

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, December 06, 2021 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC), pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding possible sale/purchase/lease of real property off of John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding the city's concession agreement with Harbor Bay Marina Corporation, pursuant to Section 551.071 (Consultation with Attorney).
4. Discussion regarding legal analysis of municipal court authority, pursuant to Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Mayor Pro Tem Hohenshelt

VI. Proclamations / Awards / Recognitions

1. Remembering Pearl Harbor - 80th Anniversary Day

VII. Open Forum

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

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the November 15, 2021 regular city council meeting, and take any action necessary.
2. Consider awarding a contract to Custard Construction Services for improvements to city facilities, and authorizing the City Manager to execute a contract totaling \$201,517.16 to be funded out of the Internal Operations Department operating funds, and take any action necessary.

3. Consider authorizing the City Manager to execute an aerial easement agreement between the City of Rockwall and Oncor Electric Delivery on City owned property north of the Ralph M. Hall / Rockwall Municipal Airport and take any action necessary.
4. Consider approval of the contract for the construction materials testing for the IH-30 Utility Relocation Project and authorize the City Manager to execute a construction contract with Alliance Geotechnical Group in the amount of \$31,000.00, and take any action necessary.
5. Consider approval of the construction contract for IH-30 Utility Relocation Project from Dalrock Road to State Highway 205 and authorize the City Manager to execute a construction contract with Larrett, Inc., in the amount of \$2,615,323.00, and take any action necessary.
6. **Z2021-043** - Consider a request by Kenneth A. Selden on behalf of Johnathan Brown for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.426-acre tract of land identified as a portion of Lot 3, Block B, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and take any action necessary **(2nd Reading)**.
7. **Z2021-044** - Consider a request by Alex Flores for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary **(2nd Reading)**.
8. **Z2021-045** - Consider a request by Vanio Dilov for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1102-acre parcel of land identified as a Lot 40 of the Chandler's Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia Drive, and take any action necessary **(2nd Reading)**.
9. **Z2021-046** - Consider a request by Mike Peoples for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing two (2) *Agricultural Accessory Buildings* and an *Animal Shelter/Loafing Shed* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary **(2nd Reading)**.
10. **Z2021-047** - Consider a request by Andrea Danley on behalf of Mike Peoples for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary **(2nd Reading)**.
11. **P2021-051** - Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a *Preliminary Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.
12. **P2021-052** - Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a *Master Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

13. **P2021-057** - Consider a request by Frank Fite for the approval of a *Final Plat* for Lots 1 & 2, Block A, Fite Office Addition being a 0.82-acre tract of land identified as Lots A & D, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 & 812 N. Goliad Street [§H-205], and take any action necessary.
14. **P2021-059** - Consider a request by Michael & Jennifer Wurster for the approval of a *Final Plat* for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.
15. **P2021-061** - Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a *Replat* for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.
16. **P2021-062** - Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Final Plat* for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

X. Appointment Items

1. Appointment with Michael Black of La Terra Studio to present a design concept for the Discovery Statue on the downtown courthouse grounds, and take any action necessary.
2. Appointment with Sean Ribble of Greenworks Lending and Dub Taylor of the Texas PACE Authority to discuss and consider becoming a C-PACE (Commercial Property Assessed Clean Energy) designated city, and take any action necessary.

XI. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. **MIS2021-013** - Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Carl Gresham for a variance to the City's Standards of Design and Construction Manual in accordance with the City's Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ) on a 20.00-acre tract of land identified as Tract 8-3 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3213 Blackland Road, and take any action necessary.
2. Discuss and consider filling vacancies on the city's Park Board and Animal Advisory Board, and take any action necessary.

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

1. Building Inspections Monthly Report - October 2021
2. Fire Department Monthly Report - October 2021
3. Parks & Rec Monthly Report - October 2021
4. Police Department Monthly Report - October 2021
5. Sales Tax Historical Comparison

6. Water Consumption Historical Statistics

XIII.

Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC), pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding possible sale/purchase/lease of real property off of John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding the city's concession agreement with Harbor Bay Marina Corporation, pursuant to Section 551.071 (Consultation with Attorney).
4. Discussion regarding legal analysis of municipal court authority, 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 ¶ 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 3rd day of December, 2021 at 4 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

Rockwall,  Texas
Proclamation

Whereas, on the early Sunday morning of December 7, 1941 sudden news reports of an attack by a foreign power stunned Americans as much as it did on 9/11; and

Whereas, in one of the most violent attacks ever against U.S. forces, the Japanese air force had slipped in quietly over Oahu precisely at 7:55 AM to wreak havoc on the air and navy fleet stationed on the Hawaiian island; and

Whereas, the raid -- which came with no declaration of war -- destroyed four battleships and damaged four more in just two hours; and

Whereas, among American armed forces, a total of 2,335 were killed - 2,008 navy personnel, 109 marines, and 218 army - along with 68 civilians, making the total fatalities 2,403; and

Whereas, also lost forever was the American sense of innocence and the belief that the U.S. was somehow protected from the battles already raging in Europe; and

Whereas, on December 7, 1941 the U.S. was suddenly and without warning thrust into World War II, and four long years later, hundreds of thousands of lives continued to be lost in the Pacific even as the war in Europe was declared over; and

Whereas, horrific scenes of carnage were only equaled by the dropping of two atomic bombs by the U.S. on Hiroshima and Nagasaki, which finally brought Japan to its knees and ended World War II; and

Whereas, this year's theme for Pearl Harbor Day is "Valor, Sacrifice, and Peace."

Now, Therefore, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **December 7, 2021** as

"Remembering Pearl Harbor – 80th Anniversary" Day

in the City of Rockwall and encourage all citizens to respectfully commemorate this noteworthy anniversary and remember all those whose lives were lost on that tragic day eighty years ago.

In Witness Whereof, I hereunto set my hand and official seal on this 6th day of December 2021.


Kevin Fowler, Mayor

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, November 15, 2021 - 4:30 PM

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

I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the public meeting to order at 4:30 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt and Councilmembers Dana Macalik, Bennie Daniels and Anna Campbell. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Councilmembers Clarence Jorif and Trace Johannesen were absent from the meeting.

II. WORK SESSION

1. Hold a work session with Robert Weinstein of WB Companies to discuss the potential development of a Mixed-Use Development (*i.e. Age Restricted Multi-Family Apartments, Retail/Restaurant, and Office land use*) on a 12.1148-acre tract of land identified as Tract 2 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 4 (PD-4) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, and generally located in between Lakedale Drive and Becky Lane on the eastside of Ridge Road [FM-740].

Following brief, introductory comments by Mayor Fowler, Mr. Weinstein came forth and addressed the Council concerning this work session item. He essentially presented his proposal for an age-restricted / older, active adults (seniors) apartment complex with retail space, a restaurant, 300 apartment units, and two pickle ball courts. Sixty percent of the units would be one bedrooms, and forty percent would be two bedrooms. Indication was given that the age-restriction will be for those age 55 years old and above. The City attorney indicated that there would be no city ability to enforce any sort of age restriction. It would instead need to be done by 'deed restrictions,' and any non-compliance would have to be addressed in court. General discussion ensued pertaining to the difficulties associated with enforcing 'age restrictions' on a piece of property / on a development in Texas. Mayor Fowler shared that he is only one vote among his other, fellow council members, but for him personally, he has issues with a 'multi-family' product being built at this location. He believes the adjacent neighborhood and the town as a whole (citizens) would be resistant to "multi-family" being built on this piece of property. Councilmember Daniels shared that there is nothing that could be added to or changed regarding Mr. Weinstein's presentation (for 'multi-family') that would change his mind and make him vote 'for' apartments at this location.

Council took no formal action pertaining to this work session item.

Mayor Fowler then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 4:58 p.m.

III. EXECUTIVE SESSION.

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

1. Discussion regarding possible sale/purchase/lease of real property off of John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding the city's concession agreement with Harbor Bay Marina Corporation, pursuant to Section 551.071 (Consultation with Attorney).

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Ex. Session at 5:20 p.m.

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

Mayor Fowler reconvened the public meeting at 6:00 p.m.

VI. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER MACALIK

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

VII. PROCLAMATIONS / AWARDS / RECOGNITIONS

1. 'Happy 30th Anniversary, Rockwall County Sheriff's Posse' Day

Mayor Fowler called forth Rockwall County Sheriff's Posse member, Deryl Peoples. He then read and presented him and his organization with this proclamation, commemorating the organization's 30th anniversary.

VIII. OPEN FORUM

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

**Russell Phelps
214 Alta Vista Drive
Rockwall, TX**

Mr. Phelps came forth to address the Council concerning a greenbelt that is located behind his home. He provided a series of photos pertaining to said greenbelt (located behind Walmart Neighborhood Market off SH-66). He pointed out that this area has not been designated as parking for the Walmart Neighborhood Market or a place to park equipment. He shared that heavy equipment (small tractors), trailers and other vehicles have been parked in this greenbelt area off and on for a while now, and the "no parking" signs are being ignored. He would like for someone to indicate that these individuals have a right to park there, or tell them to no longer park in that location.

**Harold Young
1210 N. Goliad
Rockwall, TX 75087**

Mr. Young came forth and shared that he is the new Executive Director of the local YMCA. He wanted to introduce himself and invite any of the councilmembers to stop by and visit the “Y” to be his guest for a tour of the facilities. He thanked everyone for their recent support of the “Y’s” Veteran’s Day event.

There being no one else wishing to come forth and speak,

IX. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Hohenshelt made a motion to authorize the city manager to negotiate a 6 month extension to the existing concession agreement for Harbor Bay Marina. Councilmember Daniels seconded the motion, which passed by a vote of 5 in favor with 2 absences (Jorif and Johannesen).

X. CONSENT AGENDA

1. Consider approval of the minutes from the November 1, 2021 regular city council meeting, and take any action necessary.
2. **P2021-053** - Consider a request by Cameron Slown of Teague, Nall & Perkins, Inc. on behalf of Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Final Plat for Phase 1 of the Discovery Lakes Subdivision consisting of 31 single-family residential lots on a 36.42-acre tract of land identified as a portion of Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Rochelle Road, and take any action necessary.
3. **P2021-054** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a Final Plat for the Emerson Farms Subdivision consisting of 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single-Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of Dowell Road and SH-276, and take any action necessary.
4. **P2021-055** - Consider a request Ryan King of Engineering Concepts & Design on behalf of Jose Campos of Saddle Star South Holdings, LLC for the approval of a Final Plat for Phase 2 of the Saddle Star Subdivision consisting of 77 single-family residential lots on a 29.001-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.
5. **P2021-056** - Consider a request by Greg Helsel of Spiars Engineering, Inc. on behalf of Bill Gietema of Arcadia Lakes of Somerset Holdings, LLC for the approval of a Final Plat for Phase 2 of the Somerset Park Subdivision consisting of 165 single-family residential lots on a 82.809-acre tract of land identified as Tract 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

6. Consider a request by Nick Hobbs of BGE Engineering on behalf of Randall Schwimmer of Baker Schwimmer Ventures, LP for the approval of an Alternative Tree Mitigation Settlement Agreement associated with a *Warehouse/Distribution Facility* on a 23.071-acre tract of land identified as Tracts 25 & 25- 1, of the R. B. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the southside of the IH-30 Frontage Road east of the intersection of Corporate Crossing and IH-30, and take any action necessary.
7. Consider authorizing the City Manager to enter into the Standard Utility Agreement with Texas Department of Transportation for the IH-30 utility relocates from Dalrock Road to State Highway 205, and take any action necessary.
8. Consider approval of Engineering Service Agreement with Pipeline Analysis, LLC, to provide engineering services for Sanitary Sewer Condition Assessments and authorize the City Manager to execute a contract for \$156,830.00, to be funded by the Water and Sewer Fund, and take any action necessary.
9. Consider authorizing the City Manager to execute an agreement between the City of Rockwall and Rockwall County for Animal Control Services, and take any action necessary.

Mayor Pro Tem Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, and 9). Councilmember Macalik seconded the motion, which passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

XI. APPOINTMENT ITEMS

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

Jerry Welch from the City's P&Z Commission came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. No action was taken as a result of this appointment item.

XII. PUBLIC HEARING ITEMS

1. **Z2021-043** - Hold a public hearing to discuss and consider a request by Kenneth A. Selden on behalf of Johnathan Brown for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.426-acre tract of land identified as a portion of Lot 3, Block B, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and take any action necessary **(1st Reading)**.

Planning Director Ryan Miller shared background information concerning this agenda item. The applicant would like to construct a single-family home in this established subdivision. He briefed Council on the city's requirements according to the Unified Development Code. He showed elevation renderings of the home that the applicant would like to construct. This applicant already received approval from the city's Historic Preservation Advisory Board back in the year 2015. In addition, the city's P&Z Commission has recommended approval of this request. Of the notices that were sent out to adjacent property owners, three notices were received back in favor of this request, and no notices were received back in opposition.

Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing and called forth the applicant.

Johnathan Brown
7814 Killarney Lane
Rowlett, TX

The applicant introduced himself briefly and indicated that he and his family look forward to building this home and becoming a part of the Rockwall community by Christmas next year.

Mayor Pro Tem Hohenshelt moved to approve Z2021-043. Councilmember Campbell seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.426-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 3, BLOCK B, F & M ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

2. **Z2021-044** - Hold a public hearing to discuss and consider a request by Alex Flores for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.33-acre parcel of land identified as a Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. He showed elevations showing what the proposed home will look like, generally explaining that it does 'fit' with other, newer homes that have been constructed in this subdivision in recent years. Notices were sent out to adjacent property owners; however, no notices were received back.

Mayor Fowler opened the public hearing, asking if anyone would like to speak. There being no one indicating such, he then closed the public hearing.

Councilmember Macalik moved to approve Z2021-044. Councilmember Campbell seconded the motion.

Mayor Pro Tem Hohenshelt commented briefly that he really likes ‘residential infill’ in these established subdivisions, and he really appreciates people ‘playing by the rules’ and seeking Council’s permission first before moving forward with construction.

Following brief comments, the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL , ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK M, LAKE ROCKWALL ESTATES EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT ‘A’* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

3. **Z2021-045** - Hold a public hearing to discuss and consider a request by Vanio Dilov for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1102-acre parcel of land identified as a Lot 40 of the Chandler’s Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 418 Columbia Drive, and take any action necessary (**1st Reading**).

Mr. Miller indicated that this property is located within Phase II of the Chandler’s Landing Subdivision. The applicant is proposing to build a new, single-family home that is 2,094 square feet. The only regulation this proposal does not meet is the city’s garage setback requirements; however, what is being proposed in this case is not out-of-the-ordinary for other, existing homes within the Chandler’s Landing subdivision. Notices were sent out to adjacent property owners and the homeowner’s associations; however, staff did not receive any responses back as a result of those notices.

Mayor Fowler opened the public hearing, asking if anyone would like to speak. There being no one indicating such, he then closed the public hearing.

Following brief comments, Councilmember Macalik moved to approve Z2021-0045. Councilmember Campbell seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 84-04] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1102-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 40 OF THE CHANDLERS LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

- 4. Z2021-046 - Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing two (2) *Agricultural Accessory Buildings* and an *Animal Shelter/Loafing Shed* on a 42.66-acre tract of land identified as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and take any action necessary (1st Reading).**

Planning Director, Ryan Miller provided background information pertaining to this agenda item. On this property, structures, including a detached garage and an 'animal shelter' (loafing shed) were both constructed without permits having been obtained prior to their being built. Mr. Miller went on to provide lengthy details pertaining to this case / request. Indication was given that the applicant's request does not have any negative impact on adjacent property owners because the property is so large. Notices were sent out to adjacent property owners, and four notices were received back in favor of this request. In addition, the P&Z Commission did vote 4 to 1 to recommend approval of this request to the City Council at this time.

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

**Bob Wacker
309 Featherstone
Rockwall, TX**

Mr. Wacker asked for clarification on the structure that was constructed within the floodplain. Indication was given that it was illegally built and that a court case concerning the matter is pending at this time.

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

Mayor Pro Tem Hohenshelt asked the applicant why he did not comply with the city's regulations the first time around.

Mike Peoples
1700 E. SH-66
Rockwall, TX

Mr. Peoples explained that the structure was built because he needed a place to store his equipment and hay for his cattle. He apologized for not doing things the right way, but he indicated that he is going to pay the penalties, and he will move the structure out of the floodplain.

Councilmember Daniels asked for clarification on the time limit that the applicant will have to relocate / move the structure that's been built in the floodplain. Mr. Miller shared that, essentially, the applicant will have one year to come into compliance with the terms of the SUP. If he does not comply within that one-year timeframe, the city will have to pursue court action in order to achieve compliance. Councilmember Daniels pointed out that Mr. Peoples built multiple structures without obtaining permits to build them. He generally expressed a lack of confidence in Mr. Peoples doing what he says he will do (move the structure out of the flood plain). General discussion took place among staff, the Council and the city attorney pertaining to possible, future enforcement action (i.e. Code Enforcement citation(s) that would need to be issued and then be moved into the court system in order to ultimately gain compliance).

Following brief questions from Councilmember Campbell, Mr. Peoples promised to move the shed and relocate it out of the floodplain if the Council does vote in favor of his request(s) this evening.

Mayor Fowler moved to approve Z2021-046 with the stipulation that there be no additional building permits issued until the applicant comes into compliance. Councilmember Macalik seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW TWO (2) AGRICULTURAL ACCESSORY BUILDINGS AND AN ANIMAL SHELTER OR LOAFING SHED ON A 42.66-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO

THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

5. **Z2021-047** - Hold a public hearing to discuss and consider a request by Andrea Danley on behalf of Mike Peoples for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing an *Animal Shelter/Loafing Shed* on a 14.219-acre tract of land identified as Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. This property is currently zoned "Agricultural," and this request is essentially to replace an existing "animal shelter" / loafing shed, (a small barn) that is in grave disrepair, with a newly constructed loafing shed. What the applicant is proposing to build does meet the city's standards within an "AG" zoned district. The P&Z Commission has recommended approval of this request this evening. In addition, notices were sent out to adjacent property owners, and three were received back in favor of this request.

Mayor Fowler opened the public hearing, asking if anyone would like to speak. There being no one indicating such, he closed the public hearing.

Councilmember Campbell moved to approve Z2021-047. Councilmember Daniels seconded the motion, and the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-XX
SPECIFIC USE PERMIT NO. S-XXX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ANIMAL SHELTER OR LOAFING SHED ON A 14.219-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 10-03 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

XIII. ACTION ITEMS

1. Discuss and consider filling vacancy on the city's Architectural Review Board and (re)appointments to the Rockwall Economic Development Corporation (REDC), and take any action necessary.

Mayor Pro Tem Hohenshelt moved to reappoint board members Rick Johnson and Matthew Neyland to serve an additional two-year term on the Rockwall Economic Development Corporation (REDC) Board. Mayor Fowler seconded the motion, which passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

Councilmember Daniels moved to appoint Robert McAngus to the city's Architectural Review Board (ARB) to replace former board member, Lindsay Mitchell, for an initial term that will expire in August of 2022. Mayor Fowler seconded the motion, which passed by a vote of 5 ayes with 2 absences (Jorif and Johannesen).

XIV. EXECUTIVE SESSION.

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

1. Discussion regarding possible sale/purchase/lease of real property off of John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding the city's concession agreement with Harbor Bay Marina Corporation, pursuant to Section 551.071 (Consultation with Attorney).

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

Council did not reconvene in Ex. Session following the close of the public meeting agenda. See action taken above (after the first Ex. Session), near the start of the 6:00 p.m. meeting.

XVI. ADJOURNMENT

Mayor Fowler adjourned the meeting at 7:03 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 6th DAY OF DECEMBER, 2021.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY COLE, CITY SECRETARY



City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Assistant City Manager

DATE: November 30, 2021

SUBJECT: Contract with Custard Construction Services

In the FY 2022 budget, the City Council funded several improvements to city facilities that have been in use for almost 20 years. The first phase of improvements at The Center and City Hall will be office area improvements. Phase II will include repainting and new flooring throughout both facilities.

The Service Center enhancements include new flooring, paint, restroom upgrades, 3 new overhead doors in the warehouse, and office area improvements. This work will all be completed in a single phase.

Custard Construction Services is selected to perform these improvements at The Center, City Hall, and the Municipal Service Center in the amount of \$201,517.16

| | |
|----------------------------------|---------------------|
| City Hall Improvements – Phase I | \$72,887.02 |
| The Center – Phase I | \$14,220.38 |
| Municipal Service Center | \$114,409.76 |
| Total: | \$201,517.16 |

The City Council is asked to consider authoring the City Manager to negotiate and execute a contract with Custard Construction Services for improvements to these facilities. Funds are allocated in the FY 22 Internal Operations Department operating budget for these projects.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Assistant City Manager

DATE: November 29, 2021

SUBJECT: Easement Agreement for Oncor Electric Delivery

Oncor Electric Delivery has a project from the Royse City Substation to the Rowlett Substation to replace conductors on the existing transmission lines. Oncor is proposing to rebuild the towers and lower the transmission lines immediately north of the runway on SH 66 as part of this project, enhancing safety to aircraft on approach/departure of Runway 17 at the Ralph M Hall / Rockwall Municipal Airport.

The new design shows the top elevation of the pole on the east side of the runway to be lowered 25 feet and the west side pole lowered 30 feet as part of this project. The new design will lower the top power line 18'9" from its existing elevation.

Oncor has an existing 50-foot easement that will accommodate replacement of the poles, but needs to acquire 20 additional feet of aerial easement from the City for "sway" of the power lines. The timeline for the project is that work will begin on lines from Royse City to Fate in Spring 2022 and work will begin in Rockwall in Fall 2022.

Attached for City Council review and consideration is the supplemental easement agreement and letter referencing the modified parameters of the easement. The City Council is asked to consider approval of the easement agreement and authorize the City Manager to execute the documents on behalf of the City.



Oncor Electric Delivery
Transmission Right of Way Services
777 Main St., Suite 1311
Fort Worth, Texas 76102

November 5, 2021

City of Rockwall
Attn: Mary Smith, City Manager
385 South Goliad Street
Rockwall, TX 75087

Re: Oncor Electric Delivery Company Easement (E-12256) at Rockwall Municipal Airport

To Whom It May Concern:

Reference is hereby made to that certain electrical easement and right of way granted to Texas Power & Light Company ("TP&L"), on January 11, 1916, and recorded on January 28, 1916, at Book 16, Page 100 of the Real Property Records of Rockwall County, Texas (the "Easement"). Oncor Electric Delivery Company LLC ("Oncor") is the successor-in-interest to TP&L and the current holder of the Easement, which encumbers the Rockwall Municipal Airport (the "Airport"), which is owned by the City of Rockwall ("City").

In a letter agreement January 15, 1970 (the "1970 Letter Agreement"), TP&L agreed that, in connection with rebuilding its electric transmission line that was installed pursuant to the Easement, that the top elevation of TP&L's structures located on Airport property would not exceed 593.38 feet above sea level.

At the request of the City, Oncor is currently rebuilding the portion of the same transmission line which is located on Airport property. In connection with this rebuild, Oncor and the City have entered into that certain Supplemental Easement and Modification, dated of even date with this letter (the "Supplemental Easement"), which grants Oncor certain additional easement rights. Oncor hereby agrees that, in connection with this rebuild, the elevation of Oncor Structure 8/3 will be limited to 587 feet above mean sea level (based on the North American Vertical Datum of 1988) and Structure 8/4 will be limited to 574 feet above mean sea level (based on the North American Vertical Datum of 1988).

The provisions of this letter supersede and replace the terms of the 1970 Letter Agreement, whose provisions Oncor and the City, by their execution of this letter, acknowledge are hereafter null and void.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wilson Peppard".

Wilson Peppard
Attorney-in-Fact

ACKNOWLEDGED AND AGREED:

CITY OF ROCKWALL,
a Texas municipal corporation and political
subdivision of the State of Texas

By: _____
Mary Smith, City Manager

cc: Amy Zapletal
Alex Bonnette
Cindy Tayem
Raph Flood
Andrew Cook

THE STATE OF TEXAS
COUNTY OF ROCKWALL

X
X
X

KNOW ALL MEN BY THESE PRESENTS:

THAT Texas Power & Light Company, a corporation of Dallas County, Texas, hereinafter called Company, is the owner and holder of the following:

(a) Easement from J. H. Payne and wife, Lizzie B. Payne, to Texas Power & Light Company, dated January 11, 1916, and recorded in Volume 16, Page 100 of the Deed Records of Rockwall County, Texas;

(b) Easement from Mrs. Dora Fendress and W. T. Thompson to Texas Power & Light Company, dated December 1, 1935, and recorded in Volume 25, Page 434 of the Deed Records of Rockwall County, Texas;

(c) Easement from Albert Curfman and wife, Gladys Curfman, to Texas Power & Light Company, dated January 14, 1950, recorded in Volume 46, Page 98 of the Deed Records of Rockwall County, Texas;

pursuant to which Company has constructed a certain 69 kv electric transmission line; and

WHEREAS, Company has, pursuant to the terms of the aforesaid easements, the right to reconstruct and rebuild the electric lines thereon and currently plans to rebuild same into a double circuit 138 kv steel structure line, construction details being more particularly shown on the attached map, which is expressly made a part hereof, said map being Company's Alignment Map TD-15420, two sheets; and

WHEREAS, the aforesaid easements and electric line are situated near and adjacent to the Municipal Airport of the City of Rockwall, a municipal corporation of Rockwall County, Texas; and

WHEREAS, the City has requested Company to limit its right to reconstruct and rebuild such lines in the particulars hereinafter set forth, and Company is agreeable thereto;

NOW, THEREFORE, Company, for and in consideration of the

premises, has covenanted and agreed, and does hereby covenant and agree that the right to reconstruct and rebuild its lines on the above described easements are limited so that the structure top elevation of such line as reconstructed shall not exceed 593.98 feet above sea level as such heights are shown on the attached plat.

This covenant and subordination agreement is limited to that portion of Company's lines and the aforesaid easements in the area of the airport north runway approach, all as shown on the attached plat. Except as herein specifically limited said easements shall remain in full force and effect according to their terms.

EXECUTED this 15th day of January, 1970.

TEXAS POWER & LIGHT COMPANY

By [Signature]
Chas. W. Wooldridge
Executive Vice President

ATTEST:

[Signature]
ASSISTANT Secretary

THE STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned authority, on this day personally appeared Chas. W. Wooldridge, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TEXAS POWER & LIGHT COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.

Notary Public in and for
Dallas County, Texas

SUPPLEMENTAL EASEMENT AND MODIFICATION

EASEMENT NO. E-12256

STATE OF TEXAS

§

COUNTY OF ROCKWALL

§

§

THAT THIS SUPPLEMENTAL EASEMENT AND MODIFICATION (this “Supplemental Easement”) is granted by CITY OF ROCKWALL, a Texas municipal corporation and political subdivision of the State of Texas (“Grantor”) to ONCOR ELECTRIC DELIVERY COMPANY LLC, a Delaware limited liability company (“Grantee”).

RECITALS

A. Grantor is the owner of certain property in Rockwall County, Texas, encumbered by that certain electrical easement (the “Easement”) granted to Grantee’s predecessor-in-interest, Texas Power & Light Company, on January 11, 1916, and recorded on January 28, 1916, at Book 16, Page 100 of the Real Property Records of Rockwall County, Texas.

B. The Easement gives Grantee a perpetual easement and right of way for an electric transmission and distribution line, as are more particularly described in the Easement, over the area more particularly described as the “Existing Easement Area” on Exhibit ‘B’ attached hereto (the “Existing Easement Area”).

C. Grantor now desires to amend the Easement to increase the size of the Easement by including an additional twenty foot (20’) wide area more particularly described on Exhibits ‘A’ and ‘B’ (the “Additional Easement Area”). The Existing Easement Area and the Additional Easement Area are hereafter collectively referred to as the “Easement Area.”

D. Grantor and Grantee further desire to amend the Easement to prohibit vegetation and structures from being located within the Easement Area.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

AGREEMENT

Grantor hereby grants, sells, and conveys to Grantee an aerial easement and right-of-way for overhead electric power and communications lines, each consisting of variable number of wires and cables, over and across the Additional Easement Area as described in the survey included in Exhibits ‘A’ and ‘B’, which are incorporated herein for all purposes. Within the Additional Easement Area, Grantee shall have and enjoy all rights which Grantee enjoys within the Existing Easement Area pursuant to the Easement, except that Grantee shall have no right to erect any

Line Name: Royse Sw – Rowlett Sub 138 kV Line
(Fate Sub-Rowlett Sub: Rockwall Airport Section)
WA# 43948
Structure No.: 8/3 & 8/4

structures, nor authorize any other party to erect structures, upon the surface of the Additional Easement Area, but may overhang the Additional Easement Area with structures located now or in the future within the Existing Easement Area.

No buildings or other structures shall be erected within the Easement Area, and Grantee shall have the right to prevent the construction of and remove all buildings or other structures located within the Easement Area. Further, no trees or shrubbery of any kind shall be allowed within the Easement Area. Grantee shall have the right to trim and cut down all trees and shrubbery within the Easement Area, including by use of herbicides or other similar chemicals approved by the U. S. Environmental Protection Agency, to the extent, in the sole judgment of the Grantee, necessary to prevent possible interference with the operation of said lines or to remove possible hazard thereto.

Grantor shall retain the right to use the surface of the Additional Easement Area, provided such use does not interfere with Grantee's rights granted under the Easement and this Amendment.

Except as otherwise modified by this Supplemental Easement, the Easement is ratified by Grantor and Grantee and shall continue in full force and effect as supplemented herein. In the event of a conflict between the terms of the Easement and this Supplemental Easement, the terms of this Supplemental Easement control.

This Supplemental Easement, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon Grantee and Grantor, and their respective personal representatives, successors and assigns.

This Supplemental Easement shall be construed and interpreted in accordance with the laws of the State of Texas.

TO HAVE AND TO HOLD the above described Easement Area unto the said Grantee, its successors and assigns, until all of Grantee's lines and other facilities shall be abandoned, and in that event said easement and right-of-way shall cease and all rights herein granted shall terminate and revert to Grantor or Grantor's heirs, successors or assigns; and Grantor hereby binds Grantor and Grantor's heirs, successors, assigns, and legal representatives, to warrant and forever defend the above described easement and right-of-way unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

Line Name: Royse Sw – Rowlett Sub 138 kV Line
(Fate Sub-Rowlett Sub: Rockwall Airport Section)
WA# 43948
Structure No.: 8/3 & 8/4

IN WITNESS WHEREOF, Grantor and Grantee have executed this Supplemental Easement this 9th day of November, 2021 (the “*Effective Date*”).

GRANTOR:

CITY OF ROCKWALL, a Texas municipal corporation and political subdivision of the State of Texas

By: _____
Mary Smith, City Manager

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared **Mary Smith, City Manager** of **CITY OF ROCKWALL**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and that he/she was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

Line Name: Royse Sw – Rowlett Sub 138 kV Line
(Fate Sub-Rowlett Sub: Rockwall Airport Section)
WA# 43948
Structure No.: 8/3 & 8/4

GRANTEE:

ONCOR ELECTRIC DELIVERY COMPANY LLC

By: 
Wilson Peppard, Attorney-in-Fact

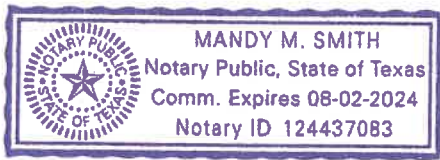
ACKNOWLEDGMENT

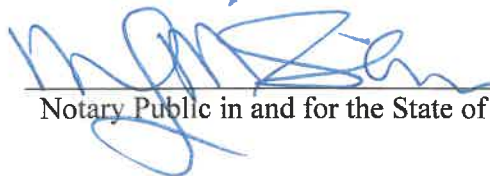
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared **Wilson Peppard, Attorney-in-Fact** for **Oncor Electric Delivery Company LLC**, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and that she was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of November, 2021.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

**ONCOR ELECTRIC DELIVERY COMPANY LLC
LAND RECORDS DEPARTMENT
ATTN: LAURA DELAPAZ
777 MAIN STREET, SUITE 1311
FORT WORTH, TEXAS 76102**

EXHIBIT 'A'
CITY OF ROCKWALL
0.100 OF AN ACRE OR 4,375 SQUARE FEET
20 FOOT WIDE AERIAL EASEMENT

BEING A 0.100 OF AN ACRE TRACT OF LAND LOCATED IN SECTION 150, GW RIDLIN SURVEY, ABSTRACT NO. 183, ROCKWALL COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED ON A PLAT FOR THE CITY OF ROCKWALL, RECORDED IN PLAT BOOK B, PAGE 47, OF THE PLAT BOOK RECORDS OF ROCKWALL COUNTY, TEXAS (P.B.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN A WEST LINE OF THE ABOVE MENTIONED CITY OF ROCKWALL TRACT AND BEING IN THE SOUTH LINE OF AN EXISTING EASEMENT AND RIGHT-OF-WAY CONVEYED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN BOOK 16, PAGE 100, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), FROM WHICH A 1-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID CITY OF ROCKWALL TRACT, BEARS NORTH 09 DEGREES 39 MINUTES 58 SECONDS WEST, A DISTANCE OF 52.83 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 7029769.05, E: 2601439.06;

THENCE NORTH 89 DEGREES 14 MINUTES 48 SECONDS EAST, OVER AND ACROSS SAID CITY OF ROCKWALL TRACT AND WITH THE SOUTH LINE OF SAID TEXAS POWER & LIGHT COMPANY EASEMENT, A DISTANCE OF 220.23 FEET TO A CALCULATED POINT IN A EAST LINE OF SAID CITY OF ROCKWALL TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAME, BEARS NORTH 01 DEGREES 07 MINUTES 26 SECONDS WEST, A DISTANCE OF 51.35 FEET;

THENCE SOUTH 01 DEGREES 07 MINUTES 26 SECONDS EAST, WITH THE EAST LINE OF SAID CITY OF ROCKWALL TRACT, A DISTANCE OF 20.00 FEET TO A CALCULATED POINT IN SAME;

THENCE SOUTH 89 DEGREES 14 MINUTES 48 SECONDS WEST, OVER AND ACROSS SAID CITY OF ROCKWALL TRACT, A DISTANCE OF 217.23 FEET TO A CALCULATED POINT IN A WEST LINE OF SAME;

THENCE NORTH 09 DEGREES 39 MINUTES 58 SECONDS WEST, WITH THE WEST LINE OF SAID CITY OF ROCKWALL TRACT, A DISTANCE OF 20.24 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 4,375 SQUARE FEET OR 0.100 OF AN ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD83 (2011), TEXAS NORTH CENTRAL ZONE (4202). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00014545706832. ALL COORDINATES SHOWN ARE GRID VALUES.

SKETCH OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.


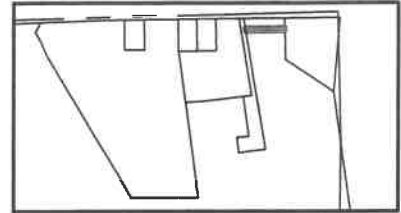
 08-16-2021
KYLE T. GARNER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6704, STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10064300
DATE: 08/16/2021

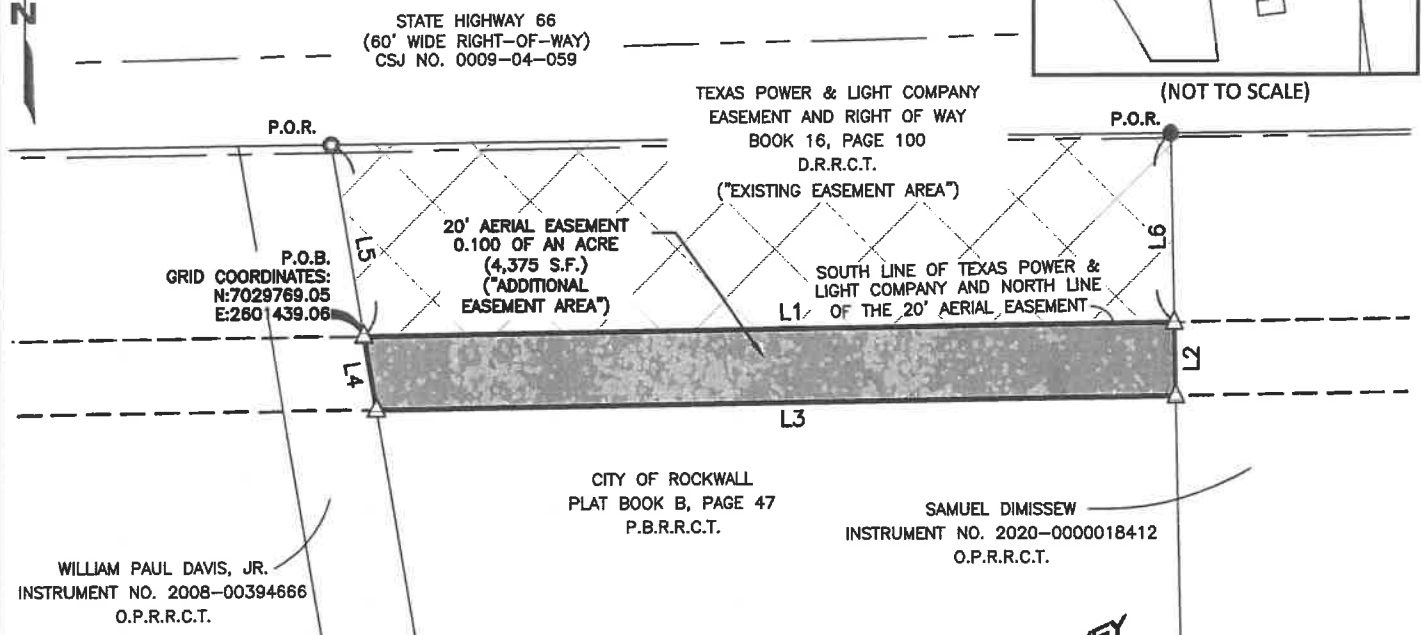
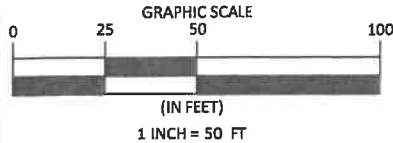


EXHIBIT 'B'

PARENT TRACT MAP & LOCATION OF EASEMENT



(NOT TO SCALE)



WILLIAM PAUL DAVIS, JR.
INSTRUMENT NO. 2008-00394666
O.P.R.R.C.T.

CITY OF ROCKWALL
PLAT BOOK B, PAGE 47
P.B.R.R.C.T.

SAMUEL DIMISSEW
INSTRUMENT NO. 2020-000018412
O.P.R.R.C.T.

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | N89°14'48"E | 220.23' |
| L2 | S01°07'26"E | 20.00' |
| L3 | S89°14'48"W | 217.23' |
| L4 | N09°39'58"W | 20.24' |
| L5 | N09°39'58"W | 52.83' |
| L6 | N01°07'26"W | 51.35' |

SECTION 150, GW RIDLIN SURVEY
ABSTRACT NO. 183
ROCKWALL COUNTY, TEXAS

LEGEND

- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
- P.B.R.R.C.T. PLAT BOOK RECORDS ROCKWALL COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- ▲ CALCULATED POINT
- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 20' AERIAL EASEMENT
- - - - EXISTING EASEMENT LINE
- APPROXIMATE LOCATION OF ABSTRACT LINE
- PROPERTY LINE
- █ 20' AERIAL EASEMENT
- XXXXXX EXISTING EASEMENT

Kyle T. Garner 08-16-2021

KYLE T. GARNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6704, STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10064300



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NAD 83 (2011), NORTH CENTRAL ZONE (4202). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00014545706832. ALL COORDINATES SHOWN ARE GRID VALUES.
2. DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SKETCH.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE CERTIFICATE.
4. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENTS OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.

SHEET 02 OF 02

| |
|---------------------------|
| PROJECT: ROYSE-OATES |
| JOB NUMBER: 60859 |
| DATE: 08/16/2021 |
| SCALE: 1"=50' |
| CCN NO.: CITY OF ROCKWALL |
| DRAWN BY: AR |

ONCOR ELECTRIC DELIVERY
0.100 OF AN ACRE, 4,375 SQUARE FEET
AERIAL EASEMENT
ROYSE-OATES: FATE-ROWLETT
SECTION 150, GW RIDLIN SURVEY
ABSTRACT NO. 183
ROCKWALL COUNTY, TEXAS



SURVEYING AND MAPPING, LLC. 1341 WEST MOCKINGBIRD LANE, SUITE 400W, DALLAS, TX 75247 PH: (214) 631-7103 FAX (214) 631-7888 EMAIL: SAM@SAM.BIZ



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E., Director of Public Works/City Engineer

DATE: December 6, 2021

SUBJECT: CONSTRUCTION MATERIALS TESTING FOR IH 30 UTILITY RELOCATES PROJECT (TXDOT)

Attachments
Contract

Summary/Background Information

City's *Engineering Standards of Design and Construction Manual* requires that construction material testing occur on all projects constructed by the City. Proper material testing ensures that City projects are constructed with materials that meet the City's standards, and which have the potential to reduce future maintenance and operational expenses after the construction is complete.

Staff requests that the City Council consider approving the construction materials testing contract for IH 30 Utility Relocates Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group in the amount of \$31,000.00 which will be funded by *Water/Sewer Funds* and refunded by TXDOT after construction, and take any action necessary.

Action Needed

November 8, 2021

Mr. Jeremy White
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Phone: 972-771-7746
email: jwhite@rockwall.com

Re: IH-30 Utility Relocation Project
Lake Ray Hubbard to SH 205
Rockwall, Texas
Engineering Inspection & Testing Services
AGG Proposal No: P21-1107C


Dear Mr. White,

Alliance Geotechnical Group (AGG) is pleased to confirm our firm's interest in providing materials inspection and testing services for the proposed project noted above. Our estimate for providing these services is **\$31,000.00**. A schedule of unit fees for this project is attached. Actual charges will be based on the contractors/client scheduling.

After reviewing our fee schedule if you have any questions, please contact the undersigned at (972) 444-8889. If acceptable, please either sign below and return to our office, or issue a Purchase Order as our Authorization to Proceed. We look forward to the opportunity of working with you on this project.

Respectfully submitted,

ALLIANCE GEOTECHNICAL GROUP


Aaron J. Allen, P.E.
CME Division Engineer

Approved by: _____
Signature

Date: _____

Proposed Fee Summary

Alliance Geotechnical Group - Construction Materials Testing Services

IH-30 Utility Relocation Project (Lake Hubbard to SH 205), Rockwall, Texas AGG Prop. No. P21-1107C

| Item No. | Laboratory Test Description | ASTM/TXDOT Procedures | Units | Quantity | Unit Price | Total | |
|--|--|-----------------------|-------|----------|--------------|---------|--------------------|
| Soil and Base Material | | | | | | | |
| | Atterberg Limits - (Liquid and Plastic Limits and Plasticity Index (PI)) | D-4318 | EA | 10 | 55.00 | 550.00 | |
| | Material finer than #200 Sieve | D-1140 | EA | 10 | 45.00 | 450.00 | |
| | Atterberg Limits (Lime) Series Test | | EA | | 275.00 | 0.00 | |
| | Moisture-Density Relationship of Soil (Proctor Compaction Curve) | D-698 | EA | 10 | 160.00 | 1600.00 | |
| | Moisture-Density Relationship of Base (Proctor Compaction Curve) | TX 113E | EA | | 175.00 | 0.00 | |
| | Proctor Pickup (Includes Trip Charge) | | EA | 8 | 175.00 | 1400.00 | |
| | Nuclear Field Density Test @ Utilities <i>(Est. 34 Trips)</i> | D-6938 | EA | 125 | 20.00 | 2500.00 | |
| | Senior Engineer Technician to Perform Densities | D-6938 | HR | 204 | 42.50 | 8670.00 | |
| | Project Manager | | HR | 16 | 85.00 | 1360.00 | |
| Concrete @ Manholes and Driveways | | | | | | | |
| | Concrete Compression Test (Concrete Cylinders - Test and Hold) (5 cyl. per set) <i>(Est. 14 Trips)</i> | C-39 | EA | 70 | 20.00 | 1400.00 | |
| | Cylinder Pickup (Includes Trip Charge) | | EA | 7 | 175.00 | 1225.00 | |
| | Senior Engineering Technician to Perform Concrete Inspection | | HR | 70 | 42.50 | 2975.00 | |
| | Project Manager | | HR | 6 | 85.00 | 510.00 | |
| Reinforcing Steel Inspection | | | | | | | |
| | Senior Engineering Technician to Perform Steel Inspection | C-39 | HR | | 42.50 | 0.00 | |
| | Project Manager | | HR | | 85.00 | 0.00 | |
| Travel Item Number | | | | | | | |
| | Trip Charge | | EA | 48 | 45.00 | 2160.00 | |
| Contingency Fee | | | | | | | |
| | 25% Contingency Fee | | LS | 1 | 6200.00 | 6200.00 | |
| | | | | | TOTAL | | \$31,000.00 |

****Overtime rates of 1.5 times the regular hourly rate will be charged for work over 8 hours or any time before 7am or after 5pm. Services performed on recognized holidays will be charged at 2.0 times the the regular hourly rate.**

****25% contingency fee added to account for testing quantities not anticipated in estimate.**



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E., Director of Public Works/City Engineer

DATE: December 6, 2021

SUBJECT: IH-30 UTILITY RELOCATION PROJECT (TXDOT) FROM DALROCK ROAD TO SH-205

Attachments

Letter of Bid Award Recommendation

Summary/Background Information

The Texas Department of Transportation (TXDOT) has completed its design for the expansion of Interstate 30 (IH-30) from Dalrock Road to SH-205. Before construction begins on the IH-30 construction, the City will be required to relocate existing City maintained water and wastewater lines that will be in conflict with the proposed construction.

The City currently has a contract with Volkert, Inc. to provide the engineering design and specifications for the project. Staff received five (5) bids for this construction project through the bidding process which opened up on November 23, 2021. The low bidder was Larrett Inc. with a bid of \$2,615,323.00. The engineering consultants have verified the references for Larrett, Inc. and provided a letter of recommendation.

