6
Between Buildings (Feet)		10	10	10	10	10	10	10	10	10	10	12
Building Height (Feet)		36	36	36	36	36	36	36	32	30	32	36
Minimum Masonry Content (%)		80	80	80	80	80	80	80	80	80	80	80
Maximum Lot Coverage (%)		35	35	35	45	45	45	45	45	50	45	N/A
Required Parking Spaces ⁷		2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁸	2 ⁹	2 ¹⁰	2 ⁸

- Notes:
- ¹: Public and private open space. Unless otherwise provided by the UDC, a minimum of 20 percent of the gross land area within the entire SF-1 District over five acres shall be devoted to open space, except where floodplain shall count for up to 50% of the 20% open space requirement and shall be consistent with the open space requirements of the city's parks and open space plan. Open space requirements for SF-1 District may be satisfied by public open space shall be dedicated to the city, and shall be approved by the parks board and city council during the platting process. The open space requirement is in addition to the landscaping and buffering requirements.
 - ²: Frontage on a Public Street.
 - ³: Side on street is treated the same as a front yard building setback.
 - ⁴: Minimum maintenance easement is ten feet. Minimum maintenance easement on the non-zero lot line side, when adjacent to another lot in the same zoning district: five feet (this easement shall be maintained as an open space except upon a finding by the building official that the proposed improvements do not impede the use of said easement for maintenance of the adjoining structure).
 - ⁵: Abutting structures separated by fire retardant walls.
 - ⁶: Townhouses separated by firewall meeting the requirements of the building code may build to the property line where such structures abut.
 - ⁷: Minimum length of driveway pavement from public right-of-way for rear and side yard is 20 feet. Carports and garages are required to be an additional 20 feet behind the front façade of the primary structure.
 - ⁸: An enclosed garage shall not be considered in meeting the off-street parking requirements. For all other uses see Article VI, Parking and Loading, of the UDC.
 - ⁹: Plus a two car garage.
 - ¹⁰: Two off-street parking spaces plus one garage parking space for each dwelling unit.

Minimum SF of Dwelling Units for Comparable Cities

Comparable Cities Zoning Districts Rockwall Zoning Districts		Minimum Lot Size (SF)	Rockwall	Allen	Burleson	Cedar Hill	Coppell	Frisco	Grapevine	Keller	Lancaster	Mesquite	Pflugerville	Plano	Rowlett	Southlake	Sunnyvale	Wylie	Average	Median (Middle #)	Mode (Most Reoccurring #)
Townhouse (TH) [Allen]	2,160			1,200															1,200	1,200	
Single Family Attached (SF-A) [Plano]	2,250													800					800	800	
Single Family Attached (SF-A) [Burleson]	2,500				1,000			800					900						900	900	
Townhouse District (TH) [Frisco]	2,500							650											650	650	
Townhouse District (TH)-w/o side yard [Wylie]	3,000																	1,200	1,200	1,200	
Townhouse District (TH)-w/ side yard [Wylie]	3,500																	1,000	1,000	1,000	
Patio Home District (PH) [Plano]	4,000													800					800	800	
Original Town Residential District (OTR) [Frisco]	4,500							800											800	800	
Urban Residential (UR) [Plano]	5,000													800					800	800	
Zero Lot Line (ZLL-5) District	5,000	1,000			1,000								1,100		1,500				1,150	1,050	1,000
Single Family Residential (R-6) [Allen]	6,000				1,200									800					1,000	1,000	
Single Family Residential (SF-R) [Pflugerville]	6,250												1,400						1,400	1,400	
Two-Family (2F) District	7,000	800																	800	800	
Single Family 7 (SF-7) District	7,000	1,100			1,100	1,500	1,200	800						800	1,500				1,143	1,100	1,100
Single Family Residential (R-2A) [Mesquite]	7,200											1,700							1,700	1,700	
Single Family Residential (R-3) [Mesquite]	7,200											1,500							1,500	1,500	
Single Family Residential (R-5) [Allen]	7,500			1,600					1,200				1,400						1,400	1,400	
Single Family Residential (R-1A) [Mesquite]	8,250											2,000							2,000	2,000	
Single Family Residential (R-2) [Mesquite]	8,250											1,700							1,700	1,700	
Single Family Residential 10 (SF-10) [Rowlett]	8,000														1,800				1,800	1,800	
Single Family 8.4 (SF-8.4) District	8,400	1,500								1,400									1,450	1,450	
Single Family 1 (SF-1) District	8,400	2,500																	2,500	2,500	
Single Family Residential (SF-8.5) [Cedar Hill]	8,500				1,700		800												1,250	1,250	
Single Family Residential (R-4) [Allen]	9,000		1,600			1,600							1,400	800	1,800				1,440	1,600	1,600
Single Family 10 (SF-10) District	10,000	1,500		1,500	1,900		800		1,600						2,100			2,400	1,686	1,600	1,500
Single Family Residential (R-1) [Mesquite]	11,000											2,000							2,000	2,000	
Single Family Residential (R-3) [Allen]	12,000		1,800			1,800				1,800									1,800	1,800	1,800
Single Family Residential 12.5 (SF-12.5) [Frisco]	12,500						800	1,400											1,100	1,100	
Single Family Residential (SF-15) [Cedar Hill]	15,000				2,000					2,000					2,100				2,033	2,000	2,000
Single Family 16 (SF-16) District	16,000	1,800		1,800			800												1,467	1,800	1,800
Single Family Residential (R-2) [Allen]	18,000		2,000			2,000													2,000	2,000	2,000
Single Family District (R-20) [Grapevine]	20,000							1,600	2,200					800	2,400	1,800			1,760	1,800	
Single Family District (SF-20B) [Southlake]	20,000															1,500		2,600	2,050	2,050	
Single Family Estate (SFE) [Pflugerville]	21,780												1,400						1,400	1,400	
Single Family Residential (SF-22) [Cedar Hill]	22,000				2,200														2,200	2,200	
Single Family Residential 4 (SF-4) [Sunnyvale]	24,000																2,000		2,000	2,000	
Single Family Residential 25 (SF-25) [Keller]	25,000									2,400									2,400	2,400	
Single Family Residential (R-1.5) [Allen]	30,000		2,400							2,400						1,800			2,200	2,400	2,400
Single Family Residential (SF-36) [Keller]	36,000									2,400									2,400	2,400	
Single Family Residential (R-1) [Allen]	40,000		2,400												2,400				2,400	2,400	2,400
Agricultural (AG) District	43,560	N/A										2,500							2,500	2,500	
Single Family Estate (SF-E) [Cedar Hill]	43,560			1,800	2,500	2,400	800							800		2,000			1,717	1,900	800
Single Family Residential District (SF1-B) [Southlake]	43,560															1,500	2,200	1,900	1,867	1,900	
Single Family Estate 1.5 (SFE 1.5) District	65,340	2,000																	2,000	2,000	
Agricultural (A) District [Plano]	85,000													800					800	800	
Single Family Estate 2.0 (SFE 2.0) District	87,120	2,200					800										2,200	3,000	2,050	2,200	2,200
Agricultural (A) District [Pflugerville]	130,680												1,400						1,400	1,400	
Single Family Estate 4.0 (SFE 4.0) District	174,240	2,500																	2,500	2,500	

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 2.1, AGRICULTURE (AG) DISTRICT; SECTION 3.3, SINGLE-FAMILY RESIDENTIAL (SF-16) DISTRICT; AND SECTION 3.4, SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT, OF ARTICLE V, DISTRICT DEVELOPMENT STANDARDS, FOR THE PURPOSE OF INCREASING THE MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE SINGLE FAMILY 10 (SF-10) & SINGLE FAMILY 16 (SF-16) DISTRICTS AND ESTABLISHING A MINIMUM SQUARE FOOTAGE PER DWELLING UNIT IN THE AGRICULTURE (AG) DISTRICT; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 04-38] has been initiated by the City Council of the City of Rockwall to amend Sections 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16) District*; and Section 3.4, *Single-Family Residential (SF-10) District* of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of increasing the minimum square footage per dwelling unit in the Single Family 10 (SF-10) and Single Family 16 (SF-16) Districts, and establish a minimum square footage per dwelling unit in the Agriculture (AG) District; and,

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

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

Section 1. That Section 2.1, *Agriculture (AG) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance.

Section 2. That Section 3.3, *Single-Family Residential (SF-16) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'B'* of this ordinance.

Section 3. That Section 3.4, *Single-Family Residential (SF-10) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in

Exhibits 'C' of this ordinance.

Section 4. 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 5. 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 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

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

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 15, 2016

2nd Reading: September 6, 2016

Exhibit 'A'
Section 2.1, Agriculture (AG) District, of
Article V, District Development Standards,
Unified Development Code

Section 2.1. Agriculture (AG) District.

- A. *Purpose.* The Agricultural District is a reserved area in which the future growth of the city might occur. It is the intent of this district that agricultural land be held in that use for as long as is practical and reasonable to promote orderly growth. This zoning is suitable for areas where development is premature because of a lack of utilities, capacity, or service, or where the ultimate land use has not been determined. The zone is also to be used:
1. To protect those areas that are unsuitable for development because, of physical problems or potential health or safety hazards such as flooding. The use of the land would be permanently restricted to low intensity agricultural uses until such time as the property is proven to be suitable for development and is rezoned.
 2. To provide a permanent greenbelt to preserve natural areas or open space buffer around uses that might otherwise be objectionable or pose environmental or health hazards.
- B. *Permitted Uses.* In general, farming and ranching-related activities and accessory uses, including the owner's single-family dwelling on more than ten acres, shall be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in article IV, Permissible Uses.
- C. *Area Requirements.*
1. Minimum lot area: 43,560 square feet (one acre).
 2. Minimum lot frontage on a public street: 100 feet.
 3. **Minimum square footage per dwelling unit: 1,600 square feet.**
 4. Minimum lot depth: 200 feet.
 5. Minimum depth of front setback: 40 feet.
 6. Minimum depth of rear setback: ten feet.
 7. Minimum width of side setback.
 - a. Internal lot: six feet.
 8. Minimum distance between buildings on the same lot or parcel of land: 12 feet.
 9. Minimum length of driveway pavement from the public right-of-way on a side or rear yard: 20 feet.
 10. Maximum building coverage as a percentage of lot area: N/A.
 11. Maximum height of structures: 36 feet.
 12. Minimum number of off-street parking spaces required for:
 - a. One single dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. All other uses: see article VI, *Parking and Loading*.