Staff requests the City Council consider approving the construction contract for the *IH-30 Utility Relocation Project*, and authorize the City Manager to execute a contract with Larrett, Inc., in an amount of \$2,615,323.00 to be paid for out of the *Water/Sewer Funds* and refunded by TXDOT after construction, and take any action necessary.

Action Needed

December 1, 2021

City of Rockwall
Mr. Jeremy White
385 S. Goliad
Rockwall, TX 75087

**RE: City of Rockwall IH 30 Utility Relocations (From Lake Ray Hubbard to SH 205)
CIP No.: 2020-002
Engineer's Recommendation and Certified Bid Tabulation**

Dear Mr. White:

We have reviewed the bids received on November 23, 2021 for the above referenced project. A certified Tabulation of Bids and checklist of Bid Documents Received is attached to this letter.

Six (6) bids were received and are summarized below for your reference.

| BIDDERS | BASE BID |
|----------------------------|-----------------|
| Larrett, Inc. | \$2,615,323.00 |
| FM Utilities LLC | \$2,808,180.38 |
| Arguijo Services | \$2,876,224.44 |
| A&B Construction LLC | \$2,916,456.00 |
| Blackrock Construction | \$3,321,174.70 |
| Atkins Bro's Equipment Co. | \$4,182,119.50 |

Bidder A&B Construction, LLC (A&B) failed to submit a complete Bid Package. Bid Form page 18 showing the bid total proposed was omitted from the Bid Package. During bid opening, the package could not be read aloud due to the incomplete package. Bid tabulations were made after the bid openings and confirmed that A&B was not the low bidder in addition to the missing bid tabulation page.

Volkert, Inc. (Volkert) found a small tabulation error in Larrett, Inc.'s (Larrett) bid proposal. Even with this correction, Larrett is the lowest bidder. Volkert has contacted several references listed by Larrett within the bidding documents, all which were positive.

Therefore, it is the Engineer's recommendation, pending review and approval by the City and the City's Attorney, that the Owner accept the low, responsive base bid from Larrett, Inc. in the amount of \$2,615,323.00.

Of note worth, within the bid package, the financial information provided by Larrett did not meet the following requirement: Financial Statement Reviewed or Audited by an Independent Certified Public Accountant (CPA) in accordance with Generally Accepted Accounting Principles (GAAP), prepared in the last 12-months for the bidder's company. Given this omission appears to be an oversight and did not create unfair advantage for the contractor, the Engineer recommends, pending concurrence of the City's Attorney, that award of the project to Larrett, Inc. occur, contingent upon said documentation being provided.

Original bid packages will be returned for the City's records and use. The Owner should return the Bid Bonds from the non-winning proposals once the construction contract with the low bidder has been executed.

Should you have any questions, comments, or concerns, regarding the above information, please feel free to contact us.

Sincerely,

A handwritten signature in black ink that reads "Sara D. Hutson". The signature is written in a cursive, flowing style.

Sara D. Hutson, PE

Volkert, Inc.

Enclosures:

Engineers Certified Bid Tabulation
Bid Document Checklist

BID DOCUMENTS RECEIVED

Client Name: City of Rockwall

Project Name: IH 30 UTILITY RELOCATIONS PROJECT (From Lake Ray Hubbard to SH 205)

Locatic Various locations from Lake Ray Hubbard to SH 205

Bid Dai 11/23/2021

| | | Atkins Bro's Equipment Co. | Larrett, Inc. | Blackroc k Construction | A&B Construction LLC | FM Utilities LLC | Arguijo Services |
|--------------------------|---|-------------------------------|---------------|----------------------------|----------------------------|------------------|---------------------|
| REQ. FOR ALL BIDDERS | BID FORM (PROPOSAL) | X | X | X | | X | X |
| | DBE INFORMATION | X | X | X | X | X | X |
| | NON-COLLUSION STATEMENT | X | X | X | X | X | X |
| | CONFLIC T OF INTEREST QUESTIONAIRE | X | X | X | X | X | X |
| | BID BOND | X | X | X | X | X | X |
| | ADKNOWLEDGEMENT OF ADDENDUMS | X | X | X | X | X | X |
| REQUIRED FOR LOW BIDDER* | QUALIFICATION STATEMENT OF BIDDER | X | X | | | X | |
| | REFERENCE STATEMENT OF BIDDER'S SURETY | X | X | | | | |
| | BIDDER'S RELEASE OF QUALIFICATION STATEMENT | X | X | | | X | |
| | BIDDER'S LIST OF PROPOSED SUB-CONTRACTORS | | X | | | X | |
| | NON-EXCLUSION AFFIDAVIT - (SAM) | X | X | X | X | X | |
| | FINANCIAL STATEMENT | | X | | | | |
| | IRS W9 FORM | | X | | | | |
| | TEXAS ETHICS COMMISSION - FORM 1295 | | X | | | | |

* Received within 48 hours of Bid Opening

CITY OF ROCKWALL

ORDINANCE NO. 21-54

SPECIFIC USE PERMIT NO. S-261

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.426-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 3, BLOCK B, F & M ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Jonathan Brown for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.426-acre parcel of land identified as a portion of Lot 3, Block B, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Kernodle Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF DECEMBER, 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

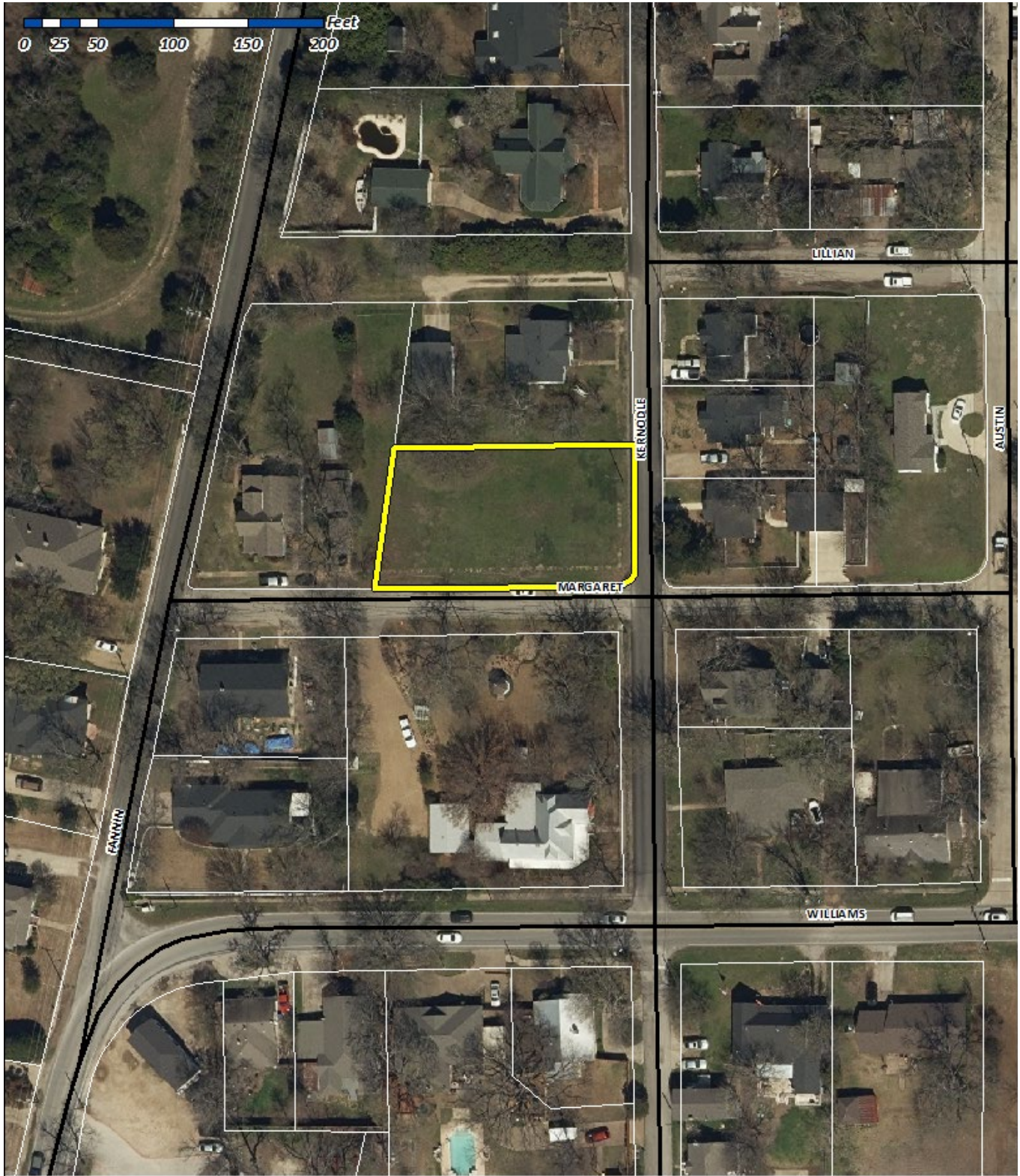
APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 15, 2021

2nd Reading: December 6, 2021

Address: 601 Kernodle Street
Legal Description: Lot 3, Block B, F & M Addition



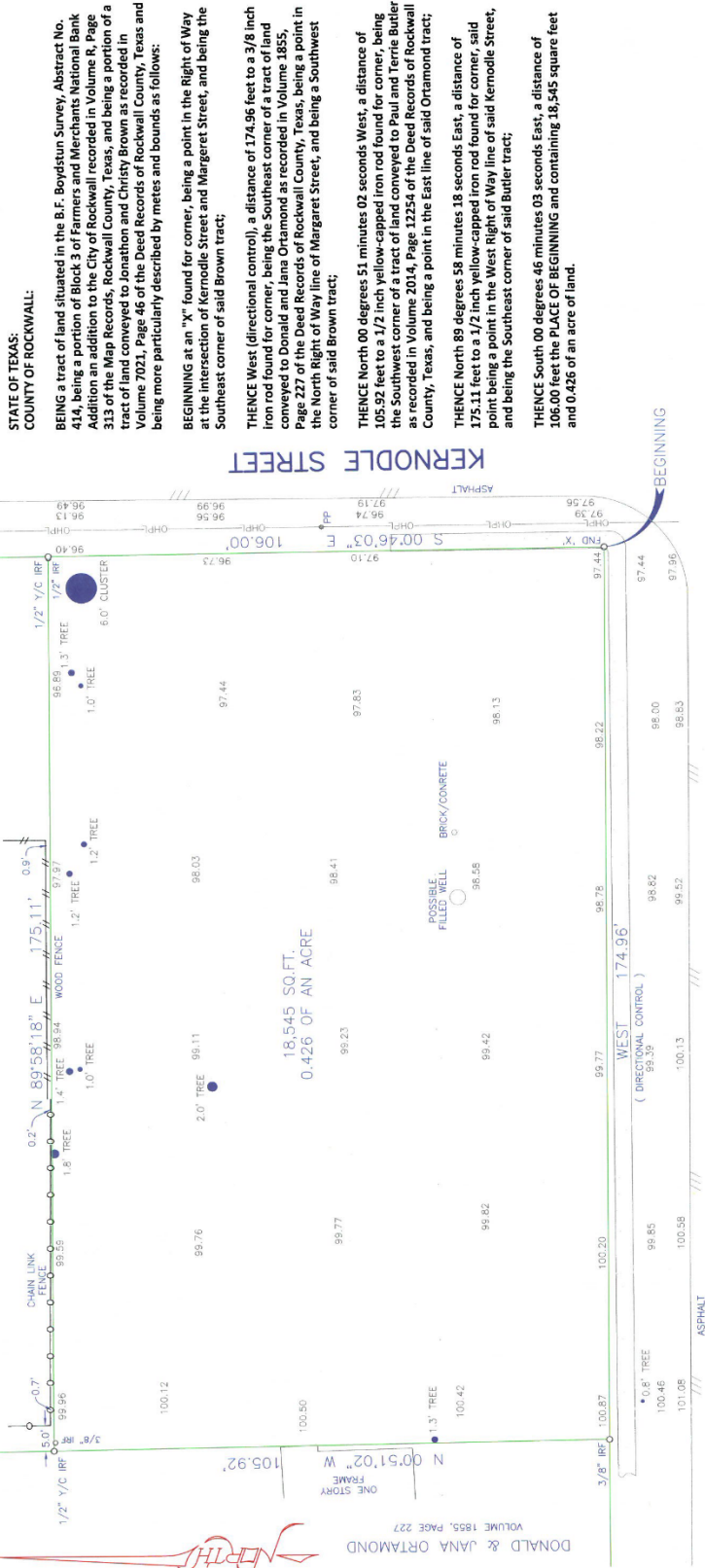


THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

PAUL & TERRIE BUTLER
VOLUME 2014, PAGE 12254

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 601 KERNOLE STREET in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

SURVEY PLAT



STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 414, being a portion of Block 3 of Farmers and Merchants National Bank Addition an addition to the City of Rockwall recorded in Volume R, Page 313 of the Map Records, Rockwall County, Texas, and being a portion of a tract of land conveyed to Jonathon and Christy Brown as recorded in Volume 7021, Page 46 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner, being a point in the Right of Way at the intersection of Kernodle Street and Margaret Street, and being the Southeast corner of said Brown tract;

THENCE West (directional control), a distance of 174.96 feet to a 3/8 inch iron rod found for corner, being the Southeast corner of a tract of land conveyed to Donald and Jana Ortamond as recorded in Volume 1855, Page 227 of the Deed Records of Rockwall County, Texas, being a point in the North Right of Way line of Margaret Street, and being a Southwest corner of said Brown tract;

THENCE North 00 degrees 51 minutes 02 seconds West, a distance of 105.92 feet to a 1/2 inch yellow-capped iron rod found for corner, being the Southwest corner of a tract of land conveyed to Paul and Terrie Butler as recorded in Volume 2014, Page 12254 of the Deed Records of Rockwall County, Texas, and being a point in the East line of said Ortamond tract;

THENCE North 89 degrees 58 minutes 18 seconds East, a distance of 175.11 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being a point in the West Right of Way line of said Kernodle Street, and being the Southeast corner of said Butler tract;

THENCE South 00 degrees 46 minutes 03 seconds East, a distance of 106.00 feet the PLACE OF BEGINNING and containing 18,545 square feet and 0.426 of an acre of land.

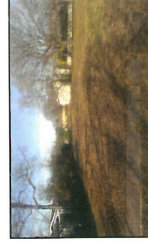


The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being indicated by the precise location and type of monuments and all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
URBAN DESIGN
USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.

Scale: 1" = 20'
Date: 12/16/2014
G. F. No.:
Job no.: 87341
Drawn by: JW-CM

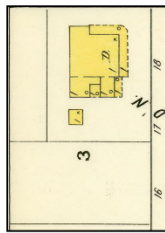


TITLE AND ABSTRACTING WORK FURNISHED BY: URBAN DESIGN

VICINITY MAP

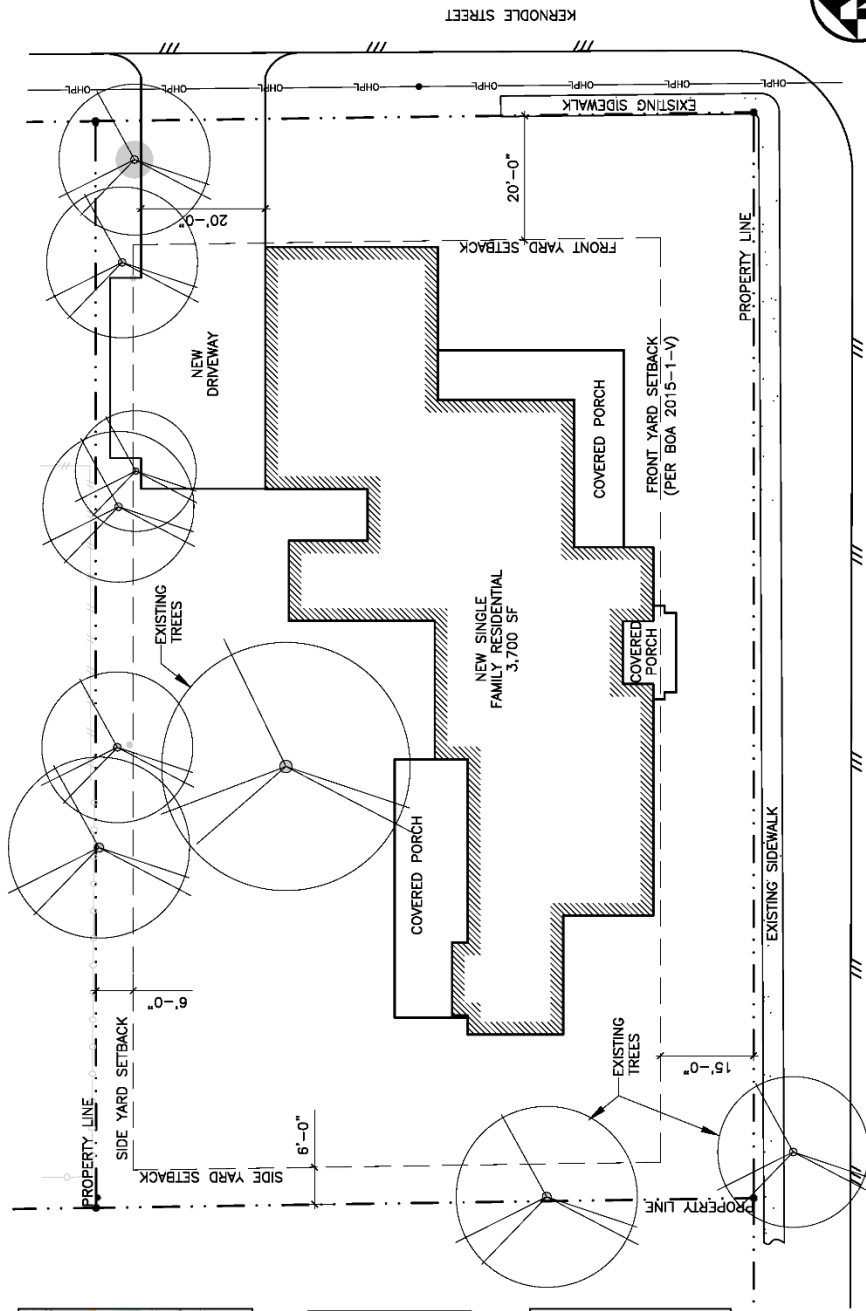


HISTORICAL ORIENTATION



DEVELOPMENT DATA

ZONING: SF-7
 ACREAGE: 0.426 ACRES
 LOT COVERAGE: 28.1% (45% MAX)
 BUILDING HEIGHT: 25'-0" (32'-0" MAX)



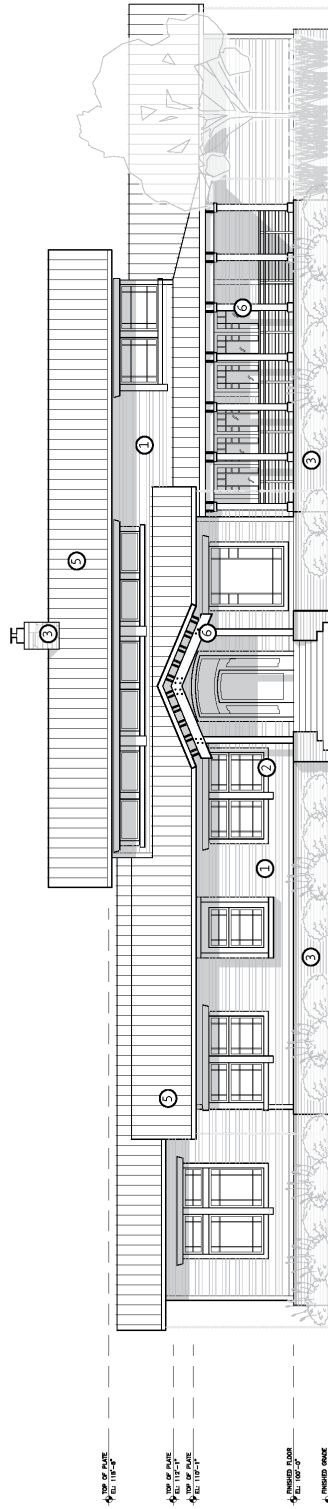
1.1

FEB.05.2015
 JR BROWN, AIA
 NOT FOR CONSTRUCTION
 REGISTERED ARCHITECT OF THE STATE OF TEXAS REGISTRATION NO. 21886

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

601 KERNODLE

JR Brown Architect



01. MARGARET ST. ELEVATION

TOP OF ROOF
EL. 115'-0"

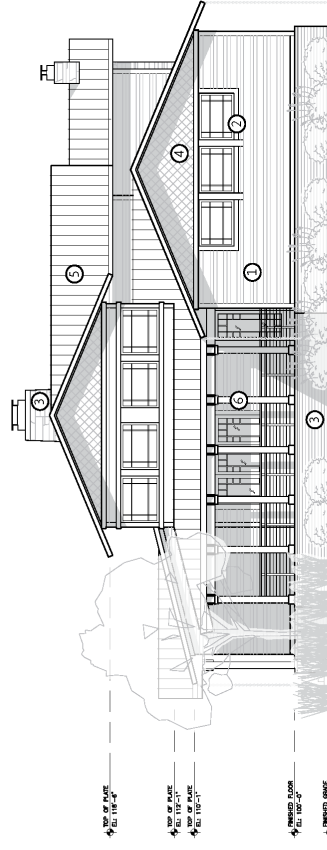
TOP OF ROOF
EL. 115'-0"

TOP OF ROOF
EL. 115'-0"

FINISHED FLOOR
EL. 100'-0"

FINISHED GRADE
EL. 11'-00"-0"

- MATERIALS**
- ① CEMENTITIOUS LAP SIDING
 - ② CEMENTITIOUS DIMENSIONAL TRIM
 - ③ MASONRY
 - ④ MTL SHINGLE
 - ⑤ STANDING SEAM MTL ROOF
 - ⑥ HEAVY TIMBER FRAMING



02. KERNODLE ST. ELEVATION

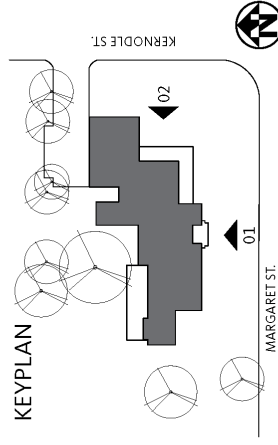
TOP OF ROOF
EL. 115'-0"

TOP OF ROOF
EL. 115'-0"

TOP OF ROOF
EL. 115'-0"

FINISHED FLOOR
EL. 100'-0"

FINISHED GRADE
EL. 11'-00"-0"



KEY PLAN

JR Brown Architect

601 KERNODLE

PROPOSED ELEVATIONS
SCALE: 1/16" = 1'-0"

FEB. 05. 2015
J.R. BROWN, AIA
ARCHITECT
NOT FOR REGULATORY APPROVAL. PERMIT FOR CONSTRUCTION. J.R. BROWN, AIA
REGISTERED ARCHITECT OF THE STATE OF TEXAS. REGISTRATION NO. 21886

1.2

CITY OF ROCKWALL

ORDINANCE NO. 21-55

SPECIFIC USE PERMIT NO. S-262

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.33-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK M, LAKE ROCKWALL ESTATES EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Alex Flores for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home on a 0.33-acre parcel of land identified as Lot 2, Block M, Lake Rockwall Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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 *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family*

7 (SF-7) District, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF DECEMBER, 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 15, 2021

2nd Reading: December 6, 2021

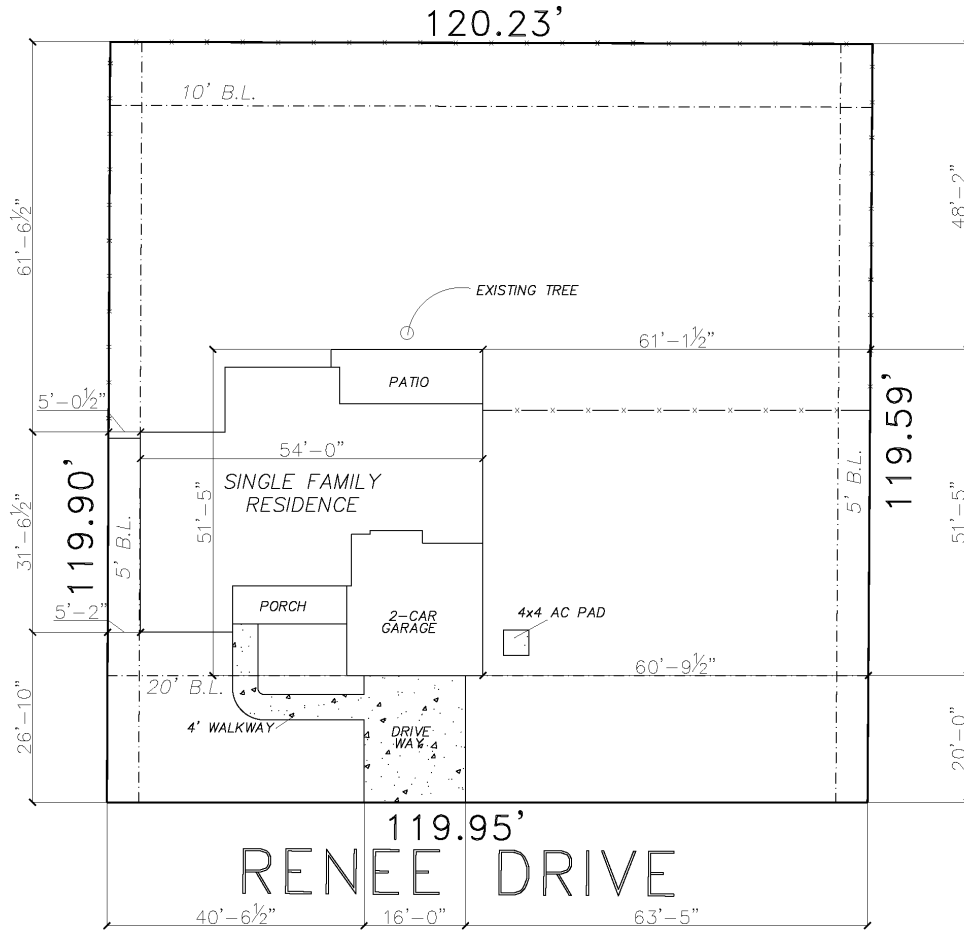
Address: 478 Renee Drive
Legal Description: Lot 2, Block M, Lake Rockwall Estates East





NORTH
SCALE: 1" = 16'-0"

| AREA CALCULATIONS | |
|--|-----------------|
| LOT AREA | 14380 SF |
| SLAB COVERAGE | 2311 SF |
| % BUILDING COVERAGE | 16.1 % COVERAGE |
| TOTAL IMP. COVERAGE | 2769 SF |
| % TOTAL IMP. COVERAGE | 19.3 % COVERAGE |
| DRIVEWAY COVERAGE | 320 SF |
| % DRIVEWAY COVERAGE | 2.2 % COVERAGE |
| WALKWAY COVERAGE | 122 SF |
| % WALKWAY COVERAGE | 0.8 % COVERAGE |
| 4'x4' A.C. PAD COVERAGE | 16 SF |
| % 4'x4' A.C. PAD COVERAGE | 0.11 % COVERAGE |
| FLAT WORK | 0 SF |
| SOD GRASS | 1290 SQ YARD |
| SIDEWALK COVERAGE | 0 SF |
| APPROACH COVERAGE | 0 SF |
| LOT FRONTAGE | 0 SF |
| FENCE | 306 LINEAR SF |
| * THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA. | |



CUSTOMER SIGNATURE: _____
DATE: _____
NOTES:

| LEGEND | |
|--------|--------------------------|
| | - DRAINAGE FLOW |
| | - PROPOSED FENCE |
| | - EXISTING TREE |
| | - CURBLEX |
| | - RETAINING WALL |
| | - REQUIRED TREE PLANTING |
| | - REQUIRED BUSH |

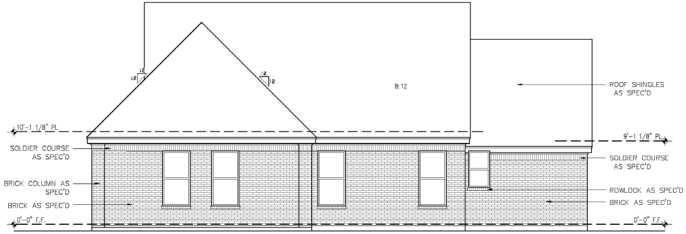
| | |
|-------------------------------------|------------------------------|
| B.L. - BUILDING LINE | |
| D.E. - DRAINAGE EASEMENT | |
| P.A.E. - PEDESTRIAN ACCESS EASEMENT | |
| S.S.E. - SANITARY SEWER EASEMENT | |
| T.E. - TRANSFORMER EASEMENT | |
| U.E. - UTILITY EASEMENT | |
| W.M.E. - WALL MAINT. EASEMENT | |
| M.E. - MAINTENANCE EASEMENT | |
| V.E. - VISIBILITY EASEMENT | |
| | - EXPOSED AGGREGATE CONCRETE |

| | |
|-----------------------------|--------------------------|
| BUILDER: ALEX FLORES CUSTOM | DATE: 09-10-2021 |
| ADDITION: ROCKWALL COUNTY | DRAWN BY: DDSG-A.A |
| ADDRESS: 478 RENEE DRIVE | CITY: ROCKWALL |
| LOT: 1405-1406 BLOCK: N/A | PLAN: N/A ELEVATION: N/A |
| PHASE: N/A | SWING: RIGHT |
| OPTION: N/A | |

DDS GROUP

PLOT PLAN | SP1

NOTE: ARCHITECTURAL PLANS TAKE PRECEDENCE OVER ALL DRAWINGS. ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DSGO ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DATE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THIS RECORDED PLAN. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL PLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER. PLATWORK IS ONLY A REPRESENTATION.

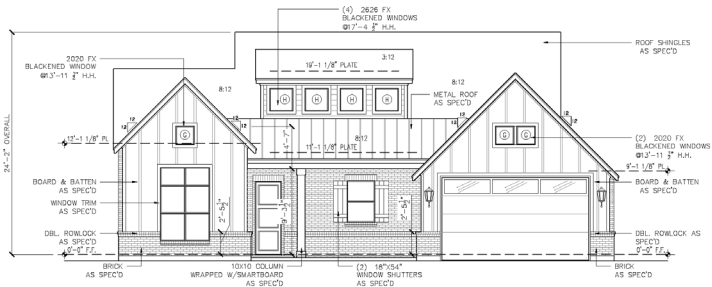


1 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

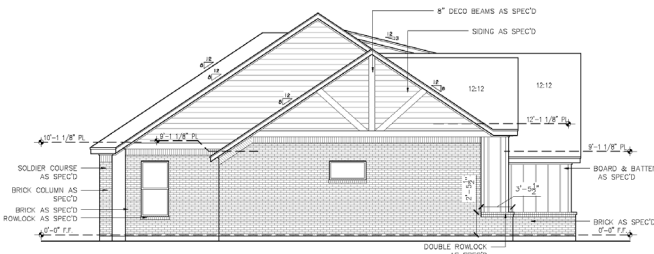
MASONRY CALCULATIONS

| AREA | STONE | BRICK | BLOCK | SQ.FT. |
|-------------|--------|--------|--------|--------|
| REAR | 124.50 | 28.75 | 201.00 | 71.00 |
| FRONT | 273.50 | 46.30 | 316.50 | 53.75 |
| LEFT | 172.50 | 35.00 | 217.50 | 74.00 |
| RIGHT | 78.50 | 17.00 | 125.50 | 43.00 |
| TOTAL | 648.50 | 126.05 | 760.50 | 261.75 |
| TOTAL STONE | 648.50 | | | |

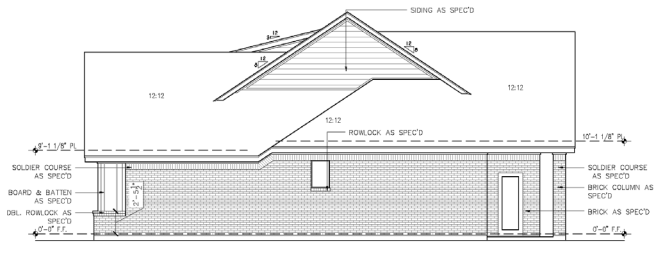
SEE PLAN FOR 2" BATTEN & BOARD CALCULATIONS



2 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

CITY OF ROCKWALL

ORDINANCE NO. 21-56

SPECIFIC USE PERMIT NO. S-263

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 84-04] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1102-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 40 OF THE CHANDLERS LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Vanio Dilov for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home on a 0.1102-acre parcel of land identified as Lot 40 of the Chandlers Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 418 Columbia Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) [Ordinance No. 84-04] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) [Ordinance No. 84-04] 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 *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the

requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 84-04*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF DECEMBER, 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

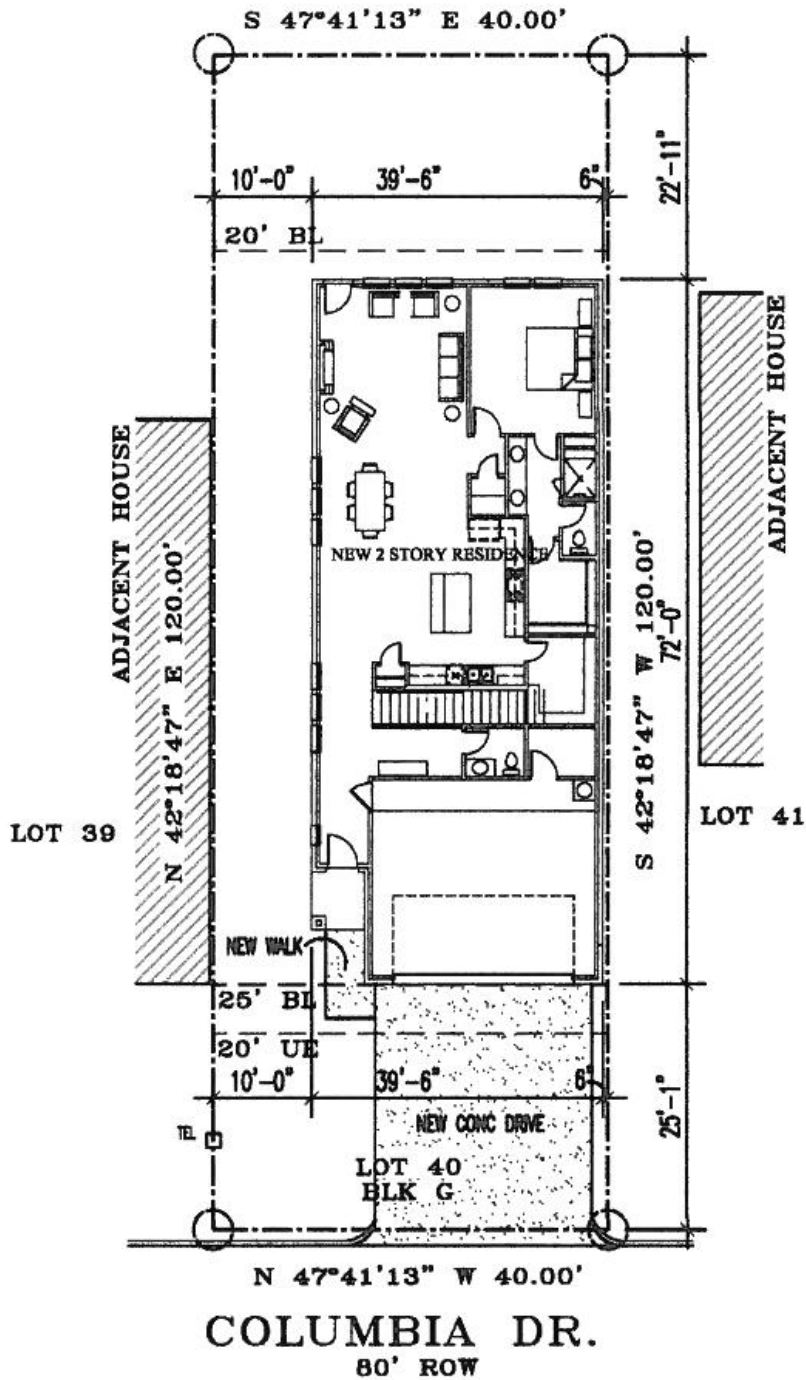
1st Reading: November 15, 2021

2nd Reading: December 6, 2021

Address: 418 Columbia Drive

Legal Description: Lot 40 of the Chandlers Landing, Phase 2 Addition





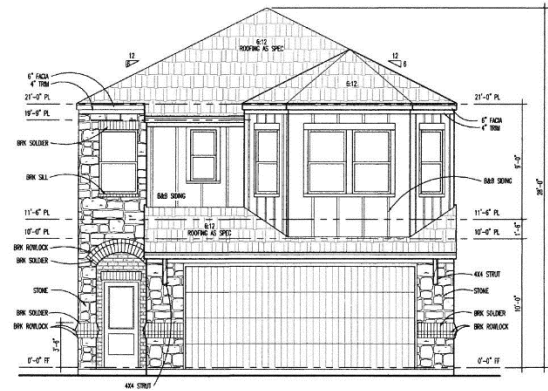


DESIGN DEVELOPMENT SERVICES
PLANO, TX 75074
PH: (469) 958-8166

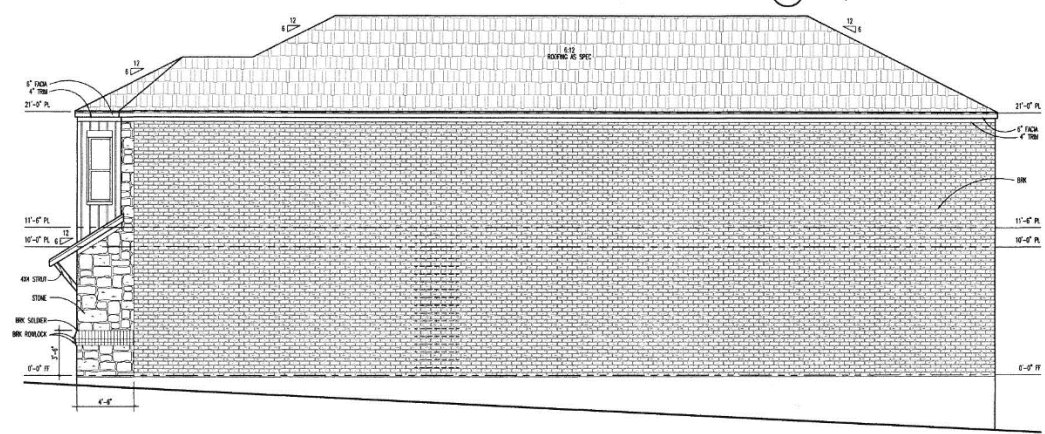
DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS - VERIFY EXISTING
CONDITIONS OF ALL WORKSHOWN
ITEMS TO BE EXISTING CONDITIONS

APPLICABLE CODES

| | |
|------|---|
| 2015 | INTERNATIONAL RESIDENTIAL CODE |
| 2015 | INTERNATIONAL BUILDING CODE |
| 2015 | INTERNATIONAL MECHANICAL CODE |
| 2015 | INTERNATIONAL PLUMBING CODE |
| 2015 | INTERNATIONAL ENERGY CONSERVATION CODE |
| 2015 | INTERNATIONAL FIRE CODE |
| 2015 | INTERNATIONAL ELECTRICAL CODE |
| 2015 | INTERNATIONAL SCHEDULING CODE |
| 2015 | INTERNATIONAL SOILS AND FOUNDATIONS CODE |
| 2015 | INTERNATIONAL WIND LOADS AND EFFECTS CODE |
| 2015 | INTERNATIONAL ROADS AND BRIDGES CODE |
| 2015 | INTERNATIONAL TRANSPORTATION CODE |
| 2015 | INTERNATIONAL WATER SUPPLY CODE |
| 2015 | INTERNATIONAL WASTE WATER AND SEWERAGE CODE |
| 2015 | INTERNATIONAL WATER USE AND EFFICIENCY CODE |
| 2015 | INTERNATIONAL WOOD PRESERVATION CODE |
| 2015 | INTERNATIONAL YARD DESIGN CODE |
| 2015 | INTERNATIONAL ZONING CODE |
| 2015 | INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT |
| 2015 | INTERNATIONAL AIR QUALITY STANDARDS AND REGULATIONS |
| 2015 | INTERNATIONAL SOUND AND VIBRATION REGULATIONS |



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SPEC BUILD
LOT 40 CHANDLERS LANDING PH 2
COLUMBIA DR.
ROCKWALL, TX 75082
ROCKWALL COUNTY

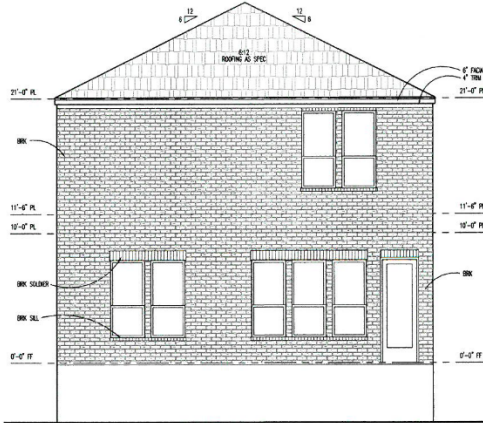
A3
DATE - 8-28-21



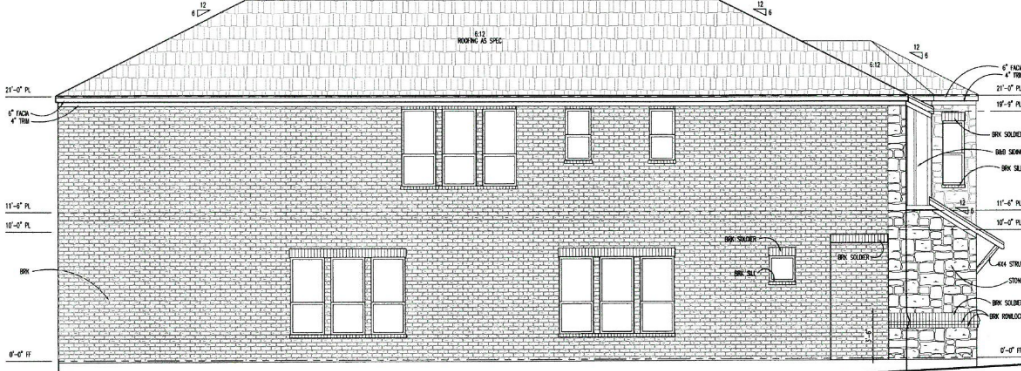
DESIGN DEVELOPMENT SERVICES
 PLANO, TX 75042
 PH: (214) 505-5000

DO NOT SCALE DRAWINGS
 CONSTRUCTION TO VERIFY
 ALL DIMENSIONS AND
 CHECKING EVERY OTHER
 DIMENSION OR ALL DIMENSIONS
 FROM TO BEING CONSIDERED
 AS NOTED.

APPLICABLE CODES
 2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE
 2015 INTERNATIONAL FIRE PREVENTION AND PROTECTION CODE
 2015 INTERNATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL ENERGY EFFICIENCY CODE
 2015 INTERNATIONAL SCHEDULE D CODE
 2015 INTERNATIONAL SOLAR LOAD GLAZING CODE
 2015 INTERNATIONAL WIND-BURNING RESISTANCE CODE
 2015 INTERNATIONAL YIELDING POINT DESIGN CRITERIA CODE
 ALL DIMENSIONS SHALL BE IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS SHALL BE TO FACE UNLESS NOTED OTHERWISE



01 REAR ELEVATION
 SCALE: 1/4"=1'-0"



02 LEFT ELEVATION
 SCALE: 1/4"=1'-0"

SPEC BUILD
LOT 40 CHANDLERS LAANDING PH 2
COLUMBIA DR
ROCKWALL, TEXAS 75087
ROCKWALL COUNTY

A4

DATE - 8-28-21

CITY OF ROCKWALL

ORDINANCE NO. 21-57

SPECIFIC USE PERMIT NO. S-264

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW TWO (2) AGRICULTURAL ACCESSORY BUILDINGS AND AN ANIMAL SHELTER OR LOAFING SHED ON A 42.66-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 7 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Mike Peoples for the approval of a Specific Use Permit (SUP) to allow two (2) *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed* on a 42.66-acre tract of land described as Tract 7 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1700 E. SH-66, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing two (2) *Agricultural Accessory Buildings* and an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may

be amended in the future --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Agricultural Accessory Structure* and an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The applicant is required to remove the outside storage that is currently situated around the *Agricultural Accessory Building* (i.e. *Building #3*) prior to the issuance of any permits on the *Subject Property*.
- (2) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (3) The *Agricultural Accessory Buildings* shall not exceed their current building footprints (i.e. ~3,600 SF for *Building #2* and ~1,800 SF for *Building #3*).
- (4) The *Animal Shelter or Loafing Shed* (i.e. *Building #1*) shall not exceed a maximum size of 3,000 SF.
- (5) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (i.e. *Buildings #1, #2, & #3*) shall not exceed their current heights which are depicted in *Exhibit 'C'* of this ordinance.
- (6) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (i.e. *Buildings #1, #2, & #3*) shall not be operated as of for commercial land uses.
- (7) The applicant will be required to apply for three (3) building permits from the Building Inspections Departments for the *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (i.e. *Buildings #1, #2, & #3*) depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (8) The existing *Agricultural Accessory Building* located in the floodplain on the *Subject Property*, as depicted as *Building #3* in *Exhibits 'B' & 'C'* of this ordinance, shall be moved to the location depicted as *Building #4* in *Exhibit 'B'* within six (6) months of the date of passage of this ordinance and before building permits for *Building #1 & #2* -- depicted in *Exhibits 'B' & 'C'* -- are issued.
- (9) The *Agricultural Accessory Buildings* and *Animal Shelter or Loafing Shed* (i.e. *Buildings #1, #2, & #3*) shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).
- (10) All buildings (i.e. *Buildings #1, #2, and #3/#4*) shall be required to meet all applicable setback requirements. This means that the subject property will need to be platted prior to the issuance of a building permit for *Building #2* as depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (11) Should the applicant fail to meet any of the requirements of this Specific Use Permit (SUP) within one (1) year of the approval date of this ordinance *Buildings #1, #2 and #3/#4* shall be removed from the *Subject Property* within six (6) months of the expiration

date of this ordinance.

2.2. COMPLIANCE

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

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF DECEMBER, 2021.

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

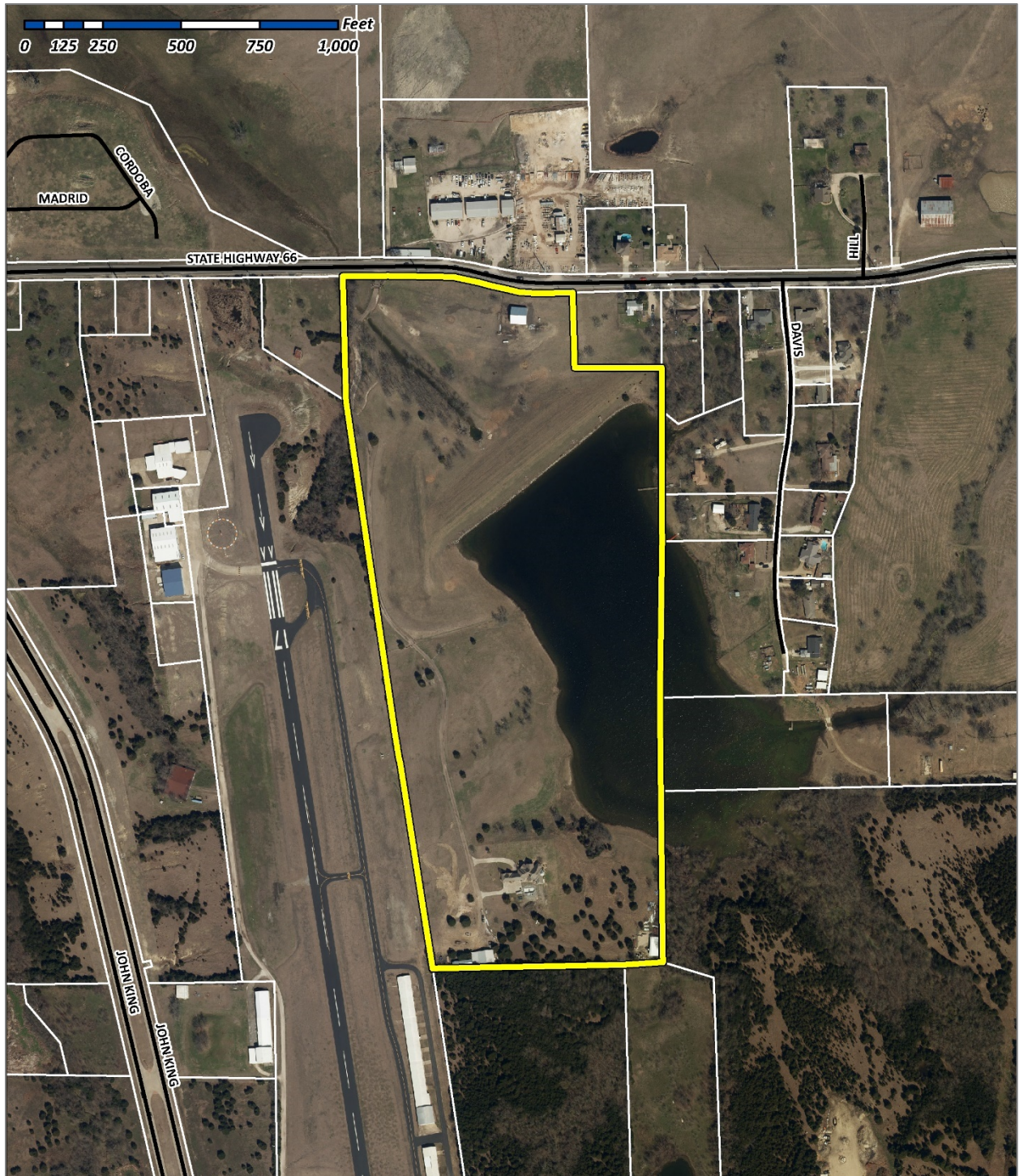
Frank J. Garza, City Attorney

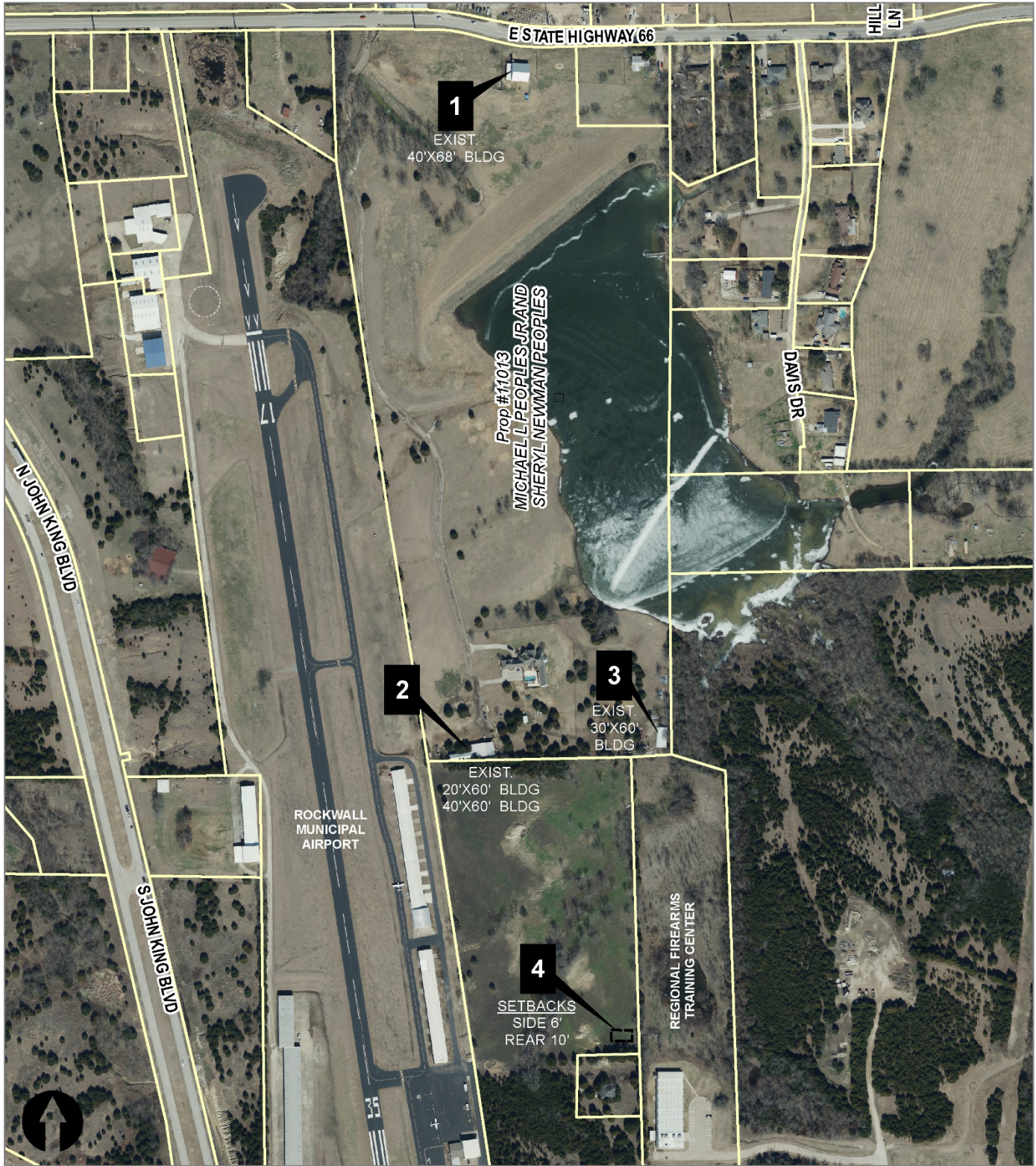
1st Reading: November 15, 2021

2nd Reading: December 6, 2021

Address: 1700 E. SH-66

Legal Description: Tract 7 of the D. Harr Survey, Abstract No. 102





- BUILDING #1: ANIMAL SHELTER OR LOAFING SHED
- BUILDING #2: AGRICULTURAL ACCESSORY BUILDING
- BUILDING #3: AGRICULTURAL ACCESSORY BUILDING CURRENTLY LOCATED IN THE FLOODPLAIN
- BUILDING #4: PROPOSED NEW LOCATION FOR BUILDING #3



CITY OF ROCKWALL

ORDINANCE NO. 21-58

SPECIFIC USE PERMIT NO. S-265

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ANIMAL SHELTER OR LOAFING SHED ON A 14.219-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 10-03 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Andrea Danley on behalf of Mike Peoples for the approval of a Specific Use Permit (SUP) to allow an *Animal Shelter or Loafing Shed* on a 14.219-acre tract of land described as Tract 10-03 of the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 555 Cornelius Road, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing an *Animal Shelter or Loafing Shed* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Animal Shelter or Loafing Shed* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Animal Shelter or Loafing Shed* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B & 'C'* of this ordinance.
- (2) The applicant shall pull a demolition permit through the Building Inspection Department prior to removing the existing *Barn or Agricultural Accessory Structure*.
- (3) The *Animal Shelter or Loafing Shed* shall not exceed a maximum size of 1,400 SF.
- (4) The *Animal Shelter or Loafing Shed* shall not exceed a maximum height of 15-feet.
- (5) The *Animal Shelter or Loafing Shed* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).

2.2. COMPLIANCE

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

- (1) Upon obtaining a *Building Permit*, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF DECEMBER, 2021.**

Kevin Fowler, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

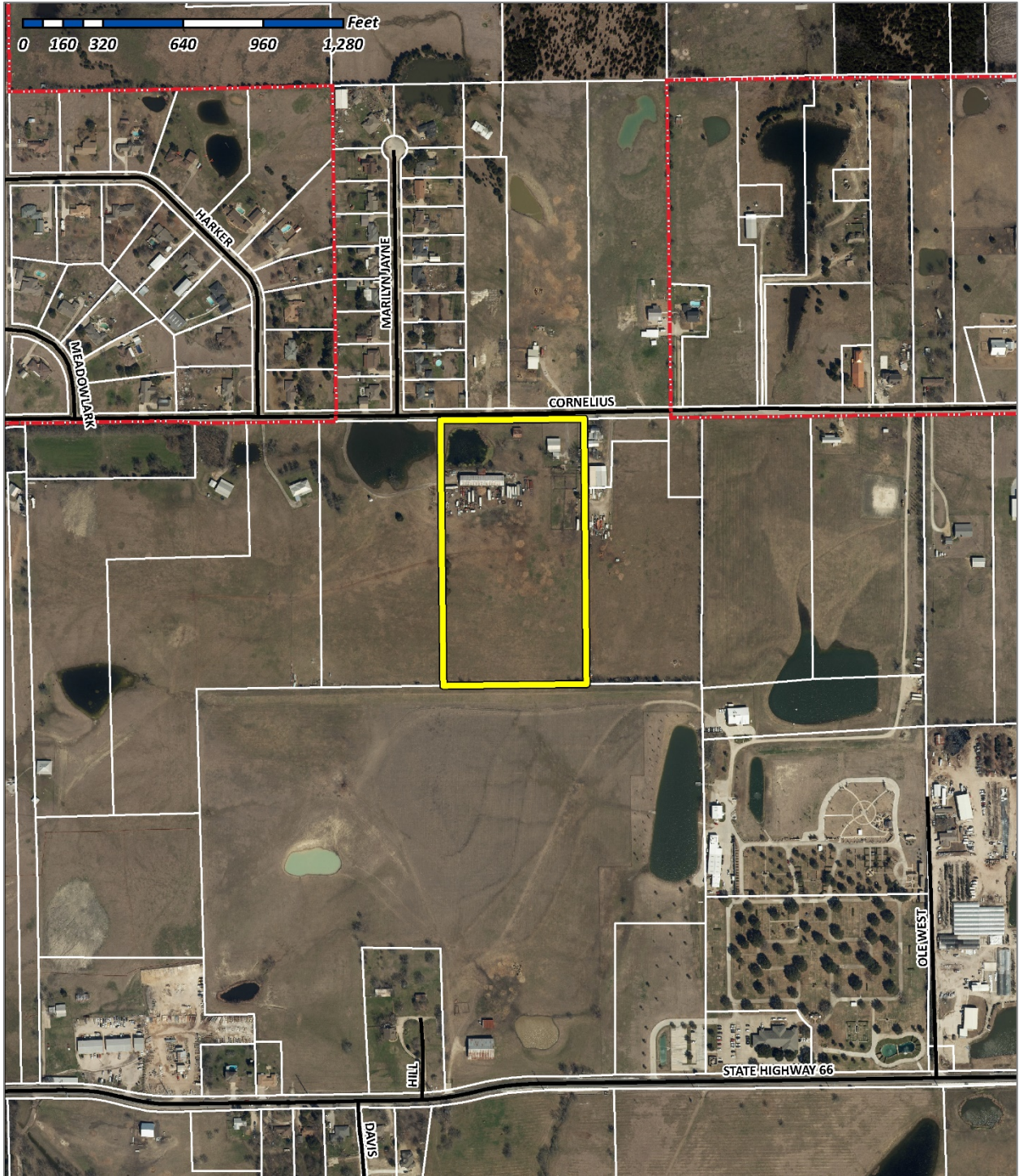
Frank J. Garza, City Attorney

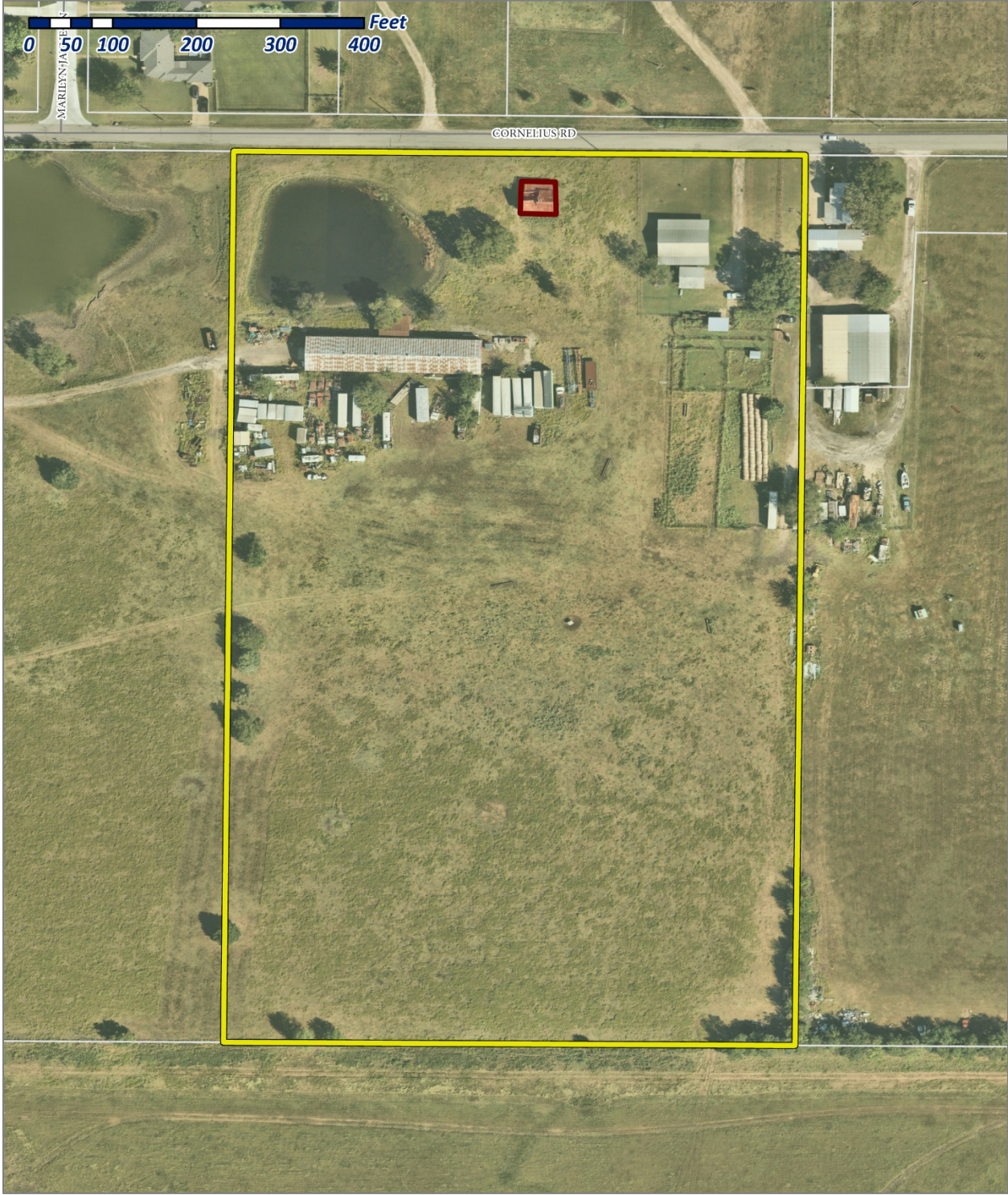
1st Reading: November 15, 2021

2nd Reading: December 6, 2021

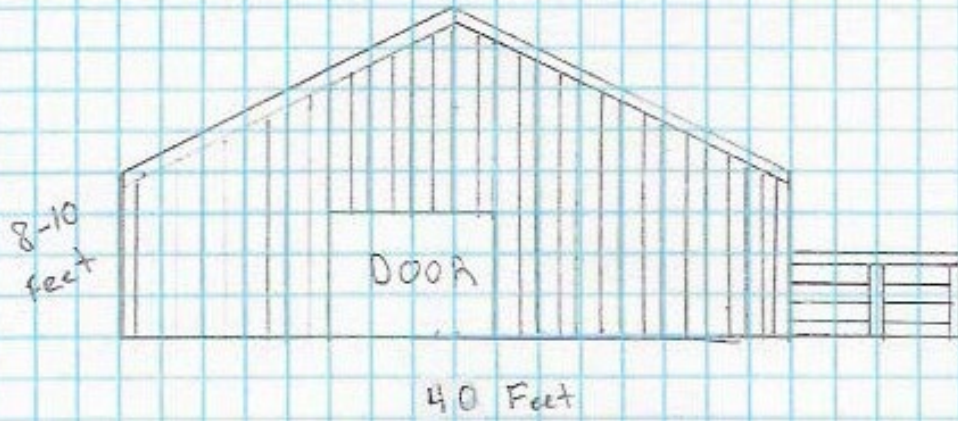
Address: 555 Cornelius Road

Legal Description: Tract 10-03 of the W. M. Dalton Survey, Abstract No. 72

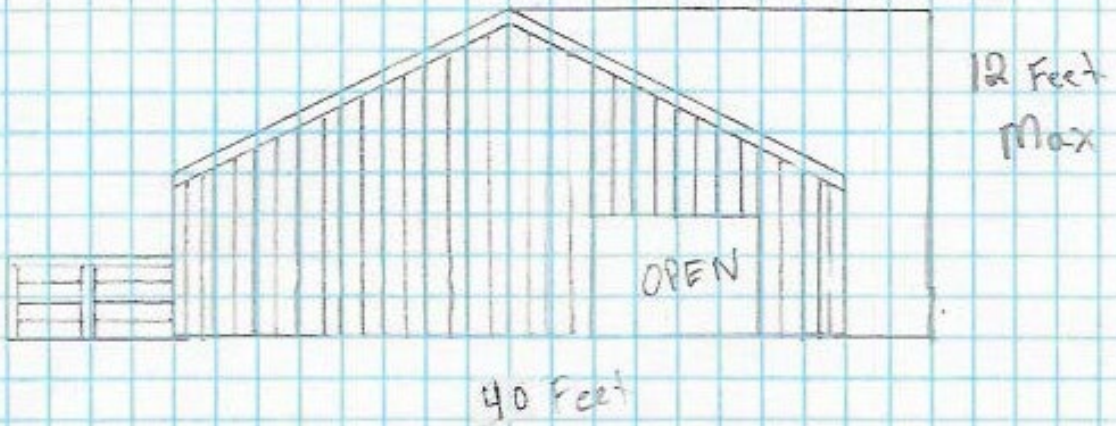




FRONT

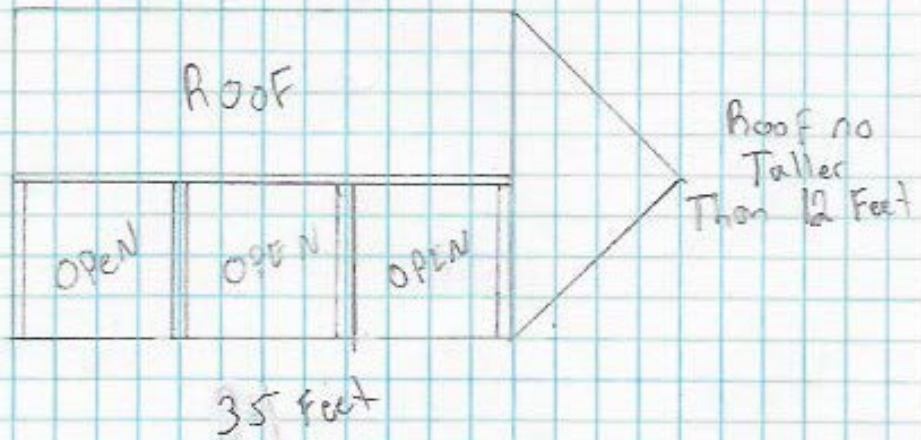


Metal A-Panel
Roof and Sides



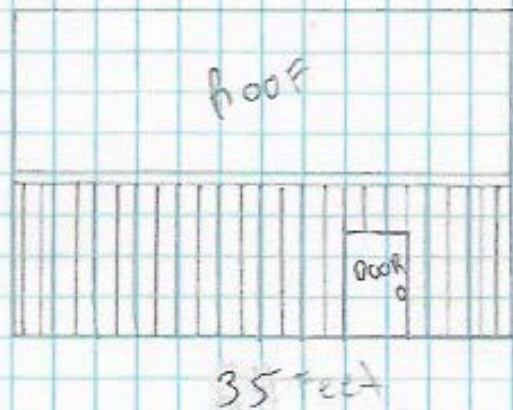
wash area
dry area
feed room
Small hay storage

West Side



Metal A-Panel
Roof and Sides

East Side





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: PRELIMINARY PLAT FOR THE WINDING CREEK SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Preliminary Plat
Preliminary Utility Plan
Preliminary Drainage Plan
Preliminary Landscape Plans
Treescape Plan

Summary/Background Information

Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a *Preliminary Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

Action Needed

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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 6, 2021
APPLICANT: Humberto Johnson, Jr.; *Skorburg Co.*
CASE NUMBER: P2021-051; *Preliminary Plat for the Winding Creek Subdivision*

SUMMARY

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

PLAT INFORMATION

- ☑ The purpose of the applicant's request is to Preliminary Plat the Winding Creek Subdivision. This subdivision is comprised of 132 single-family residential lots on a 78.831-acre tract of land. The proposed development will incorporate 16.197-acres (or 20.54%) of open space and will consist of lots constructed utilizing the Single-Family 16 (SF-16) District density and dimensional standards. Each lot will consist of a minimum size of 16,000 SF (*i.e. a minimum of 90' x 100'*). In addition to the Preliminary Plat, the applicant has also submitted preliminary drainage and utility plans showing how the development can be adequately served. With this submittal, the applicant also submitted a preliminary treescape plan; however, these plans will not be finalized until the submittal of the PD Site Plan.
- ☑ On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03 [Case No. A2010-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [*i.e. Case No. Z2021-005*] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [*i.e. Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [*Case No. P2021-026*] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [*Case No. Z2021-027; Ordinance No. 21-36*] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [*Case No. Z2021-036; Ordinance No. 21-49*] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots.
- ☑ On November 2, 2021, the Parks and Recreation Board reviewed the Preliminary Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay pro-rata equipment fees of \$76,164.00 (*i.e. \$577.00 x 132 Lots*), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$80,388.00 (*i.e. \$609.00 x 132 Lots*), which will be due prior to the issuance of a building permit.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the 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 *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Preliminary Plat* for the *Winding Creek Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the recommendations made by Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this 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 November 30, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 5-0, with Commissioners Chodon and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. p2021-051

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 237 clem rd, Rockwall, Tx

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION SE corner of Clem Rd and FM 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 21-17 CURRENT USE Farm

PROPOSED ZONING PD 21-17 PROPOSED USE Single Family

ACREAGE Approx 58.8363 LOTS [CURRENT] 0 LOTS [PROPOSED] 132

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

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

OWNER Falcon Place SF, LTD

APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr, PE

ADDRESS 8214 westchester Dr STE 900

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas, Tx 75225

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-522-4945

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

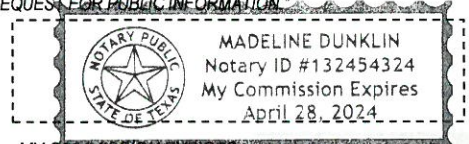
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 150 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF October, 2021

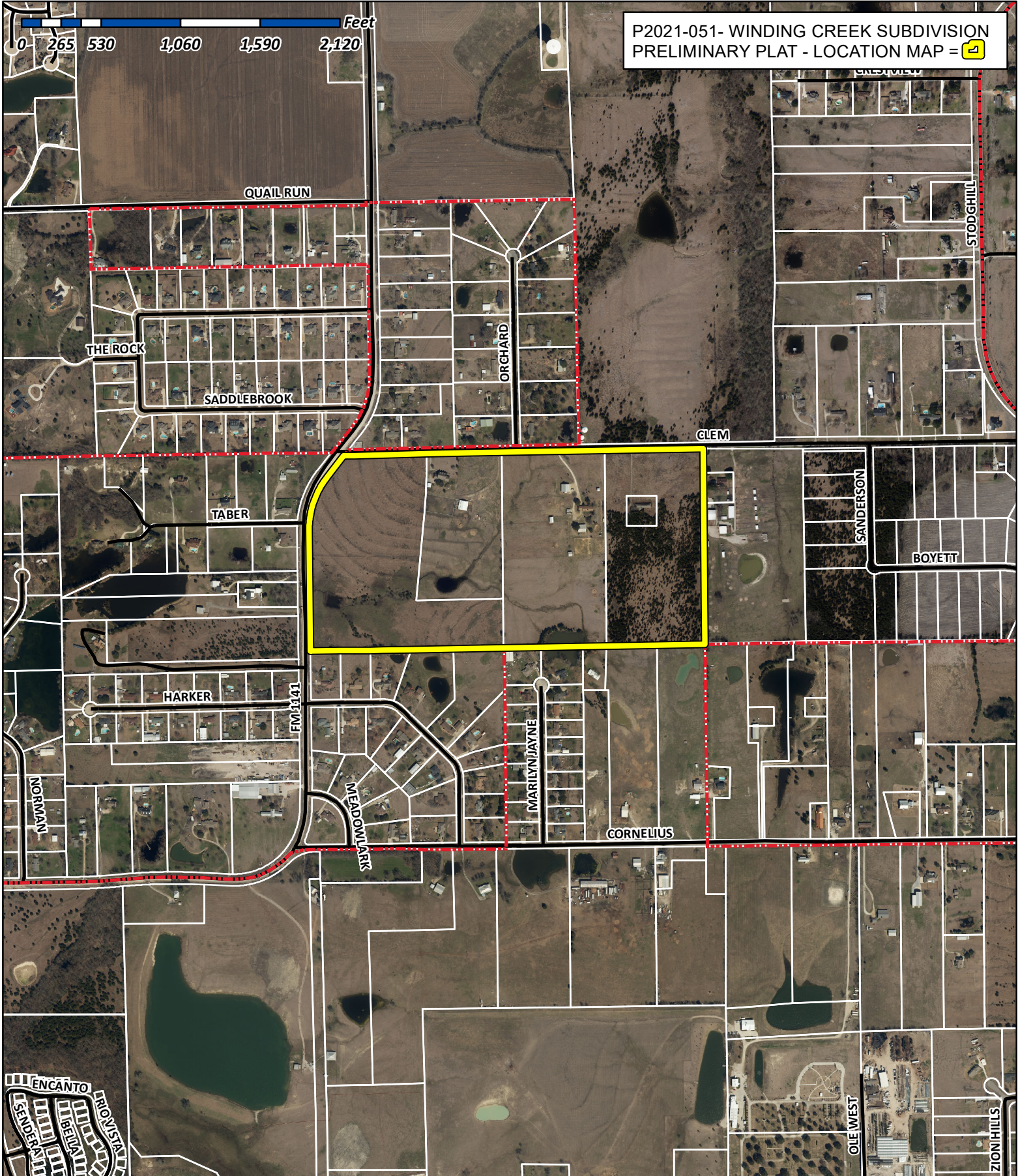
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

John Arnold
Madeline Dunklin



MY COMMISSION EXPIRES 4/28/24



P2021-051- WINDING CREEK SUBDIVISION
 PRELIMINARY PLAT - LOCATION MAP = 2



City of Rockwall

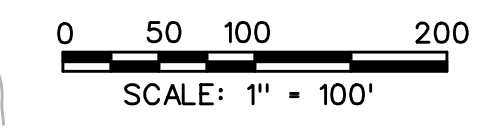
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

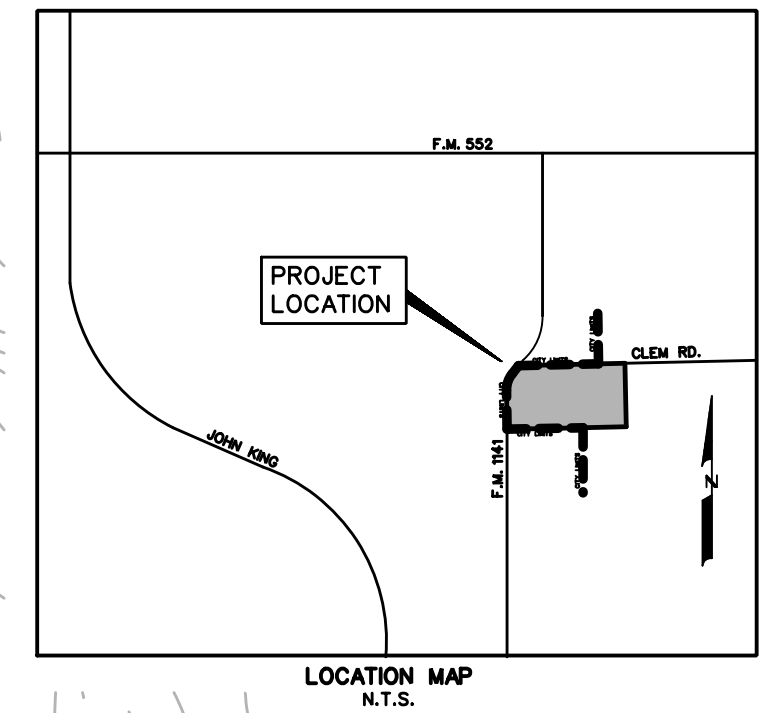
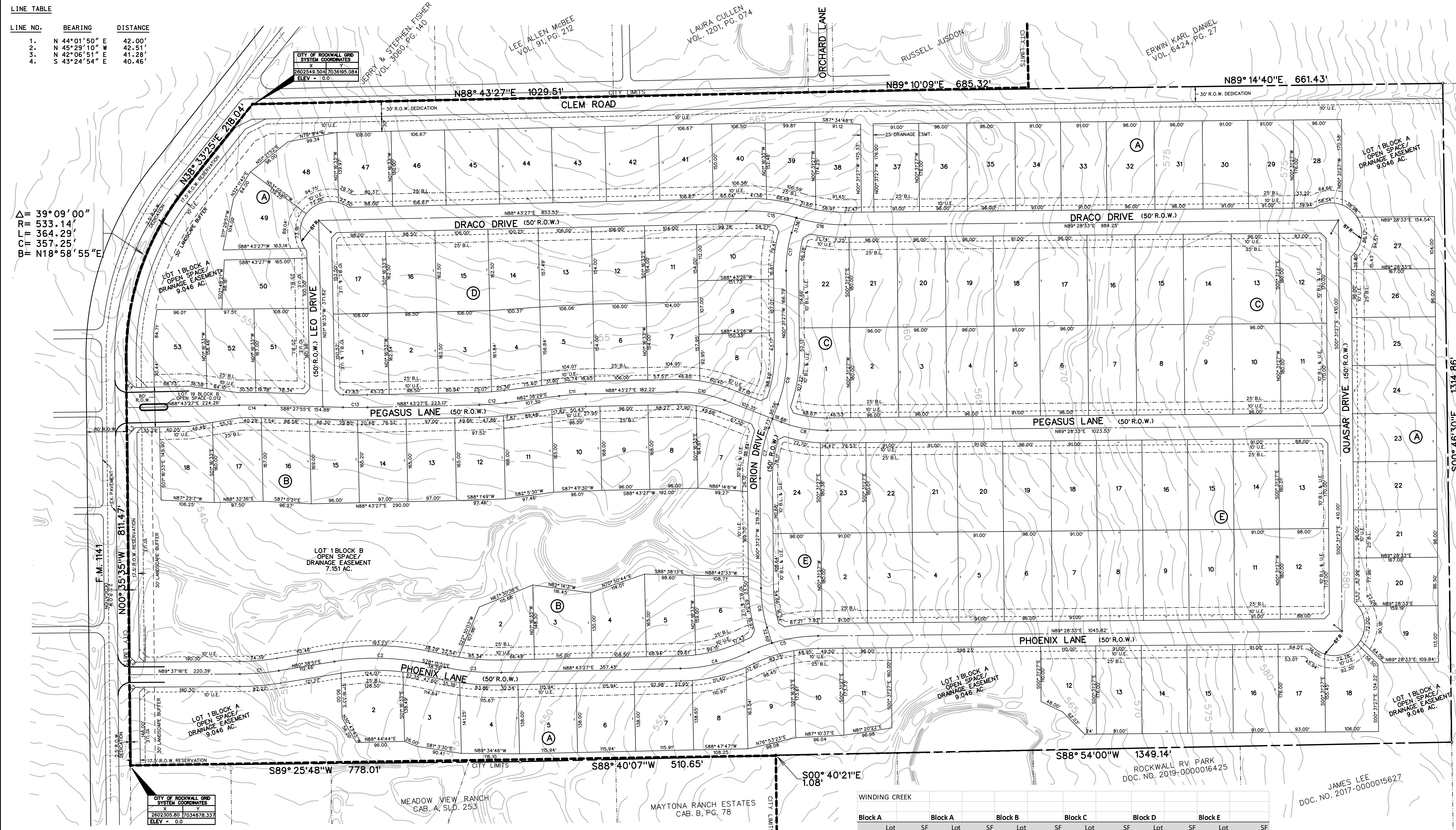


LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | N 44°01'50" E | 42.00' |
| 2. | N 45°29'10" W | 42.51' |
| 3. | N 42°06'15" E | 41.28' |
| 4. | S 43°24'54" E | 40.46' |



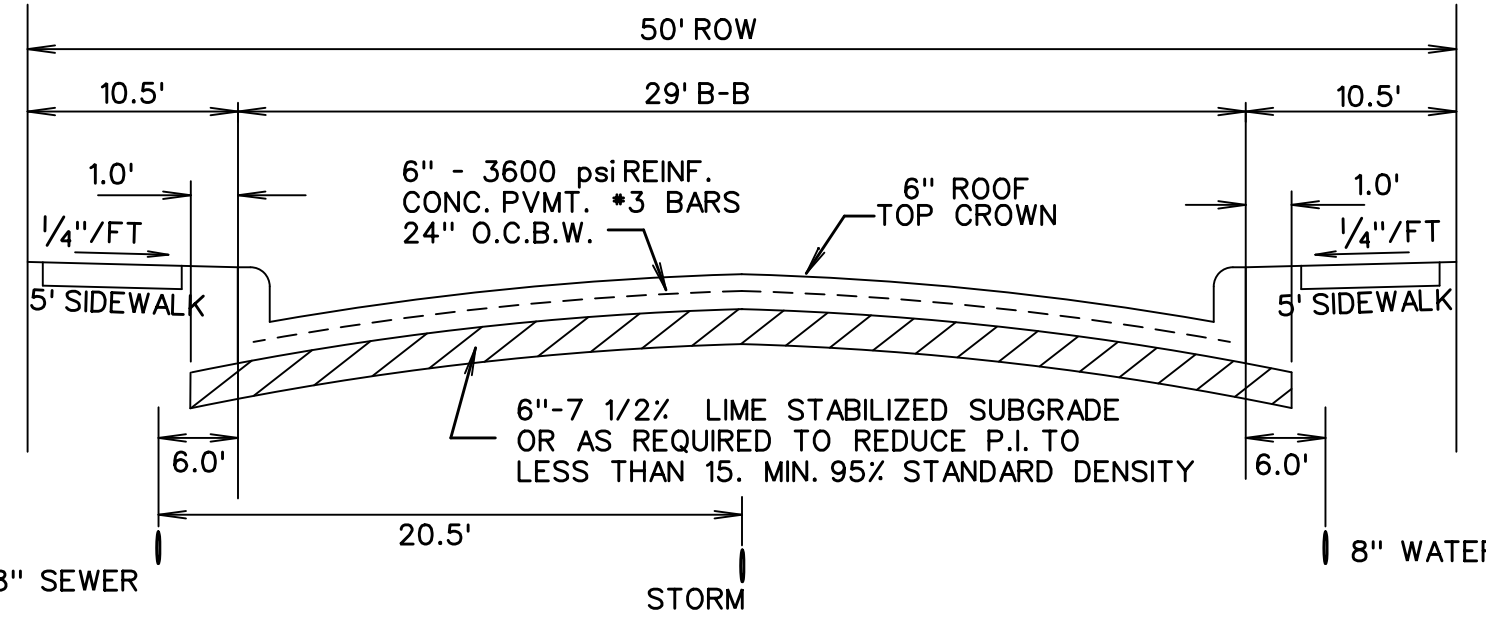
Δ = 39°09'00"
 R = 533.14'
 L = 364.29'
 C = 357.25'
 B = N18°58'55"E



TOTAL ACRES 78.831
 TOTAL RESIDENTIAL LOTS 132
 DENSITY 1.674
 EX. ZONING PD-91
 LAND USE SINGLE FAMILY DEVELOPMENT

LEGEND
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION
 --- CITY LIMIT LINE

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.



TYPICAL PAVEMENT SECTION (29' B-B)
 N.T.S.

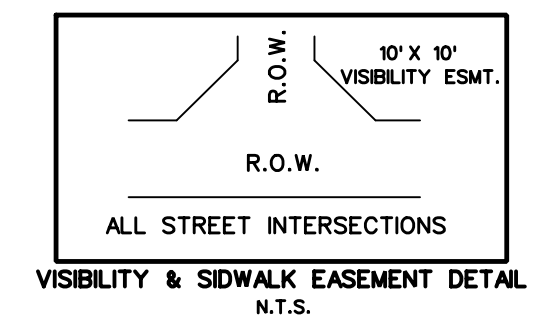
Reviewed for preliminary Approval:
 Planning & Zoning Commission Chairman _____ Date _____

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

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.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

| Block A | | Block B | | Block C | | Block D | | Block E | | | |
|---------|--------|---------|-------|---------|--------|---------|-------|---------|-------|----|-------|
| Lot | SF | Lot | SF | Lot | SF | Lot | SF | Lot | SF | | |
| 1* | 394031 | 31 | 16896 | 1* | 311524 | 1 | 18940 | 1 | 17455 | 1 | 17213 |
| 2 | 16851 | 32 | 16896 | 2 | 16003 | 2 | 17280 | 2 | 16006 | 2 | 16380 |
| 3 | 16054 | 33 | 16016 | 3 | 16002 | 3 | 17280 | 3 | 17219 | 3 | 16380 |
| 4 | 16001 | 34 | 16016 | 4 | 16004 | 4 | 17280 | 4 | 16002 | 4 | 16380 |
| 5 | 16000 | 35 | 16896 | 5 | 16015 | 5 | 16380 | 5 | 16341 | 5 | 16380 |
| 6 | 16000 | 36 | 16896 | 6 | 16008 | 6 | 17280 | 6 | 16324 | 6 | 17280 |
| 7 | 16000 | 37 | 16016 | 7 | 16040 | 7 | 17280 | 7 | 16077 | 7 | 16380 |
| 8 | 16001 | 38 | 16056 | 8 | 16088 | 8 | 17280 | 8 | 16807 | 8 | 16380 |
| 9 | 16403 | 39 | 16012 | 9 | 16128 | 9 | 17280 | 9 | 16160 | 9 | 16380 |
| 10 | 16997 | 40 | 16009 | 10 | 16094 | 10 | 17280 | 10 | 17378 | 10 | 16380 |
| 11 | 16019 | 41 | 16000 | 11 | 16019 | 11 | 16690 | 11 | 16016 | 11 | 16380 |
| 12 | 16017 | 42 | 16001 | 12 | 16056 | 12 | 16690 | 12 | 16324 | 12 | 17590 |
| 13 | 16016 | 43 | 16001 | 13 | 16005 | 13 | 17280 | 13 | 16509 | 13 | 17590 |
| 14 | 16016 | 44 | 16001 | 14 | 16006 | 14 | 17280 | 14 | 16040 | 14 | 16380 |
| 15 | 16016 | 45 | 16001 | 15 | 16025 | 15 | 17280 | 15 | 17225 | 15 | 16380 |
| 16 | 16016 | 46 | 16001 | 16 | 16129 | 16 | 17280 | 16 | 16006 | 16 | 16380 |
| 17 | 16007 | 47 | 16084 | 17 | 16146 | 17 | 17280 | 17 | 17500 | 17 | 16380 |
| 18 | 16550 | 48 | 17872 | 18 | 16007 | 18 | 16380 | 18 | 16380 | 18 | 16380 |
| 19 | 16175 | 49 | 17264 | 19* | 511 | 19 | 17280 | 19 | 17280 | 19 | 17280 |
| 20 | 16080 | 50 | 16694 | 20 | 17280 | 20 | 17280 | 20 | 16380 | 20 | 16380 |
| 21 | 16032 | 51 | 18190 | 21 | 17280 | 21 | 17280 | 21 | 16380 | 21 | 16380 |
| 22 | 16032 | 52 | 16011 | 22 | 18192 | 22 | 18192 | 22 | 16380 | 22 | 16380 |
| 23 | 16032 | 53 | 16006 | | | | | 23 | 16382 | 23 | 16382 |
| 24 | 16032 | | | | | | | 24 | 17557 | | |
| 25 | 16032 | | | | | | | | | | |
| 26 | 16032 | | | | | | | | | | |
| 27 | 16090 | | | | | | | | | | |
| 28 | 16482 | | | | | | | | | | |
| 29 | 16016 | | | | | | | | | | |
| 30 | 16016 | | | | | | | | | | |



PRELIMINARY PLAT
 OF
**WINDING CREEK
 SUBDIVISION**
 BEING
 78.831 ACRES or
 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3

OUT OF THE
 J.M. GLASS SURVEY, ABSTRACT NO. 88

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945

GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087

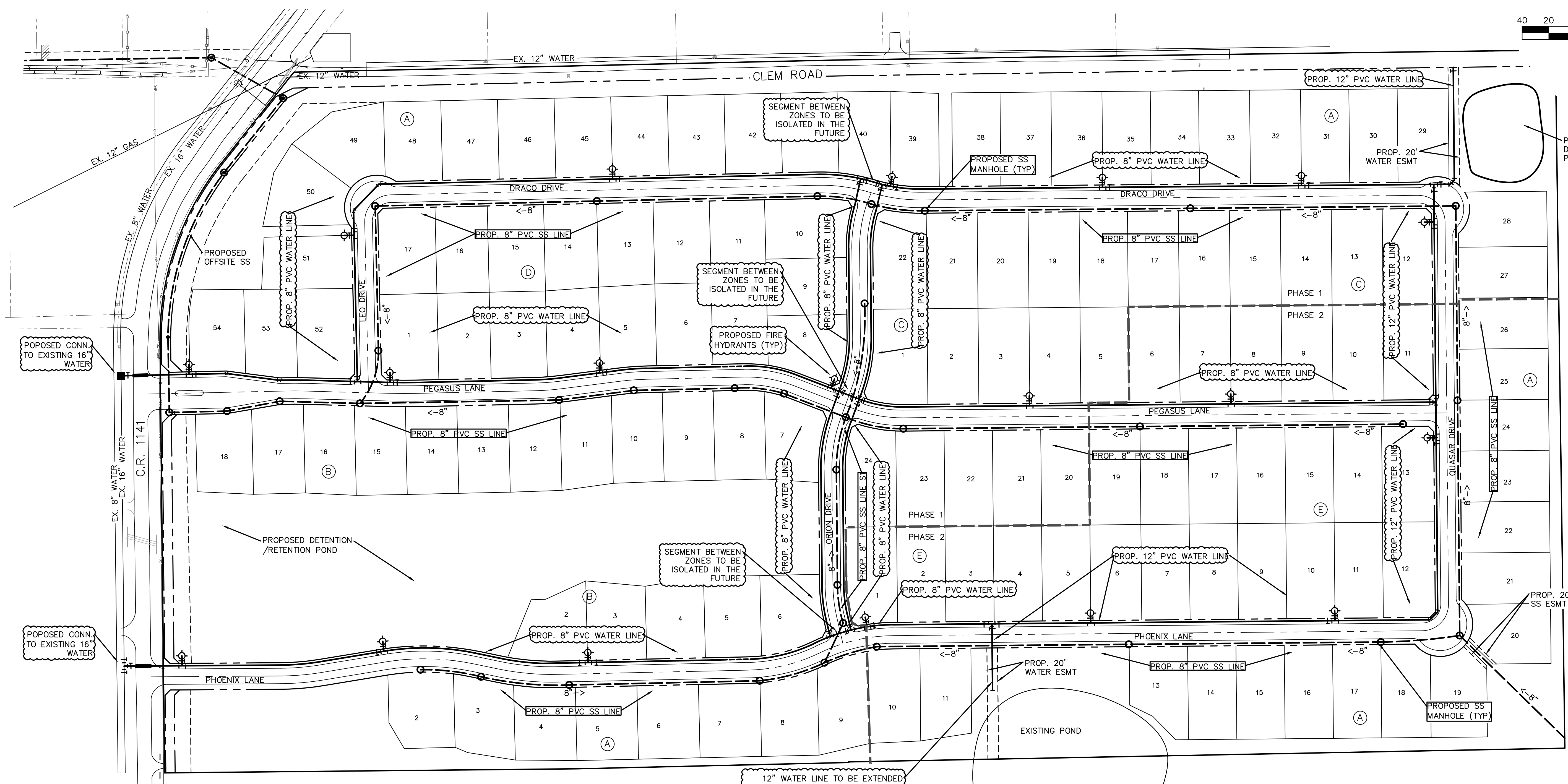
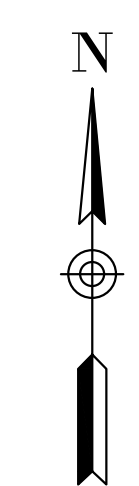
DECEMBER 2021 SCALE 1" = 100'

CASE #P2021-051

* Denotes open space.