Exhibit 'B'
*Section 3.3, Single-Family Residential (SF-16) District, of
Article V, District Development Standards,
Unified Development Code*

Section 3.3. Single-Family Residential (SF-16) District.

A. Purpose.

1. This district is considered to be the proper zoning classification for large lot developments for single-family dwelling use. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and access to paved streets based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. Permitted Uses. In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [of this Unified Development Code], *Permissible Uses*.

C. Development Standards.

1. Minimum lot area: 16,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: **1,800 2,400** square feet.
4. Minimum lot frontage on a public street: 90 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 25 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:
 - a. Internal lot: eight feet.
9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:
 - a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.

Exhibit 'C'

*Section 3.4, Single-Family Residential (SF-10) District, of
Article V, District Development Standards,
Unified Development Code*

Section 3.4. Single-Family Residential (SF-10) District.

A. *Purpose.*

1. This district comprises a major portion of the existing single-family dwelling development of the city. It is intended to be composed of single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on single-family use required by the allowed density.
3. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic.

B. *Permitted Uses.* In general, single-family dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units, may be allowed. However, no building or land may be used, unless in accordance with the use tables and requirements in Article IV [of this Unified Development Code], *Permissible Uses*.

C. *Development Standards.*

1. Minimum lot area: 10,000 square feet.
2. Maximum number of single-family detached dwellings units per lot: one.
3. Minimum square footage per dwelling unit: **1,500 2,200** square feet.
4. Minimum lot frontage on a public street: 80 feet.
5. Minimum lot depth: 100 feet.
6. Minimum depth of front yard setback: 20 feet.
7. Minimum depth of rear yard setback: ten feet.
8. Minimum width of side yard setback:
 - a. Internal lot: six feet.
9. Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard: 20 feet.
11. Maximum building coverage as a percentage of lot area: 45 percent.
12. Maximum building height: 36 feet.
13. Minimum number of paved off-street parking spaces required for:
 - a. One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
 - b. For all other uses: see article VI [of this Unified Development Code], *Parking and Loading*.

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This is 2nd reading of the ord. It passed by a vote of 4 ayes, 1 nay (Pruitt) and 2 absent at the Aug. 1st cc mtg.

CITY OF ROCKWALL

ORDINANCE NO. 16-45

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: 08-01-2016

2nd Reading: 08-15-2016

Exhibit 'A':
Legal Description

BEGINNING at the point of intersection of the north line of Dickey Street with the east line of Day 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**

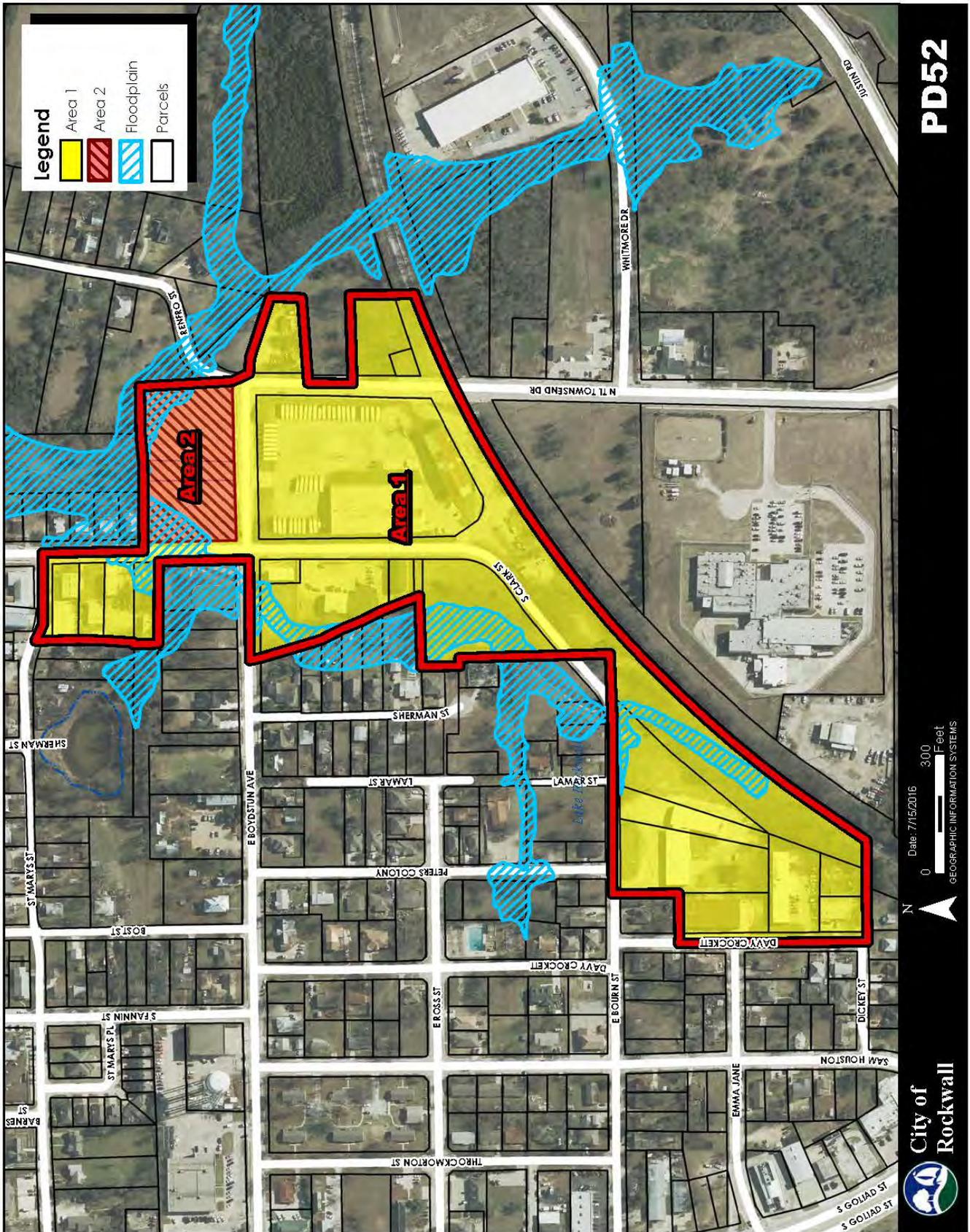


Exhibit 'C':
Development Standards

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 ⁽¹⁾</i>	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 ⁽²⁾</i>	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.

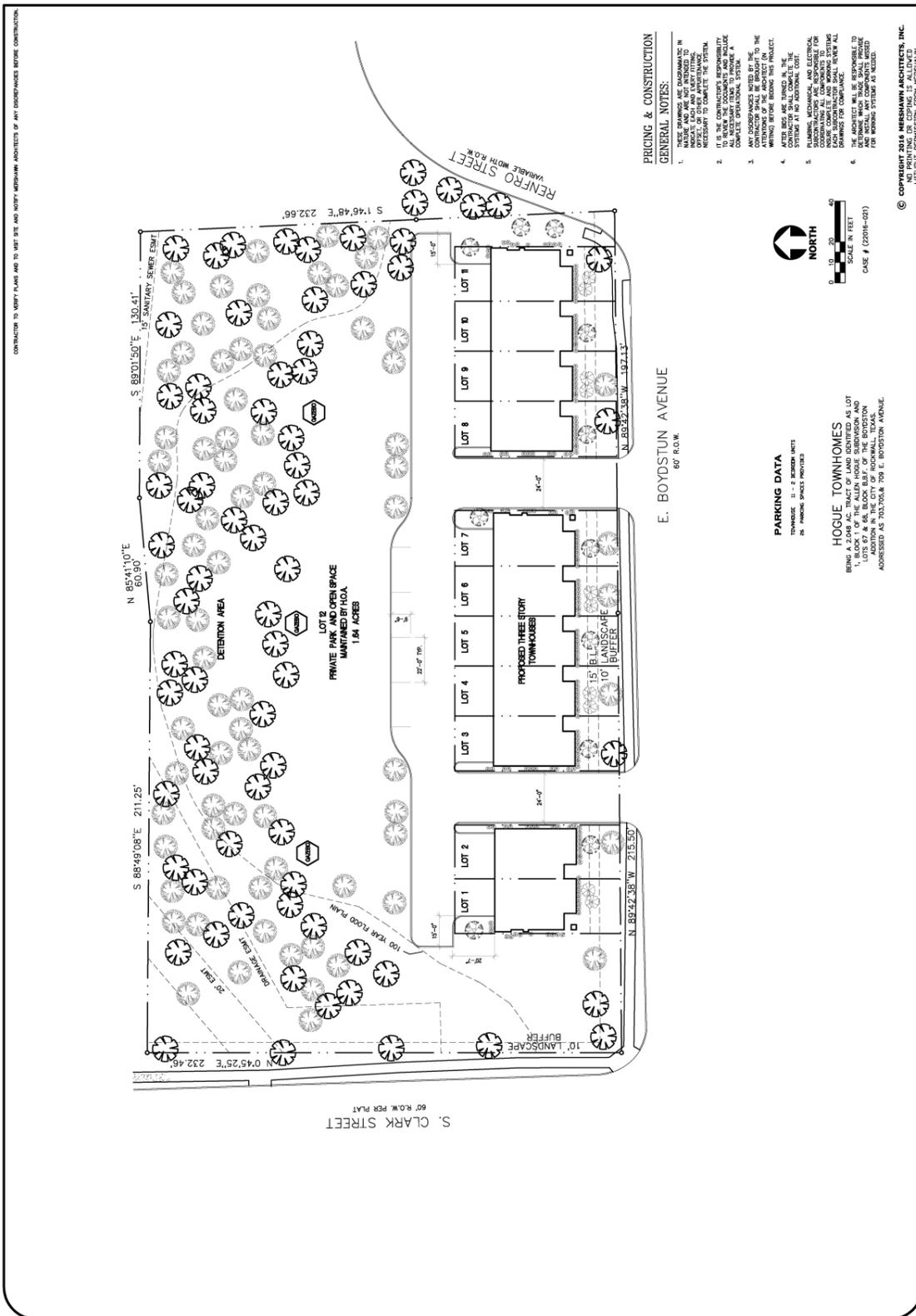
(8) *Open Space.* The open space shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. The Homeowner's Association (HOA) shall maintain all open space areas.