SCALE:
HORIZ: 1"=100'



WATER NOTES:

1. WITHIN THIS PLAN SET THE TERM "CITY OF ROCKWALL STANDARDS" IS MEANT TO INCLUDE THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION MANUAL, DATED OCTOBER 2019 AND THE PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS, NORTH CENTRAL TEXAS, 5TH EDITION, DATED NOVEMBER 2017. CONTRACTOR SHALL REFER TO BOTH MANUALS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WATER LINES AND APPURTENANCES THERETO SHALL BE CONSTRUCTED AND/OR INSTALLED PER CITY OF ROCKWALL STANDARDS.
3. ALL WATER PIPE SHALL BE AWWA C900 PVC PIPE, DR-14 PC 305 (BLUE IN COLOR), UNLESS SPECIFIED OTHERWISE IN CITY OF ROCKWALL STANDARDS.
4. INSTALL BLUE EMS LOCATOR PADS ALONG WATER LINES AT EVERY TWO HUNDRED FIFTY (250') FEET, CHANGES IN DIRECTION, VALVE, CURB STOP AND SERVICE CONNECTION TO THE WATER MAIN AND ANY OTHER LOCATION REQUIRED BY CITY OF ROCKWALL STANDARDS.
5. REFER TO CITY OF ROCKWALL STANDARDS FOR WATER PIPE EMBEDMENT.
6. MINIMUM COVER FOR WATER PIPE UNDER PAVEMENT IS 4'.
7. WATER SERVICES SHALL BE SDR-9 (POLYTUBE) HAVING A MINIMUM SIZE OF ONE INCH (1"). METER BOXES SHALL BE SET BETWEEN THE SIDEWALK AND THE BACK OF CURB AS SPECIFIED IN CITY OF ROCKWALL STANDARDS.

WASTEWATER NOTES:

1. WITHIN THIS PLAN SET THE TERM "CITY OF ROCKWALL STANDARDS" IS MEANT TO INCLUDE THE CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION MANUAL, DATED OCTOBER 2019 AND THE PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS, NORTH CENTRAL TEXAS, 5TH EDITION, DATED NOVEMBER 2017. CONTRACTOR SHALL REFER TO BOTH MANUALS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL WASTEWATER LINES AND APPURTENANCES THERETO SHALL BE CONSTRUCTED AND/OR INSTALLED PER CITY OF ROCKWALL STANDARDS.
3. A GREEN EMS LOCATOR PAD IS TO BE INSTALLED AT EVERY MANHOLE, CLEANOUT, AND SERVICE CONNECTION TO THE WASTEWATER MAIN, AND AT ANY OTHER LOCATION REQUIRED BY CITY OF ROCKWALL STANDARDS.
4. MANHOLES SHALL CONFORM TO CITY OF ROCKWALL STANDARDS.
5. RAVEN EPOXY COATING, CONSHIELD, OR APPROVED EQUAL, SHALL BE INSTALLED IN ALL MANHOLES.

FINAL LOCATIONS OF SANITARY SEWER MANHOLES AND FIRE HYDRANTS WILL BE DETERMINED DURING FINAL DESIGN.

| SYMBOL LEGEND | |
|---------------|---------------------------------|
| | PROPOSED 8" WATER LINE |
| | PROPOSED 8" SANITARY SEWER LINE |
| | PROPOSED SANITARY SEWER MANHOLE |
| | PROPOSED FIRE HYDRANT |

PRELIMINARY
THIS IS A
PRELIMINARY
DOCUMENT, FOR
REVIEW ONLY.

| | | | | | |
|--|----------------|--|---------------------------------------|---------------------|-----------|
| PRELIMINARY UTILITY PLAN | | | | | |
| WINDING CREEK | | | | | |
| CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS | | | | | |
| | | CIVIL ENGINEERING DESIGN & CONSULTING <small>(Tex. Reg. No. F-456) 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillip@macatee-engineering.com</small> | | | |
| DESIGNED BCP | CHECKED SDA | DATE 11/18/2021 | DWG FILE WC_Preliminary utility | PROJECT # SKO_WC | SHEET NO. |

| LEGEND | |
|---------|----------------------------------|
| — 544 — | EXISTING 1 FOOT CONTOUR INTERVAL |
| --- | DRAINAGE DIVIDE |
| (B6) | DRAINAGE AREA |
| → | DIRECTION OF RUNOFF |
| --- | CONCEPTUAL STORM ALIGNMENT |

PROPOSED STORM SEWER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN



PROPOSED RUNOFF CALCULATIONS

| AREA | ACRES | Tc (min) | C | I100 | Q100 |
|------|-------|----------|-----|------|-------|
| A1 | 0.24 | 10 | 0.5 | 9.8 | 1.2 |
| A2 | 1.19 | 10 | 0.5 | 9.8 | 5.8 |
| A3 | 2.03 | 10 | 0.5 | 9.8 | 9.9 |
| A4 | 2.04 | 10 | 0.5 | 9.8 | 10.0 |
| A5 | 1.36 | 10 | 0.5 | 9.8 | 6.7 |
| A6 | 1.92 | 10 | 0.5 | 9.8 | 9.4 |
| A7 | 1.02 | 10 | 0.5 | 9.8 | 5.0 |
| A8 | 2.99 | 10 | 0.5 | 9.8 | 14.6 |
| A9 | 2.81 | 10 | 0.5 | 9.8 | 13.8 |
| A10 | 0.89 | 10 | 0.5 | 9.8 | 4.4 |
| A11 | 1.63 | 10 | 0.5 | 9.8 | 8.0 |
| A12 | 3.22 | 10 | 0.5 | 9.8 | 15.8 |
| A13 | 3.28 | 10 | 0.5 | 9.8 | 16.1 |
| A14 | 3.21 | 10 | 0.5 | 9.8 | 15.7 |
| A15 | 3.20 | 10 | 0.5 | 9.8 | 15.7 |
| A16 | 2.23 | 10 | 0.5 | 9.8 | 10.9 |
| A17 | 0.86 | 10 | 0.5 | 9.8 | 4.2 |
| A18 | 0.44 | 10 | 0.5 | 9.8 | 2.1 |
| B1 | 2.43 | 10 | 0.5 | 9.8 | 11.9 |
| B2 | 1.45 | 10 | 0.5 | 9.8 | 7.1 |
| B3 | 2.76 | 10 | 0.5 | 9.8 | 13.5 |
| B4 | 2.95 | 10 | 0.5 | 9.8 | 14.5 |
| B5 | 3.78 | 10 | 0.5 | 9.8 | 18.5 |
| B6 | 4.43 | 10 | 0.5 | 9.8 | 21.7 |
| C1 | 1.51 | 10 | 0.5 | 9.8 | 7.4 |
| C2 | 1.73 | 10 | 0.5 | 9.8 | 8.5 |
| D1 | 2.25 | 10 | 0.5 | 9.8 | 11.0 |
| D2 | 1.06 | 10 | 0.5 | 9.8 | 5.2 |
| E1 | 3.28 | 10 | 0.5 | 9.8 | 16.1 |
| F1 | 10.52 | 10 | 0.5 | 9.8 | 51.6 |
| G1 | 1.72 | 10 | 0.5 | 9.8 | 8.4 |
| X1 | 12.60 | 20 | 0.5 | 8.33 | 52.5 |
| X2 | 0.90 | 10 | 0.9 | 9.8 | 7.9 |
| X3 | 20.65 | 20 | 0.5 | 8.33 | 86.0 |
| X4 | 27.35 | 20 | 0.5 | 8.33 | 113.9 |
| X5 | 5.30 | 20 | 0.5 | 8.33 | 22.1 |
| X6 | 0.83 | 10 | 0.9 | 9.8 | 7.3 |
| X7 | 0.56 | 10 | 0.9 | 9.8 | 4.9 |
| X8 | 4.00 | 10 | 0.5 | 9.8 | 19.6 |
| X9 | 2.23 | 10 | 0.5 | 9.8 | 10.9 |
| X10 | 2.92 | 10 | 0.5 | 9.8 | 14.3 |

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REVIEW ONLY.

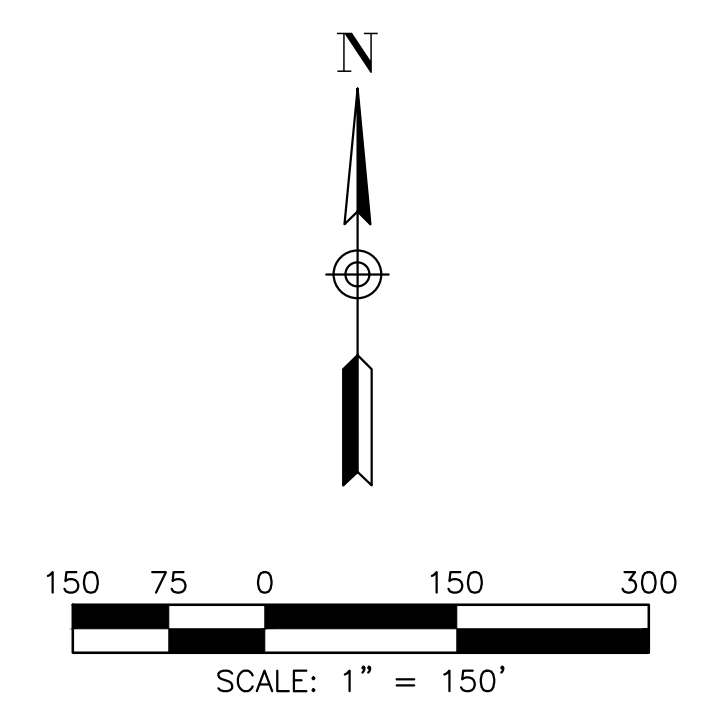
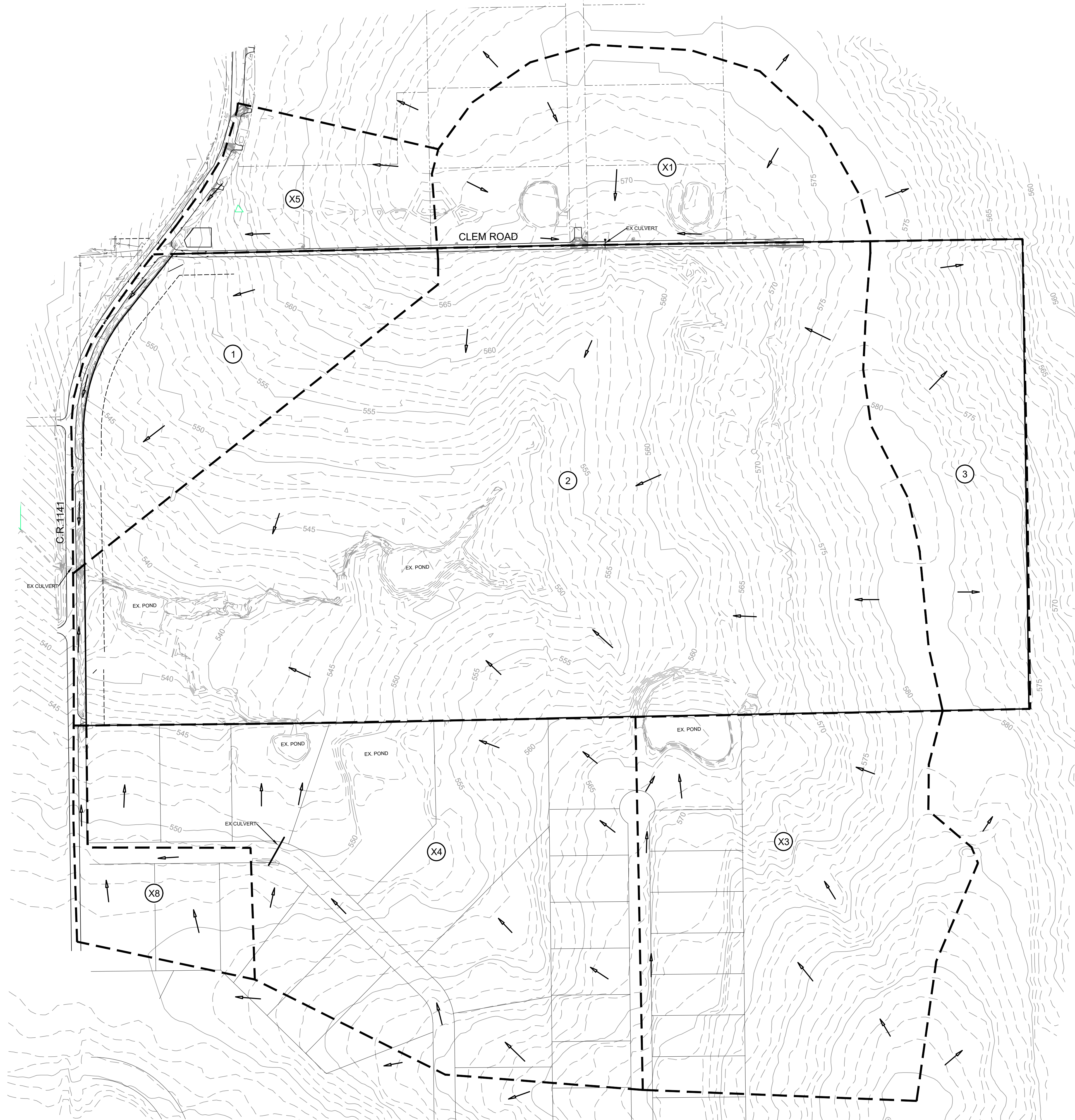
**CONCEPTUAL DRAINAGE AREA MAP
WINDING CREEK**

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



**CIVIL ENGINEERING
DESIGN & CONSULTING**
(Tex. Reg. No. F-456)
12655 N. CENTRAL EXPWY, SUITE 420
DALLAS, TEXAS 75243
TEL 214-373-1180 * FAX 214-373-6580
daytonm@macatee-engineering.com
phillipf@macatee-engineering.com


| DESIGNED | CHECKED | DATE | DWG FILE | PROJECT # | SHEET NO. |
|----------|---------|------------|----------|-----------|-----------|
| | | 11/18/2021 | | | 1 OF 1 |



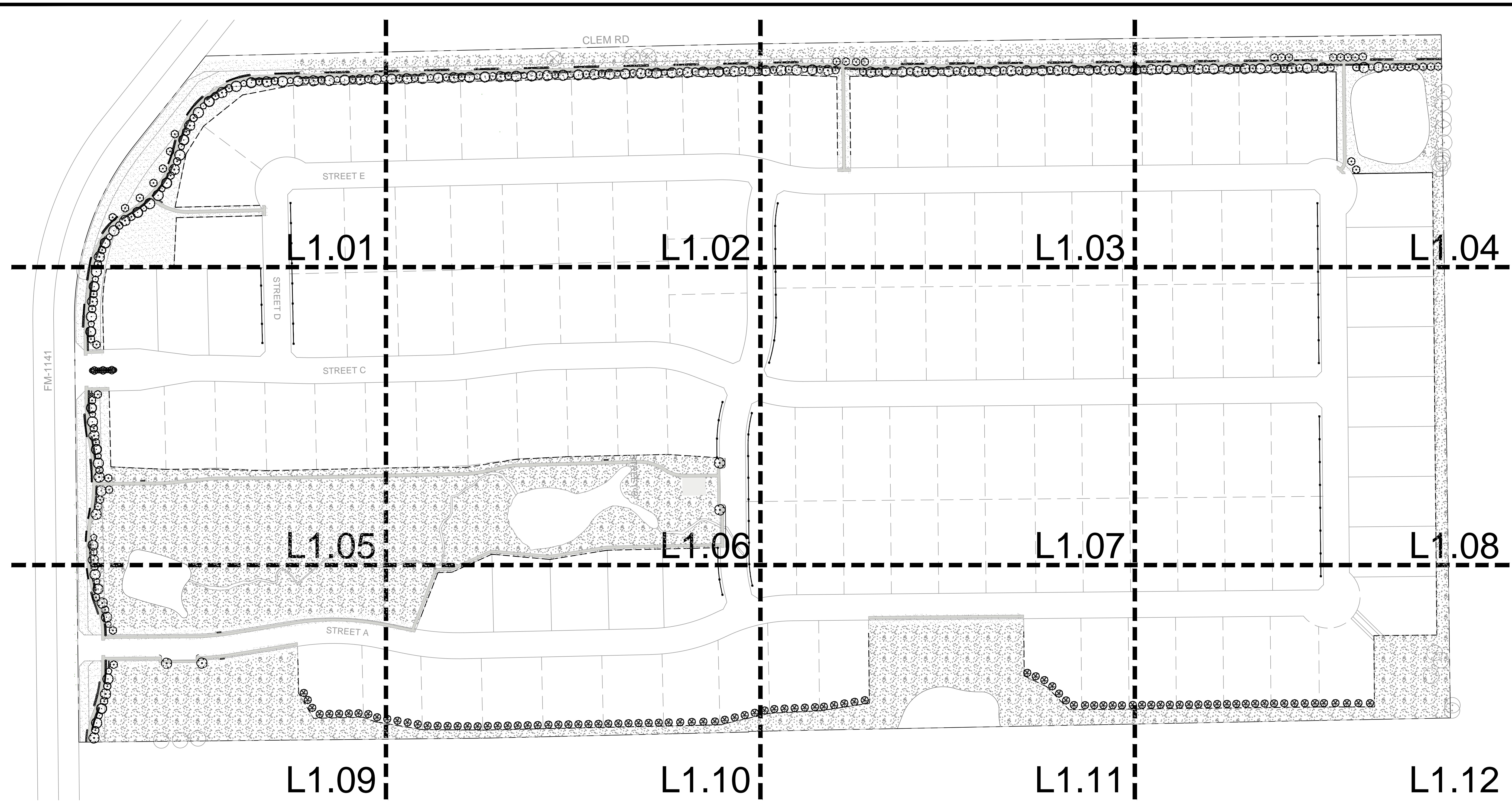
| EXISTING RUNOFF CALCULATIONS | | | | | |
|------------------------------|-------|----------|------|------|-------|
| AREA | ACRES | Tc (min) | C | I100 | Q100 |
| 1 | 10.79 | 20 | 0.35 | 8.33 | 31.5 |
| 2 | 58.25 | 20 | 0.35 | 9.8 | 199.8 |
| 3 | 10.99 | 20 | 0.35 | 9.8 | 37.7 |
| X1 | 12.60 | 20 | 0.5 | 8.33 | 52.5 |
| X3 | 20.65 | 20 | 0.5 | 8.33 | 86.0 |
| X4 | 27.35 | 20 | 0.5 | 8.33 | 113.9 |
| X5 | 5.30 | 20 | 0.5 | 8.33 | 22.1 |
| X8 | 4.00 | 10 | 0.5 | 9.8 | 19.6 |

| LEGEND | |
|--------|----------------------------------|
| -544 | EXISTING 1 FOOT CONTOUR INTERVAL |
| --- | DRAINAGE DIVIDE |
| (B6) | DRAINAGE AREA |
| → | DIRECTION OF RUNOFF |

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PRELIMINARY
DOCUMENT, FOR
REVIEW ONLY.

| | | | | |
|---|---------|--|----------|---------------------|
| EXISTING DRAINAGE AREA MAP | | | | |
| WINDING CREEK | | | | |
| CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS | | | | |
|  | | CIVIL ENGINEERING DESIGN & CONSULTING <small>(Tex. Reg. No. F-456)</small> 12655 N. CENTRAL EXPWY, SUITE 420 DALLAS, TEXAS 75243 TEL 214-373-1180 * FAX 214-373-6580 daytonm@macatee-engineering.com phillipf@macatee-engineering.com | | |
| DESIGNED | CHECKED | DATE | DWG FILE | PROJECT # |
| | | 10/15/2021 | | |
| | | | | SHEET NO. 1 OF 1 |

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civil\Sheet Set\LS- 2.0 Landscape Plan.dwg || Date Plotted: 11/18/2021 9:12 AM || Plotted By: mwilson



PLANT SCHEDULE

| CANOPY TREES | BOTANICAL / COMMON NAME | SHRUBS | BOTANICAL / COMMON NAME |
|------------------|--|---------------|---|
| | JUNIPERUS VIRGINIANA / EASTERN RED CEDAR | | HESPERALOE PARVIFLORA / RED YUCCA |
| | QUERCUS MACROCARPA / BURR OAK | | LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER |
| | QUERCUS VIRGINIANA / SOUTHERN LIVE OAK | | ROSMARINUS OFFICINALIS / ROSEMARY |
| | ULMUS CRASSIFOLIA / CEDAR ELM | | YUCCA RECURVIFOLIA / SOFT LEAF YUCCA |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME | GROUND COVERS | BOTANICAL / COMMON NAME |
| | CHILOPSIS LINEARIS / DESERT WILLOW | | CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SOD) |
| | ILEX VOMITORIA / YAUPON HOLLY | | CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS (SEED) |
| | SOPHORA AFFINIS / EVE'S NECKLACE | | |

| PD CALCULATIONS | | |
|--|-------------------------------------|-------------------------------------|
| | REQUIRED | PROVIDED |
| FM-1141 | | |
| 3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (1,252') | 38 CANOPY TREES AND 51 ACCENT TREES | 38 CANOPY TREES AND 51 ACCENT TREES |
| CLEM ROAD | | |
| 3 CANOPY TREES AND 4 ACCENT TREES PER 100 LINEAR FEET (2,392') | 72 CANOPY TREES AND 96 ACCENT TREES | 72 CANOPY TREES AND 96 ACCENT TREES |
| SOUTH PROPERTY LINE | | |
| EASTERN RED CEDAR PLANTED 20' O.C. (1,913') | 99 TREES | 99 TREES |

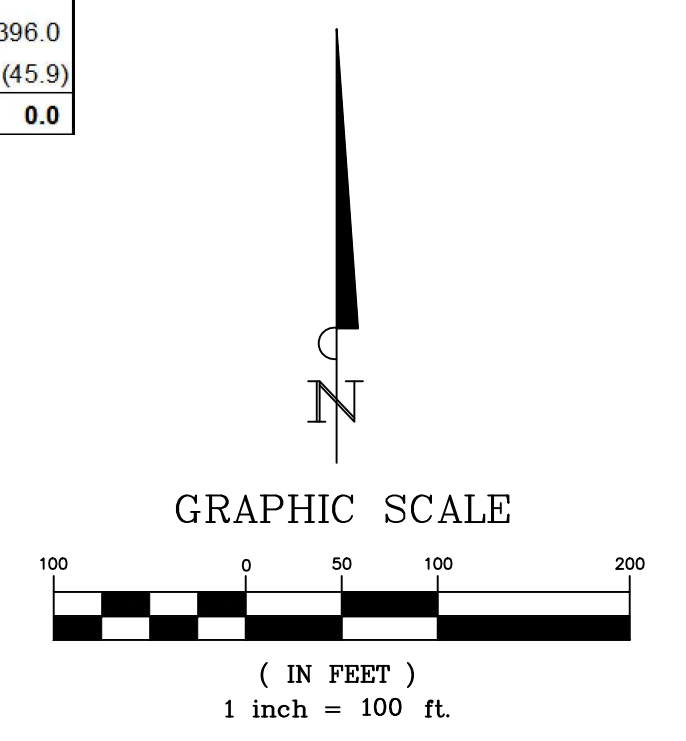
| TOTAL MITIGATION REQUIRED | | 1,112.1 |
|--|--|------------|
| TOTAL CREDITS PROVIDED | | |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141 | | 258.0 |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD | | 504.0 |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE | | 396.0 |
| INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS | | (45.9) |
| REMAINING MITIGATION REQUIRED | | 0.0 |

APPLICANT
 SKORBURG COMPANY, LTD.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225

SITE DATA
 ACREAGE: 36.567
 LOT COUNT: 59
 (56 RESIDENTIAL,
 3 OPEN SPACE)

OWNERS
 REDDY K VASUNDHARA & ALEX R. FREEMAN
 100 N. CENTRAL EXPRESSWAY, STE. 108
 DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST
 237 CLEM ROAD
 ROCKWALL, TEXAS 75087



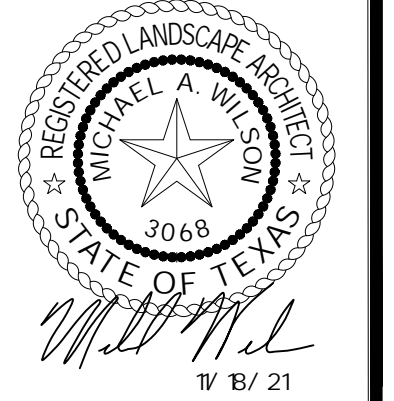
BANNISTER ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS

OVERALL LANDSCAPE PLAN

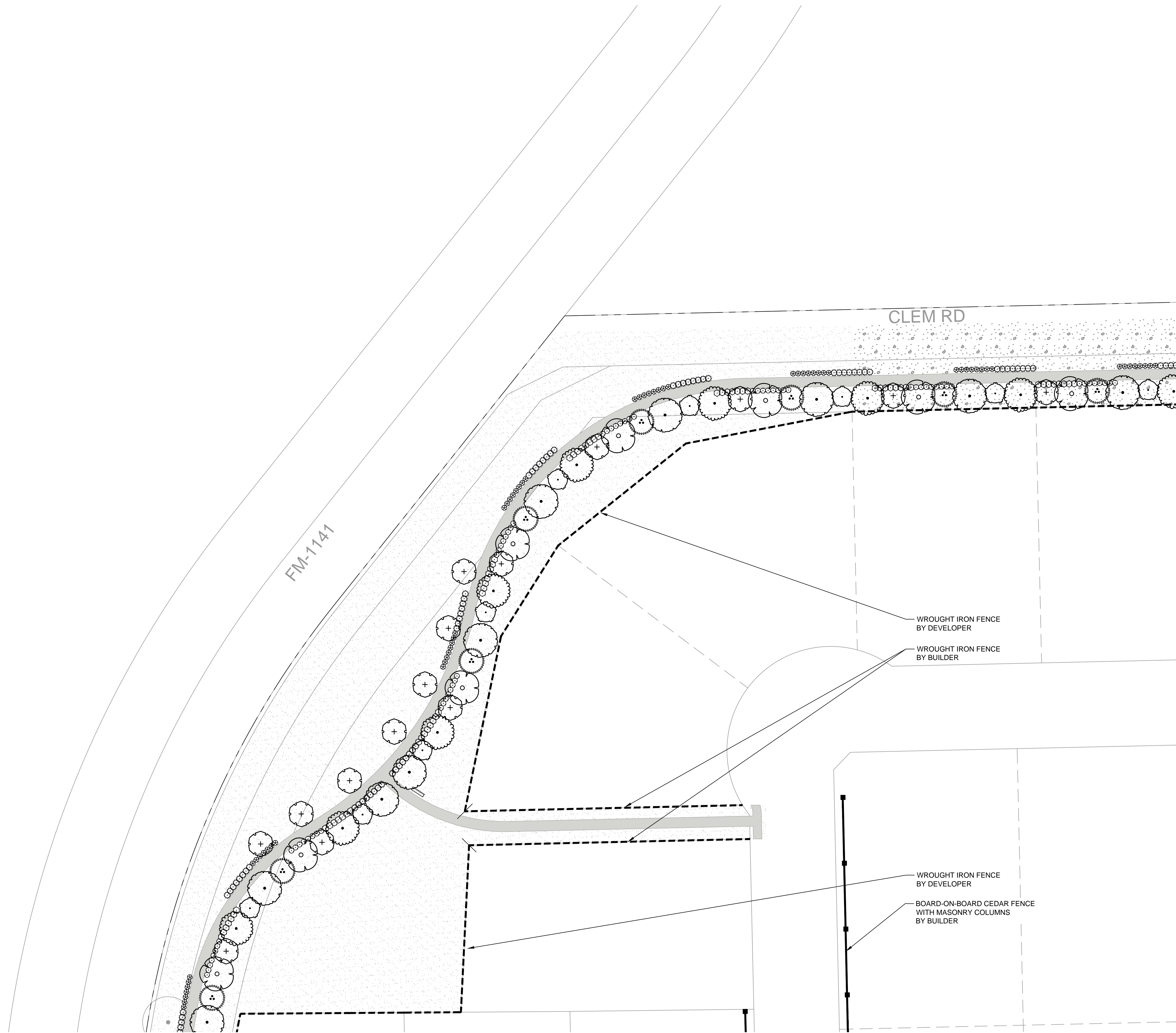
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PROJECT NO.: TEMPLATE



SHEET NUMBER
L-1.00

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KEY

PLANT SCHEDULE

| CANOPY TREES | BOTANICAL / COMMON NAME |
|------------------|--|
| | JUNIPERUS VIRGINIANA EASTERN RED CEDAR |
| | QUERCUS MACROCARPA BURR OAK |
| | QUERCUS VIRGINIANA SOUTHERN LIVE OAK |
| | ULMUS CRASSIFOLIA CEDAR ELM |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME |
| | CHILOPSIS LINEARIS DESERT WILLOW |
| | ILEX VOMITORIA YAUPON HOLLY |
| | SOPHORA AFFINIS EVE'S NECKLACE |
| SHRUBS | BOTANICAL / COMMON NAME |
| | HESPERALOE PARVIFLORA RED YUCCA |
| | LEUCOPHYLLUM FRUTESCENS TEXAS RANGER |
| | ROSMARINUS OFFICINALIS ROSEMARY |
| | YUCCA RECURVIFOLIA SOFT LEAF YUCCA |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD) |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED) |

FENCING LEGEND

| | |
|--|--|
| | WROUGHT - IRON |
| | BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS |
| | BOARD - ON - BOARD CEDAR FENCE |



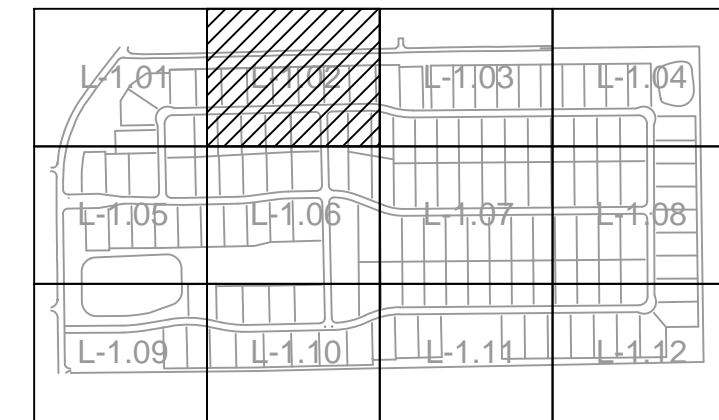
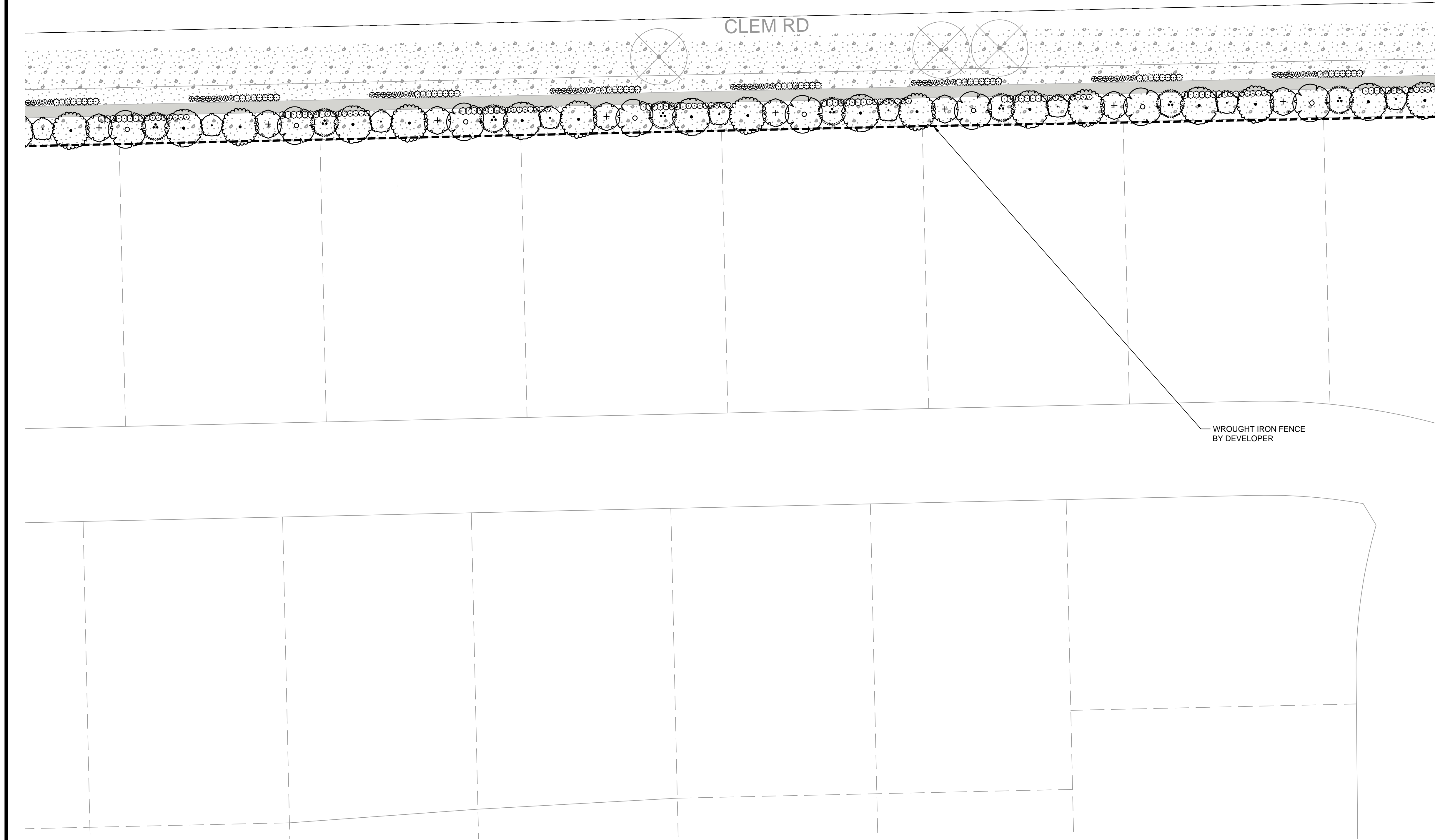
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

| No. | Date | Revision | Description |
|-----|------|----------|-------------|
| | | | |
| | | | |
| | | | |





KEY

PLANT SCHEDULE

| CANOPY TREES | BOTANICAL / COMMON NAME |
|------------------|--|
| | JUNIPERUS VIRGINIANA EASTERN RED CEDAR |
| | QUERCUS MACROCARPA BURR OAK |
| | QUERCUS VIRGINIANA SOUTHERN LIVE OAK |
| | ULMUS CRASSIFOLIA CEDAR ELM |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME |
| | CHILOPSIS LINEARIS DESERT WILLOW |
| | ILEX VOMITORIA YAUPON HOLLY |
| | SOPHORA AFFINIS EVE'S NECKLACE |
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| | HESPERALOE PARVIFLORA RED YUCCA |
| | LEUCOPHYLLUM FRUTESCENS TEXAS RANGER |
| | ROSMARINUS OFFICINALIS ROSEMARY |
| | YUCCA RECURVIFOLIA SOFT LEAF YUCCA |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD) |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED) |

FENCING LEGEND

| | |
|--|--|
| | WROUGHT - IRON |
| | BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS |
| | BOARD - ON - BOARD CEDAR FENCE |



GRAPHIC SCALE

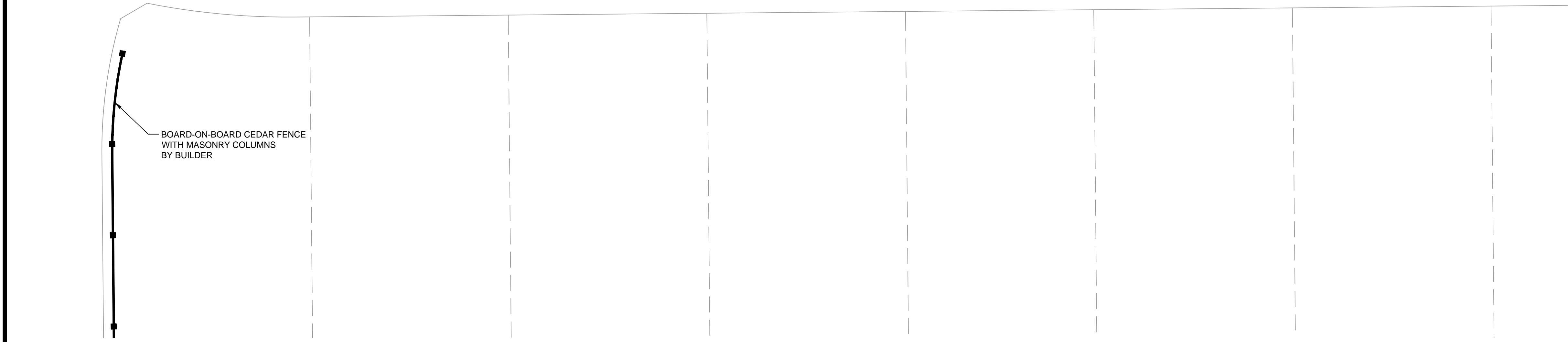
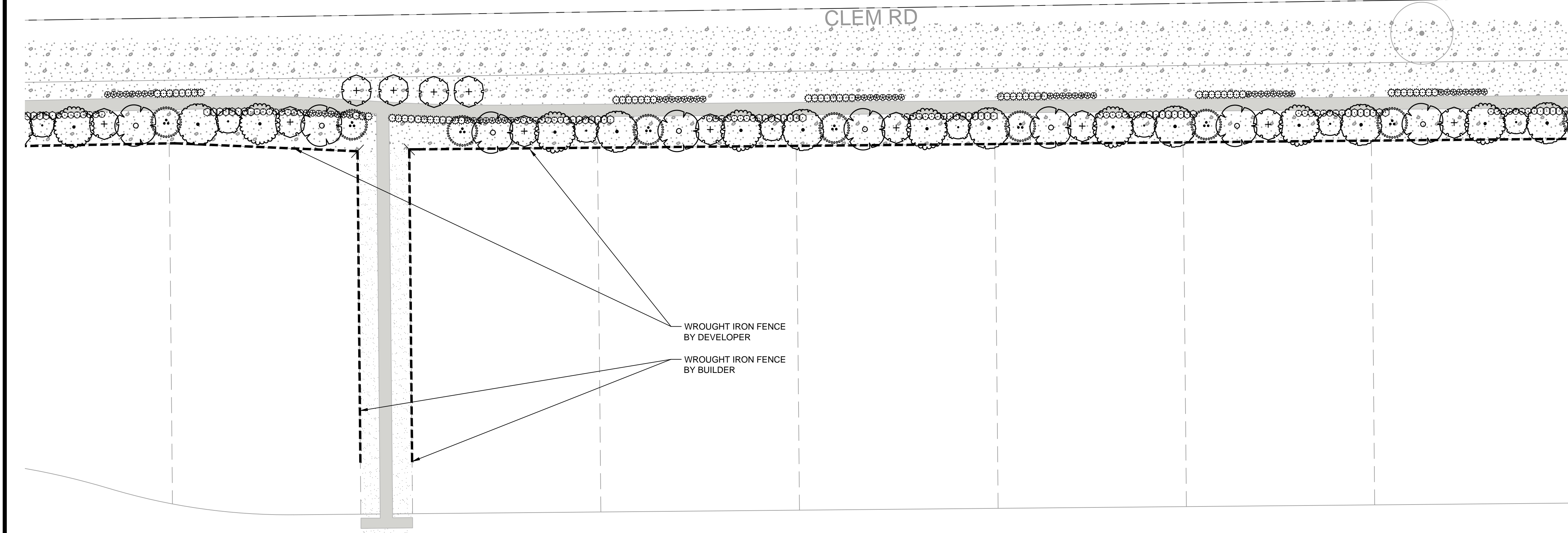


(IN FEET)
1 inch = 30 ft.

| No. | Date | Revision Description |
|-----|------|----------------------|
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11/18/21



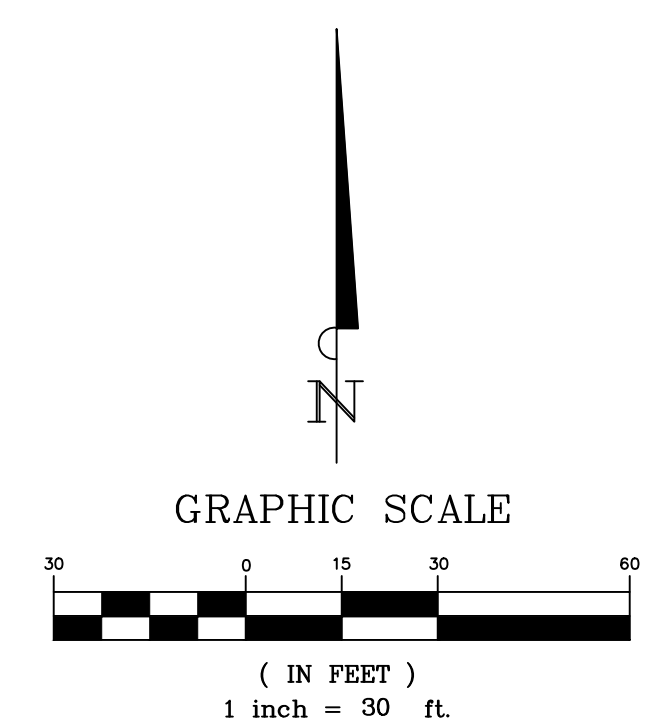
KEY

PLANT SCHEDULE

| CANOPY TREES | BOTANICAL / COMMON NAME |
|------------------|--|
| | JUNIPERUS VIRGINIANA EASTERN RED CEDAR |
| | QUERCUS MACROCARPA BURR OAK |
| | QUERCUS VIRGINIANA SOUTHERN LIVE OAK |
| | ULMUS CRASSIFOLIA CEDAR ELM |
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| | CHILOPSIS LINEARIS DESERT WILLOW |
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| | SOPHORA AFFINIS EVE'S NECKLACE |
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| | ROSMARINUS OFFICINALIS ROSEMARY |
| | YUCCA RECURVIFOLIA SOFT LEAF YUCCA |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD) |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED) |

FENCING LEGEND

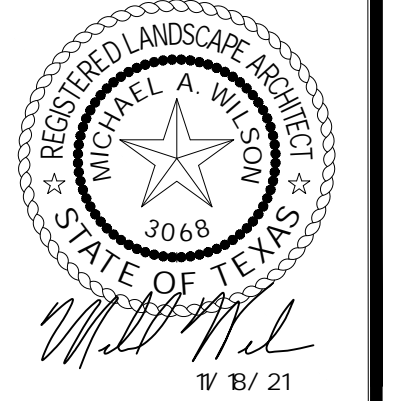
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|--|--|
| | WROUGHT - IRON |
| | BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS |
| | BOARD - ON - BOARD CEDAR FENCE |



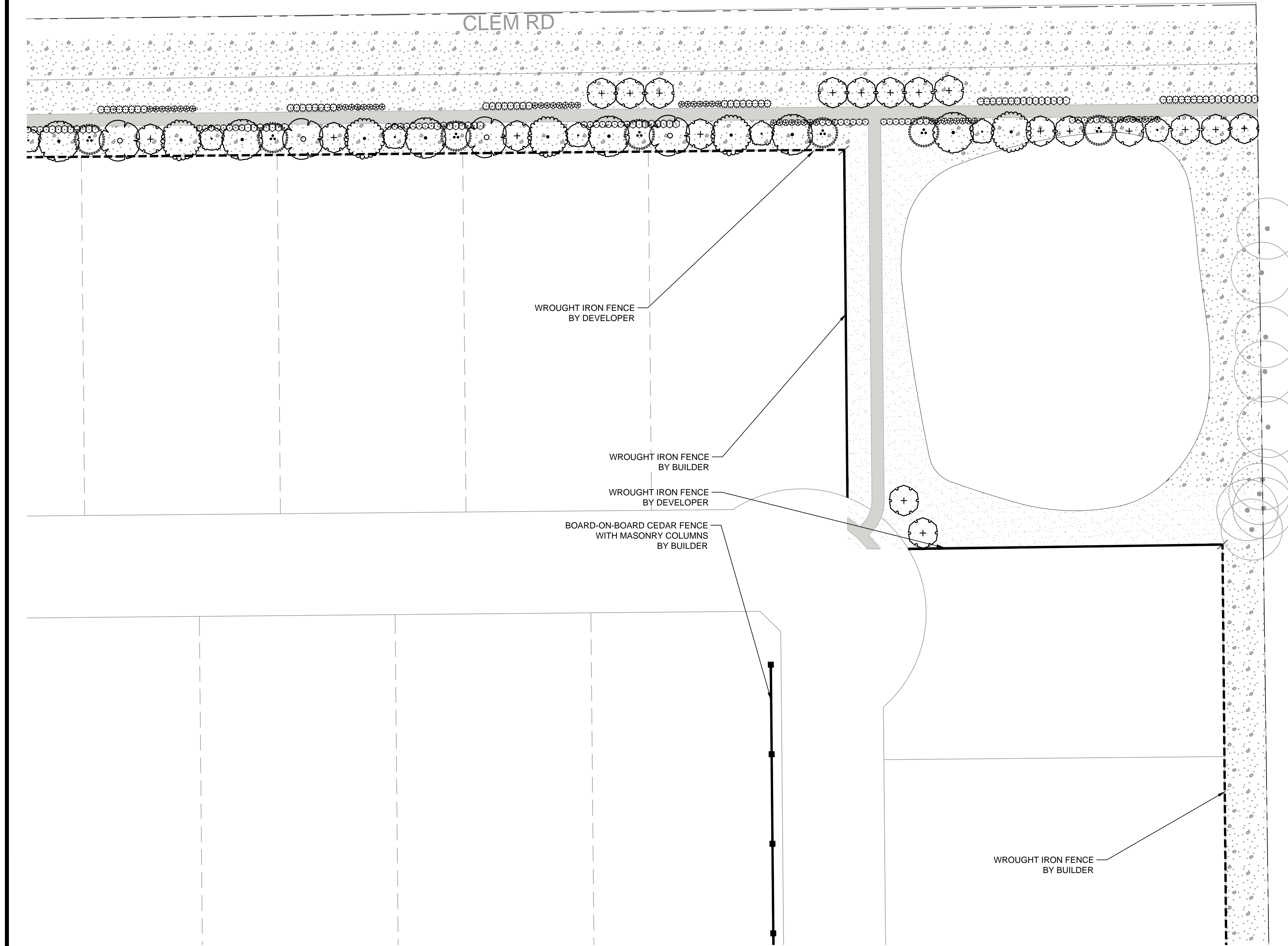
BANNISTER
 ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS
 LANDSCAPE ENLARGEMENT

| No. | Date | Revision | Description |
|-----|------|----------|-------------|
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| | | | |
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SHEET NUMBER
L-1.03



KEY

PLANT SCHEDULE

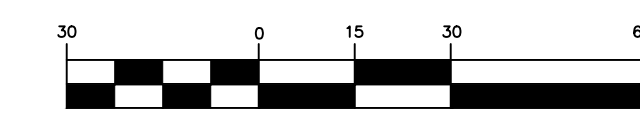
| CANOPY TREES | BOTANICAL / COMMON NAME |
|------------------|----------------------------|
| | JUNIPERUS VIRGINIANA |
| | EASTERN RED CEDAR |
| | QUERCUS MACROCARPA |
| | BURR OAK |
| | QUERCUS VIRGINIANA |
| | SOUTHERN LIVE OAK |
| | ULMUS CRASSIFOLIA |
| | CEDAR ELM |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME |
| | CHILOPSIS LINEARIS |
| | DESERT WILLOW |
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| | SOPHORA AFFINIS |
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| | RED YUCCA |
| | LEUCOPHYLLUM FRUTESCENS |
| | TEXAS RANGER |
| | ROSMARINUS OFFICINALIS |
| | ROSEMARY |
| | YUCCA RECURVIFOLIA |
| | SOFT LEAF YUCCA |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| | CYNODON DACTYLON 'TIF 419' |
| | BERMUDA GRASS (SOD) |
| | CYNODON DACTYLON 'TIF 419' |
| | BERMUDA GRASS (SEED) |

FENCING LEGEND

| | |
|--|---|
| | WROUGHT - IRON |
| | BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS |
| | BOARD - ON - BOARD CEDAR FENCE |



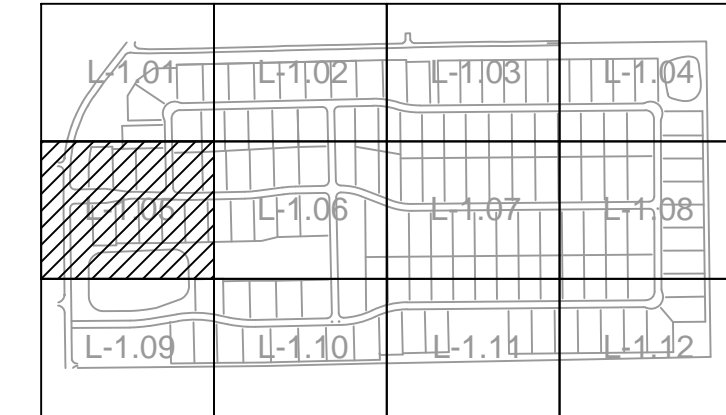
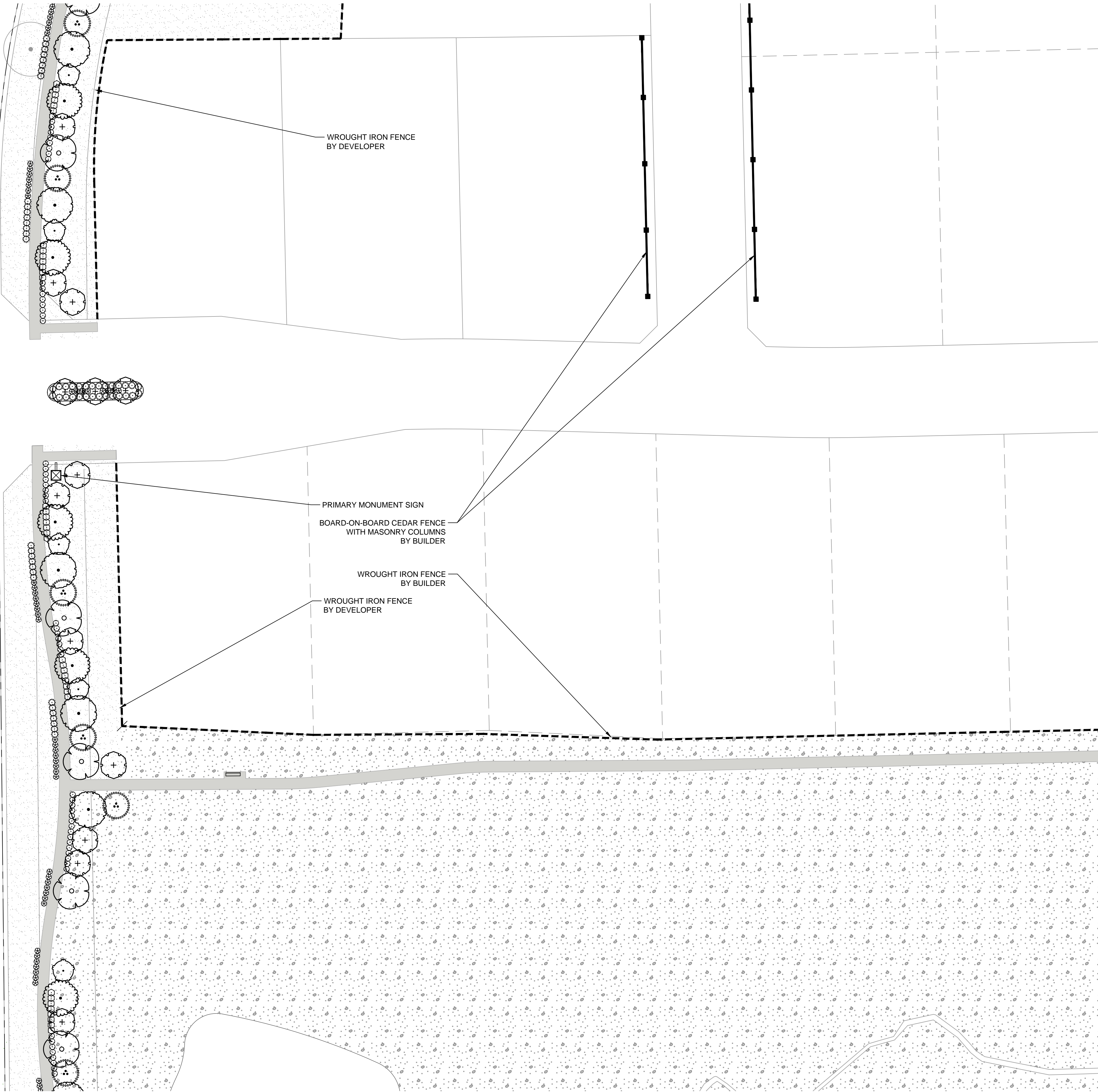
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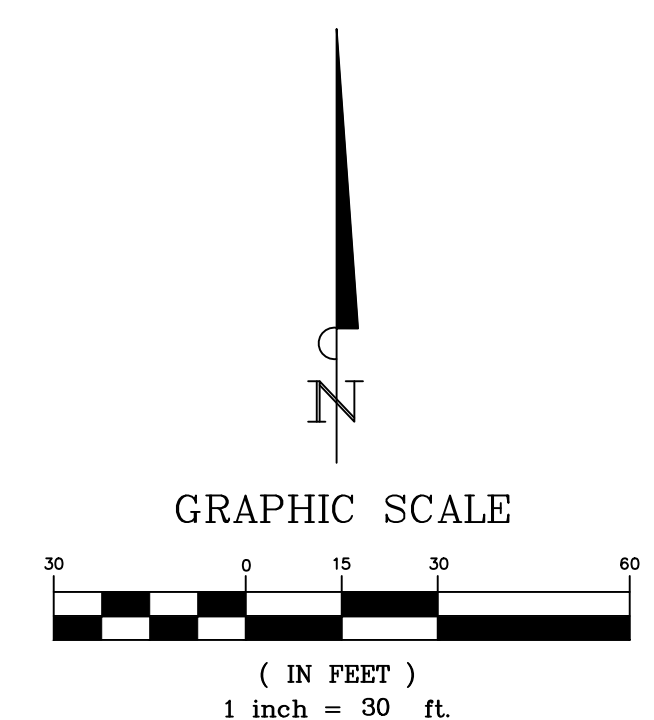
KEY

PLANT SCHEDULE

| CANOPY TREES | BOTANICAL / COMMON NAME |
|------------------|--|
| | JUNIPERUS VIRGINIANA EASTERN RED CEDAR |
| | QUERCUS MACROCARPA BURR OAK |
| | QUERCUS VIRGINIANA SOUTHERN LIVE OAK |
| | ULMUS CRASSIFOLIA CEDAR ELM |
| ORNAMENTAL TREES | BOTANICAL / COMMON NAME |
| | CHILOPSIS LINEARIS DESERT WILLOW |
| | ILEX VOMITORIA YAUPON HOLLY |
| | SOPHORA AFFINIS EVE'S NECKLACE |
| SHRUBS | BOTANICAL / COMMON NAME |
| | HESPERALOE PARVIFLORA RED YUCCA |
| | LEUCOPHYLLUM FRUTESCENS TEXAS RANGER |
| | ROSMARINUS OFFICINALIS ROSEMARY |
| | YUCCA RECURVIFOLIA SOFT LEAF YUCCA |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SOD) |
| | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS (SEED) |

FENCING LEGEND

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| | WROUGHT - IRON |
| | BOARD - ON - BOARD CEDAR WITH MASONRY COLUMNS |
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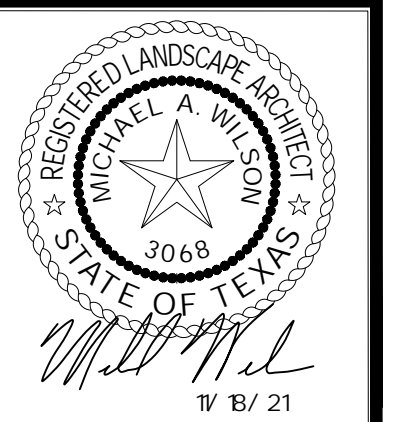
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REGISTRATION # F-10599 (TEXAS)

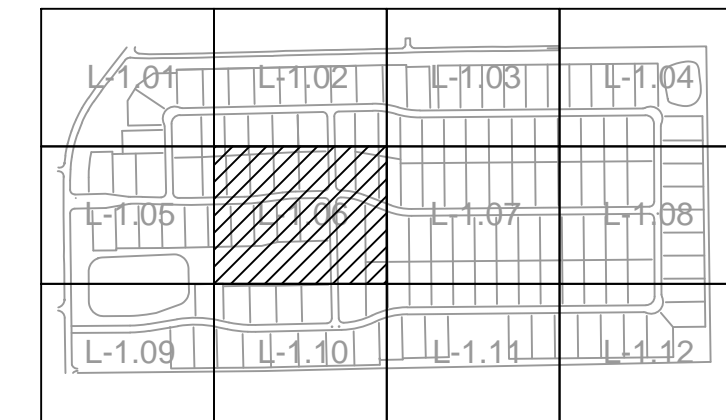
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ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT

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SHEET NUMBER
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KEY

PLANT SCHEDULE

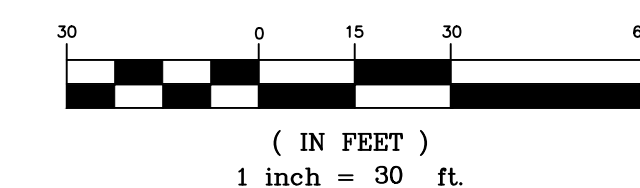
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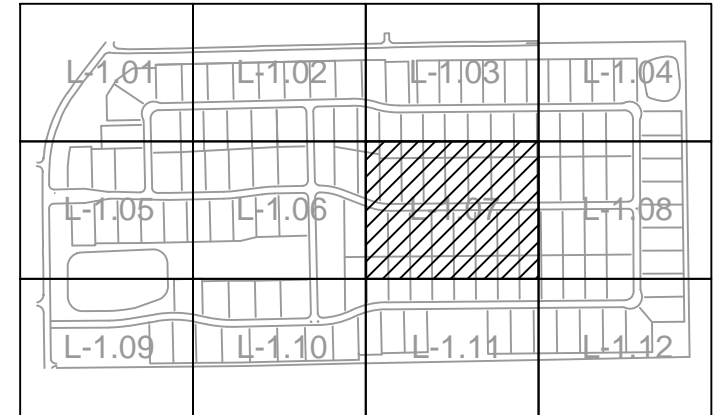
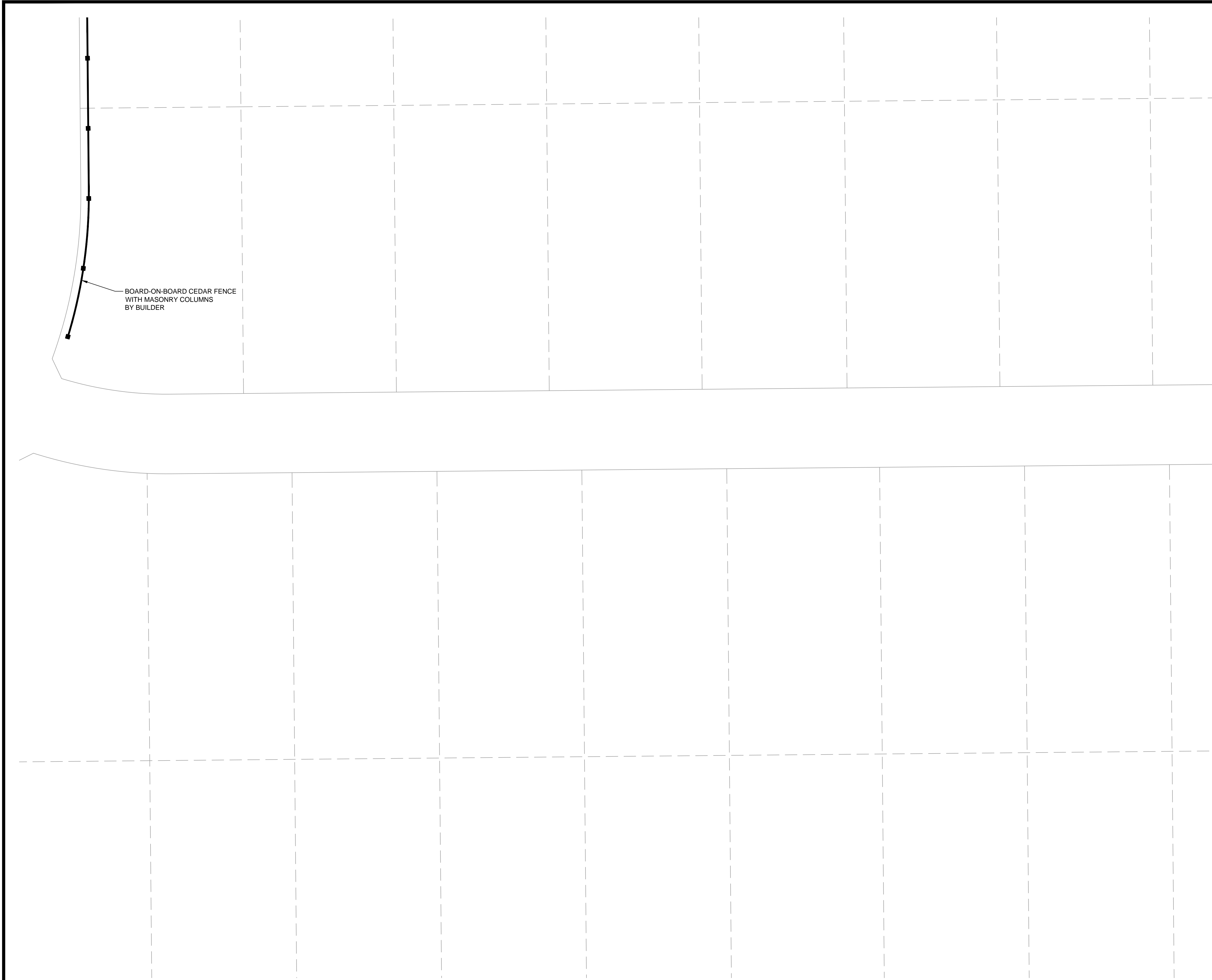


GRAPHIC SCALE



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KEY

PLANT SCHEDULE

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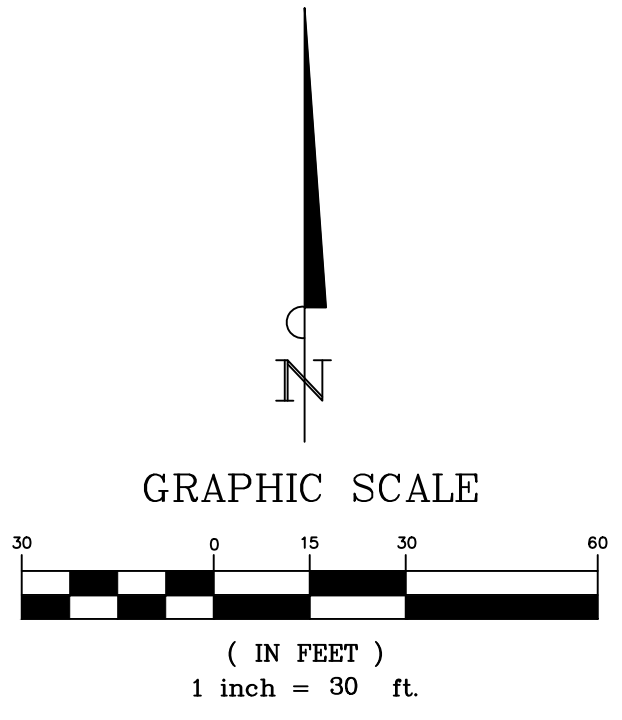
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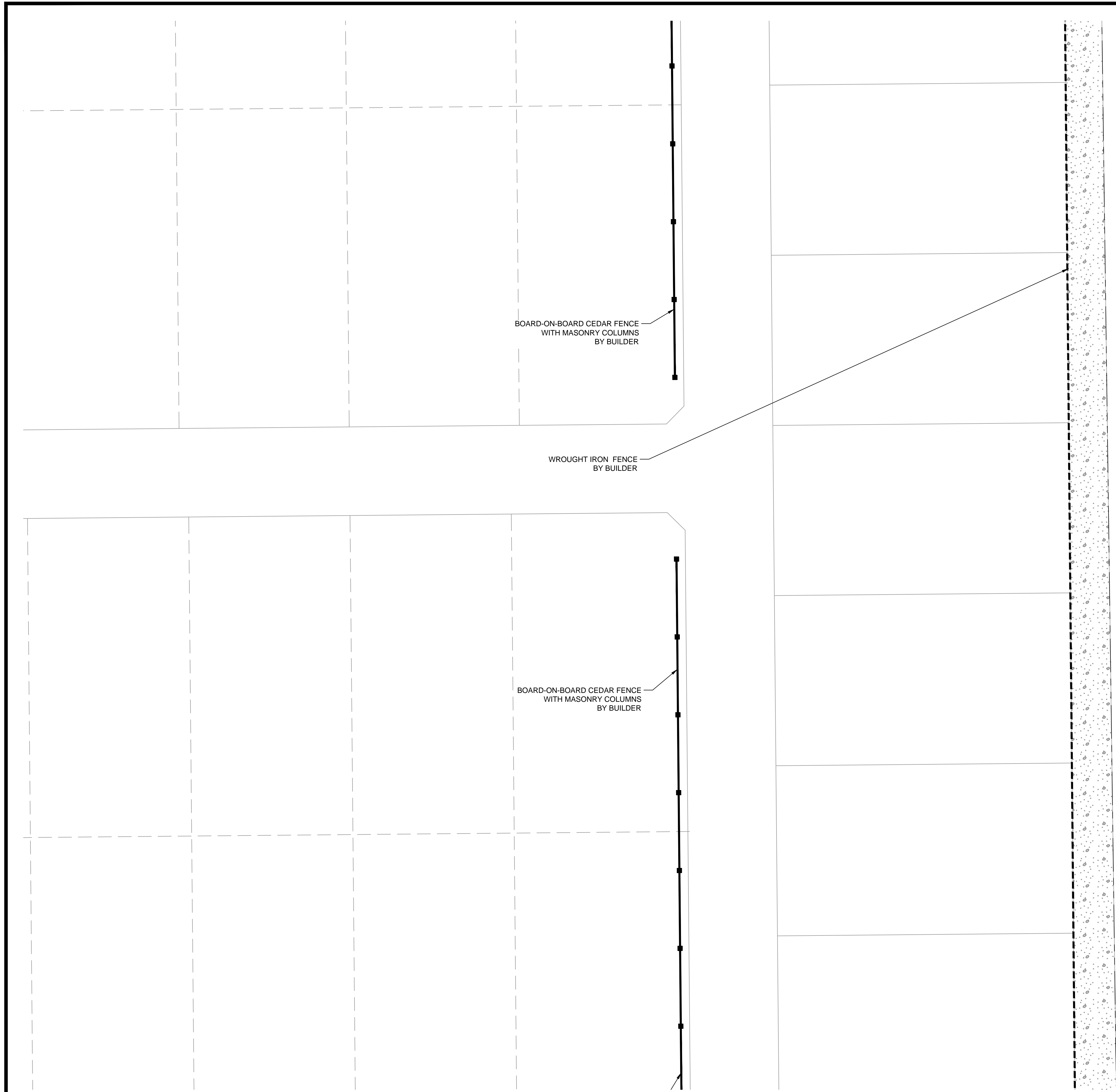
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LANDSCAPE ENLARGEMENT

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SHEET NUMBER
L-1.07



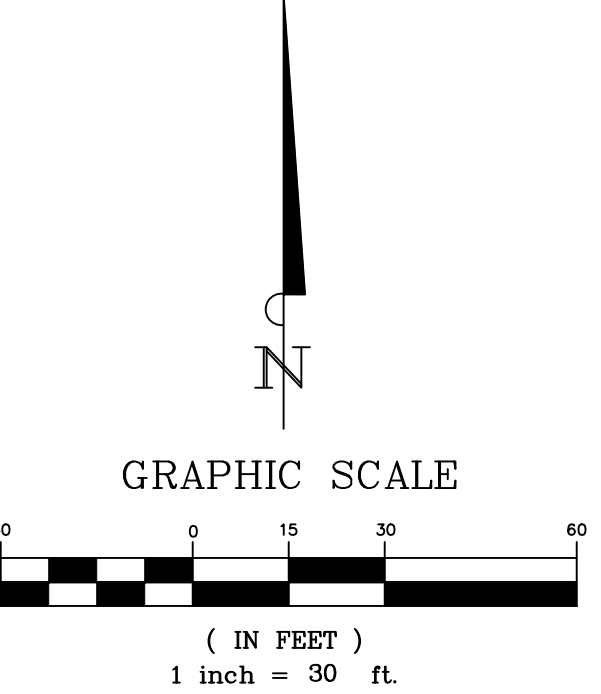
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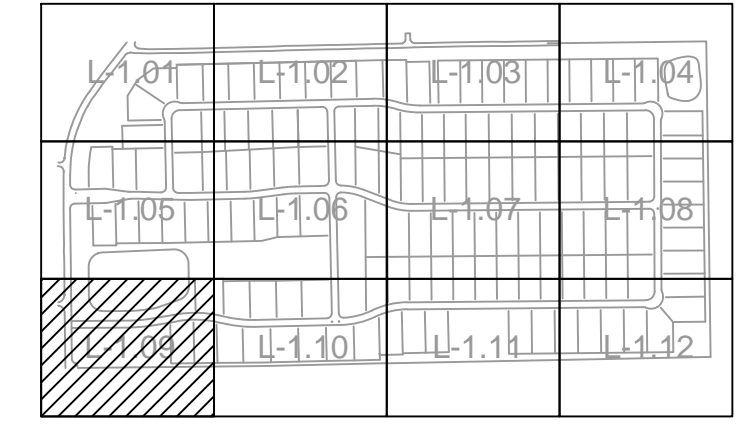
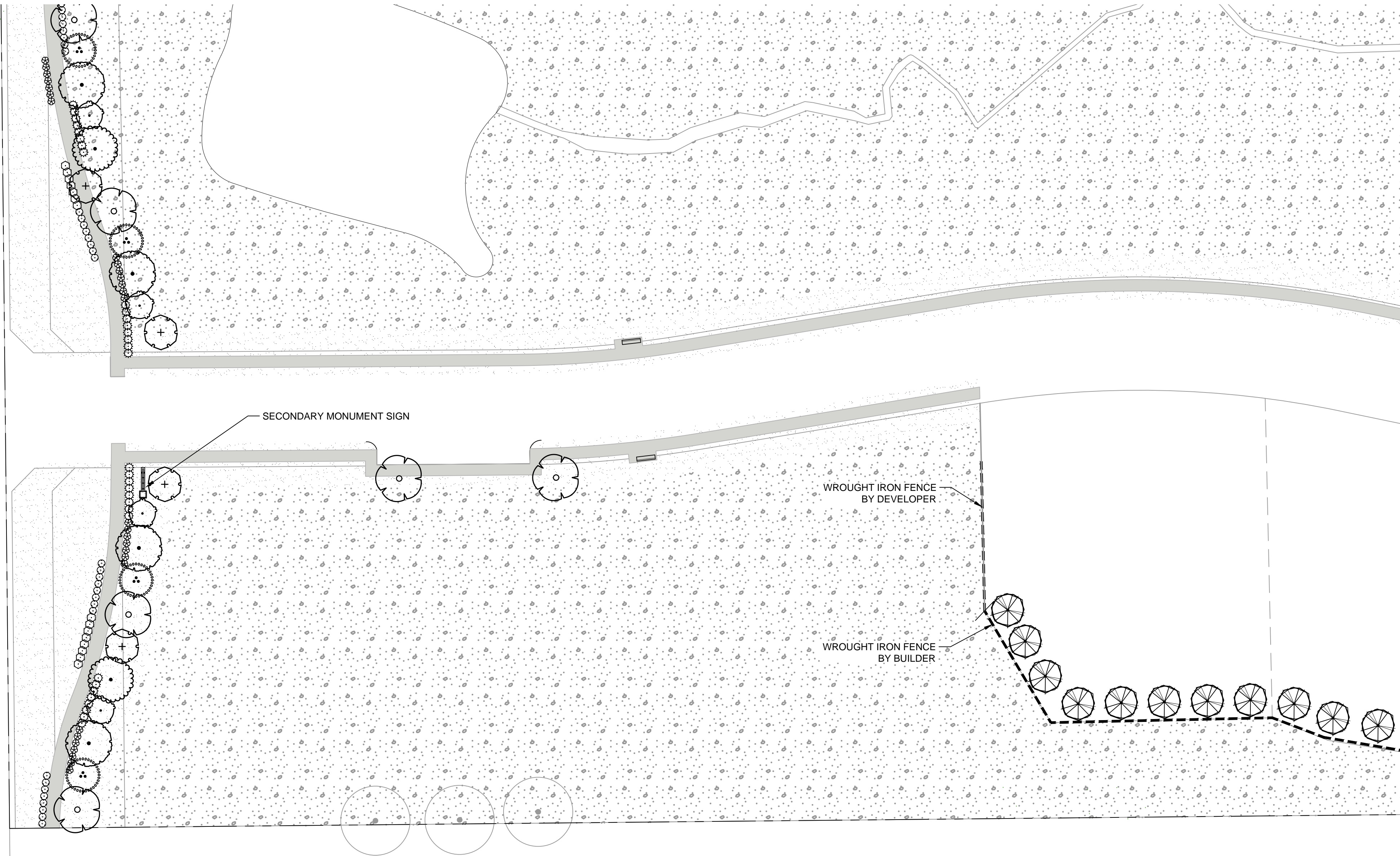
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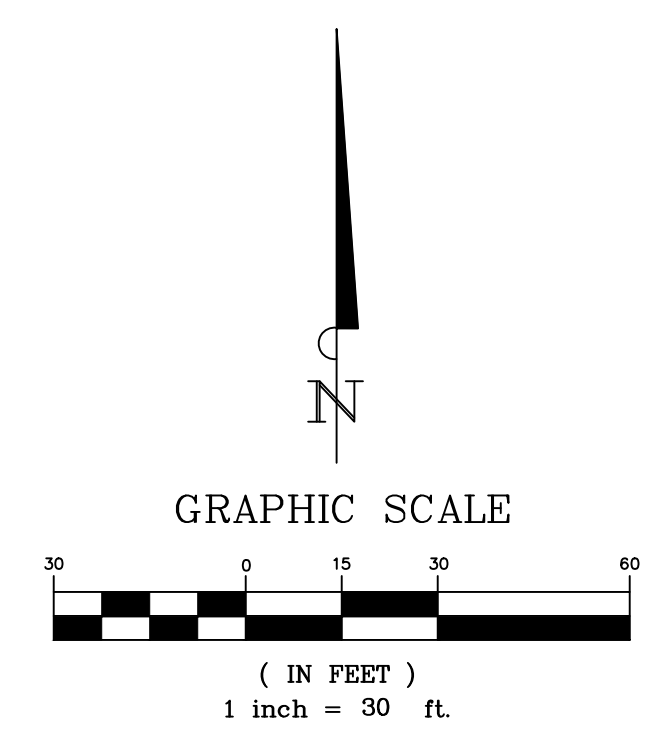


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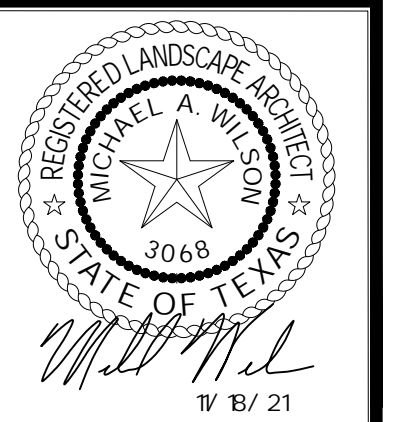
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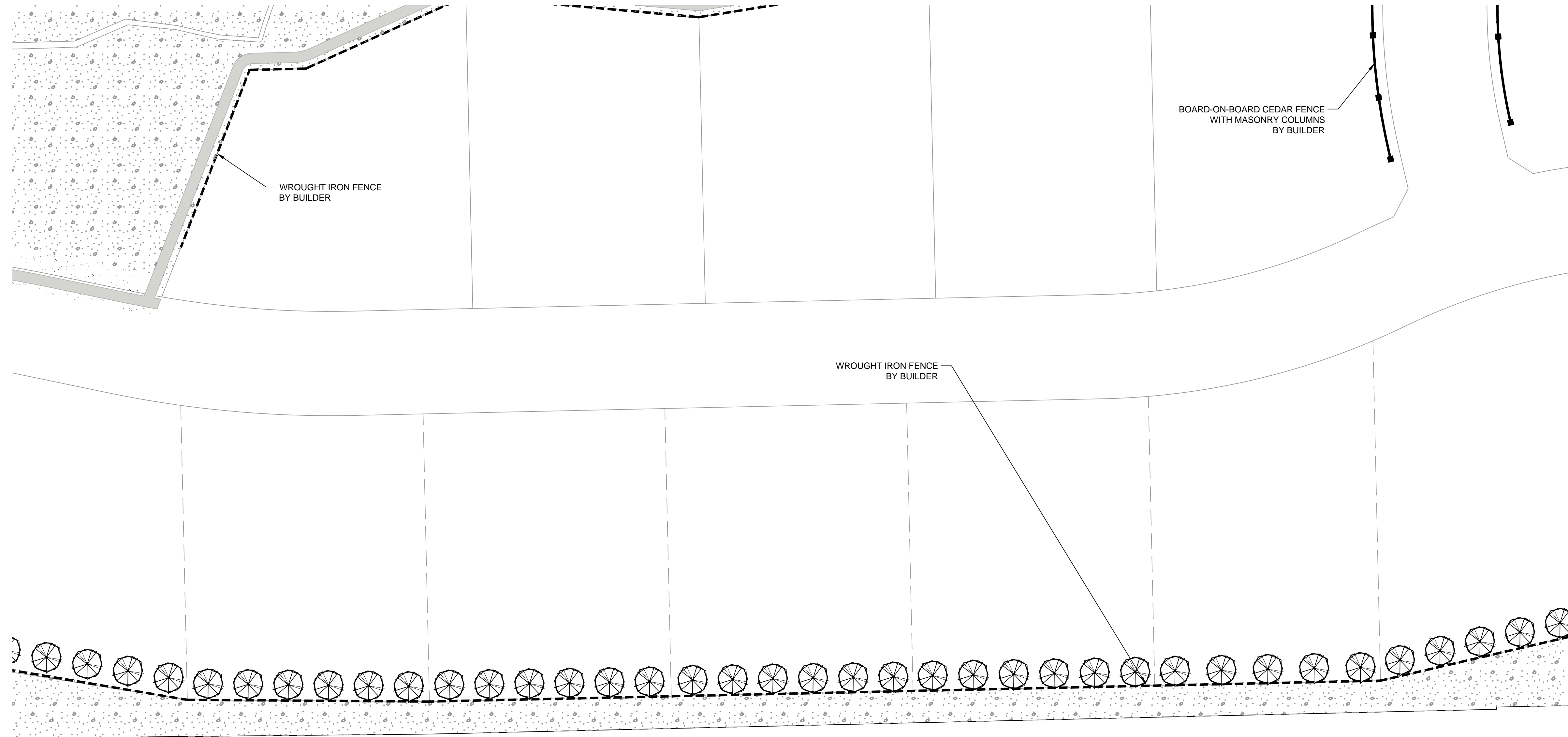
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LANDSCAPE ENLARGEMENT

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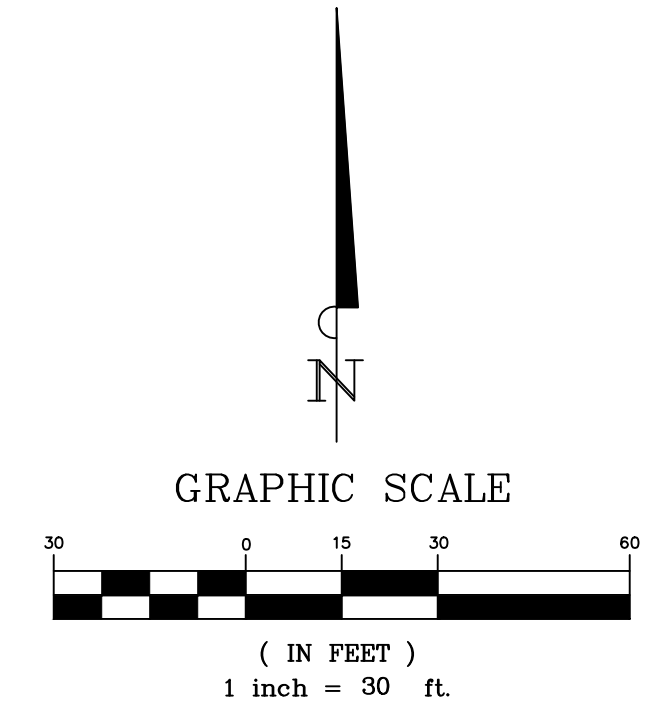


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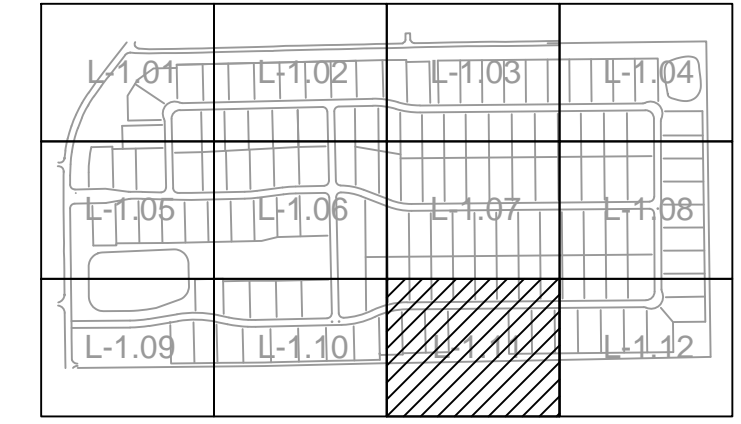
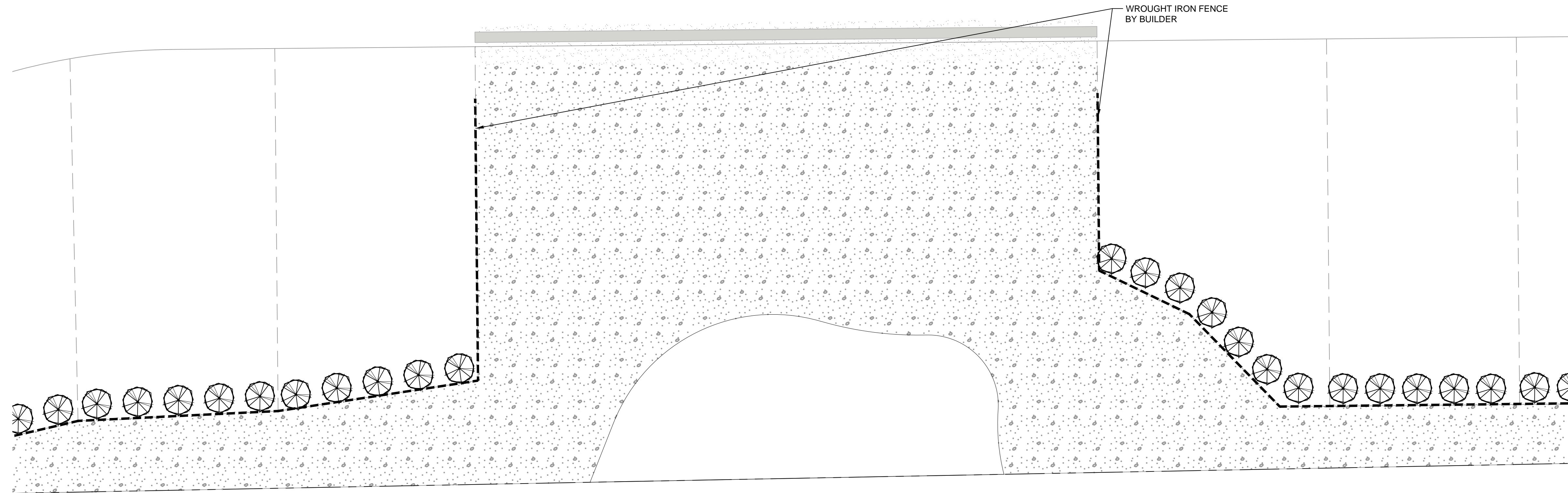
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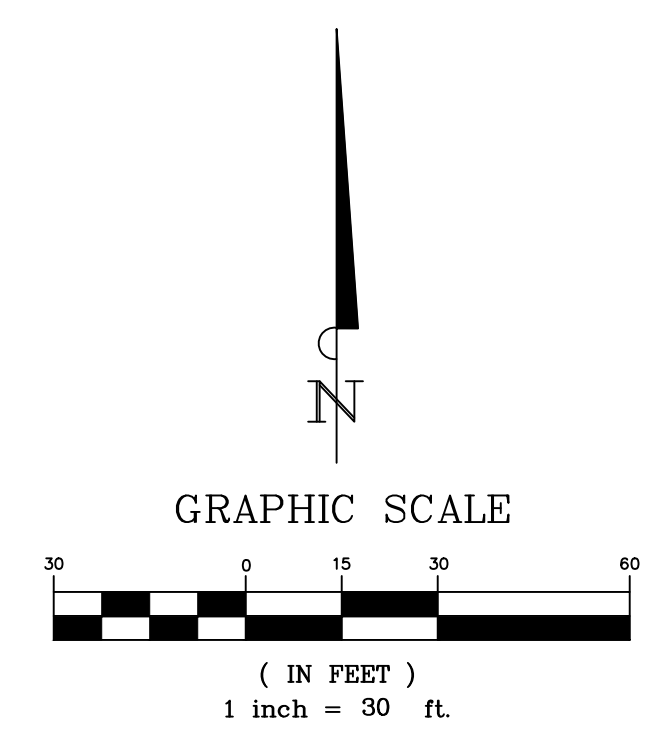
KEY

PLANT SCHEDULE

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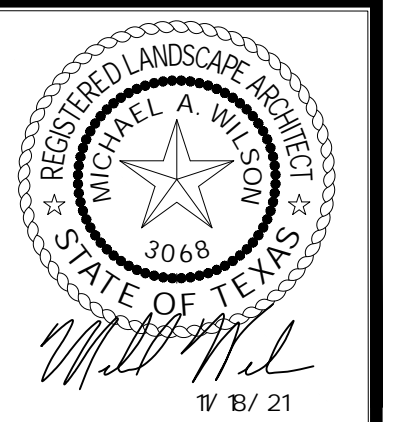
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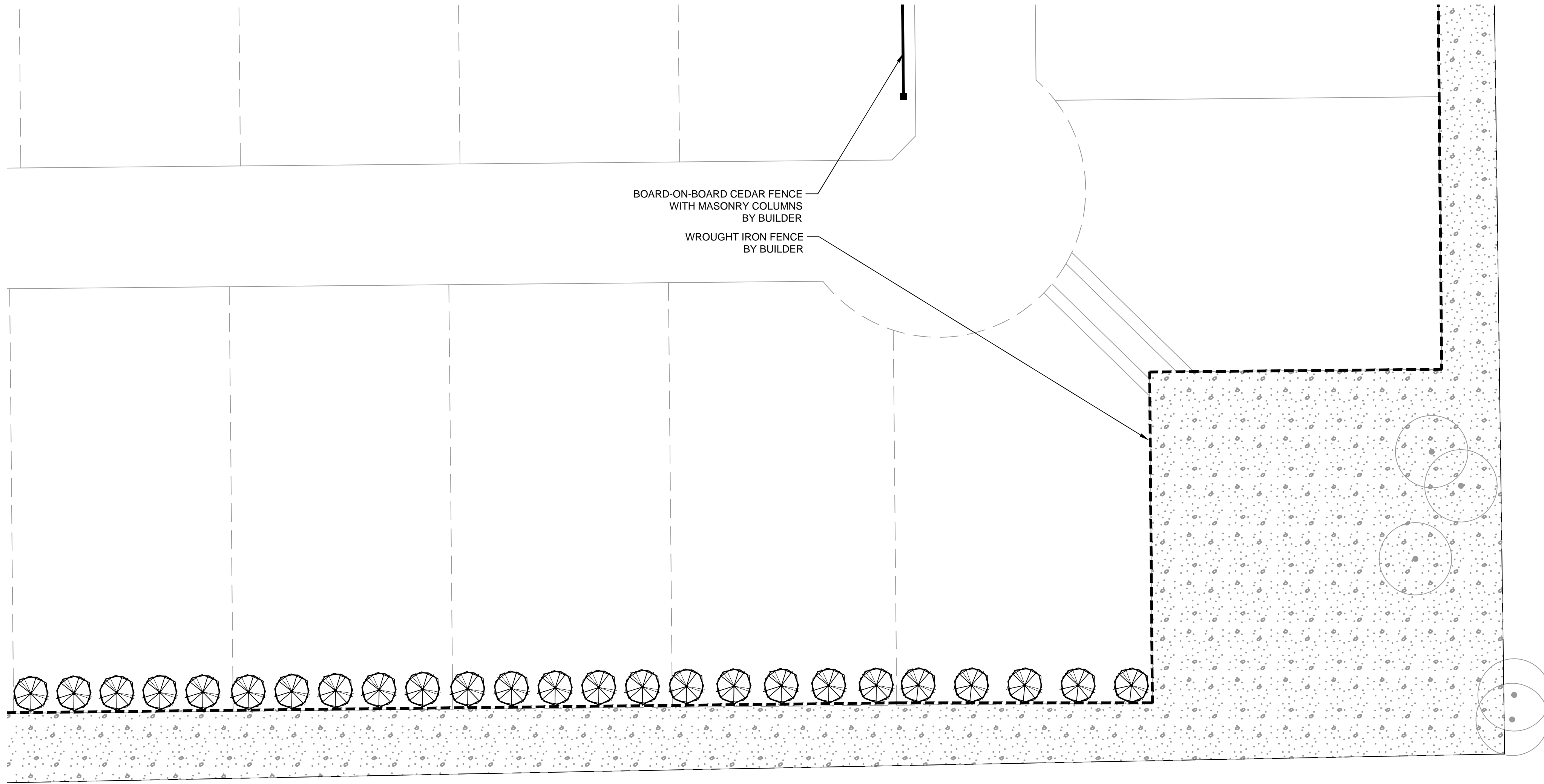
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SHEET NUMBER
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KEY