(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.

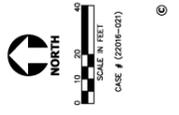
(10) *Variances.* The variance procedures and standards for approval that are set forth in the UDC shall apply to any application for variances to this ordinance.

Exhibit 'D': Concept Plan (Area 2)

 MERSHAWN ARCHITECTS MEDICAL COMMERCIAL CHURCHES INSTITUTIONAL RESIDENTIAL RESTAURANTS	2015 MORE ROAD #303 ROCKWALL, TEXAS 75087 PHONE: 972-721-9328 FAX: 972-749-2281	No. _____ Date _____ Revision _____ By _____	CONCEPTUAL SITE PLAN HOQUE TOWNHOUSE ROCKWALL, TEXAS
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- PRICING & CONSTRUCTION**
- GENERAL NOTES:**
1. THESE PLANS ARE TO BE CONSIDERED PRELIMINARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE AND NECESSARY TO COMPLETE THE SYSTEM.
 2. TO BE IN FULL COMPLIANCE WITH ALL CITY AND STATE REQUIREMENTS AND ALL APPLICABLE ORDINANCES, THE CONTRACTOR SHALL CONSULT THE CITY ENGINEER AND ALL NECESSARY AGENCIES FOR APPROVAL AND PERMITS.
 3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 4. THE CONTRACTOR SHALL COMPLY WITH ALL CITY AND STATE REQUIREMENTS FOR CONSTRUCTION AND ALL NECESSARY PERMITS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 6. THE ARCHITECT WILL BE RESPONSIBLE TO PROVIDE ALL NECESSARY INFORMATION AND MATERIALS TO THE CONTRACTOR FOR CONSTRUCTION OF THE SYSTEMS AS NOTED.



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Exhibit 'E':
Conceptual Building Elevations



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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/15/2016

APPLICANT: Jerry Monk of *Monk Consulting*

AGENDA ITEM: **SP2016-015**; Indoor Recreation Facility - *Adventure Sports*

SUMMARY:

Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of exceptions to the masonry requirements in conjunction with an approved site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

PURPOSE:

The applicant is requesting approval of exceptions to the masonry requirements as depicted in the building elevations submitted and in conjunction with an approved site plan for the purpose of constructing a 12,500 sq. ft. indoor recreation facility (*i.e. Adventure Sports*). The 4.88-acre parcel of land has a total of three (3) lots scheduled to be developed, with two (2) of the lots set for future development. The applicant is proposing the indoor recreation facility on Lot 2 (*i.e. the center lot*). It should be pointed out that the lot configuration depicted on the site plan will need to meet the minimum standards of the Commercial (C) District at the time of platting. This has been added as a condition of approval. The property is zoned Commercial (C) District and is generally located north of the intersection of Industrial Boulevard and Airport Road and is addressed as 1505 Airport Road.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The proposed indoor recreation facility use (*i.e. Adventure Sports*) is permitted by right on the subject property. The site will incorporate a total of 85 parking spaces and has two (2) points of access available from Airport Road, which are *24-ft Firelane, Public Access, and Utility Easements*.

The submitted site plan, building elevations, landscape plan, treescape plan, and photometric plan are in substantial compliance with the technical requirements contained within the Unified Development Code (UDC), with the exception of the conditions listed in the *Recommendations* section of this report.

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 sq. ft.	4.88-Acres; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	x>60-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	x>100-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	x>25-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	30-Feet	x>30-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet ¹	x>10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Ft w/o SUP	29' 4"; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	40%	~5.9%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	>90%; <i>Exception Request</i>
<i>Floor Area Ratio</i>	0.33	x<4:1; <i>In Conformance</i>

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Number of Parking Spaces	43	51 Provided; In Conformance
Minimum Stone Requirement (SH205 OV)	20% ea facade	X<20%; Exception Request
Minimum Landscaping Percentage	15%	x>15%; In Conformance
Maximum Impervious Coverage	85 to 90%	<85%; In Conformance

NOTES: 1. If the adjacent property is predominantly residentially zoned or residentially used, the setback shall be 20 feet.

EXCEPTION REQUESTS:

The applicant is requesting exceptions to the Unified Development Code (UDC) for the section outlined below. As a note, an exception request to the UDC requires passage of a simple majority vote of those City Council members present. The code reads as follows:

Exterior walls. *Each exterior wall shall consist of 90 percent masonry materials as defined in article XIII...on walls which are visible from a public street or open space, including a minimum of 20 percent stone.*

All buildings shall have exterior walls constructed of stone, brick, glass block, tile, cast metal, cast or cultured stone, or a combination of those materials. The use of other cementaceous products (e.g., stucco, Hardy Plank, or other similar materials) shall be limited to 50 percent of the building's exterior finishes...

Exceptions to this requirement may be permitted on a case by case basis by the council upon submission and approval of elevation drawings of the subject structure, and material samples.

The applicant is requesting the following exceptions:

- a) *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 90% (exterior) masonry material requirements by allowing metal wall panels to exceed the 10% secondary material requirement for the south (14%), east (60%) and west (38%) elevations as submitted.
- b) *Article V, Section 4.1.A.1 General Commercial District Standards* – An exception to allow for not meeting the 20% stone requirements by allowing a reduction in cultured stone for the south (16%), east (17%) and west (13%) elevations as submitted.

A request for an exception to the exterior material requirements is a discretionary decision for the City Council.

RECOMMENDATIONS:

The site plan submitted by the applicant meets all the technical criteria stipulated by the Unified Development Code (UDC) with the exception of the items listed above. Should the City Council choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.
- 2) All lots depicted on the site plan will be required to meet the minimum standards of the Commercial (C) District and the approval of this site plan does not vest the lot configuration for Lots 1 and 3.

- 3) A shared parking agreement will be required at the time of development of Lots 1 and 3 incorporating the three lots within this development and meeting the parking standards for each lot in accordance with the *Article VI, Parking and Loading* standards of the UDC.
- 4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 9, 2016, the Planning and Zoning Commission's motion to approve the Site Plan with staff conditions passed by a vote of 7 to 0. In the same motion, the Planning and Zoning Commission recommended approval of the exceptions to the masonry requirements to allow for metal wall panels to exceed the 10% secondary materials standard and for not meeting the 20% stone requirement as outlined in staff's report for the south, east, and west elevations.

City of Rockwall Project Plan Review History



Project Number SP2016-015
Project Name Adventure Sports Facility
Type SITE PLAN
Subtype
Status P&Z HEARING
Owner ZAPH & ATH PROPERTIES, LLC
Applicant MONK CONSULTING

Revised Plan Comments
Highlighted

Applied 6/17/2016 LM
Approved
Closed
Expired
Status 8/3/2016 DG

Site Address 1505 AIRPORT RD
City, State Zip ROCKWALL, TX 75087

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
COLUMBIA PARK	4-1	NULL	4-1	0020-0000-0004-01-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
Assistant City Engineer	Amy Williams	7/29/2016	8/12/2016	7/29/2016		APPROVED	
BUILDING	John Shannon	6/17/2016	6/24/2016	7/22/2016	35	APPROVED	
BUILDING	John Shannon	8/1/2016	8/8/2016	8/1/2016		APPROVED	
ENGINEERING (7/19/2016 4:17 PM AW) See markups Give distance between driveways (proposed to proposed and existing to proposed) Pro-rata for sewer \$105.18/lf of Airport Road Check dimension at the back (see markup) See question on markup regarding sewer Impact fees 4% engineering fees	Amy Williams	6/17/2016	6/24/2016	7/19/2016	32	COMMENTS	See Comments
FIRE (7/21/2016 4:20 PM AA) Fire Hydrant Coverage: All portions of the exterior walls of the first story of the building shall be within 600-ft. of a fire hydrant as measured by an approved route around the exterior of the facility or building. Fire Hydrant shall be located within 100-ft. of the Fire Department Connection (FDC) and within 8-ft. of fire apparatus access roadway.	Ariana Hargrove	6/17/2016	6/24/2016	7/21/2016	34	COMMENTS	see comments
FIRE	Ariana Hargrove	8/1/2016	8/8/2016	8/1/2016		APPROVED	revised plans 7/28/16
GIS	Lance Singleton	6/17/2016	6/24/2016	7/20/2016	33	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(7/20/2016 10:51 AM LS)						
New Address Assignment will be: 1505 Airport Rd, Rockwall TX 75087						
*The future front lot will be 1501 and the rear lot will be 1509. Please delete the old address of 1551 from all documents since location has changed.						

PLANNING	David Gonzales	6/17/2016	6/24/2016	7/22/2016	35 COMMENTS	See comments
Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, 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 [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).
3. Label site plan documents with "Case No. SP2016-015" at the lower right corner of each plan.
4. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department.

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., including 20% stone on walls which are visible from a public street or open space. South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials,..., on walls which are visible from a public street or open space. South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% for metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please address the following Planning Comments for each plan submitted:

Site Plan:

1. Will there be three separate lots developed? If so, provide a lot/phasing plan. Also, this lot and the rear (north) lot will require lot frontage. A minimum of 60-ft width required to create a flag lot for each.
2. Remove the label (By Plat) where indicated.
3. Relabel 24-ft Firelanes as "24-ft Firelane, Public Access & Utility Easement"
4. Dumpster Enclosure: What is the exterior material of the enclosure? The exterior material is to match the primary structure with an opaque gate. Provide a self latching mechanism for the dumpster enclosure gate.

Landscape Plan:

1. Meets the intent of the UDC and is OK as submitted.

Photometric Plan:

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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1. The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards. Provide detail.
2. Provide cut sheets for all exterior lighting fixtures (e.g. pole lights, wall packs, etc.)
3. All lighting sources are to be directed down and shielded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.
4. Maximum lighting intensity at the property line is not to exceed 0.2-FC. Resubmit photometric plan and indicate readings to all property lines and in compliance with UDC (i.e. 0.2-FC)

Building Elevations:

1. Provide exterior material percentage calculations for each exterior material and for each elevation (north, south, east, & west).
2. Label the north facing elevation - there are two south elevations.
3. Approval of exceptions by City Council as indicated above.

The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

- Planning - Work Session: July 26, 2016 (6:00 p.m.) [Applicant to provide presentation and discuss project]
- Planning - Action: August 9, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)]

City Council - Action: August 15, 2016 (6:00 p.m.) [FOR EXCEPTION REQUESTS ONLY]

PLANNING	David Gonzales	8/3/2016	8/10/2016	8/3/2016	COMMENTS	See comments
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Revised Submittal Comments:

Planning Department General Comments:

1. Adherence to Engineering and Fire Department standards shall be required.
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy (CO).

EXCEPTIONS FOR CITY COUNCIL TO CONSIDER:

1. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials, including 20% stone on walls which are visible from a public street or open space. South, East & West elevations require a minimum 20% stone and do not meet this standard.
2. Art V, Sec. 4.1.A.1 requires each exterior wall to consist of 90% masonry materials, on walls which are visible from a public street or open space. South, East & West elevations do not provide a minimum 90% masonry material and exceed 10% for metal wall panels.

** Approval of exceptions to the exterior materials requested requires passage by a simple majority vote of City Council. **

Please address the following Planning Comments for each plan submitted:

Site Plan:

1. Meets the intent of the UDC and is OK as submitted.

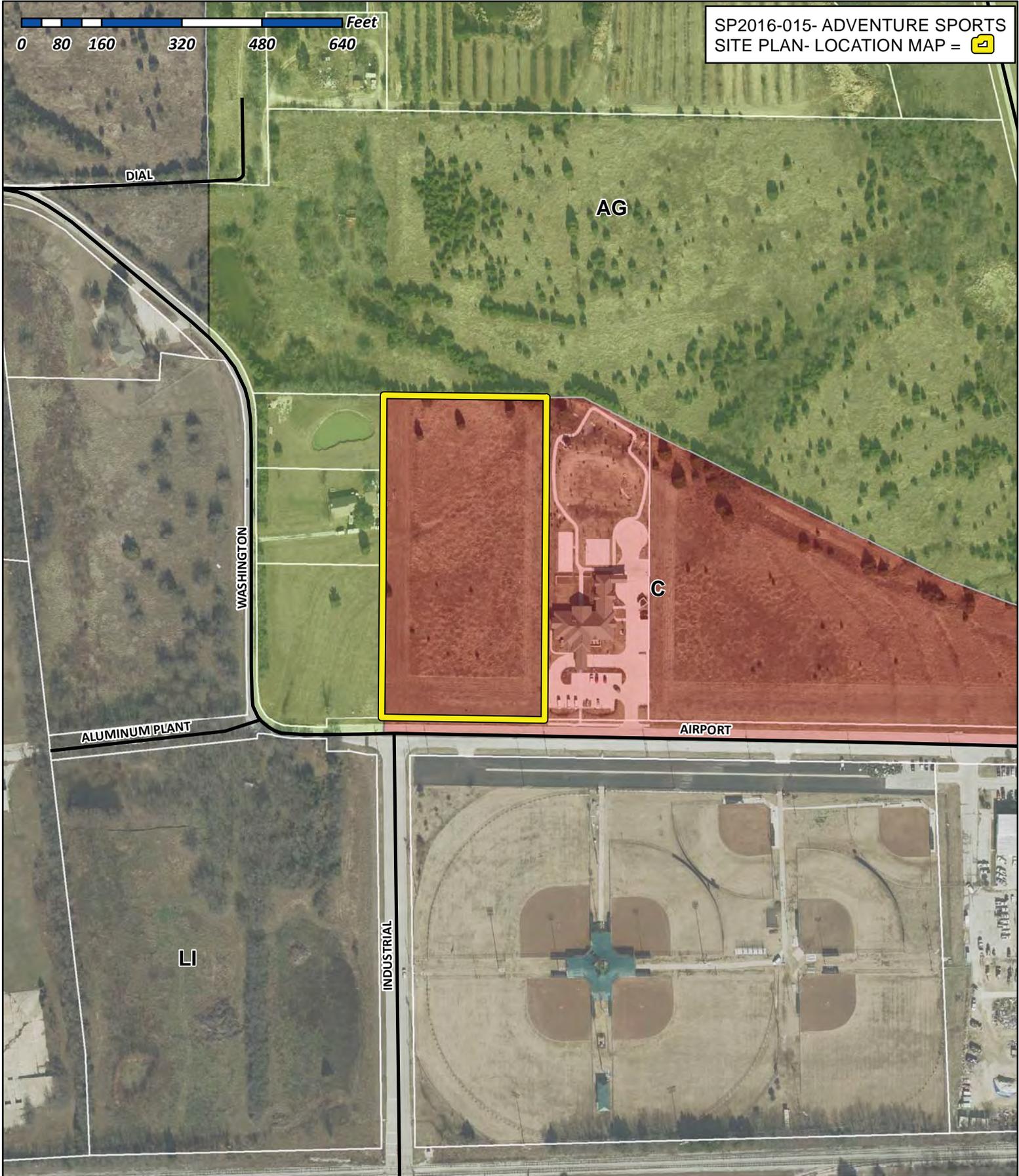
Landscape Plan:

1. Meets the intent of the UDC and is OK as submitted.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Photometric Plan:</p> <p>1. Meets the intent of the UDC and is OK as submitted with the following general comments:</p> <p>a) The lighting pole standards are not to exceed a maximum overall height of 30-ft (includes pole, base, fixtures, etc.) per the UDC standards.</p> <p>b) All lighting sources are to be directed down and shielded with a full cut-off or partial cut-off source and a maximum 1 inch reveal in order to control glare.</p> <p>Building Elevations:</p> <p>1. Other than the request for exceptions to the exterior material requirements as noted above, the plan meets the intent of the UDC and is OK as submitted.</p> <p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the Site Plan. 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>Meeting Dates to Attend:</p> <p>Planning - Action: August 9, 2016 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)]</p> <p>City Council - Action: August 15, 2016 (6:00 p.m.) [FOR EXCEPTION REQUESTS ONLY]</p>						