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GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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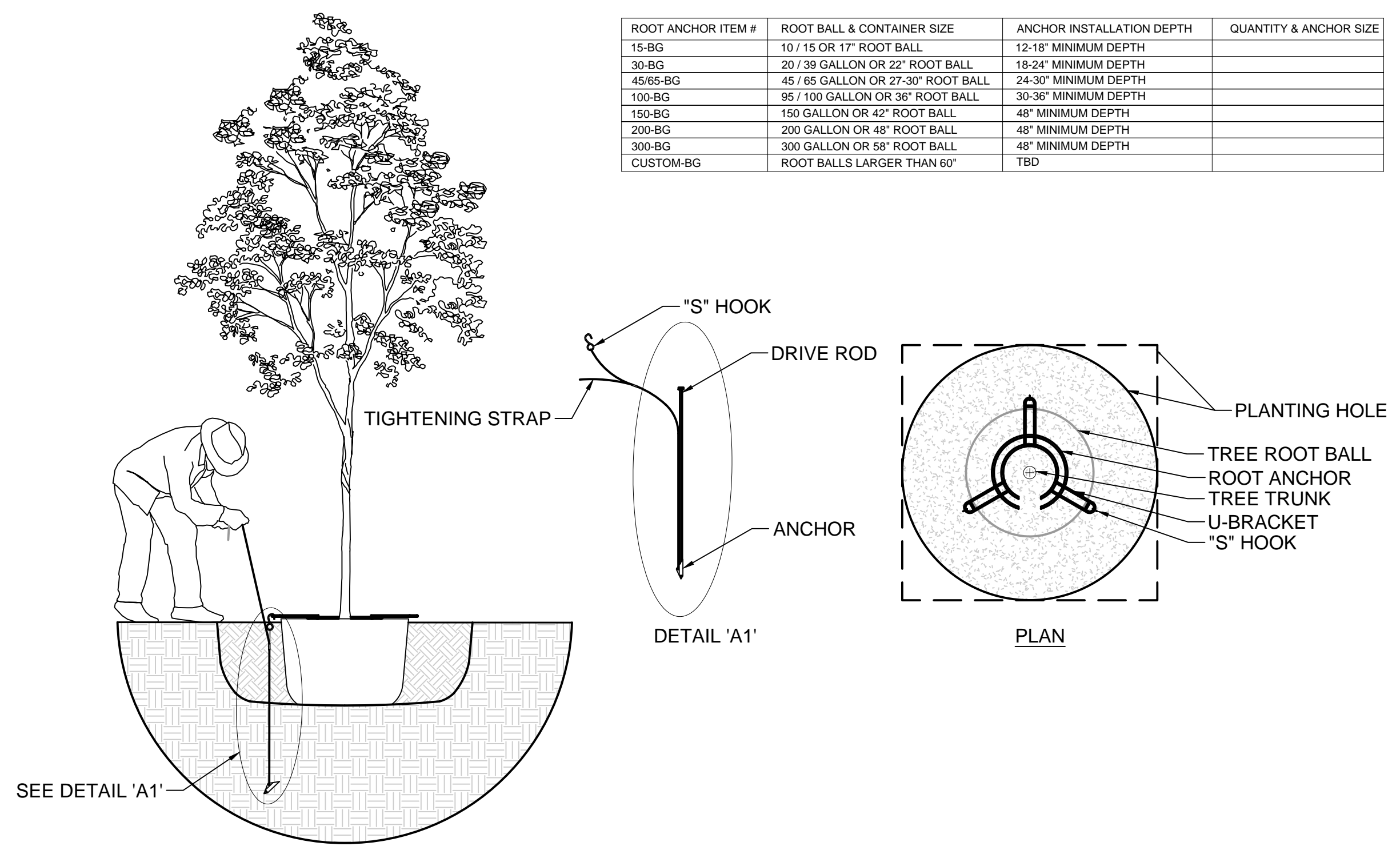
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GENERAL NOTES:

- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE INCURRED BY HIS/HER WORK.
- CONTRACTOR SHALL ADVISE THE OWNER AND LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- IF A DISCREPANCY BETWEEN DRAWINGS AND PLANT SCHEDULE IS FOUND, THE DRAWINGS SHALL TAKE PRECEDENT OVER THE PLANT SCHEDULE.
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK.'
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- SUBSTITUTIONS SHALL NOT BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT
- ALL DISTURBED AREAS NOT INDICATED AS PLANTING BEDS SHALL BE SODDED OR SEEDDED BY CONTRACTOR TO PROVIDE AN ESTABLISHED TURF AREA.
- CONTRACTOR SHALL REMOVE REASONABLE AMOUNT OF STONES, DEAD ROOTS, DETRITUS AND OTHER UNDESIRABLE MATERIAL FROM EXISTING SOIL.
- IF ROCKS ARE ENCOUNTERED, REMOVE TO A DEPTH OF 3" AND ADD 3" OF FRIABLE FERTILE TOPSOIL TO ALL SODDED AREAS. CONTRACTOR TO ENSURE THAT SITE IS GRADED ACCORDING TO THE ENGINEERS GRADING PLAN.
- LAWN AREAS SHALL HAVE 3" MINIMUM FRIABLE TOPSOIL AND BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET.
- SOIL PREPARATION FOR PLANTING BEDS SHALL BE AS FOLLOWS:
 3 O R AN C COMPO T
 -20 POUNDS OF ORGANIC FERTILIZER/ 1,000 SF OF BED AREA
 T LL BED TO A DEPT O 6 TO 8
 -CHECK SOIL ACIDITY. SOIL ACIDITY SHOULD RANGE FROM 5.0 TO 7.0 PH. REGULATE IF NECESSARY.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM 3" OF NATIVE HARDWOOD MULCH.
- TREE PLANTING PITS SHALL BE CLEARED OF UNDESIRABLE MATERIAL AND BACKFILLED WITH PREPARED TOP SOIL. PLACE 1" OF COMPOST AND 3" OF SHREDDED HARDWOOD MULCH ON TOP OF ROOT BALL..
- THE CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE CAUSED TO TREES DUE TO IMPROPER STAKING METHODS, INCLUDING ABSENCE OF STAKING THROUGHOUT THE WARRANTY PERIOD.
- TREES SHALL BE PLANTED AT LEAST 2.5 FEET FROM ANY RIGHT-OR-WAY LINE, CURB, WALK OR FIRE HYDRANT, AND OUTSIDE ALL UTILITY EASEMENTS.
- TREES SHALL BE PLANTED AT LEAST 8 FEET FROM ANY PUBLIC UTILITY LINE WHERE POSSIBLE. IN THE EVENT THIS IS NOT POSSIBLE, CONTRACTOR SHALL INSTALL A ROOT BARRIER, PER THE DETAIL(S) NOTED ON THIS SHEET.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE.
- CONTRACTOR SHALL WARRANTY ANY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER THE FINAL ACCEPTANCE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION IN ACCORDANCE WITH THE SEASON. DEAD, DAMAGED OR DESTROYED PLANT MATERIAL SHALL BE REPLACED IN KIND WITHIN THIRTY DAYS. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON PART OF THE OWNER.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER OR WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON TREES IS PROHIBITED.
- INSTALLING CONTRACTOR TO MAINTAIN LANDSCAPING FOR 30 DAYS FROM OWNER OCCUPANCY TO ESTABLISH PLANTS AND GRASS, MOWING AND TRIMMING TO BE INCLUDED.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND RE-ESTABLISHED BE SOD. THESE AREAS SHALL BE IRRIGATED AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE. THIS IS TO INCLUDE ALL AREAS TO THE BACK OF CURB AROUND THE PROPERTY.
- ANY HARDWOOD MULCHED BEDS ON SITE SHALL HAVE PERMEABLE WEED MAT INSTALLED PRIOR TO PLANT MATERIAL AND MULCH BEING INSTALLED.
- ALL BEDDING AREAS WITH GROUND COVER (ASIAN JASMINE, WINTER CREEPER, ETC.) SHALL BE TOP DRESSED WITH HARDWOOD MULCH UNTIL GROUND COVER HAS COVERED AREA COMPLETELY.
- ANY SWITCH GEAR DEVICES, ELECTRICAL TRANSFORMERS, TELEPHONE PEDESTALS, AND HVAC UNITS LOCATED ON THE PROPERTY ARE TO BE SCREENED. IF THESE DEVICES HAVE BEEN ALTERED FROM THE MOST RECENT PLANS, THE CONTRACTOR IS TO VERIFY PLACEMENT OF THESE UTILITIES AND CONTACT LANDSCAPE ARCHITECT FOR PLANT MATERIAL SPECIFICATIONS AND PLACEMENT.
- LANDSCAPE CONTRACTOR SHALL NOT PLACE TOPSOIL OR MULCH ABOVE BRICK LEDGE OF THE BUILDING AND SHALL NOT BLOCK WEEP HOLES ON THE BUILDING.
- IF THE GRADES ON SITE AT THE TIME THE LANDSCAPE CONTRACTOR IS SET TO BEGIN WORK DOES NOT ALLOW THE BRICK LEDGE AND WEEP HOLES TO REMAIN UNCOVERED, IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OR GENERAL CONTRACTOR IMMEDIATELY.

| ROOT ANCHOR ITEM # | ROOT BALL & CONTAINER SIZE | ANCHOR INSTALLATION DEPTH | QUANTITY & ANCHOR SIZE |
|--------------------|------------------------------------|---------------------------|------------------------|
| 15-BG | 10 / 15 OR 17" ROOT BALL | 12-18" MINIMUM DEPTH | |
| 30-BG | 20 / 39 GALLON OR 22" ROOT BALL | 18-24" MINIMUM DEPTH | |
| 45/65-BG | 45 / 65 GALLON OR 27-30" ROOT BALL | 24-30" MINIMUM DEPTH | |
| 100-BG | 85 / 100 GALLON OR 36" ROOT BALL | 30-36" MINIMUM DEPTH | |
| 150-BG | 150 GALLON OR 42" ROOT BALL | 48" MINIMUM DEPTH | |
| 200-BG | 200 GALLON OR 48" ROOT BALL | 48" MINIMUM DEPTH | |
| 300-BG | 300 GALLON OR 58" ROOT BALL | 48" MINIMUM DEPTH | |
| CUSTOM-BG | ROOT BALLS LARGER THAN 60" | TBD | |

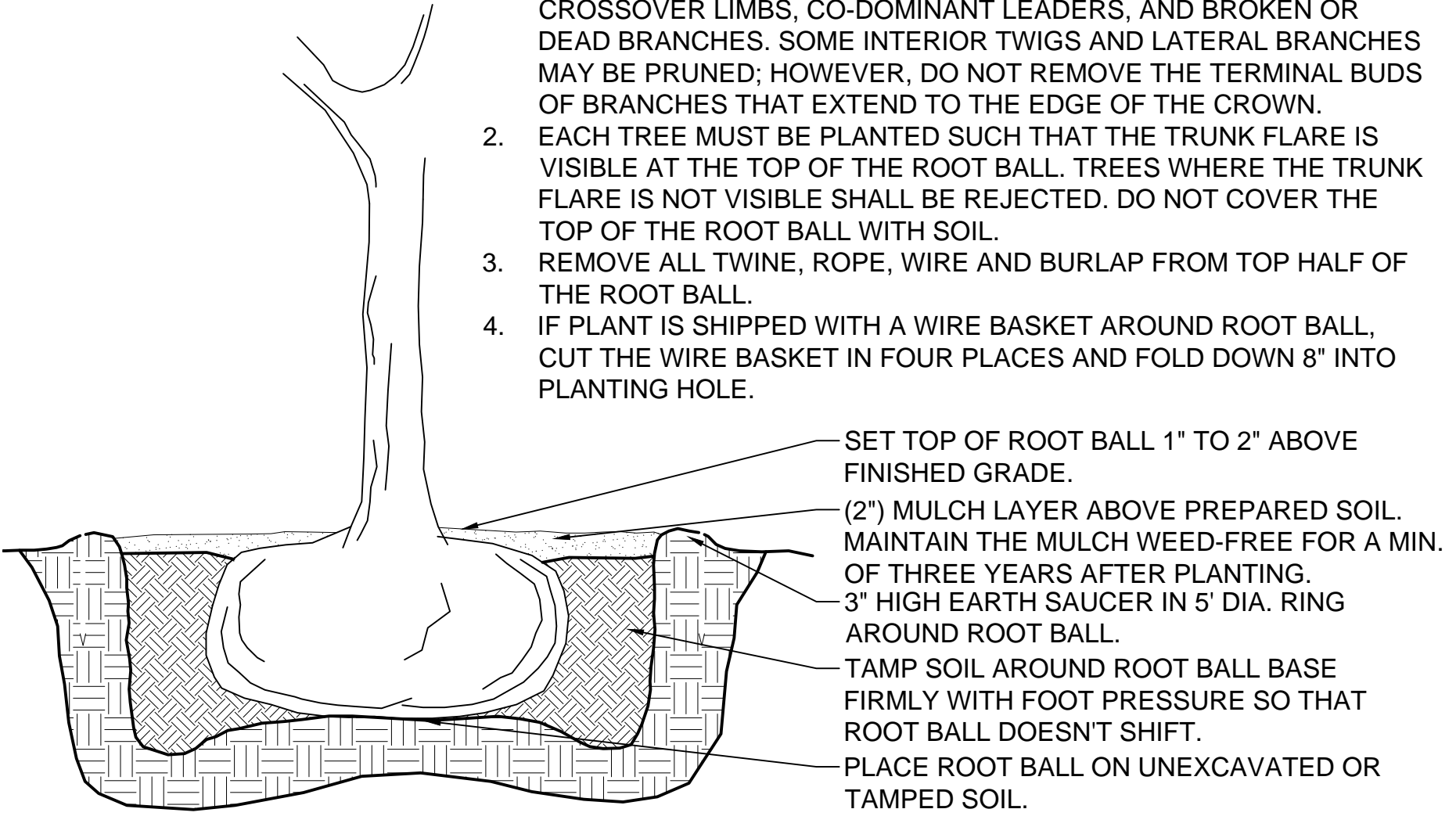
- STEP 1:**
- SET TREE IN PLANTING PIT.
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL.
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE.
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET.
- STEP 2:**
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL.
 - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE.
- STEP 3:**
- REMOVE DRIP ROD.
 - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS.
 - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
 - PLACE "S" HOOK OVER THE END OF THE U-BRACKET.
 - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL.
 - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY.



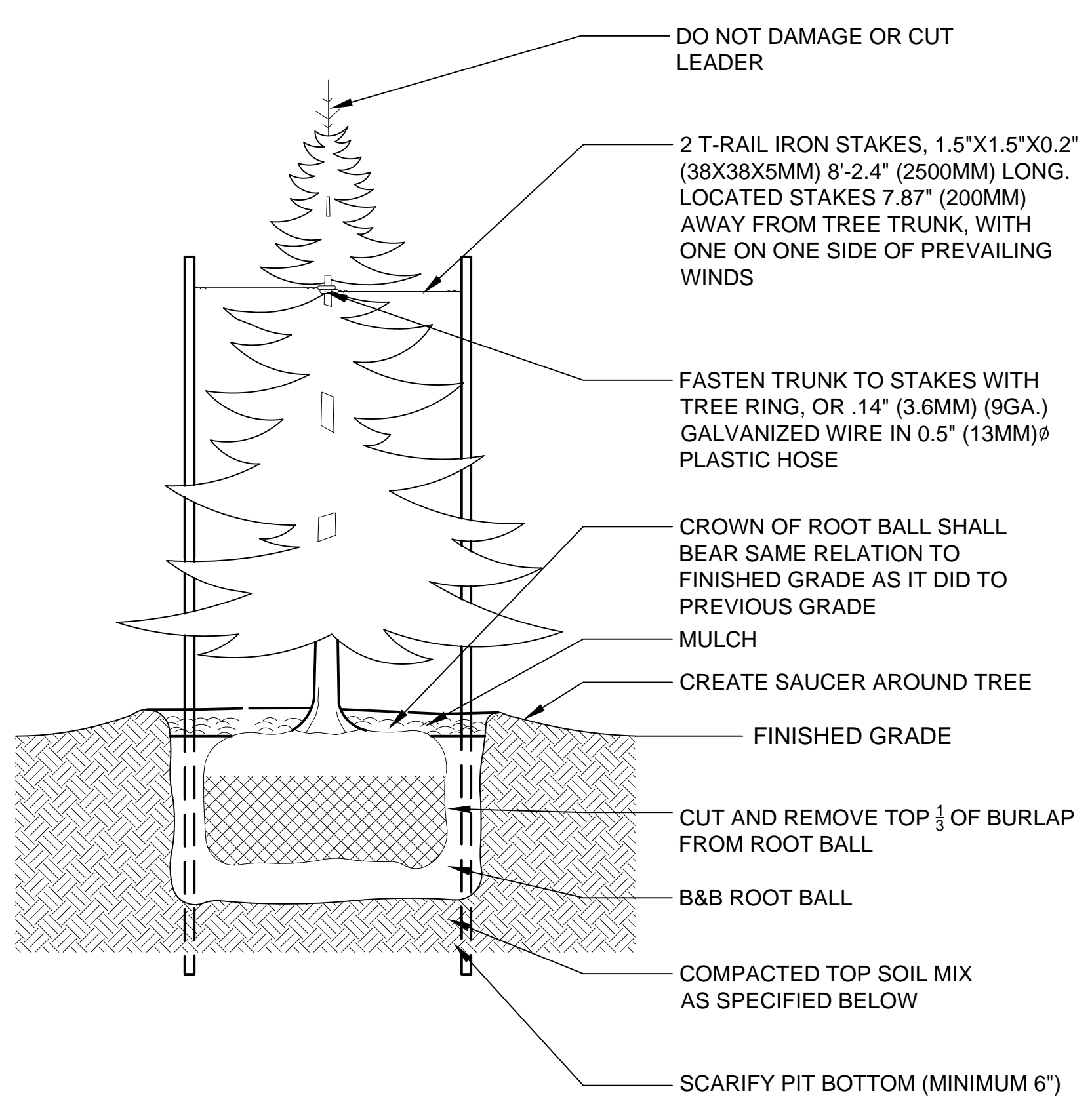
B TREE STAKING DETAIL

NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF THE ROOT BALL.
- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

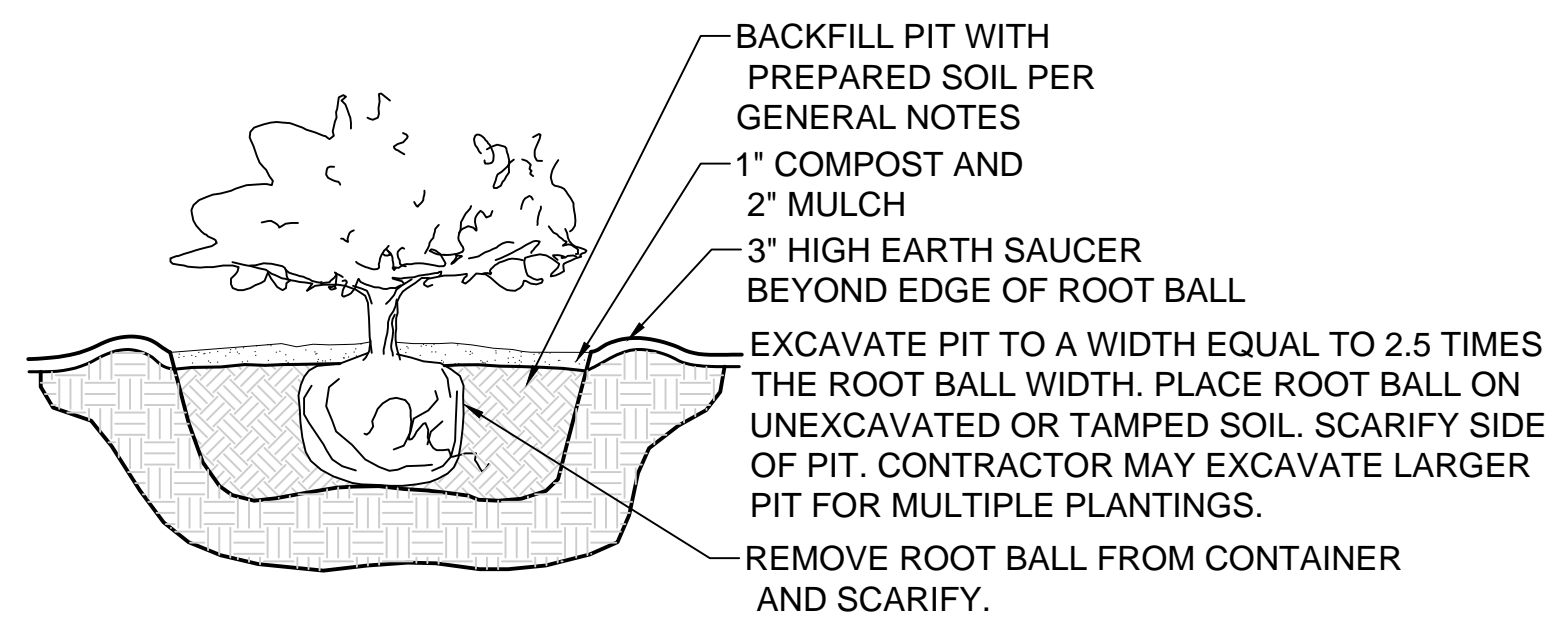


C TREE PLANTING DETAIL

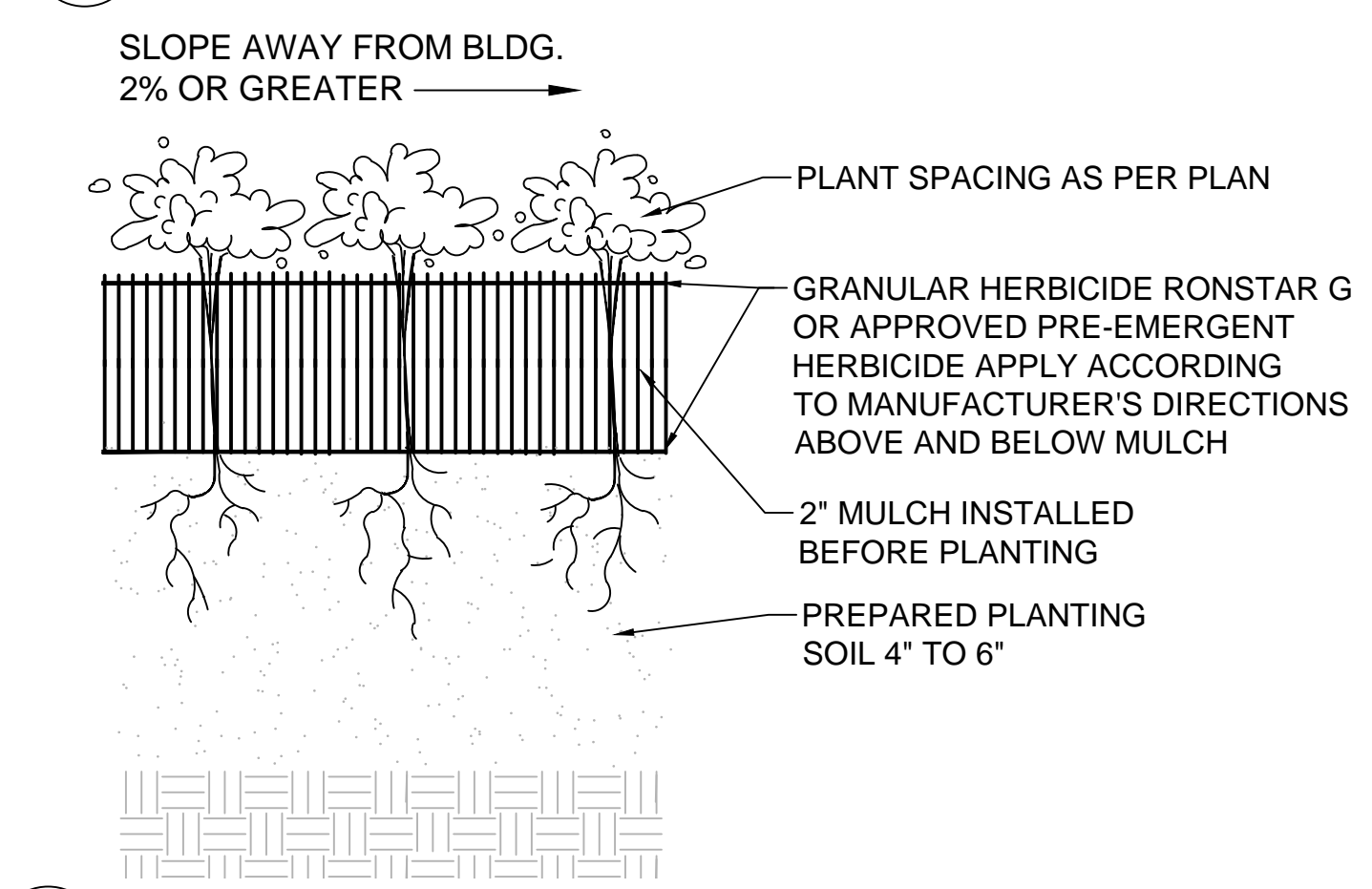


- SPECIFICATIONS:**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
 - PROVIDE DRAINAGE FOR PLANTING PUT IN IMPERMEABLE SOIL
 - TOPSOIL MIX, SEE SPEC.

E CONIFEROUS TREE STAKING DETAIL



A SHRUB PLANTING DETAIL



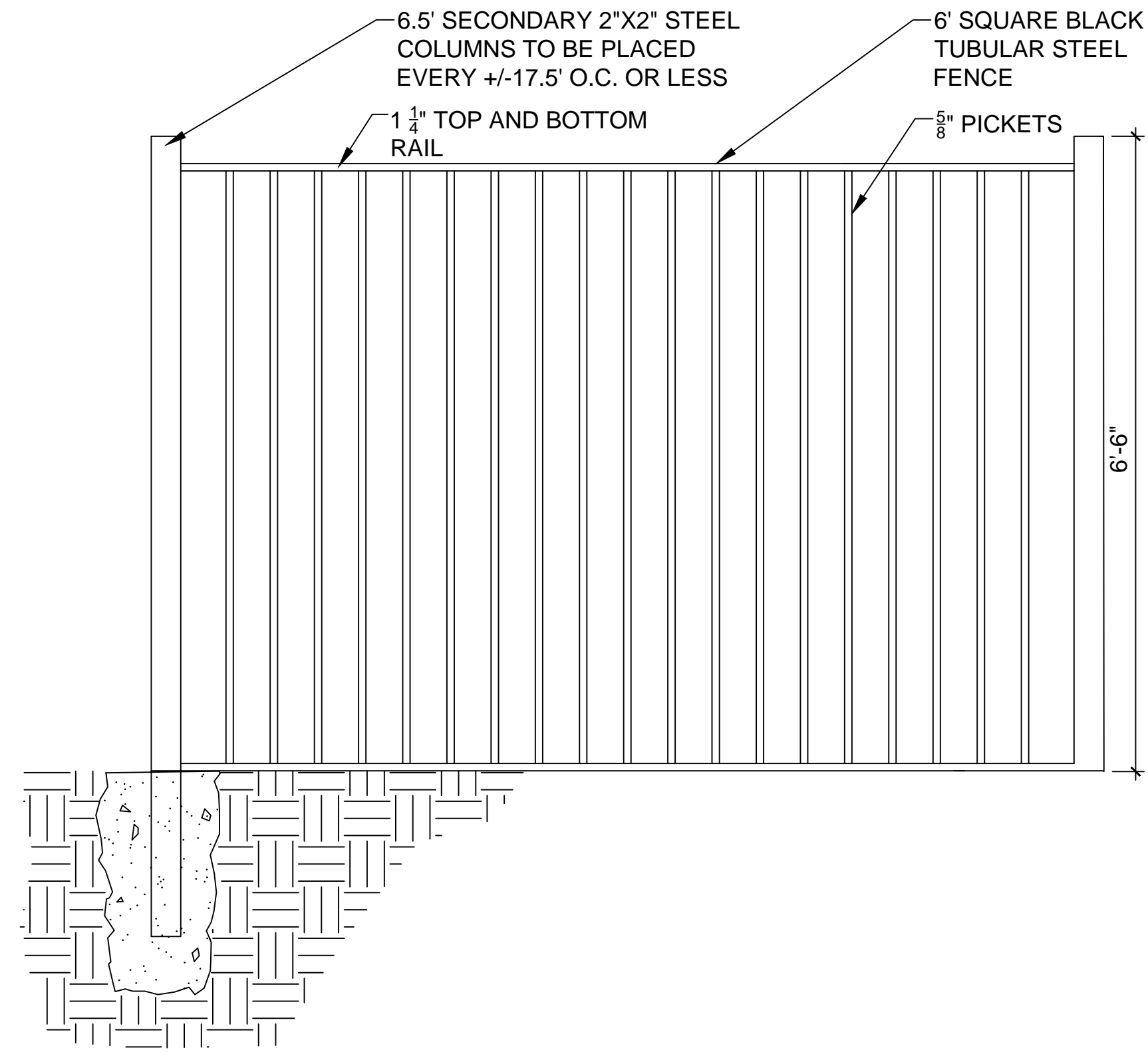
D GROUND COVER DETAIL

BANNISTER
 ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS
 LANDSCAPE NOTES & DETAILS

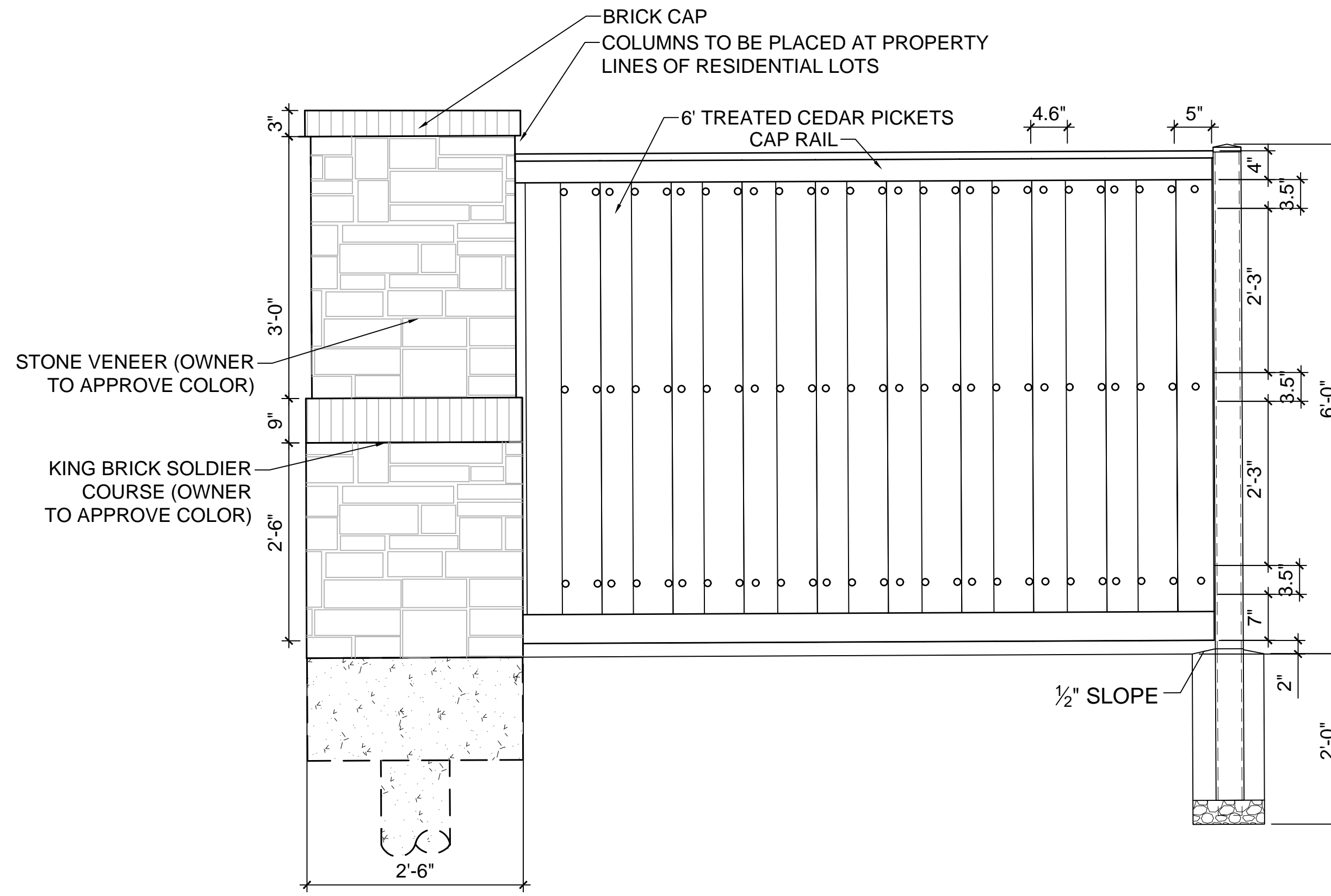
| No. | Date | Revision | Description |
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SHEET NUMBER
L-2.00
 PROJECT NO.: TEMPLATE
 W 8/ 21



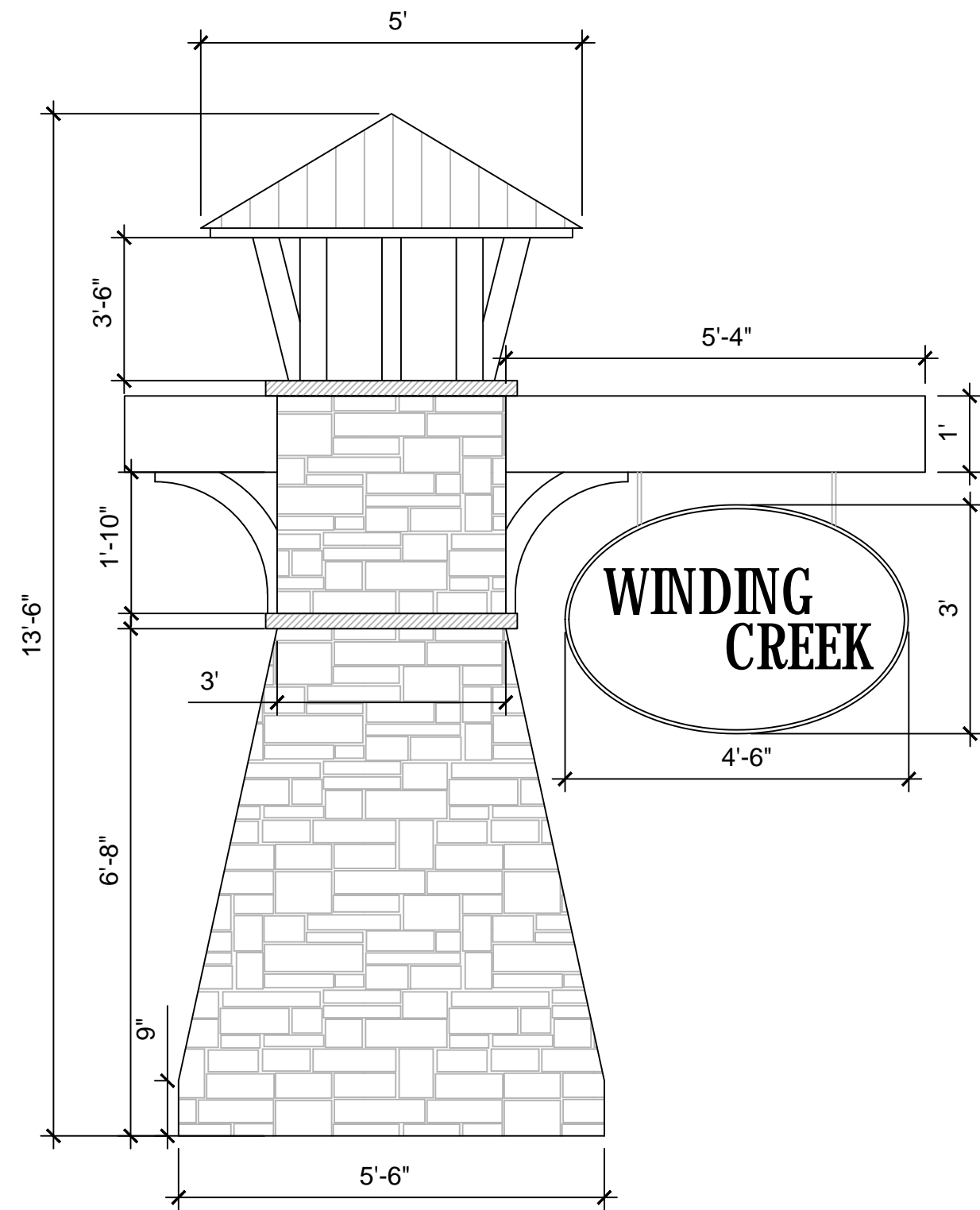
A WROUGHT IRON FENCE DETAIL

NOT TO SCALE



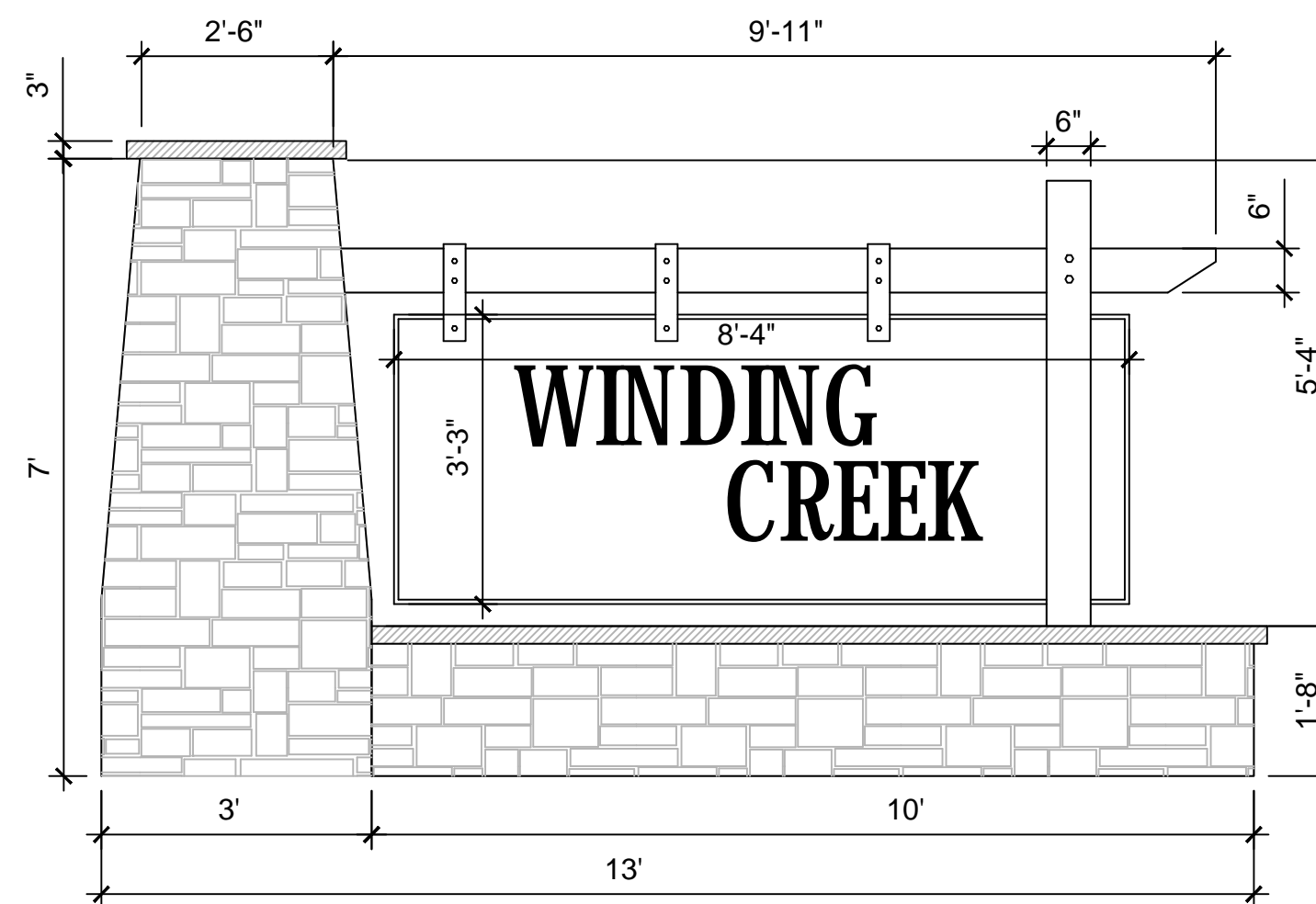
B CEDAR FENCE WITH MASONRY COLUMNS DETAIL

NOT TO SCALE



C PRIMARY MONUMENT SIGN DETAIL

NOT TO SCALE



D SECONDARY MONUMENT SIGN DETAIL

NOT TO SCALE

| No. | Date | Revision | Description |
|-----|------|----------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |



| PLANT SCHEDULE | | | | | | |
|---|------------|--|----------------------------|---------|----------|-----------------------------|
| CANOPY TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | NOTES |
|  | 99 | JUNIPERUS VIRGINIANA EASTERN RED CEDAR | 45 GAL. | 4" | 10'-12' | FULL, MATCHING, SYMMETRICAL |
|  | 36 | QUERCUS MACROCARPA BURR OAK | 45 GAL. | 4" | 12'-14' | FULL, MATCHING, SYMMETRICAL |
|  | 38 | QUERCUS VIRGINIANA SOUTHERN LIVE OAK | 45 GAL. | 4" | 12'-14' | FULL, MATCHING, SYMMETRICAL |
|  | 40 | ULMUS CRASSIFOLIA CEDAR ELM | 45 GAL. | 4" | 12'-14' | FULL, MATCHING, SYMMETRICAL |
| ORNAMENTAL TREES | QTY | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | NOTES |
|  | 72 | CHILOPSIS LINEARIS DESERT WILLOW | 30 GAL. | 2" | 4' MIN | FULL, MATCHING, SYMMETRICAL |
|  | 39 | ILEX VOMITORIA YAUPON HOLLY | 30 GAL. | 2" | 4' MIN | FULL, MATCHING, SYMMETRICAL |
|  | 39 | SOPHORA AFFINIS EVE'S NECKLACE | 30 GAL. | 2" | 4' MIN | FULL, MATCHING, SYMMETRICAL |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | CONT | SIZE | SPACING | NOTES |
|  | 327 | HESPERALOE PARVIFLORA RED YUCCA | 5 GAL. | 24" HT. | PER PLAN | FULL, MATCHING, SYMMETRICAL |
|  | 309 | LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER | 3 GAL. | 24" HT | PER PLAN | FULL, MATCHING, SYMMETRICAL |
|  | 271 | ROSMARINUS OFFICINALIS ROSEMARY | 3 GAL. | | | |
|  | 309 | YUCCA RECURVIFOLIA SOFT LEAF YUCCA | 3 GAL. | 24" HT | PER PLAN | FULL, MATCHING, SYMMETRICAL |
| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | NOTES | | | |
|  | 395,787 SF | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS | SEED RATE PER MANUFACTURER | | | |
|  | 215,054 SF | CYNODON DACTYLON 'TIF 419' BERMUDA GRASS | SOD | | | |

| No. | Date | Revision | Description |
|-----|------|----------|-------------|
| | | | |
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| | | | |
| | | | |



File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwall)\Civ\Sheet Set\L-1.0 Tree Preservation Plan.dwg || Date Plotted: 11/18/2021 8:18 AM || Plotted By: mwilson



FISHER
3060 140

McBEE
993 98

STREET E



STREET D

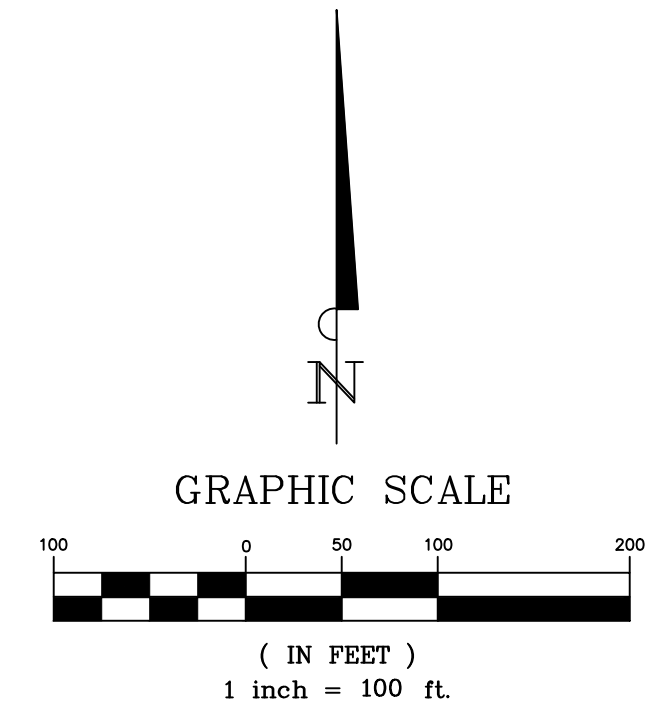
STREET C

STREET B

STREET A

TREE LEGEND

-  PRESERVED EXISTING TREE
-  REMOVED EXISTING TREE



| | |
|--|----------------|
| TOTAL MITIGATION REQUIRED | 1,112.1 |
| TOTAL CREDITS PROVIDED | |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141 | 258.0 |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD | 504.0 |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE | 396.0 |
| INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS | (45.9) |
| REMAINING MITIGATION REQUIRED | 0.0 |