0 80 160 320 480 640 Feet

SP2016-015- ADVENTURE SPORTS
SITE PLAN- LOCATION MAP = 

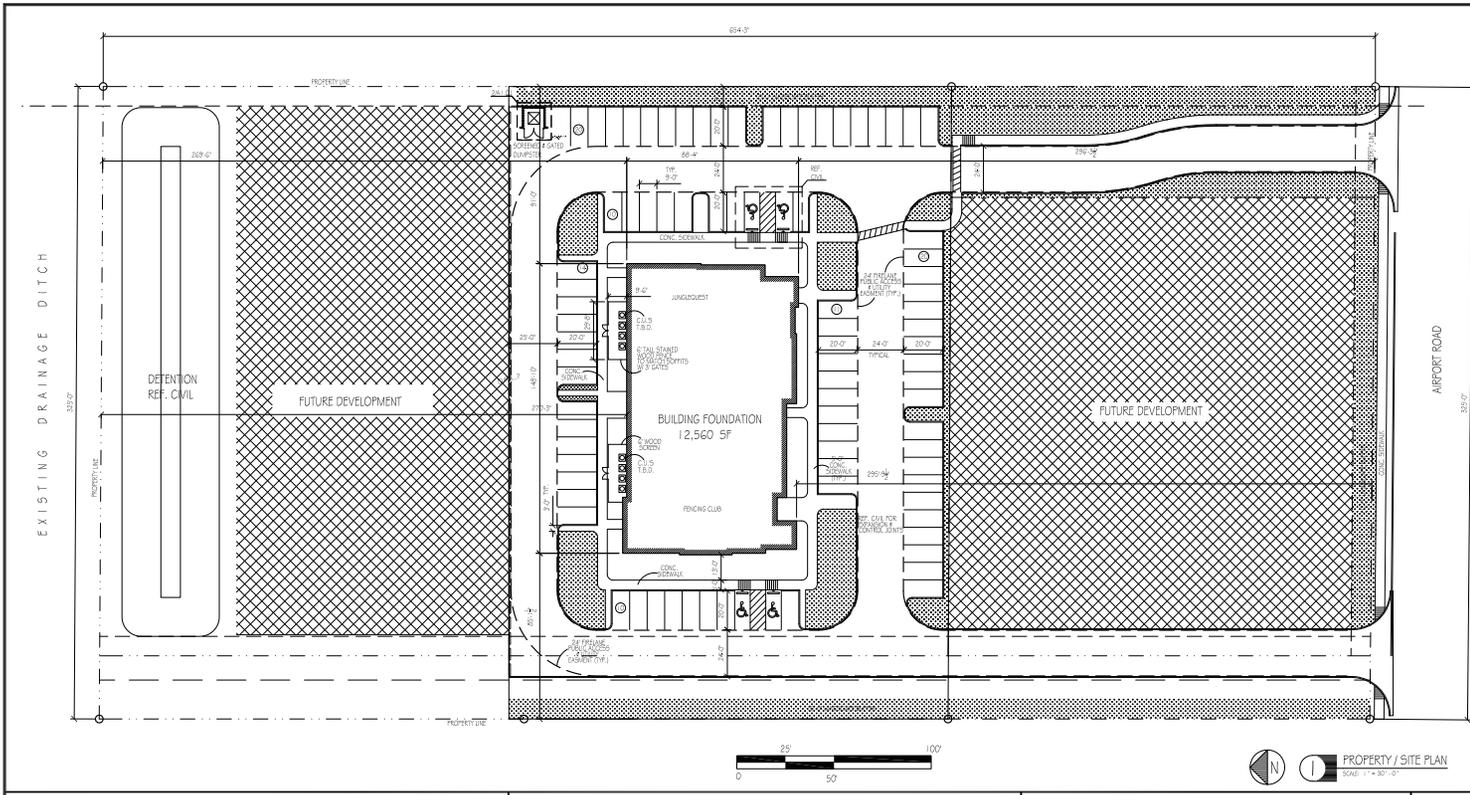


City of Rockwall

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

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





SITE NOTES:

- TOTAL LOT SITE AREA = 212,487 SF
- PAVED AREA = 172,482 SF / 82 ACRES
- IMPERVIOUS AREA = 59,232 SF
- TERRAZZO LANDSCAPE = 14,873 SF. DR 20%

NO. CLUBS	TOTAL # RES. CLUBS	TOTAL # RES. I.C.	TOTAL # PROD.
33		0'	
14		4'-0"	
			80 TOTAL

- OFFICE PORTION TO BE WOOD FRAME CONSTRUCTION.
- SPORTS CLUB AREA TO BE PRE-ENGINEERED METAL BUILDING CONSTRUCTION.



STANLEY C. CROSBARTEL, AIA
TEXAS REG. # 5105
DATE: 7-15-16
THIS DOCUMENT MAY NOT
BE USED FOR BIDDING,
PERMIT OR CONSTRUCTION
PURPOSES.

EXPIRES
8/31/17

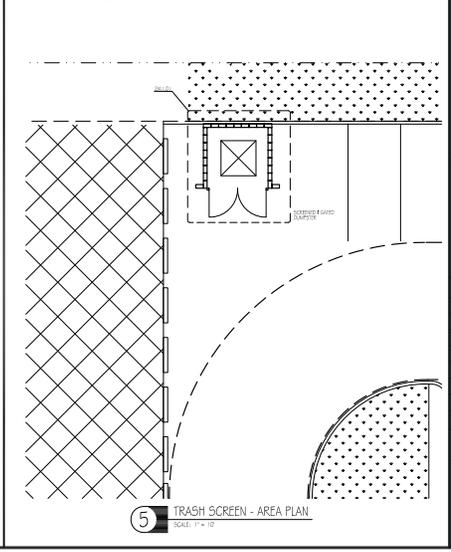
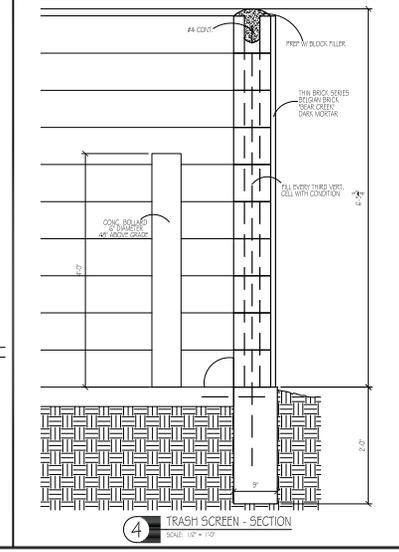
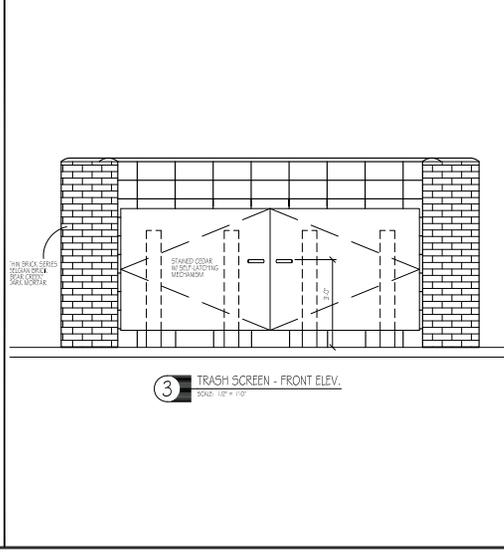
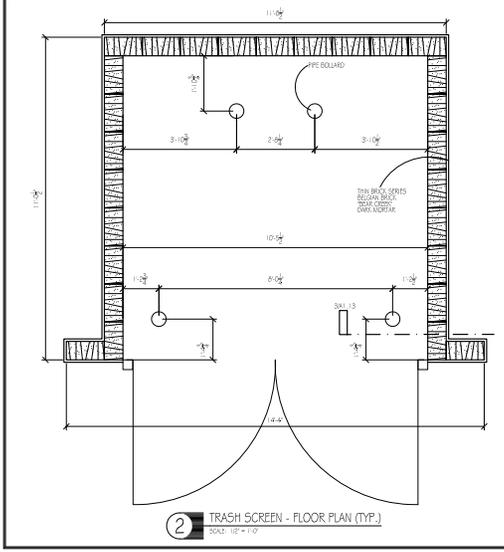
New Construction of Adventure Sports Facility
New Construction of Adventure Sports Facility
 1505 Airport Rd.
 Rockwall, Texas 75087

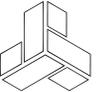
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ISSUED FOR:
 SITE PLAN SUBMITTAL 7/15/16
 REVISIONS 7/31/16

SITE PLAN
 SHEET NUMBER

SP.01





ARCON
ARCHITECTS
REAL ESTATE
CONSTRUCTION



ARCON Architects, Inc.
814 Hall Ave., Seabrook, Tx. 77586
Stan Cromartie, AIA - 281-316-6392

Owner: Zaph & Ath Properties, LLC
1125 Waterside Circle
Rockwall, Texas 75087-6007
Dr. Steve Arze - 469-834-6757

Adventure Sports Facility
Case No. SP2016-015

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Jeffrey Widmer, Building Official

DATE: 8-15-2016

SUBJECT: Variance requests for a monument sign to be located at 1415 South Goliad

Mr. Bret Skirvin of Site Enhancement Services representing Advanced Auto Parts has asked to appear before the City Council to request approval of variances for a new monument sign.

Our sign ordinance allows a monument sign with a maximum height of seven feet (7') and a maximum size of ninety eight square feet (98' sq. ft.). In addition, a minimum twenty foot (20') side setback is required due to their lot frontage being over a 100'.

The applicant is requesting to build a new monument sign ten feet (10') in height, one hundred and thirty square feet (130 sq. ft.) in size and ten feet (10') from the side property line. The applicant states that the increased height, size and setback variances are necessary to provide needed visibility along Goliad Street, due to easements near the front of the property, which will require the sign location to be set back approximately 56' from the edge of the Goliad Street.

Therefore, the applicant is requesting variances for the height, size and setback for their new sign. Our sign ordinance gives the Council discretion to consider the requested variances.



26 July 2016

Advance Auto Parts
1415 S Goliad St.
Rockwall, TX

Variance Criteria Response

Advance Auto Parts is proposing to install a monument sign that requires relief from the standards set forth in the City of Rockwall zoning ordinance as follows:

Pursuant to section 32-284 *Such freestanding signs shall be located a minimum of...20 feet from adjoining property lines on lots with over 100 feet and less than 200 feet of frontage*, Advance Auto Parts is proposing a sign located 10 feet from the adjoining property line. This request requires 10 feet of relief from the code minimum of 20 feet.

Pursuant to section 32-304(1) *All monument signs shall be limited to a maximum of seven feet and a total structure area size of 98 square feet* Advance Auto Parts is proposing a sign that is 10 feet in height, and a structure size of 130 square feet. This request is 3 feet taller than the code allowed 7 feet, and 32 square feet larger than the code allowed 98 square foot structure size.

The City Council may grant these variances when the limitations would create a hardship for the applicant.

If held to code compliant signage, the limitations would result in unnecessary hardships not faced by other tenants in the vicinity. The request for relief from the setback requirements is a result of easements located at the front of the property. This prohibits Advance Auto Parts from installing a sign at the front of their building, which is what motorists would generally expect to see for a standard commercial business. The only other sensible location Advance Auto Parts can put their monument sign results in an encroachment upon the side yard setback requirements. If Advance Auto Parts were to meet the side setback requirement of 20', then the sign would be within the parking lot, and blocking the drive-aisles and fire lane.

The request would be of no detriment to the surrounding area. The sign easily meets the front setback requirements. This sign would also be code compliant in terms of side-yard setback if the lot frontage was under 100'. Although it would be closer than code

allowed, this sign would in no way impede on the neighboring business. The chosen location to place the monument sign is due to the shape and layout of the approved site plan. All landscaped area on the property falls within either a drainage easement, or a utility easement. This would be the typical location for a freestanding sign. However Advance Auto Parts is unable to utilize this landscaped area, resulting in an unnecessarily far front setback.