SITE DATA

ACREAGE: 36.567
LOT COUNT: 59
(56 RESIDENTIAL,
3 OPEN SPACE)

APPLICANT

SKORBURG COMPANY, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

OWNERS

REDDY K VASUNDHARA & ALEX R. FREEMAN
100 N. CENTRAL EXPRESSWAY, STE. 108
DALLAS, TEXAS 75080

M.G. & J.K. TAYLOR LIVING TRUST
237 CLEM ROAD
ROCKWALL, TEXAS 75087

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



Clem Development FM 1141/Clem Rd
ROCKWALL, TEXAS

TREESCAPE PLAN

| No. | Date | Revision | Description |
|-----|------|----------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |



SHEET NUMBER
L-3.00

PROJECT NO.: TEMPLATE

File: B:\Clients\090 (Skorburg Development)\090-21-006 (Winding Creek LS - Rockwell)\Civl\Sheet Set\1.0 Tree Preservation Plan.dwg || Date Plotted: 11/18/2021 8:18 AM || Plotted By: mwilson

| Tree # | Diameter at Breast Height (Inches) | Species | Canopy Radius (Feet) | Multiple Trunks | General Condition | PRESERVED/REMOVED | Featured | Primary Protected | Secondary Protected | Non-Protected | Credit For Preserving |
|--------|------------------------------------|-------------------|----------------------|-----------------|-------------------|-------------------|----------|-------------------|---------------------|---------------|-----------------------|
| 1 | 32.0 | sugarberry | 20 | Yes | Damaged | REMOVED | - | - | - | - | - |
| 2 | 17.0 | sugarberry | 18 | No | Healthy | REMOVED | - | - | 8.5 | - | - |
| 53 | 26.6 | eastern red cedar | 20 | Yes | Healthy | REMOVED | 53.2 | - | - | - | - |
| 55 | 26.5 | eastern red cedar | 20 | Yes | Healthy | REMOVED | 53.0 | - | - | - | - |
| 56 | 20.4 | eastern red cedar | 20 | Yes | Healthy | REMOVED | - | - | 10.2 | - | - |
| 57 | 11.9 | eastern red cedar | 12 | No | Healthy | REMOVED | - | - | 5.9 | - | - |
| 58 | 11.6 | eastern red cedar | 11 | No | Healthy | REMOVED | - | - | 5.8 | - | - |
| 59 | 11.0 | eastern red cedar | 10 | No | Healthy | REMOVED | - | - | 5.5 | - | - |
| 60 | 12.2 | eastern red cedar | 12 | No | Healthy | REMOVED | - | - | 6.1 | - | - |
| 500 | 9.4 | Scotch pine | 7 | No | Healthy | REMOVED | - | 9.4 | - | - | - |
| 501 | 6.9 | Scotch pine | 5 | No | Healthy | REMOVED | - | 6.9 | - | - | - |
| 502 | 16.0 | silver maple | 16 | No | Healthy | REMOVED | - | 16.0 | - | - | - |
| 503 | 15.1 | Scotch pine | 13 | No | Healthy | REMOVED | - | 15.1 | - | - | - |
| 504 | 11.2 | Scotch pine | 6 | No | Healthy | REMOVED | - | 11.2 | - | - | - |
| 505 | 6.0 | Scotch pine | 4 | No | Healthy | REMOVED | - | 6.0 | - | - | - |
| 506 | 8.9 | Scotch pine | 7 | No | Healthy | REMOVED | - | 8.9 | - | - | - |
| 507 | 11.6 | sugarberry | 11 | No | Healthy | REMOVED | - | - | 5.8 | - | - |
| 508 | 15.1 | Scotch pine | 11 | No | Healthy | REMOVED | - | 15.1 | - | - | - |
| 509 | 11.9 | Scotch pine | 11 | No | Healthy | REMOVED | - | 11.9 | - | - | - |
| 510 | 27.1 | Bradford pear | 21 | Yes | Healthy | REMOVED | 54.2 | - | - | - | - |
| 511 | 6.0 | bald cypress | 6 | No | Healthy | REMOVED | - | 6.0 | - | - | - |
| 512 | 10.5 | Scotch pine | 7 | No | Healthy | REMOVED | - | 10.5 | - | - | - |
| 513 | 17.6 | live oak | 18 | No | Healthy | REMOVED | - | 17.6 | - | - | - |
| 514 | 20.3 | live oak | 22 | No | Healthy | REMOVED | - | 20.3 | - | - | - |
| 515 | 6.6 | Shumard's oak | 7 | No | Damaged | REMOVED | - | - | - | - | - |
| 516 | 15.6 | live oak | 14 | Yes | Damaged | REMOVED | - | - | - | - | - |
| 517 | 30.2 | Bradford pear | 25 | Yes | Healthy | REMOVED | 60.4 | - | - | - | - |
| 518 | 14.7 | Shumard's oak | 17 | No | Healthy | REMOVED | - | 14.7 | - | - | - |
| 519 | 11.8 | cottonwood | 7 | No | Damaged | REMOVED | - | - | - | - | - |
| 520 | 15.8 | eastern red cedar | 10 | No | Healthy | PRESERVED | - | - | - | - | - |
| 521 | 13.1 | sugarberry | 12 | No | Damaged | REMOVED | - | - | - | - | - |
| 522 | 13.0 | sugarberry | 15 | No | Healthy | PRESERVED | - | - | - | - | - |
| 523 | 14.3 | sugarberry | 15 | No | Damaged | REMOVED | - | - | - | - | - |
| 524 | 13.6 | sugarberry | 16 | No | Healthy | REMOVED | - | - | 6.8 | - | - |
| 525 | 11.8 | sugarberry | 12 | No | Damaged | REMOVED | - | - | - | - | - |
| 526 | 11.2 | sugarberry | 11 | No | Healthy | REMOVED | - | - | 5.6 | - | - |
| 527 | 12.9 | sugarberry | 18 | No | Healthy | REMOVED | - | - | 6.4 | - | - |
| 528 | 12.5 | sugarberry | 16 | No | Damaged | REMOVED | - | - | - | - | - |
| 529 | 12.5 | sugarberry | 17 | No | Healthy | REMOVED | - | - | 6.3 | - | - |
| 530 | 11.2 | sugarberry | 13 | No | Healthy | REMOVED | - | - | 5.6 | - | - |
| 531 | 12.5 | sugarberry | 17 | No | Healthy | REMOVED | - | - | 6.3 | - | - |
| 532 | 17.2 | sugarberry | 20 | No | Healthy | REMOVED | - | - | 8.6 | - | - |
| 533 | 21.7 | sugarberry | 27 | No | Damaged | REMOVED | - | - | - | - | - |
| 534 | 11.0 | sugarberry | 16 | No | Healthy | REMOVED | - | - | 5.5 | - | - |
| 535 | 22.3 | sugarberry | 24 | No | Damaged | REMOVED | - | - | - | - | - |
| 536 | 15.1 | sugarberry | 16 | Yes | Damaged | REMOVED | - | - | - | - | - |
| 537 | 13.5 | sugarberry | 15 | No | Damaged | REMOVED | - | - | - | - | - |
| 538 | 11.7 | sugarberry | 13 | No | Healthy | REMOVED | - | - | 5.8 | - | - |
| 539 | 11.0 | sugarberry | 13 | No | Damaged | REMOVED | - | - | - | - | - |
| 540 | 11.2 | sugarberry | 13 | No | Damaged | REMOVED | - | - | - | - | - |
| 541 | 16.8 | sugarberry | 15 | No | Damaged | REMOVED | - | - | - | - | - |
| 542 | 22.8 | sugarberry | 23 | No | Healthy | PRESERVED | - | - | - | - | - |
| 543 | 11.0 | sugarberry | 12 | No | Damaged | PRESERVED | - | - | - | - | - |
| 544 | 11.1 | sugarberry | 12 | No | Damaged | PRESERVED | - | - | - | - | - |
| 545 | 11.5 | eastern red cedar | 15 | No | Damaged | PRESERVED | - | - | - | - | - |
| 546 | 12.3 | sugarberry | 16 | No | Damaged | PRESERVED | - | - | - | - | - |
| 547 | 24.2 | black willow | 26 | Yes | Healthy | PRESERVED | - | - | - | - | - |
| 548 | 13.5 | black willow | 10 | No | Healthy | PRESERVED | - | - | - | - | - |
| 549 | 5.7 | Hercules-club | 6 | Yes | Healthy | PRESERVED | - | - | - | - | - |
| 550 | 6.5 | gum bumelia | 6 | Yes | Healthy | PRESERVED | - | - | - | - | - |
| 551 | 8.0 | gum bumelia | 6 | Yes | Healthy | PRESERVED | - | - | - | - | - |
| 552 | 4.2 | common persimmon | 5 | No | Healthy | PRESERVED | - | - | - | - | - |
| 553 | 12.4 | sugarberry | 13 | No | Damaged | PRESERVED | - | - | - | - | - |
| 554 | 11.4 | eastern red cedar | 14 | No | Healthy | PRESERVED | - | - | - | - | - |
| 555 | 11.0 | sugarberry | 10 | No | Damaged | PRESERVED | - | - | - | - | - |
| 556 | 11.1 | sugarberry | 11 | No | Healthy | PRESERVED | - | - | - | - | - |
| 557 | 15.7 | sugarberry | 16 | No | Damaged | PRESERVED | - | - | - | - | - |

| 220.8 | 169.6 | 104.7 | - | - |
|----------|-------------------|---------------------|---------------|-----------------------|
| Featured | Primary Protected | Secondary Protected | Non-Protected | Credit For Preserving |

| Tree # | Diameter at Breast Height (Inches) | Species | Canopy Radius (Feet) | Multiple Trunks | General Condition | PRESERVED/REMOVED | Featured | Primary Protected | Secondary Protected | Non-Protected | Credit For Preserving |
|--------|------------------------------------|-------------------|----------------------|-----------------|-------------------|-------------------|----------|-------------------|---------------------|---------------|-----------------------|
| 601 | 11.5 | eastern red cedar | 14 | No | Healthy | REMOVED | - | - | 5.8 | - | - |
| 602 | 26.5 | sugarberry | 27 | Yes | Healthy | REMOVED | 53.0 | - | - | - | - |
| 603 | 13.4 | sugarberry | 14 | No | Healthy | REMOVED | - | - | 6.7 | - | - |
| 604 | 14.3 | sugarberry | 15 | Yes | Healthy | REMOVED | - | - | 7.2 | - | - |
| 605 | 11.3 | eastern red cedar | 1 | No | Healthy | REMOVED | - | - | 5.7 | - | - |
| 606 | 28.9 | sugarberry | 30 | No | Healthy | REMOVED | 57.8 | - | - | - | - |
| 607 | 13.0 | sugarberry | 14 | No | Healthy | REMOVED | - | - | 6.5 | - | - |
| 608 | 23.7 | sugarberry | 24 | No | Healthy | REMOVED | - | - | 11.9 | - | - |
| 609 | 14.6 | eastern red cedar | 15 | No | Healthy | REMOVED | - | - | 7.3 | - | - |
| 610 | 12.3 | sugarberry | 13 | No | Healthy | REMOVED | - | - | 6.2 | - | - |
| 611 | 33.3 | sugarberry | 30 | Yes | Healthy | REMOVED | 66.6 | - | - | - | - |
| 612 | 12.1 | sugarberry | 12 | No | Healthy | REMOVED | - | - | 6.1 | - | - |
| 613 | 11.6 | sugarberry | 12 | No | Healthy | REMOVED | - | - | 5.8 | - | - |
| 614 | 12.1 | sugarberry | 12 | No | Healthy | REMOVED | - | - | 6.1 | - | - |
| 615 | 14.9 | sugarberry | 15 | No | Healthy | REMOVED | - | - | 7.4 | - | - |
| 616 | 12.6 | gum bumelia | 13 | No | Healthy | REMOVED | - | 12.6 | - | - | - |
| 617 | 13.8 | sugarberry | 14 | No | Healthy | REMOVED | - | - | 6.9 | - | - |
| 618 | 18.8 | Osage-orange | 20 | Yes | Healthy | REMOVED | - | - | - | N/A | - |
| 619 | 30.3 | Osage-orange | 30 | Yes | Healthy | REMOVED | - | - | - | N/A | - |
| 620 | 6.0 | American elm | 6 | No | Healthy | REMOVED | - | 6.0 | - | - | - |
| 621 | 13.6 | eastern red cedar | 14 | No | Healthy | PRESERVED | - | - | - | - | - |
| 622 | 14.6 | eastern red cedar | 15 | No | Healthy | PRESERVED | - | - | - | - | - |
| 623 | 11.7 | eastern red cedar | 13 | No | Healthy | PRESERVED | - | - | - | - | - |
| 624 | 19.4 | sugarberry | 20 | No | Healthy | PRESERVED | - | - | - | - | - |
| 625 | 37.5 | sugarberry | 30 | No | Healthy | PRESERVED | - | - | - | - | - |
| 626 | 7.2 | Bradford pear | 8 | No | Healthy | REMOVED | - | 7.2 | - | - | - |
| 627 | 11.1 | eastern red cedar | 12 | No | Healthy | REMOVED | - | - | 5.8 | - | - |
| 628 | 6.2 | Bradford pear | 6 | No | Healthy | REMOVED | - | 6.2 | - | - | - |
| 629 | 29.8 | sugarberry | 30 | Yes | Healthy | REMOVED | 59.6 | - | - | - | - |
| 630 | 13.1 | eastern red cedar | 14 | No | Healthy | REMOVED | - | - | 6.6 | - | - |
| 631 | 11.1 | eastern red cedar | 12 | No | Healthy | REMOVED | - | - | 5.6 | - | - |
| 632 | 11.0 | eastern red cedar | 12 | No | Healthy | REMOVED | - | - | 5.5 | - | - |
| 633 | 13.3 | eastern red cedar | 14 | Yes | Healthy | REMOVED | - | - | 6.7 | - | - |
| 634 | 23.7 | sugarberry | 24 | Yes | Healthy | REMOVED | - | - | 11.9 | - | - |
| 635 | 14.4 | sugarberry | 15 | No | Healthy | PRESERVED | - | - | - | - | - |
| 636 | 11.8 | sugarberry | 12 | No | Healthy | PRESERVED | - | - | - | - | - |
| 637 | 13.5 | sugarberry | 14 | No | Damaged | PRESERVED | - | - | - | - | - |
| 638 | 13.6 | sugarberry | 14 | No | Healthy | PRESERVED | - | - | - | - | - |
| 639 | 14.0 | sugarberry | 15 | No | Healthy | PRESERVED | - | - | - | - | - |
| 640 | 11.1 | sugarberry | 12 | No | Healthy | PRESERVED | - | - | - | - | - |
| 641 | 19.3 | sugarberry | 20 | No | Healthy | PRESERVED | - | - | - | - | - |
| 642 | 15.0 | sugarberry | 15 | No | Healthy | PRESERVED | - | - | - | - | - |
| 643 | 16.6 | sugarberry | 17 | No | Healthy | PRESERVED | - | - | - | - | - |
| 644 | 16.9 | sugarberry | 17 | No | Healthy | PRESERVED | - | - | - | - | - |
| 645 | 16.7 | sugarberry | 17 | Yes | Healthy | REMOVED | - | - | 8.4 | - | - |
| 646 | 12.4 | sugarberry | 13 | No | Healthy | REMOVED | - | - | 6.2 | - | - |
| 647 | 12.4 | sugarberry | 13 | No | Healthy | REMOVED | - | - | 6.2 | - | - |
| 648 | 14.6 | sugarberry | 15 | No | Healthy | REMOVED | - | - | 7.3 | - | - |
| 649 | 14.8 | sugarberry | 15 | No | Healthy | REMOVED | - | - | 7.4 | - | - |
| 650 | 27.1 | eastern red cedar | 28 | No | Healthy | REMOVED | 54.2 | - | - | - | - |
| 651 | 5.3 | Hercules-club | 6 | No | Healthy | REMOVED | - | - | - | N/A | - |
| 652 | 25.7 | sugarberry | 26 | No | Healthy | REMOVED | 51.4 | - | - | - | - |
| 653 | 27.2 | sugarberry | 28 | No | Healthy | REMOVED | 54.4 | - | - | - | - |
| 654 | 11.4 | Osage-orange | 11 | No | Healthy | REMOVED | - | - | - | N/A | - |
| 655 | 27.6 | Osage-orange | 28 | Yes | Healthy | REMOVED | - | - | - | N/A | - |
| 656 | 15.7 | Osage-orange | 17 | Yes | Healthy | REMOVED | - | - | - | N/A | - |
| 657 | 11.8 | eastern red cedar | 12 | No | Healthy | REMOVED | - | - | 5.9 | - | - |
| 658 | 18.4 | sugarberry | 20 | No | Healthy | REMOVED | - | - | 9.2 | - | - |
| 659 | 17.8 | Osage-orange | 18 | No | Healthy | REMOVED | - | - | - | N/A | - |
| 660 | 11.8 | sugarberry | 12 | No | Healthy | REMOVED | - | - | 5.9 | - | - |
| 661 | 38.9 | sugarberry | 42 | Yes | Healthy | PRESERVED | - | - | - | - | - |

| 617.8 | 201.6 | 292.7 | - | - | 1,112.1 |
|----------|-------------------|---------------------|---------------|-----------------------|---------|
| Featured | Primary Protected | Secondary Protected | Non-Protected | Credit For Preserving | TOTAL |

| | |
|--|----------------|
| TOTAL MITIGATION REQUIRED | 1,112.1 |
| TOTAL CREDITS PROVIDED | |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG FM-1141 | 258.0 |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG CLEM RD | 504.0 |
| INCHES OF TREES TO BE PLANTED IN BUFFERS ALONG SOUTH PROPERTY LINE | 396.0 |
| INCHES OF TREE TO BE PLANTED IN OPEN SPACE LOTS | (45.9) |
| REMAINING MITIGATION REQUIRED | 0.0 |

| SPECIES | CLASSIFICATION |
|------------------------|----------------|
| GREEN ASH | PRIMARY |
| CEDAR ELM | PRIMARY |
| GUM BUMELIA | PRIMARY |
| COMMON PERSIMMON | PRIMARY |
| AMERICAN ELM | PRIMARY |
| LIVE OAK | PRIMARY |
| BUR OAK | PRIMARY |
| BRADFORD PEAR | PRIMARY |
| RED MULBERRY | PRIMARY |
| BALD CYPRESS | PRIMARY |
| GRAPE MYRTLE | PRIMARY |
| YAUAPON | PRIMARY |
| SCOTCH PINE | PRIMARY |
| SILVER MAPLE | PRIMARY |
| SHUMARD'S OAK | PRIMARY |
| SUGARBERRY (HACKBERRY) | SECONDARY |
| EASTERN REDCEDAR | SECONDARY |
| COTTONWOOD | NON-PROTECTED |
| BLACK WILLOW | NON-PROTECTED |
| HERCULES-CLUB | NON-PROTECTED |
| OSAGE-ORANGE | NON-PROTECTED |
| HONEY-LOCUST | NON-PROTECTED |
| JAPANESE PRIVET | NON-PROTECTED |

BANNISTER
 ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.642.2094 | 817.642.2095 fax
 REGISTRATION # F-10599 (TEXAS)

Clem Development FM 1141/Clem Rd
 ROCKWALL, TEXAS

TREESCAPE PLAN TABLES (1 OF 1)



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: MASTER PLAT FOR THE WINDING CREEK SUBDIVISION

Attachments

Case Memo
Development Application
Location Map
Master Plat

Summary/Background Information

Consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a *Master Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

Action Needed

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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 6, 2021
APPLICANT: Humberto Johnson, Jr.; *Skorburg Co.*
CASE NUMBER: P2021-052; *Master Plat for the Winding Creek Subdivision*

SUMMARY

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Co. on behalf of Gordon C. Fogg for the approval of a *Master Plat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a *Master Plat* for the Winding Creek Subdivision. The Winding Creek Subdivision will be a two (2) phase, master planned community that will consist of 132 single-family residential lots on a 78.831-acre tract of land. The proposed *Master Plat* delineates the timing and phasing for the proposed development in order to determine compliance with Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The *Master Plat* also indicates the location of the 16.197-acres of open space, which comprises 20.54% of the total land area for the subdivision. It should be known that the applicant has also submitted a *Preliminary Plat* (i.e. Case No. P2021-051) concurrently with this *Master Plat*.
- On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03* [Case No. A2010-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [i.e. Case No. Z2021-005] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [i.e. *Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [Case No. P2021-026] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [Case No. Z2021-027; *Ordinance No. 21-36*] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [Case No. Z2021-036; *Ordinance No. 21-49*] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots.
- On November 2, 2021, the Parks and Recreation Board reviewed the *Master Plat* and made the following recommendations concerning the proposed subdivision.
 - (1) The property owner shall pay pro-rata equipment fees of \$76,164.00 (i.e. \$577.00 x 132 Lots), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$80,388.00 (i.e. \$609.00 x 132 Lots), which will be due prior to the issuance of a building permit.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for master plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Master Plat for the *Winding Creek Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board; and,
- (3) Any construction resulting from the approval of this 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 November 30, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the master plat by a vote of 5-0, with Commissioners Chodon and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P221-052

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 505 Clem Road, Rockwall, TX 75087

SUBDIVISION William Dalton Survey Abstract No. 72

LOT

BLOCK

GENERAL LOCATION Clem Road off of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural District (AG)

CURRENT USE AG

PROPOSED ZONING Amendment to PD-91

PROPOSED USE PD (SF-16)

ACREAGE 19.995 AC

LOTS [CURRENT]

98 (PD - 91)

LOTS [PROPOSED]

132

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Gordon C. Fogg

APPLICANT Skorburg Company

CONTACT PERSON Gordon C. Fogg

CONTACT PERSON Humberto Johnson Jr. PE

ADDRESS 505 Clem Road

ADDRESS 8214 Westchester Dr. Ste. 900

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75225

PHONE (972) 931-0345 ext. 116

PHONE (214) 888-8845

E-MAIL gfogg@monarchair.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1782.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF October, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

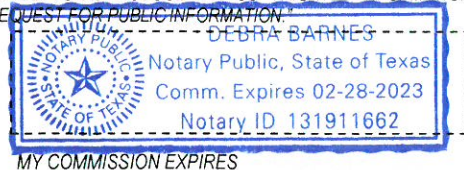
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF October, 2021.

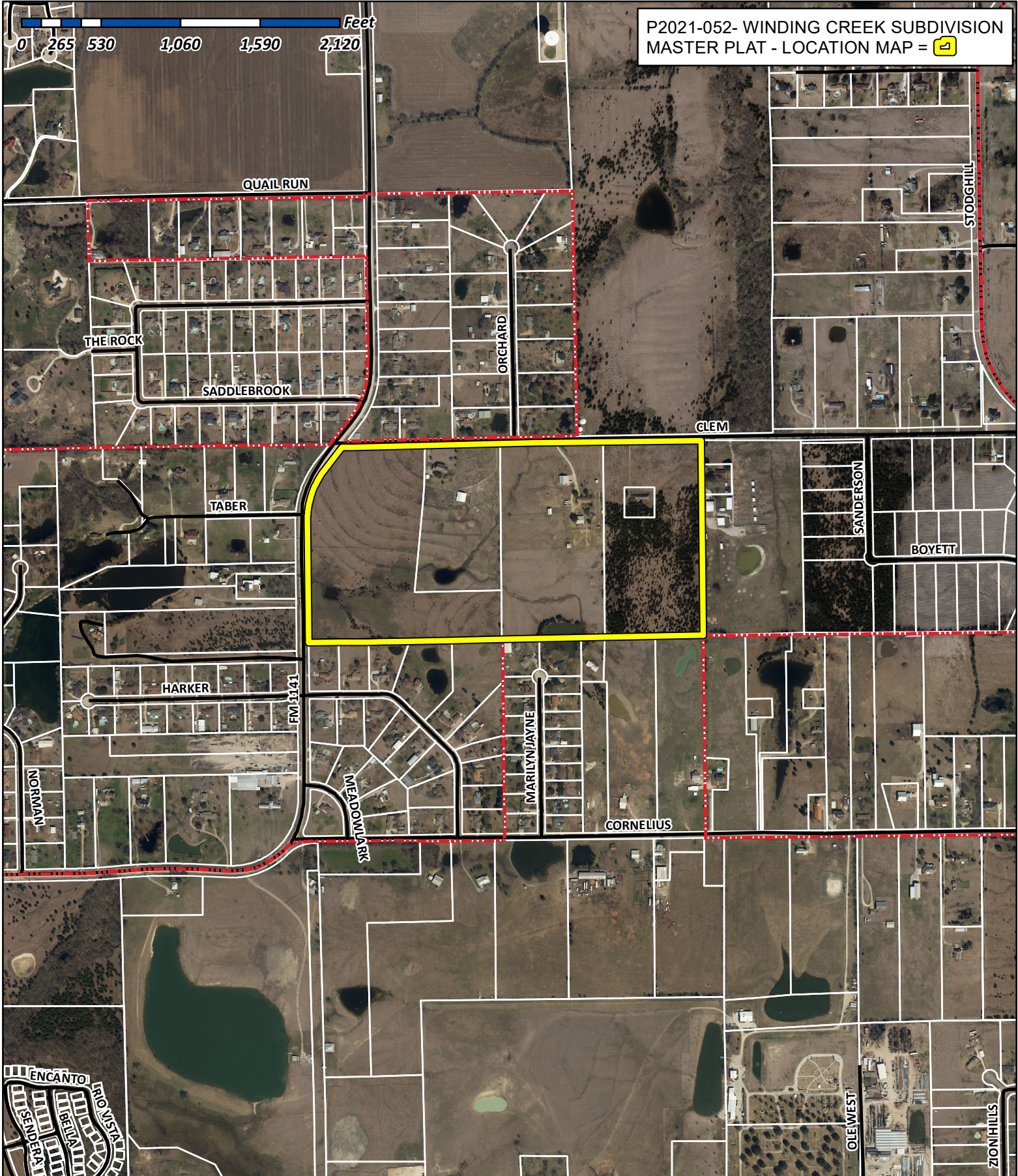
OWNER'S SIGNATURE

Gordon C. Fogg

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debra Barnes





City of Rockwall

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

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

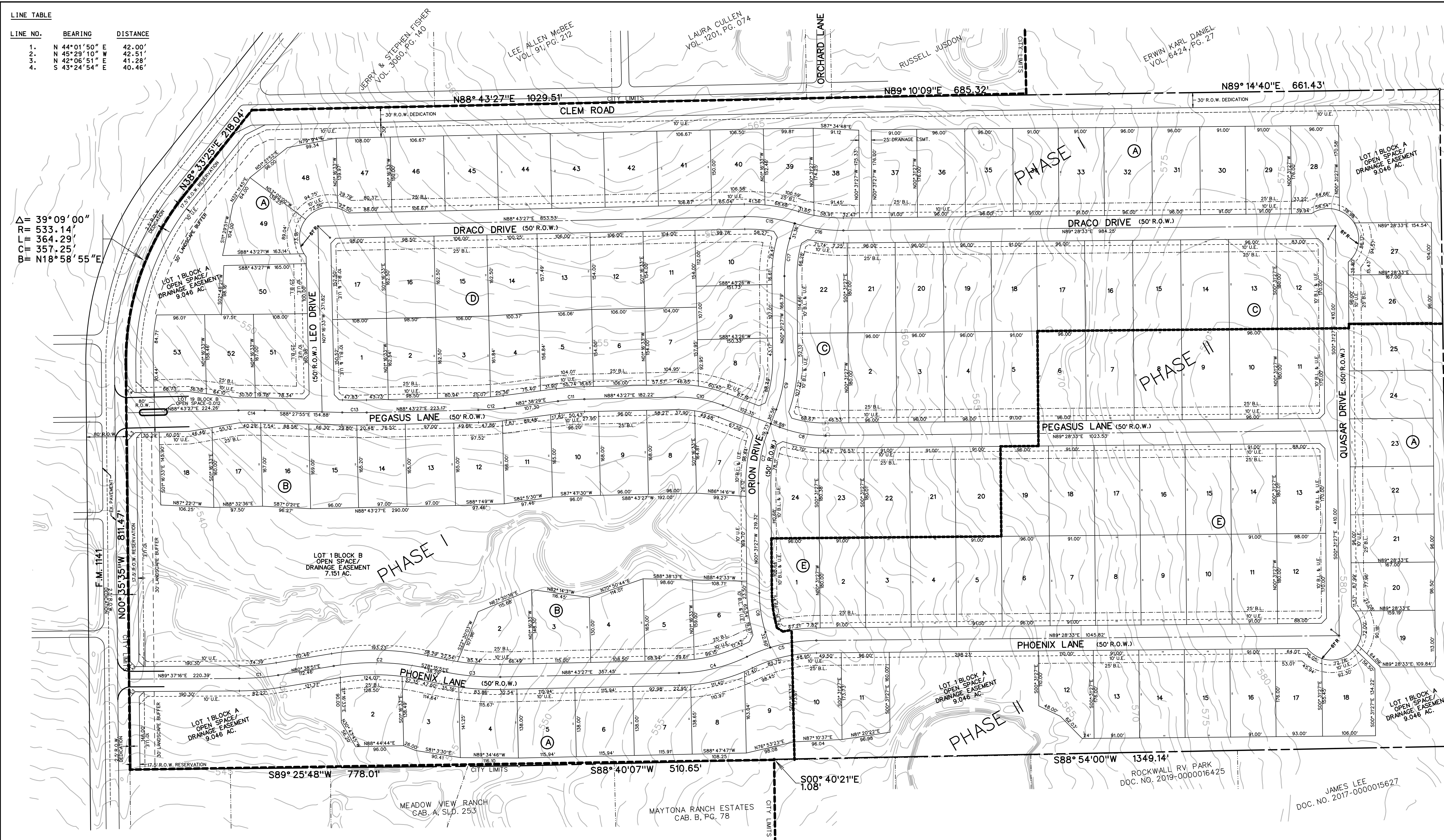
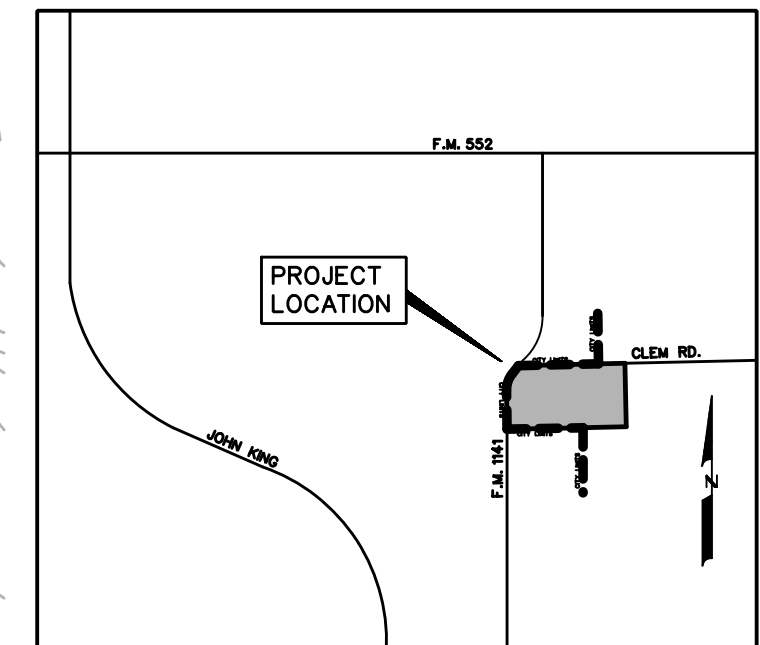


LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-----------------|----------|
| 1. | N 44° 01' 50" E | 42.00' |
| 2. | N 45° 29' 10" W | 42.51' |
| 3. | N 42° 06' 51" E | 41.28' |
| 4. | S 43° 24' 54" E | 40.46' |

0 50 100 200
SCALE: 1" = 100'

Δ = 39° 09' 00"
R = 533.14'
L = 364.29'
C = 357.25'
B = N18° 58' 55" E



| | |
|------------------------|---------------------------|
| TOTAL ACRES | 78.831 |
| PHASE I TOTAL LOTS | 91 |
| PHASE II TOTAL LOTS | 41 |
| TOTAL RESIDENTIAL LOTS | 132 |
| DENSITY | 1.674 |
| EX. ZONING | PD-91 |
| LAND USE | SINGLE FAMILY DEVELOPMENT |

LEGEND
 B.L. - BUILDING LINE
 D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 H.O.A. - HOMEOWNERS ASSOCIATION
 - - - - - CITY LIMIT LINE
 - - - - - PHASE LINE

NOTES:
 ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
 HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

MASTER PLAT
 OF
**WINDING CREEK
 SUBDIVISION**
 BEING
 78.831 ACRES or
 3,433,878.6 SF
 TOTAL RESIDENTIAL LOTS 132
 TOTAL OPEN SPACE LOTS 3
 OUT OF THE
 J.M. GLASS SURVEY, ABSTRACT NO. 88
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 APPLICANT/OWNERS
 FALCON PLACE SF, LTD.
 8214 WESTCHESTER DRIVE., SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 GORDON C. FOGG
 PO BOX 842
 ROCKWALL, TEXAS 75087
 DECEMBER 2021 SCALE 1" = 100'



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: FINAL PLAT FOR LOTS 1 & 2, BLOCK A, FITE OFFICE ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Frank Fite for the approval of a *Final Plat* for Lots 1 & 2, Block A, Fite Office Addition being a 0.82-acre tract of land identified as Lots A & D, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 & 812 N. Goliad Street [§H-205], and take any action necessary.

Action Needed

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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 6, 2021
APPLICANT: Frank Fite
SUBJECT: P2021-057; *Final Plat for Lots 1 & 2, Block A, Fite Office Addition*

SUMMARY

Consider a request by Frank Fite for the approval of a Final Plat for Lots 1 & 2, Block A, Fite Office Addition being a 0.82-acre tract of land identified as Lots A & D, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 & 812 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Final Plat of a 0.82-acre tract of land (*i.e. Lots A & D, Block 124, B.F. Boydston Addition*) for the purpose of creating two (2) lots to establish the necessary easements and access to facilitate the construction of an office building on Lot 1.
- The subject property was incorporated into the City of Rockwall in the early 1900's. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council [*Case No. PZ2001-080*]. On December 19, 2019, the Historic Advisory Committee (HPAB) approved a Certificate of Appropriateness (COA) for the construction of a new office building on the subject property [*Case No. H2019-019*]. On January 14, 2019, the Planning and Zoning Commission approved a site plan for an office building incorporating all conditions required by the Historic Preservation Advisory Board [*Case No. SP2019-046*]. On September 24, 2020, amended site plan was approved administratively for the purpose of allowing minor modifications to the approved building elevations [*Case No. SP2020-019*].
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of a Final Plat for Lots 1 & 2, Block A, Fite Office Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

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

PLANNING AND ZONING COMMISSION

On November 30, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* with the conditions of approval by a vote of 5-0, with Commissioners Chodun and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-057

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 810 GOLIAD

SUBDIVISION B.F. Boydston

LOT A BLOCK 124

GENERAL LOCATION SE corner GOLIAD & Heath

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PP-50

CURRENT USE UNDEV.

PROPOSED ZONING _____

PROPOSED USE OFFICE

ACREAGE .16

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER FRANK FITE

APPLICANT _____

CONTACT PERSON "

CONTACT PERSON _____

ADDRESS 1200 Frontier Trail

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP _____

PHONE 469-733-8369

PHONE _____

E-MAIL frank@fiteagency.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

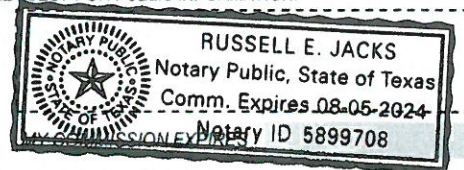
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK FITE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

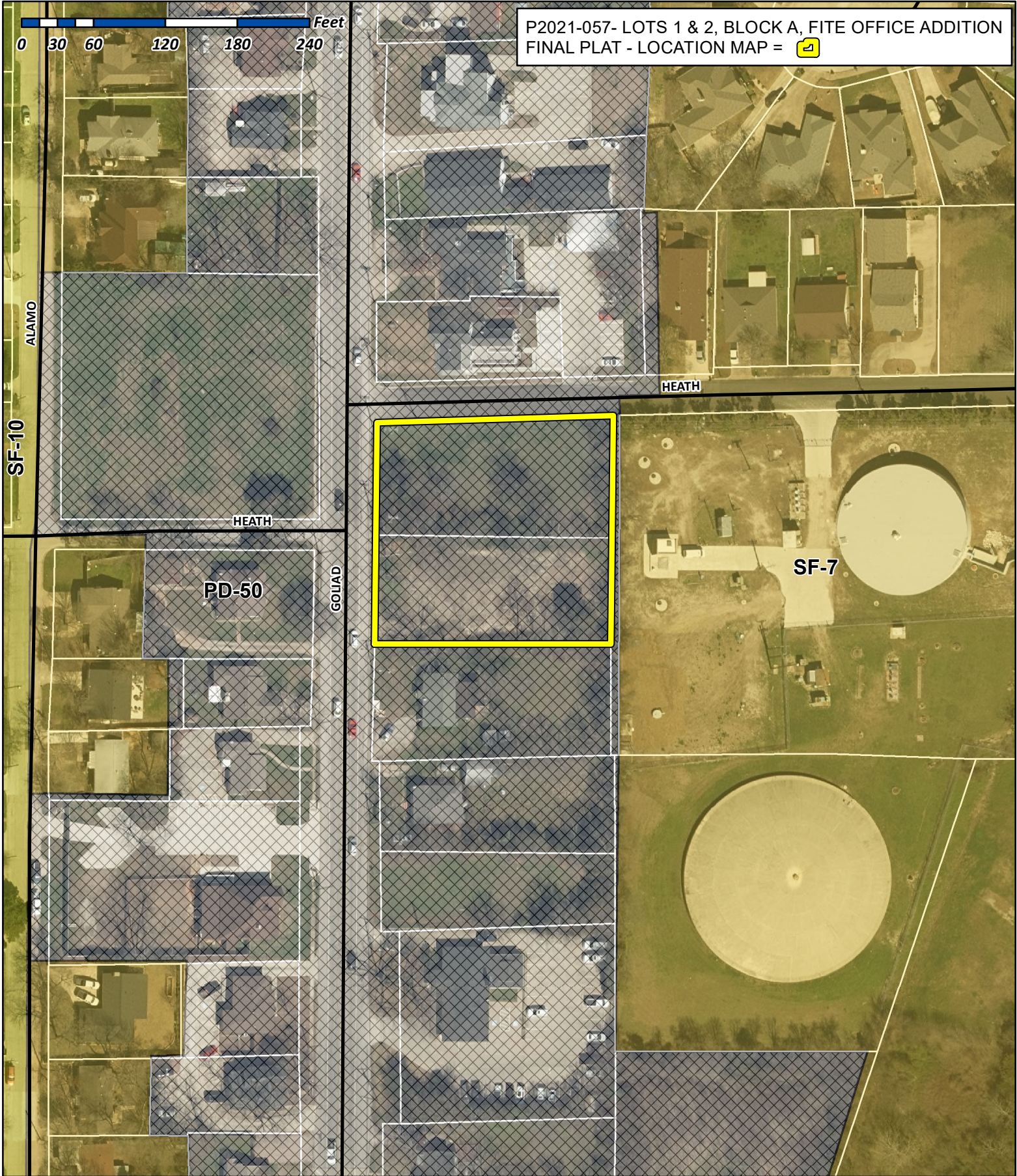
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November 20 21 (BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15TH DAY OF NOVEMBER 20 21

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





P2021-057- LOTS 1 & 2, BLOCK A, FITE OFFICE ADDITION
 FINAL PLAT - LOCATION MAP = [icon]

ALAMO
SF-10

PD-50

GOLIAD

SF-7

HEATH

HEATH

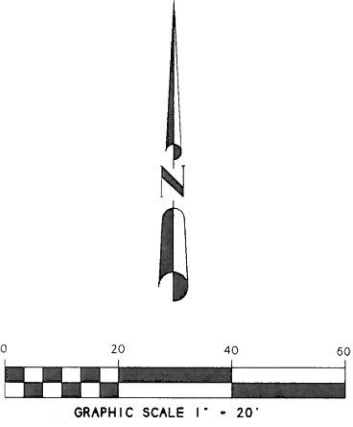
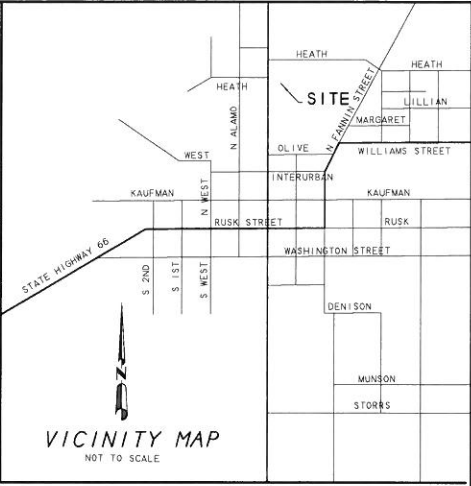
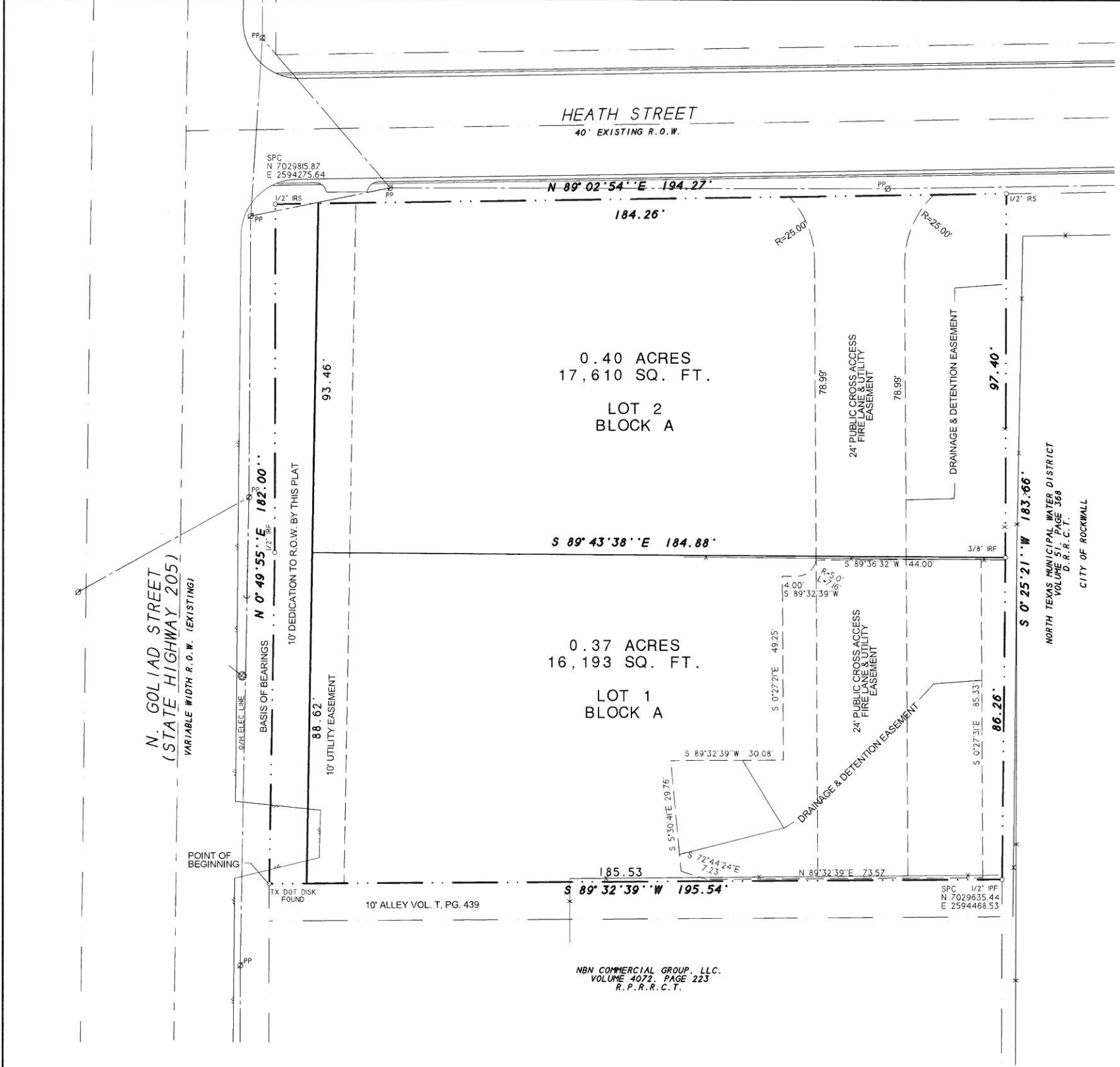


City of Rockwall

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.





**FINAL PLAT
FITE OFFICE ADDITION
LOT 1 & 2
BLOCK A**

(2 LOTS)
0.82 ACRES OR 35,624 S.F.