The request for an additional 3' in height stems from the aforementioned setback hardship. With extremely limited options to locate the proposed sign, visibility from the public right-of-way is greatly compromised. The main objective of freestanding signs is to provide advance notification to motorists of a business's location, as well as identify the main entrance by which a business is accessed. The lack of an opportunity to identify their entrance increases the relevance of the advance notification that the proposed sign would provide. With a code allowed 6' tall sign, the visibility produced would not be adequate for safe traffic conditions. This is especially relevant for (south)east-bound motorists, as Advance Auto Parts has no identification on their west façade, and the proposed sign is beyond the main entrance. If an east-bound motorist misses the turn-lane into the site, they would be required to perform a U-turn at E Yellow Jacket Ln, which is a potentially unsafe traffic maneuver. The additional proposed 3' will significantly improve the signs visibility, thus decreasing the probability of missing the turn lane and improving the overall traffic safety of the corridor.

The request for additional height will also be of no detriment to the surrounding business and community. If approved, the sign would not encroach on visibility of motorists within the neighboring business, nor would it in any way impede visibility of motorists on the adjacent right-of-way. The sign would also be in compliance with all other structural and functional standards. The sign is designed to be in harmony with the architecture of the Advance Auto Parts building, and would contribute to the overall aesthetics of the corridor.

The request for additional square footage is a result of the necessary additional height, as well as the compliance with specific requirements for monument signs. If held to code compliant 7' in overall height, the sign would be compliant in terms of structure square footage at 91 sq. ft. However, as demonstrated in the previous paragraphs, Advance Auto Parts would face an unnecessary hardship if sign was proposed at 7'. Additionally, the requirement of the 6" masonry border on each side of the sign area greatly increases the overall width of the sign. Without this regulation, Advance Auto Parts would propose a much thinner monument base thus eliminating the needs for this particular request. This requirement helps improve the aesthetic quality of the sign, but increases the overall size. If granted the request for an additional 32 sq. ft., Advance Auto Parts would be able to both keep the aesthetic masonry border and utilize the necessary height.

The request for additional structure square footage would be of no detriment to the surrounding community. The request is minimal, and would only be 32 sq. ft. larger than what code allows. The cabinet itself is compliant in size. If approved, this request would allow Advance Auto Parts to utilize the requested height increase, and keep the aesthetic

quality that the masonry border requirement was intended to produce.

In Conclusion, Advance Auto Parts is seeking relief from the Rockwall Zoning Ordinance due to the unique circumstances surrounding this particular site. The approved site plan and the existing easements culminate in a scenario that makes it impossible for Advance Auto Parts to install a sign anywhere at the front of their property. This puts them at a disadvantage compared with other businesses within the area, which includes a direct competitor, as almost all other businesses have a freestanding sign right at, or within the vicinity of their lot entrance. Additionally, the code requirements also results in reduced visibility, which compromises the traffic safety within the S. Goliad St. corridor. The quantity of relief sought is the minimum amount required to accomplish the intended objectives of the sign regulations, and yield the safest traffic conditions possible.

Advance Auto Parts 

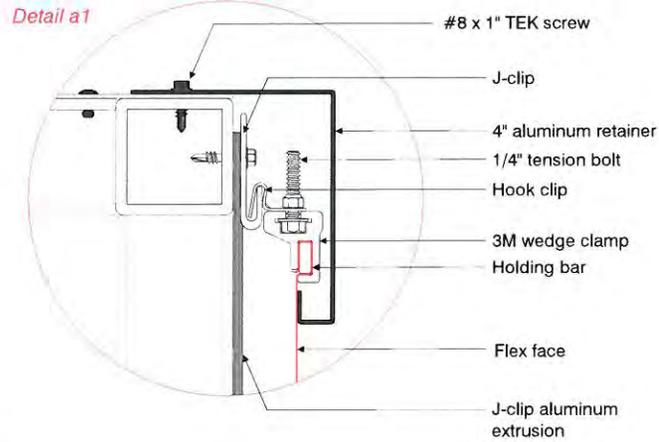
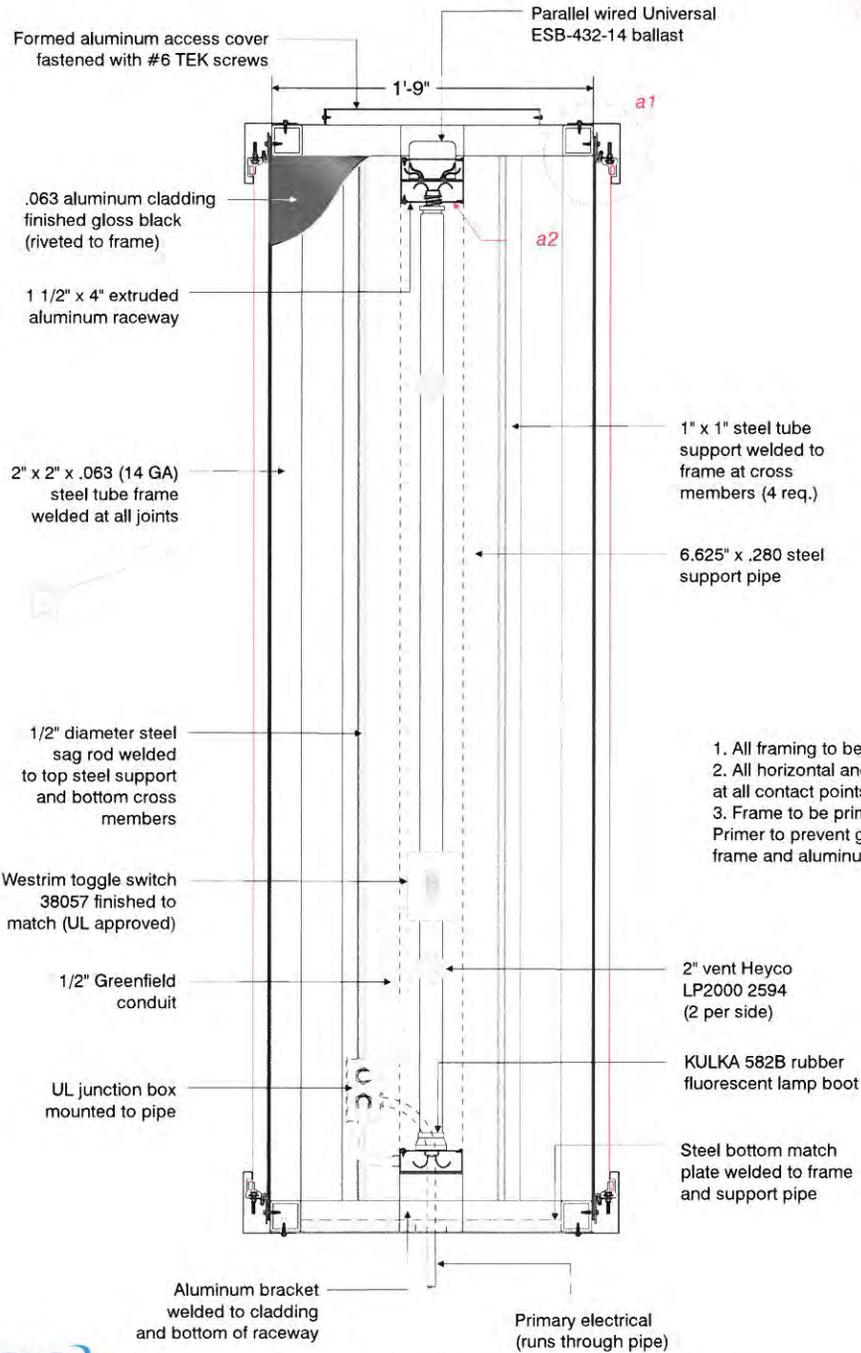
Submittal

**1415 South Goliad Street
Rockwall, TX**

July 26, 2016



Ph: 1 . 855 . 525 . 6261
Fax: 1 . 574 . 237 . 6166
www.siteenhancements.com



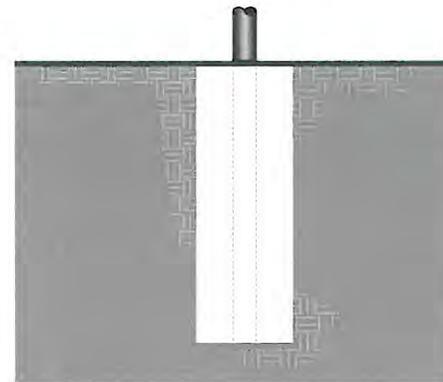
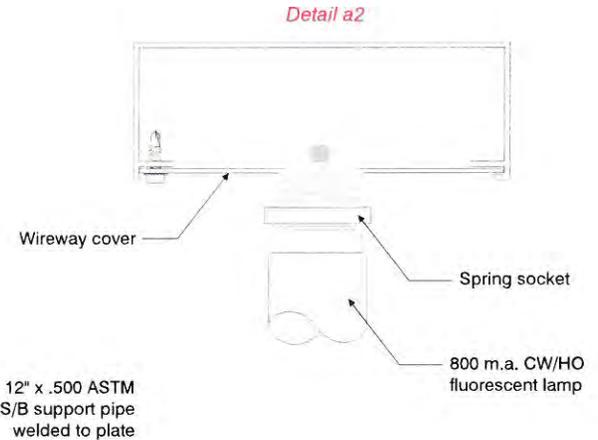
Electrical Data

Volts: 120
 Total Amps: 8
 Circuits: 1
 Visible Disconnects: 1
 Ballasts: 4

1. All framing to be 2" x 2" x .063" 14 gauge steel tube.
2. All horizontal and vertical members to be fully welded at all contact points with 3/16" min. fillet weld.
3. Frame to be primed with Akzo Nobel White Enamel Primer to prevent galvanic corrosion between steel frame and aluminum cladding.

10'-0" x 13'-0" Monument at 10' OAH

Sign components to be in strict compliance with all UL standards.



Proper sign foundation to be determined by certified engineer. Pylon to be direct set into concrete pad and foundation below grade. Sign must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.

Windload requirement: 90 MPH

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Jeffrey Widmer, Building Official

DATE: 8-15-2016

SUBJECT: Size and height variance request for a new monument sign for Kroger's

Mr. Dean Kraus, of Comet Signs representing Kroger's, has requested to appear before the City Council to request variances for the size and height of a new monument sign, to be built at the new Kroger's store which is currently under construction at 1950 North Goliad.

The sign ordinance allows a monument sign to be a maximum of seven feet (7') in height and a maximum of ninety eight square feet (98 sq. ft.) in size. Mr. Kraus is requesting variances to allow the sign to be eleven feet (11') in height and one hundred and twenty square feet (120 sq. ft.) in size.

Mr Kraus is requesting the additional size and height variances, in order to elevate the proposed sign up above a large retaining wall that has been constructed near the proposed sign location. Without the requested variances, the wall would block the view of approximately four feet (4') of the sign, as motorist travel north bound on Hwy 205.

I have included a letter from the applicant, drawings of the proposed sign and a site plan indicating where the sign is to be located.



To:
Rockwall Board of Adjustment

Hello,

We are requesting a variance to the sign ordinance, which that states the total height of a free standing monument sign may only be 7' in height. We would like to request an additional 4' of height for the base portion of our display. The need for this 4' of additional base is to clear a 4' retaining wall located at the front of the property. Having the additional height will allow the display to have clear visibility for traffic traveling both North and South along N. Goliad St., while maintaining visual harmony with the shopping center.

The retaining wall creates a visual obstacle for the display, and due to drainage systems in the immediate vicinity we are unable to relocate the display in front of the wall, as we did with the sign for the Kroger Fuel Station at the North end of the property.

The visible portion of the display from the street would be approximately 7' above the retaining wall, which we believe is in keeping with the city ordinance. Total height of the display from grade would be 11'.

We appreciate your consideration in this matter.

Thank you,

Dean Kraus

Comet Signs

Bringing Your Brand To Life

Manufacture & Install & Repair

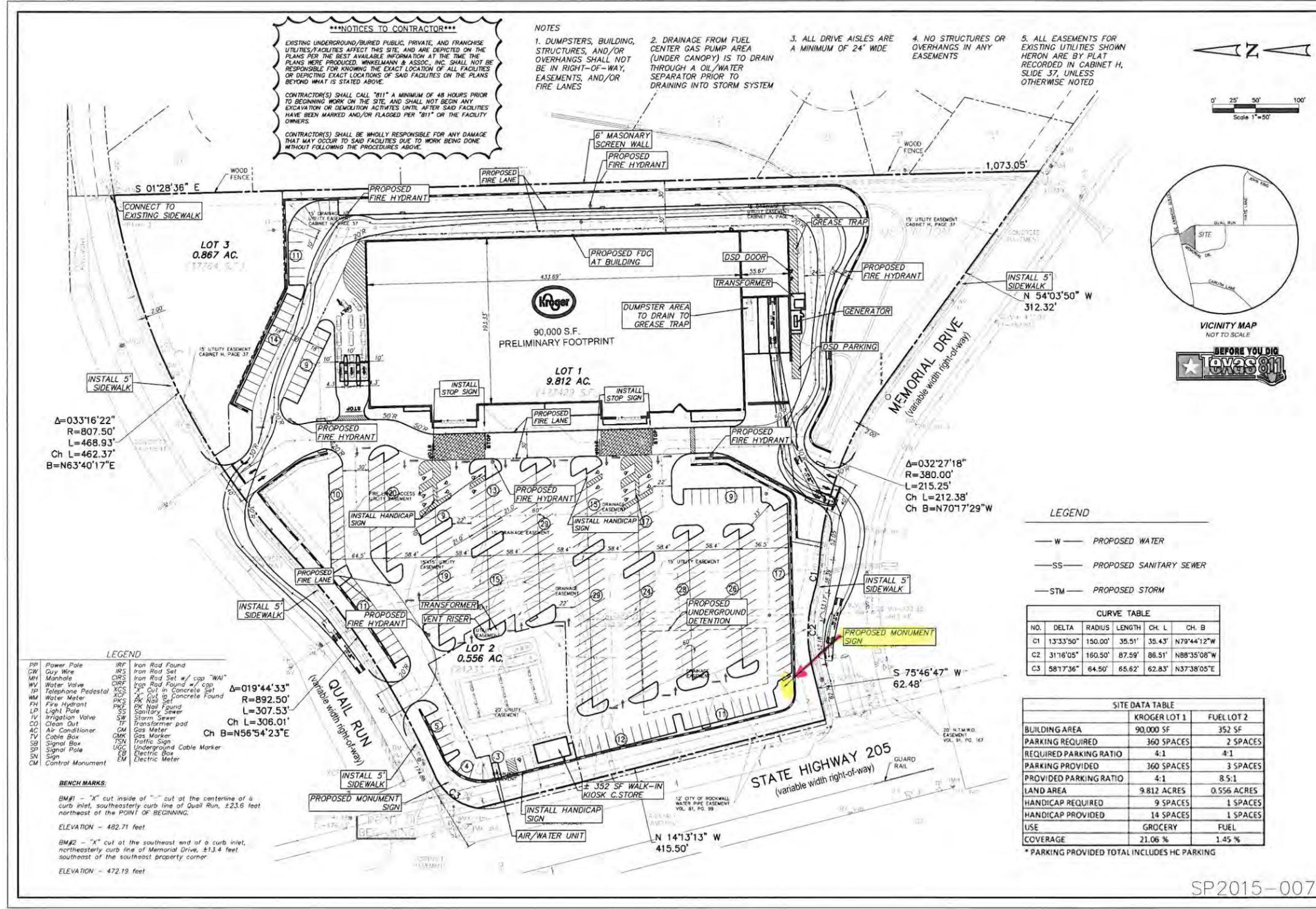
2457 S. Loop 4, Bldg. 1B
Buda, TX 78610
512 872 2800

3401 S. Alameda St.
Corpus Christi, TX 78411
361 210 3100

1336 S. Irving Heights Dr.
Irving, TX 75060
972 870 1594

2906 Greenhouse Rd.
Houston, TX 77084
281 492 6581

235 W. Turbo
San Antonio, TX 78216
210 341 7244



Winkelmann & Associates, Inc.
 1000 W. GOLIAD ST., SUITE 100, ROCKWALL, TEXAS 75087
 (972) 942-1100
 LICENSED PROFESSIONAL ENGINEER
 04-09-2015

LEGEND

6. _____
 5. _____
 4. _____
 3. _____
 2. _____
 1. 04/09/2015 1ST CITY RESUBMITTAL
 DATE REVISION MB APPROV

SITE PLAN
 SW574
 SEC N. GOLIAD ST. AND E. QUAIL
 RUN RD.,
 ROCKWALL, TEXAS

C-1.0

SP2015-007

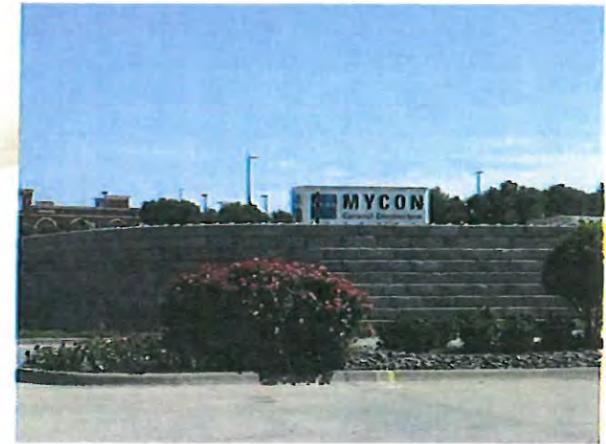
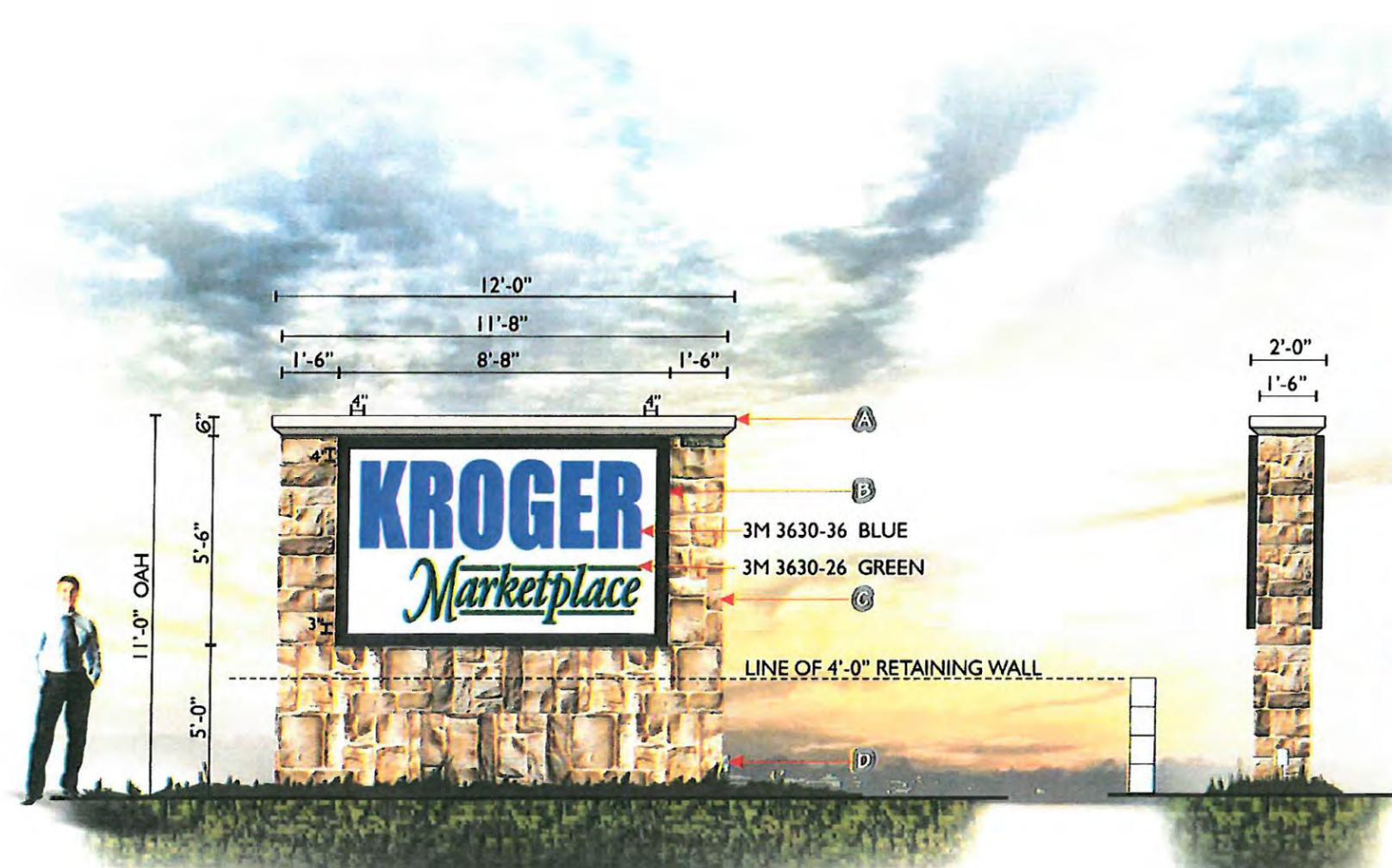
KROGER

- Approved
- Approved As Noted
- Revise & Resubmit

By: _____
Date: _____

Client: Kroger #574
Location: Goliad St. & E. Quail Run Rd. Rockwall, TX
Salesperson: Tommy R.
Prj. Mngr.: Michelle G.
Date: 10-2-15
Designer: TD
File Name: 25351 R2
Kroger #574 Rockwall
Proposal #: 25351
Job #:

- A** CAST STONE CAP (TO MATCH BUILDING TRIM).
- B** FAB. SHEET ALUM. SIGN CABINET (PAINTED BLACK) MED. IMPACT RESISTANT SIGN FACES. INT. ILLUM. W/ T8 FLUORESCENT LIGHTING.
- C** STONE VENEER TO MATCH BUILDING.
- D** BELL BOX.



6'-0" RETAINING WALL

B D/F MONUMENT SIGN ELEVATION
(I) REQUIRED

SCALE: 1/4" = 1'-0"

SIDE VIEW

84 SQ. FT. TOTAL STRUCTURE
47.63 SQ. FT. ACTIVE SIGN AREA

IMPORTANT DISCLAIMER: Site signage specification and sign positioning is based on information/data provided by the customer at time of drawing request. Any freestanding sign, to include signs defined as pylons, multi-tenant pylons, and monument signs may be subject to review as required by the City, County or governing body in which said property is positioned. Freestanding signs positioned in proximity to urban corridors, utility easements, overhead power lines, ROW Transmission lines, State Department of Transportation ROW and underground pipelines/fiber optic lines may also be subject to review in regards to setbacks or encroachment requirements by those specific entities.

Revisions
R1/5-23-15/BEN: Added fuel dimension
R2/7-14-16/TD: Raised sign B up to be seen above 6' retaining wall.

License #: 18010

Corporate Office
San Antonio
235 West Turbo
San Antonio, TX 78216
Ph: (210) 341-7244

Dallas / Ft. Worth Branch
1338 S. Irving Heights Dr.
Irving, TX 75060
Ph: (972) 870-1564

Houston Branch
2908 Greenhouse Rd.
Houston, TX 77064
Ph: (281) 492-6661

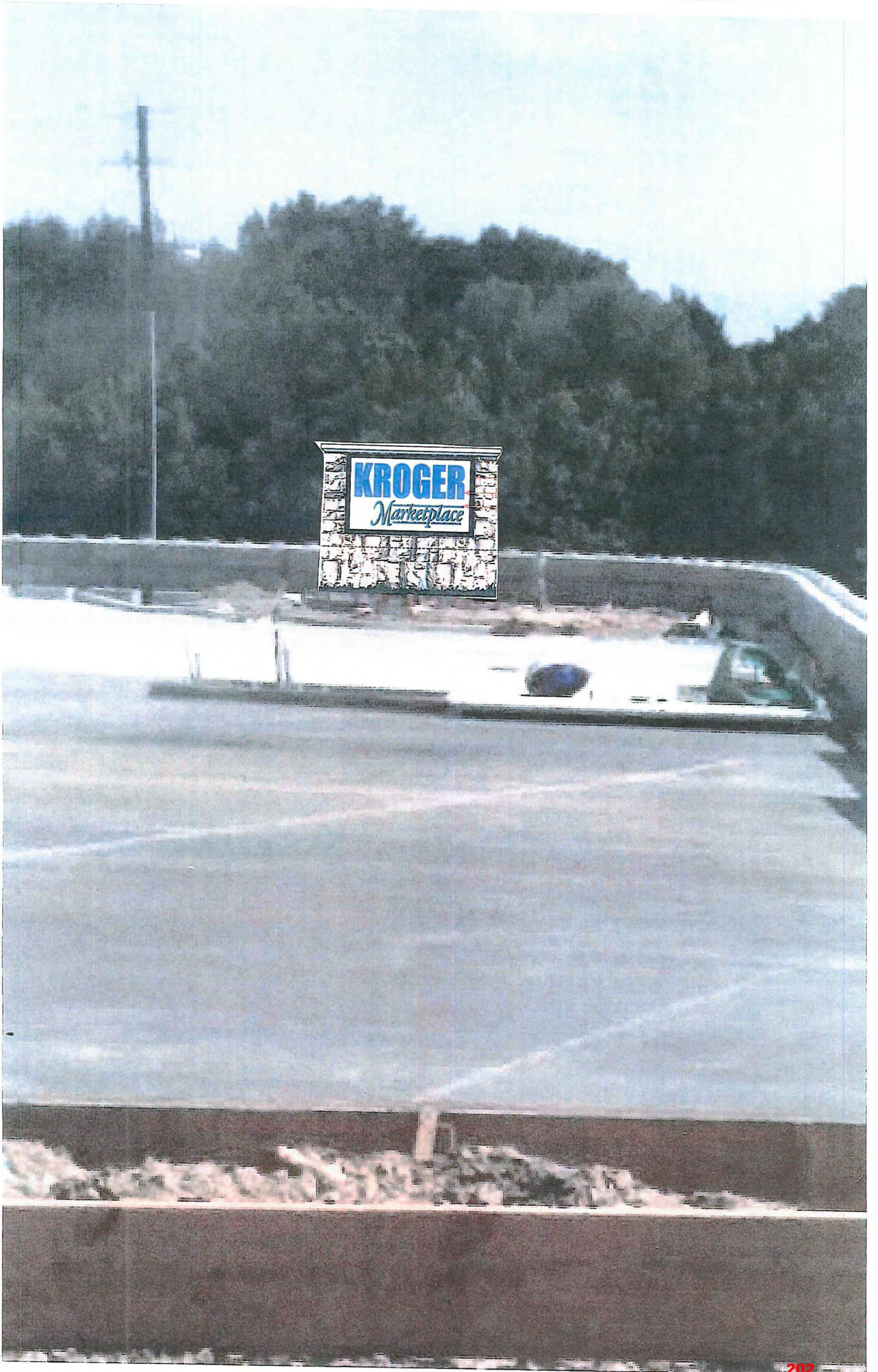
Austin Branch
2457 S. Loop 4, Bldg. 1B
Buda, TX 78810
Ph: (512) 872-2800

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley – City Manager
FROM: Brad Griggs – Assistant City Manager
DATE: August 12, 2016
SUBJECT: Building Code/Fire Code Variance/Amendment

The International Building Code and the International Fire Code require that a “two-way communication system shall be provided at the elevator landing on each *accessible* floor that is one or more stories above or below the *story of exit discharge* complying with Sections 1007.8.1 and 1007.8.2”. This is referenced in Section 1007.8 of the 2009 International Fire Code and Section 1007.8 of the 2009 International Building Code. The two way communication system is a mechanism for a person stranded on a floor of a building that is being or has been evacuated to contact emergency response personnel to request assistance to exit the building. A scenario may be a person restricted to a wheel chair being stuck on a floor and the elevator has been turned off due to a fire or another emergency.

Bill Channel of the Channel Corporation has requested a variance or ordinance change to facilitate a request to be exempt from this section of the codes. In his building, the second floor is a mezzanine and his thought is that someone could be heard from the second floor mezzanine and therefor the two way communication is not necessary. The IBC and IFC do not recognize this as an exception to the code.

The City Council has the authority to grant a variance or instruct the staff to prepare an ordinance to amend the local exceptions to the International Building Code and the International Fire Code. The Channel Corporation building was built under the 2009 IBC and IFC. The section requiring the two way communication system was first included in the 2009 IBC and the 2009 IFC. Other buildings in Rockwall that were required to have the two way communication system include the Trend Tower, Springhill Suites, Rockwall Nissan, Platinum Storage, Whitmore Manufacturing and the Baylor Emergency Center,

Building Official Jeffrey Widmer and Fire Marshal Ariana Hargrove will be in attendance to answer any questions.

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