BEING A REPLAT OF BARNES ADDITION
KNOWN AS PART OF LOT A
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

| SYMBOL LEGEND | |
|---------------|------|
| TV | GAS |
| ELEVATION | TEL |
| ELEC | ELEC |
| ELECTRIC | ELEC |
| ELECTRIC | ELEC |
| ELECTRIC | ELEC |
| ELECTRIC | ELEC |
| ELECTRIC | ELEC |
| ELECTRIC | ELEC |
| ELECTRIC | ELEC |

OWNER:
THE FITE AGENCY, LLC
2701 SUNSET RIDGE
SUITE 104
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE DECEMBER 15, 2020
SCALE 1" = 20'
CLIENT MONK FILE # 20190325-FP
GF # NONE

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) Property owner shall maintain, repair, and replace all drainage and detention easements.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14,
City of Rockwall, Rockwall County, Texas, and being known as a part of Lot A of BARNES ADDITION,
an Addition to Rockwall, Texas, according to the Plat thereof recorded in Volume T, Page 439 of the
Deed Records of Rockwall County, Texas and being all of a tract of land as described in a Warranty
deed from Gregory S. Smith to The Fite Agency, LLC, dated December 19, 2018 and being recorded in
Document no. 2019000022302 of the Official Public Records of Rockwall County, Texas, and being
more particularly described as follows:

BEGINNING at a TXDOT disk monument found for corner in the east right-of-way line of N. Goliad Street
(State Highway 205) at the southwest corner of said Fite Agency tract, said point being in the north line
of an alley as shown on plat;

THENCE N. 00 deg. 49 min. 55 sec. E. along said right-of-way line, passing at a distance of 88.75 feet a
1/2" iron rod found for corner at the southwest corner of a tract of land as described in a Warranty deed to
Gregory Damon Hollow, as recorded in Volume 503, Page 95 of the Real Property Records of Rockwall
County, Texas and continuing for a total distance of 182.00 feet to a 1/2" iron rod with yellow plastic cap
stamped "RPLS 5034" set for corner in the south right-of-way of Heath street;

THENCE N. 89 deg. 02 min. 54 sec. E. along the south right-of-way of Heath street, a distance of 194.27
feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 00 deg. 25 min. 21 sec. W. a distance of 183.66 feet to a 1/2" iron pipe found for corner;

THENCE S. 89 deg. 32 min. 39 sec. W. a distance of 195.54 feet to the POINT OF BEGINNING and
containing 35,624 square feet or 0.82 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as FITE OFFICE ADDITION,
LOT 1 & 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby
dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public
places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties
who have a mortgage or lien interest in FITE OFFICE ADDITION, LOT 1 & 2, BLOCK A, have been notified and
signed this plat.

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

I also understand the following:

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

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

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

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

for THE FITE AGENCY, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until
all streets, water, sewer and storm drainage systems have been accepted by the City. The
approval of a plat by the City does not constitute any representation, assurance or guarantee
that any building within such plat shall be approved, authorized or permit therefore issued,
as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat
from an actual and accurate survey of the land, and that the corner monuments shown thereon
were properly placed under my personal supervision.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of FITE OFFICE ADDITION, LOT 1 & 2, BLOCK A,
an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was
approved by the City Council of the City of Rockwall on the _____ day of _____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the
City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer Date

FINAL PLAT
FITE OFFICE ADDITION
LOT 1 & 2
BLOCK A

(2 LOTS)
0.82 ACRES OR 35,624 S.F.

BEING A REPLAT OF BARNES ADDITION
KNOWN AS PART OF LOT A
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
THE FITE AGENCY, LLC
2701 SUNSET RIDGE
SUITE 104
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

| SYMBOL LEGEND | |
|---------------|---------------------|
| (S) | TELEPHONE |
| (T) | TELEPHONE |
| (G) | CONCRETE |
| (R) | REINFORCED CONCRETE |
| (P) | PIPE |
| (E) | EXCAVATION |
| (L) | ELECTRIC |
| (B) | ELECTRIC |
| (W) | WATER |
| (S) | SEWER |
| (A) | ASBESTOS |
| (C) | CONCRETE |
| (H) | HEAVY |
| (L) | LIGHT |
| (T) | TRUCK |
| (M) | METHOD |
| (F) | FENCE |
| (E) | EASEMENT |
| (A) | ASBESTOS |
| (P) | PIPE |
| (L) | LIGHT |
| (T) | TRUCK |
| (M) | METHOD |
| (F) | FENCE |
| (E) | EASEMENT |
| (A) | ASBESTOS |
| (P) | PIPE |
| (L) | LIGHT |
| (T) | TRUCK |
| (M) | METHOD |
| (F) | FENCE |

SURVEY DATE DECEMBER 15, 2020
SCALE 1" = 20' FILE # 20190325-FP
CLIENT MONK GF # NONE



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: FINAL PLAT FOR LOTS 1 & 2, BLOCK A, WURSTER ESTATES ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Michael & Jennifer Wurster for the approval of a *Final Plat* for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.

Action Needed

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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 6, 2021
APPLICANT: Michael & Jennifer Wurster
CASE NUMBER: P2021-059; *Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition*

SUMMARY

Consider a request by Michael & Jennifer Wurster for the approval of a Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition being a 12.82-acre tract of land identified as Lot 1 of the L. L. Leonard Addition and Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District, addressed as 550 E. Quail Run Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 12.82-acre tract of land (*i.e. Tract 19-2 of the S. S. McCurry Survey, Abstract No. 146*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Wurster Estates Addition*) to allow for the construction of a single-family home on Lot 1.
- The subject property was annexed by the City Council on July 2, 1973 by *Ordinance No. 73-23 [Case No. 1973-001]*; However, according to the January 3, 1972 zoning map the subject property had already been annexed and was zoned Single Family 1 (SF-1) District. On September 4, 1973, the subject property was rezoned from a Single-Family 1 (SF-1) District to Planned Development District 5 (PD-5) for Single-Family 7 (SF-7) District land uses [*Ordinance No. 73-31*]. According to the Rockwall Central Appraisal District (RCAD) a 5,206 SF single-family home was constructed on the property in 1978. On May 18, 1987, Planned Development District 5 (PD-5) was amended by *Ordinance No. 87-23*; however, the subject property remained designated for Single-Family 1 (SF-1) District land uses. On March 4, 2020, a demolition building permit [*BLD2020-0492*] was issued to allow the demolition of the existing single-family home. On June 7, 2021, the City Council approved a Specific Use Permit [*S-246; Ordinance No. 21-19; Case No. Z2021-008*] allowing for *Residential Infill Adjacent to an Established Subdivision, a Guest Quarters/Secondary Living Unit, and an Accessory Structure* on the subject property. The subject property is currently vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat for Lots 1 & 2, Block A, Wurster Estates Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

- (2) Any construction resulting from the approval of this 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 November 30, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 5-0, with Commissioner(s) Chodun and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-859

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 550 E Quail Run Rockwall, TX 75087

Subdivision SS Macurry

Lot 1 & 2 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

12.6

Lots [Current]

Lots [Proposed]

- SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Michael & Jennifer Wurster

Applicant

Contact Person

Contact Person

Address 1309 Moraine Place

Address

City, State & Zip Heath, TX 75032

City, State & Zip

Phone (214) 417-5338

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Michael Wurster Jennifer Wurster [Owner] the undersigned, who stated the information on this application to be true and certified the following:

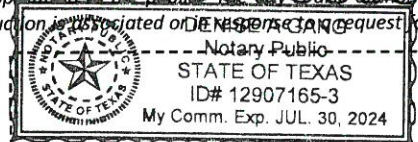
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 550.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of November, 20 21. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated with an enforcement request for public information."

Given under my hand and seal of office on this the 16 day of November, 20 21.

Owner's Signature


Michael Wurster Jennifer Wurster

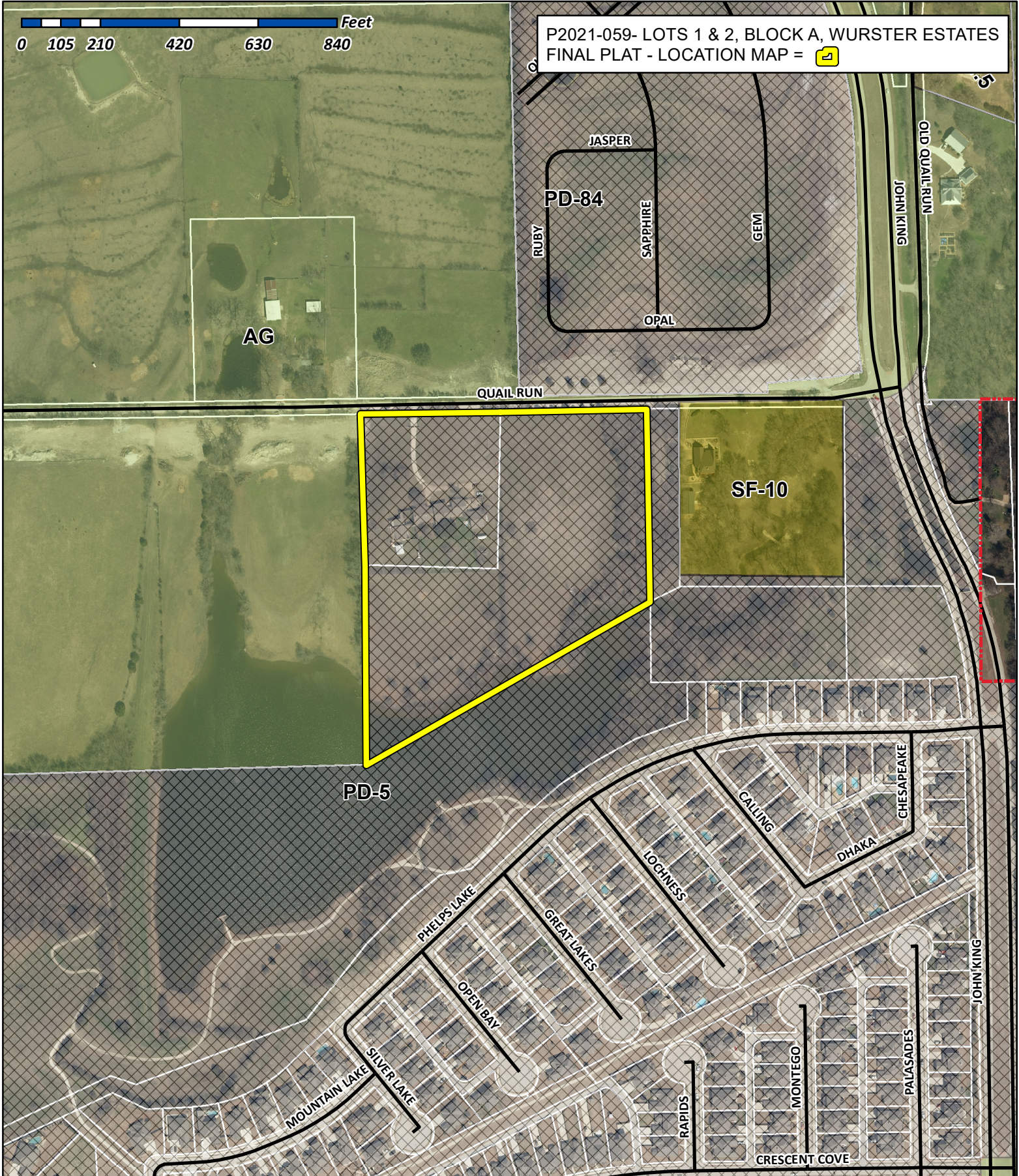
Notary Public in and for the State of Texas



My Commission Expires July 30, 2024

0 105 210 420 630 840 Feet

P2021-059- LOTS 1 & 2, BLOCK A, WURSTER ESTATES
FINAL PLAT - LOCATION MAP = 

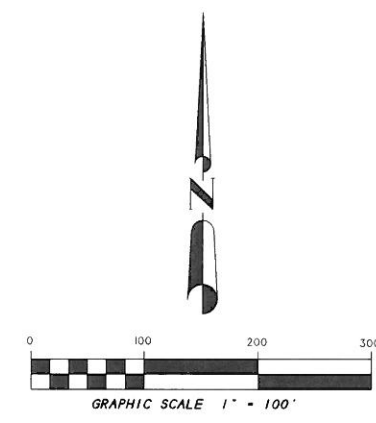
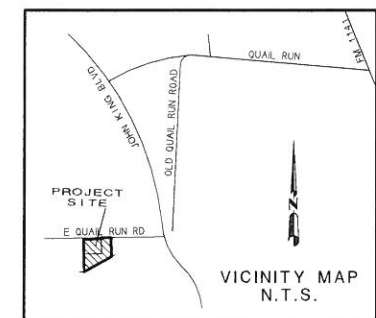
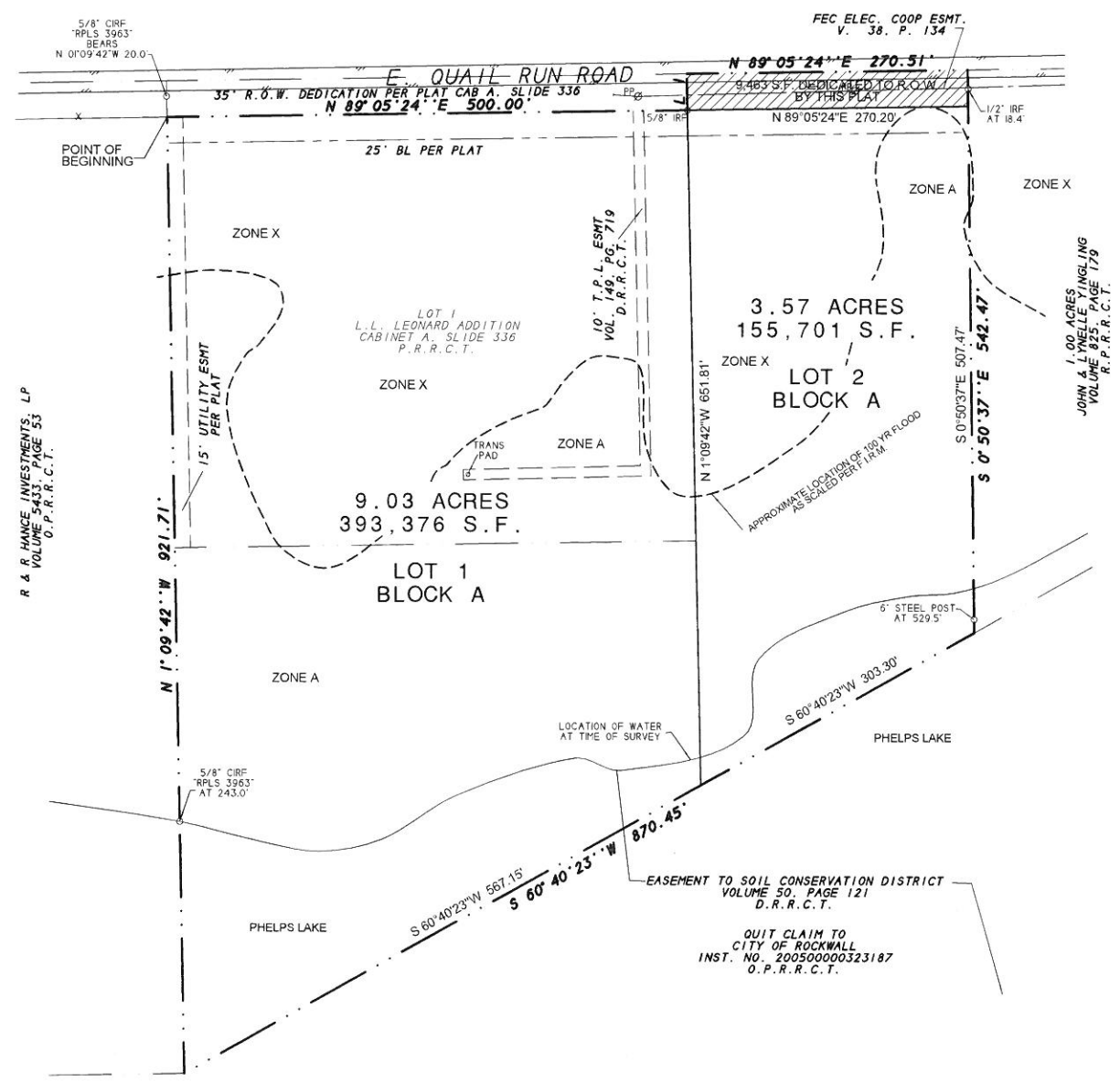


City of Rockwall

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.





| LINE TABLE | | |
|------------|--------------|----------|
| Line | Bearing | Distance |
| 1 | N 1°20'50\"W | 35.00' |

FINAL PLAT
WURSTER ESTATES
 LOTS 1 & 2, BLOCK A
 TWO LOTS (2) BEING
 12.82 ACRES OR 558,540 S.F.
 SITUATED IN THE

S.S. MCCURRY SURVEY, A-146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF ALL RETAINING WALLS AND ARE RESPONSIBLE FOR DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

OWNER:
 MICHAEL WURSTER
 JENNIFER WURSTER
 1309 MORAIN PL
 HEATH, TX 75032

| SYMBOL LEGEND | |
|---------------|----------------|
| | Survey Point |
| | Easement |
| | Utility Line |
| | Fence |
| | Retaining Wall |
| | Storm Drain |
| | Sewer Line |
| | Water Line |
| | Electric Line |
| | Gas Line |
| | Telephone Line |
| | Cable TV Line |
| | Fire Hydrant |
| | Manhole |
| | Light Pole |
| | Survey Station |
| | Boundary Line |
| | Proposed Line |

SURVEY DATE: JANUARY 5, 2021
 SCALE: 1" = 100'
 CLIENT: WURSTER
 FILE # 20200050-RP
 GF # R200139R

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE trac@hdfetty.com

CASE NO. P2021-

STATE OF TEXAS OWNER'S CERTIFICATE
COUNTY OF ROCKWALL (Public Dedication)

WHEREAS, MICHAEL WURSTER and JENNIFER WURSTER, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S.S. McCURRY SURVEY, ABSTRACT NO. 146, Rockwall County, Texas, and being all of Lot 1 of L.L. LEONARD ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 336, of the Plat Records of Rockwall County, Texas, and being a part of a 13.773 acres tract of land as described in a Warranty deed to Kerry Clancy Glover and Jaan Adlin Glover, dated December 7, 1989 and recorded in Volume 513, Page 250 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the south right-of-way line of E. Quail Run Road, at the northwest corner of said Lot 1 L.L. Leonard Addition, from which a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for reference bears N. 01 deg. 09 min. 42 sec. W., 20.00 feet, and also being in the east boundary line of a tract of land as described in a Warranty deed to R & R Hance Investments, LP, as recorded in Volume 5433, Page 53 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 05 min. 24 sec. E. along the north boundary line of Lot 1 and said right-of-way line, a distance of 500.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for corner at an inner "Eli" corner of said 13.773 acres tract;

THENCE N. 01 deg. 20 min. 50 sec. W. a distance of 35.00 feet to a point for corner in the center of E. Quail Run Road;

THENCE N. 89 deg. 05 min. 24 sec. E. along the center of said road and north boundary line of said 13.773 acres tract, a distance of 270.51 feet to a point for corner at the northwest corner of a 1.00 acre tract of land as described in a Warranty deed to John R. Yingling and Lynelle Yingling, as recorded in Volume 825, Page 179 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 50 min. 37 sec. E., at 18.40 feet pass a 1/2" iron rod found for witness and continuing along the west boundary of said 1.00 acres tract, at 529.5 feet pass a 6" steel post for witness and then continuing for a total distance of 542.47 feet to a point in Phelps Lake for corner;

THENCE S. 60 deg. 40 min. 23 sec. W. along the southeast boundary line of said 13.773 acres tract, a distance of 870.45 feet to a point for corner at the southwest corner of same;

THENCE N. 01 deg. 09 min. 42 sec. W., at 243.0 feet pass a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for witness, at 506.72 feet pass the southwest corner of said L.L. Leonard Addition, and then continuing for a total distance of 921.71 feet to the POINT OF BEGINNING and containing 558,540 square feet or 12.82 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as WURSTER ESTATES, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in WURSTER ESTATES have been notified and signed this plat.

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

I also understand the following:

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

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

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

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

MICHAEL WURSTER _____

JENNIFER WURSTER _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, _____.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall _____

City Secretary City of Rockwall _____

City Engineer _____

Date _____

FINAL PLAT
WURSTER ESTATES
LOTS 1 & 2, BLOCK A
TWO LOTS (2) BEING
12.82 ACRES OR 558,540 S.F.
SITUATED IN THE

S.S. MCCURRY SURVEY, A-146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
MICHAEL WURSTER
JENNIFER WURSTER
1309 MORAIN PL
HEATH, TX 75032

| SYMBOL LEGEND | | | |
|---------------|----------|----------|----------|
| (Symbol) | WATER | (Symbol) | UTILITY |
| (Symbol) | ADJACENT | (Symbol) | ADJACENT |
| (Symbol) | ADJACENT | (Symbol) | ADJACENT |
| (Symbol) | ADJACENT | (Symbol) | ADJACENT |
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H.D. Fetty Land Surveyor, LLC
Firm Registration No. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: JANUARY 5, 2021
SCALE: 1" = 100' FILE # 2020050-RP
CLIENT: WURSTER, GF # R200139R



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: REPLAT FOR LOTS 5-8, BLOCK B, FIT SPORT LIFE ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat
Closure Report

Summary/Background Information

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a *Replat* for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

Action Needed

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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 6, 2021
APPLICANT: Randall Eardley, *Wier & Associates, Inc.*
SUBJECT: P2021-061; *Final Plat for Lots 5-8, Block B, Fit Sport Life Addition*

SUMMARY

Consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Stephen Doyle of Structured REA-Rockwall Land, LLC for the approval of a Replat for Lots 5-8, Block B, Fit Sport Life Addition being a 15.281-acre portion of a larger 31.65-acre tract of land identified as Tract 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat for a 15.281-acre portion of a larger 31.65-acre parcel of land for the purpose of establishing four (4) lots (*i.e. Lots 5-8, Block B, Fit Sport Life Addition*). Currently, a conveyance plat for Lots 1-4, Block B, Fit Sport Life Addition is in the process of being filed, and will be filed prior to this plat's approval by the City Council. The purpose of this plat is to establish the necessary easements for the development of an ~87,155 SF sports and recreation facility.
- The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 [Case No. A1997-001]*. On May 11, 2021, the Planning and Zoning Commission approved a site plan [*SP2021-010*] for the purpose of developing a ~87,155 SF sports and recreation facility on Lot 2, Block B of the subject property. On May 17, 2021, the City Council approved the applicant's request to preliminary plat a 55.784-acre tract of land (*i.e. a portion of Tract 22 and all of Tracts 22-5 & 24 of the R. Irvine Survey, Abstract No. 120*) into six (6) lots (*i.e. Lots 1-6, Block A, Fit Sport Life Addition*) for the purpose of laying out a proposed non-residential subdivision of land. On August 2, 2021, the City Council approved a *Final Plat [Case No. P2021-043]* for the purpose of establishing two (2) lots (*i.e. Lots 1-4, Block B, Fit Sport Life Addition*); however, this plat has been waiting on an off-site temporary access easement to be prepared and filed, and has not been filed as of the date of this memo.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of a Replat for Lots 5-8, Block B, Fit Sport Life Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 30, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* with the conditions of approval by a vote of 5-0, with Commissioners Chodun and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3101 Fit Sport Life Boulevard

SUBDIVISION Structured REA - Rockwall Land, LLC

LOT

N/A

BLOCK

N/A

GENERAL LOCATION Southeast corner of Corporate Crossing & I-30 Frontage Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial & Light Industrial

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Mixed Use

ACREAGE 15.28

LOTS [CURRENT]

N/A

LOTS [PROPOSED]

4

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

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

OWNER Structured REA - Rockwall Land, LLC

APPLICANT Wier & Associates, Inc.

CONTACT PERSON Stephen Doyle

CONTACT PERSON Randall Eardley, P.E.

ADDRESS 171 N. Aberdeen Street, Suite 400

ADDRESS 2201 E. Lamar Blvd, Suite 200E

CITY, STATE & ZIP Chicago, Illinois 60607

CITY, STATE & ZIP Arlington, Texas 76006

PHONE 847-951-8974

PHONE 817-467-7700

E-MAIL steved@structuredrea.com

E-MAIL RandyE@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 605.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF November, 2021.

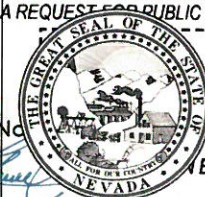
OWNER'S SIGNATURE

Stephen Doyle

County of Clark

NOTARY PUBLIC IN AND FOR THE STATE OF Nevada

LAZARO OSVALDO LEON CERVINO




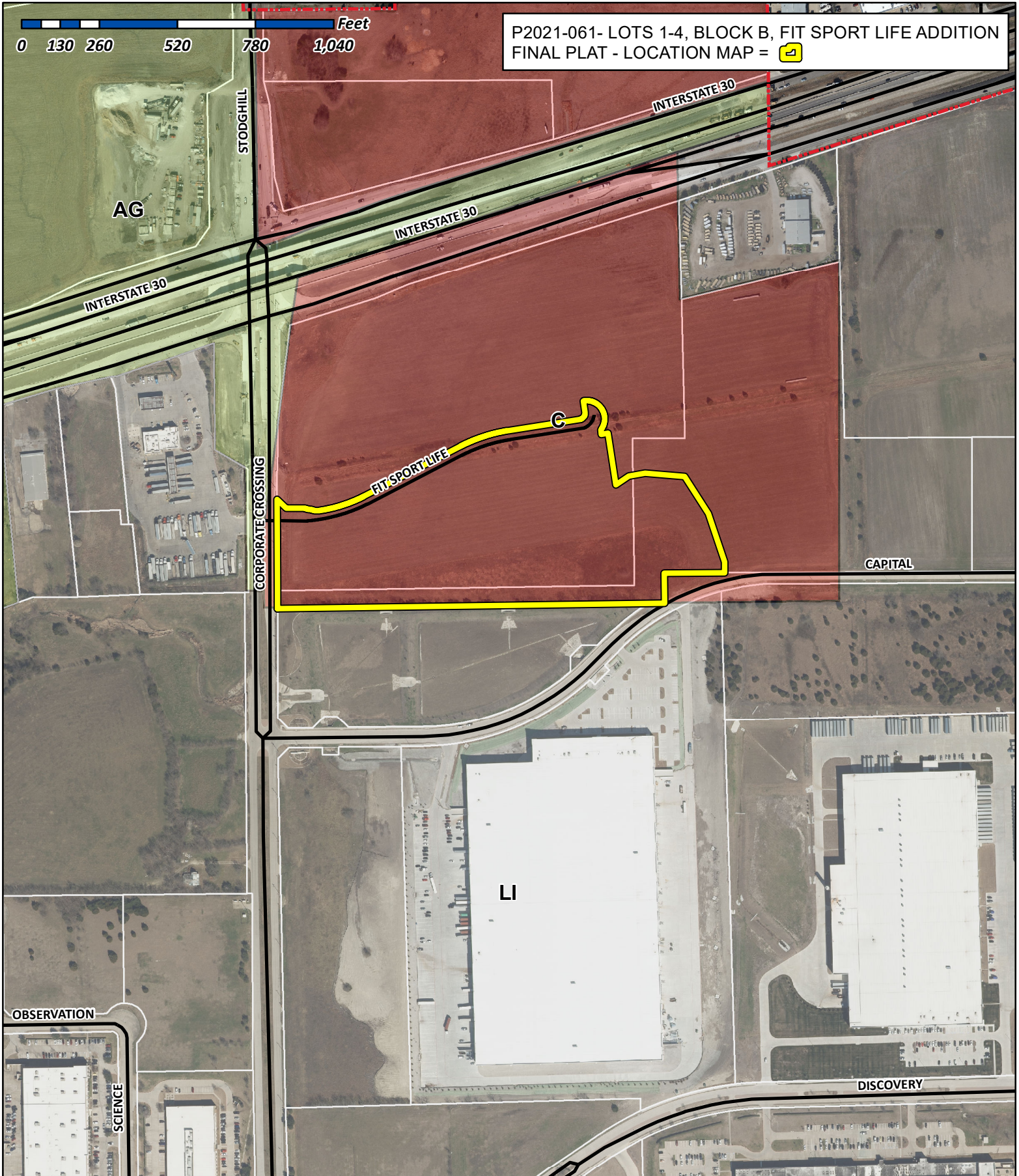
LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4351-01

EXPIRES May 10, 2025

120

0 130 260 520 780 1,040 Feet

P2021-061- LOTS 1-4, BLOCK B, FIT SPORT LIFE ADDITION
FINAL PLAT - LOCATION MAP = 

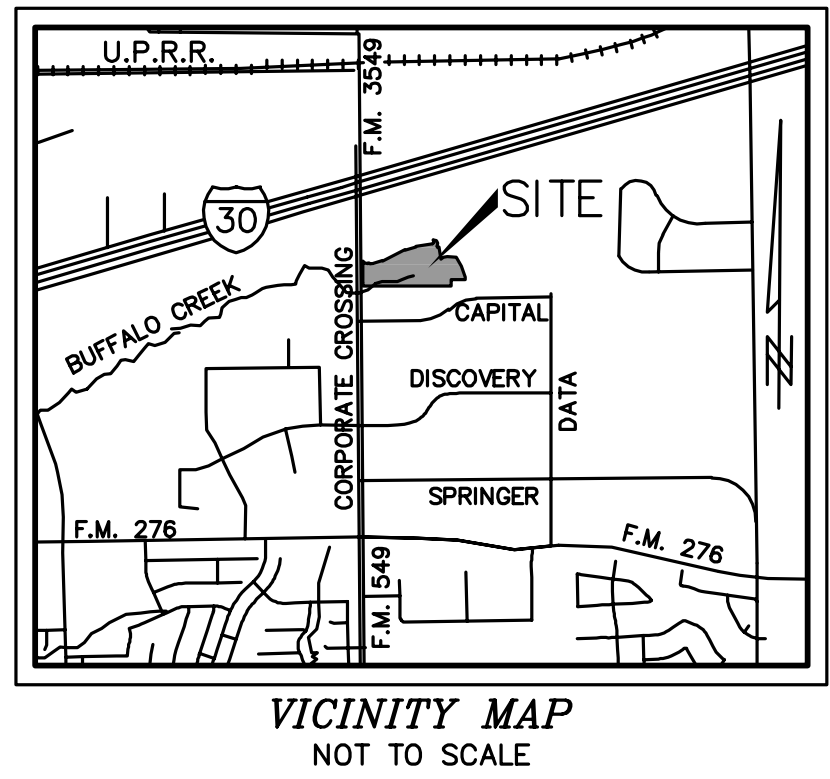
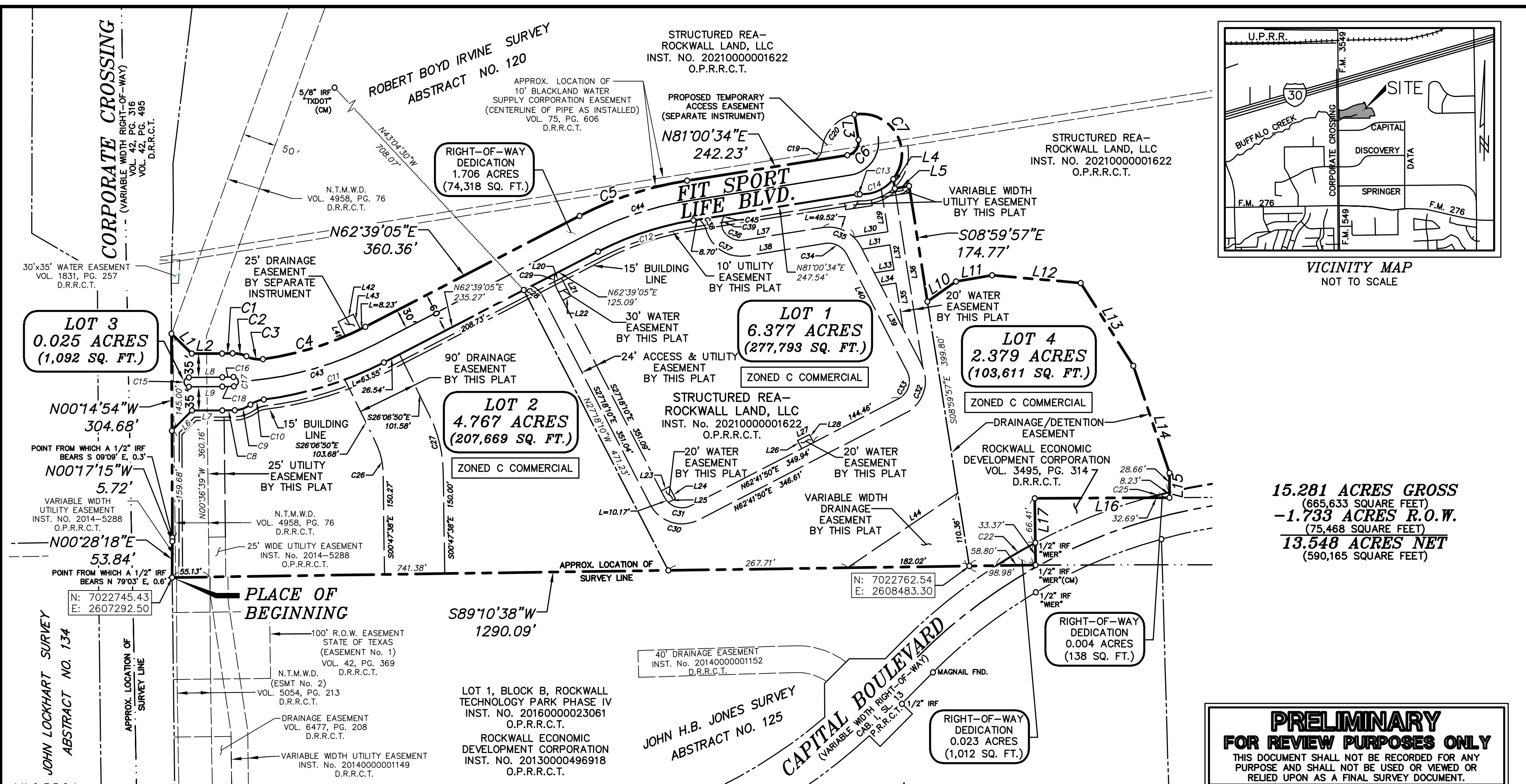


City of Rockwall

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.





15.281 ACRES GROSS
 (865,633 SQUARE FEET)
-1.733 ACRES R.O.W.
 (75,468 SQUARE FEET)
13.548 ACRES NET
 (590,165 SQUARE FEET)

PRELIMINARY
FOR REVIEW PURPOSES ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

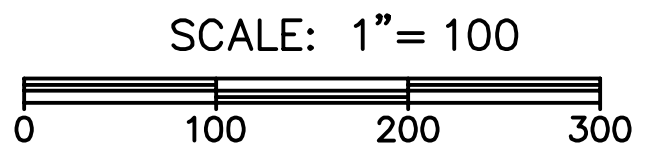
- *NOTES***
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48397C0045L, MAP REVISED SEPTEMBER 26, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X"; "AREA OF MINIMAL FLOOD HAZARD" AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS POTENTIALLY SUBJECT TO FLOODING, PARTICULARLY AREAS WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
 3. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.
 4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.
 7. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DETENTION AND DRAINAGE SYSTEMS.
 8. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.

GENERAL NOTES:

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LEGEND

| | |
|-----|---|
| CM | CONTROLLING MONUMENT |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET W/YELLOW CAP STAMPED "MER & ASSOC INC" |



OWNER / DEVELOPER
 Structured REA-Rockwall Land, LLC
 171 N. ABERDEEN STREET, SUITE 400
 CHICAGO, ILLINOIS 60607
 CONTACT: STEPHEN DOYLE
 PH: (847) 951-8974

ENGINEER / SURVEYOR
 MER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDY EARDLEY, P.E.
 PH: (817) 467-7700
 FAX: (817) 467-7713

PREPARED BY:
WIA MER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.MerAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900
 P2021-____

SHEET 1 OF 3 DATE: 11/16/2021
 W.A. No. 19144

PRINTED: 11/16/2021 1:59 PM LAST SAVED: 11/16/2021 1:59 PM FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

*** O W N E R ' S C E R T I F I C A T I O N ***

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS STRUCTURED REA-ROCKWALL LAND, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, BEING THE SOUTHWEST CORNER OF SAID STRUCTURED TRACT, THE NORTHWEST CORNER OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 20160000023061, O.P.R.R.C.T., AND IN THE EAST RIGHT-OF-WAY LINE OF CORPORATE CROSSING (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2" IRON ROD FOUND BEARS N 79°03' E, 0.6 FEET;

THENCE ALONG THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING AS FOLLOWS:

- 1) N 00°28'18" E, 53.84 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 2) N 00°17'15" W, 5.72 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS S 09°09' E, 0.3 FEET;
- 3) N 00°14'54" W, 304.68 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 45°14'54" E, DEPARTING THE WEST LINE OF SAID STRUCTURED TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID CORPORATE CROSSING, 42.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 89°45'06" E, 45.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY, AN ARC LENGTH OF 15.59 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 457.50 FEET, A DELTA ANGLE OF 01°57'08", AND A CHORD BEARING OF N 88°46'32" E, 15.59 FEET TO A POINT AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 21.38 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 28°49'27", AND A CHORD BEARING OF S 77°47'18" E, 21.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 25.46 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 42.50 FEET, A DELTA ANGLE OF 34°19'30", AND A CHORD BEARING OF S 80°32'20" E, 25.08 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 161.17 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°38'50", AND A CHORD BEARING OF N 72°28'30" E, 160.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, A DISTANCE OF 360.36 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 169.82 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 18°21'29", AND A CHORD BEARING OF N 71°49'49" E, 169.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 242.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 31.40 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 89°57'45", AND A CHORD BEARING OF N 36°01'41" E, 28.27 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 08°57'11" W, 38.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 145.53 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 138°58'09", AND A CHORD BEARING OF S 31°06'26" E, 112.39 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°54'00" E, 14.16 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 81°00'34" E, 21.83 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 08°59'57" E, 174.77 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 54°39'20" E, 52.10 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 80°17'39" E, 54.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 85°03'35" E, 132.91 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 32°19'41" E, 146.58 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 18°41'36" E, 168.85 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°16'13" E, 36.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 89°43'47" W, 201.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE S 00°42'17" E, AT 66.41 FEET, PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING IN THE NORTH RIGHT-OF-WAY LINE OF CAPITAL BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), CONTINUING IN ALL A TOTAL DISTANCE OF 99.78 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID STRUCTURED TRACT;

THENCE S 89°10'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID STRUCTURED TRACT, 1290.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.281 ACRES (665,633 SQUARE FEET) OF LAND, MORE OR LESS.

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER

Structured REA-Rockwall Land, LLC
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, ILLINOIS 60607
CONTACT: STEPHEN DOYLE
PH: (847) 951-8974

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | DIST |
| L1 | S45°14'54"E | 42.43' |
| L2 | N89°45'06"E | 45.46' |
| L3 | N08°57'11"W | 38.29' |
| L4 | S08°54'00"E | 14.16' |
| L5 | N81°00'34"E | 21.83' |
| L6 | N44°45'06"E | 42.43' |
| L7 | N89°45'06"E | 45.46' |
| L8 | N89°45'06"E | 50.00' |
| L9 | S89°45'06"W | 50.00' |
| L10 | N54°39'20"E | 52.10' |
| L11 | N80°17'39"E | 54.95' |
| L12 | S85°03'35"E | 132.91' |
| L13 | S32°19'41"E | 146.58' |
| L14 | S18°41'36"E | 168.85' |
| L15 | S00°16'13"E | 36.89' |
| L16 | S89°43'47"W | 201.46' |
| L17 | S00°42'17"E | 99.78' |
| L20 | N62°36'14"E | 11.83' |
| L21 | S27°23'46"E | 30.19' |
| L22 | S62°36'14"W | 13.53' |
| L23 | S62°36'14"W | 13.48' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | DIST |
| L24 | S27°23'46"E | 20.00' |
| L25 | S62°36'14"W | 11.81' |
| L26 | S26°47'35"E | 13.59' |
| L27 | S63°12'25"W | 20.00' |
| L28 | N26°47'35"W | 13.41' |
| L29 | N08°54'02"W | 64.21' |
| L30 | N81°06'00"E | 51.90' |
| L31 | N81°06'00"E | 42.10' |
| L32 | N08°54'00"W | 37.68' |
| L33 | N81°06'00"E | 29.57' |
| L34 | S81°06'00"W | 22.91' |
| L35 | N08°54'00"W | 68.86' |
| L36 | N08°54'00"W | 269.39' |
| L37 | S81°00'34"W | 120.22' |
| L38 | S81°00'34"W | 119.33' |
| L39 | N27°18'10"W | 196.71' |
| L40 | N27°18'10"W | 197.57' |
| L41 | S25°37'07"E | 24.31' |
| L42 | N63°53'10"E | 25.00' |
| L43 | S25°37'07"E | 24.87' |
| L44 | N55°52'49"E | 198.99' |

**FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-_____

WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

P2021-_____
DATE: 11/16/2021
SHEET 2 OF 3 W.A. No. 19144

PRINTED: 11/16/2021 STB FILE: WIER-SURVEY-STB LAST SAVED: 11/16/2021 1:59 PM SAVED BY: DANNYC FILE: FINAL PLAT-19144.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN LOTS 1, 2, 3, & 4, BLOCK B, FIT SPORT LIFE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

I UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING:

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
 2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
 3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
 4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
 6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR
UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR
UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.
 7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.
- I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF _____, 2021:
FOR: STRUCTURED REA-ROCKWALL LAND, LLC

OWNER _____

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF STRUCTURED REA-ROCKWALL LAND, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME _____

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

SURVEYED ON THE GROUND
JANUARY 14, 2020

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON November 16, 2021. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS NO. 6373
E-MAIL: AaronLS@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY SIGNATURE _____ MY COMMISSION EXPIRES: _____

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND 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 _____, 2021.

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 _____, 2021.

MAYOR, CITY OF ROCKWALL _____ CITY SECRETARY _____ CITY ENGINEER _____

OWNER / DEVELOPER

Structured REA-Rockwall Land, LLC
171 N. ABERDEEN STREET, SUITE 400
CHICAGO, ILLINOIS 60607
CONTACT: STEPHEN DOYLE
PH: (847) 951-8974

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

**FINAL PLAT
LOTS 1, 2, 3, & 4, BLOCK B
FIT SPORT LIFE ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 15.281 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: P2021-____

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

P2021-____

SHEET 3 OF 3

DATE: 11/16/2021
W.A. No. 19144

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| CURVE | ARC | RADIUS | DELTA | BEARING | DIST. |
| C1 | 15.59' | 457.50' | 1'57'08" | N88°46'32"E | 15.59' |
| C2 | 21.38' | 42.50' | 28°49'27" | S77°47'18"E | 21.16' |
| C3 | 25.46' | 42.50' | 34°19'30" | S80°32'20"E | 25.08' |
| C4 | 161.17' | 470.00' | 19°38'50" | N72°28'30"E | 160.38' |
| C5 | 169.82' | 530.00' | 18°21'29" | N71°49'49"E | 169.09' |
| C6 | 31.40' | 20.00' | 89°57'45" | N36°01'41"E | 28.27' |
| C7 | 145.53' | 60.00' | 138°58'09" | S31°06'26"E | 112.39' |
| C8 | 18.48' | 542.50' | 1'57'08" | N88°46'32"E | 18.48' |
| C9 | 25.16' | 42.50' | 33°55'26" | N70°50'15"E | 24.80' |
| C10 | 21.64' | 42.50' | 29°10'15" | N68°27'40"E | 21.41' |
| C11 | 188.66' | 530.00' | 20°23'42" | N72°50'56"E | 187.66' |
| C12 | 150.59' | 470.00' | 18°21'29" | N71°49'49"E | 149.95' |
| C13 | 4.13' | 20.00' | 11°49'23" | N86°55'15"E | 4.12' |
| C14 | 57.03' | 60.00' | 54°27'18" | N65°36'18"E | 54.90' |
| C15 | 21.99' | 7.00' | 180°00'00" | N00°14'54"W | 14.00' |
| C16 | 16.80' | 493.00' | 1'57'08" | N88°46'32"E | 16.80' |
| C17 | 21.99' | 7.00' | 180°00'00" | S02°12'02"E | 14.00' |
| C18 | 17.27' | 507.00' | 1'57'08" | S88°46'32"W | 17.27' |
| C19 | 25.92' | 20.00' | 74°15'48" | N43°52'39"E | 24.15' |
| C20 | 76.09' | 60.00' | 72°39'45" | N43°04'38"E | 71.09' |
| C22 | 67.69' | 832.50' | 4°39'31" | S59°37'37"W | 67.67' |
| C25 | 33.71' | 832.50' | 2°19'12" | S75°35'29"W | 33.71' |
| C28 | 21.93' | 30.00' | 41°53'34" | S48°14'57"E | 21.45' |
| C29 | 21.91' | 30.00' | 41°50'42" | S06°22'49"E | 21.43' |
| C30 | 84.82' | 54.00' | 90°00'00" | S72°18'10"E | 76.37' |
| C31 | 47.12' | 30.00' | 90°00'00" | S72°18'10"E | 42.43' |
| C32 | 87.44' | 54.06' | 92°40'05" | N18°09'09"E | 78.21' |
| C33 | 45.55' | 30.08' | 86°46'00" | S16°08'31"W | 41.32' |
| C34 | 37.54' | 30.00' | 71°41'16" | N63°08'48"W | 35.13' |
| C35 | 67.56' | 54.00' | 71°41'16" | N63°08'48"W | 63.24' |
| C36 | 33.13' | 30.00' | 63°16'43" | N67°21'05"W | 31.47' |
| C37 | 75.79' | 53.90' | 80°34'15" | N58°47'48"W | 69.70' |
| C38 | 22.11' | 33.53' | 37°47'22" | N31°44'52"W | 21.71' |
| C39 | 18.65' | 20.00' | 53°26'33" | N08°59'26"W | 17.99' |
| C45 | 7.90' | 30.00' | 15°05'21" | N25°16'31"E | 7.88' |

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
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Correct End - N: 5000.00000 E: 5000.00000
Calc. End - N: 5000.00377 E: 5000.01675
Error - N: 0.00 E: 0.02 Total: 0.02 Brg: S 77-18-24 W
Distance Traversed: 4019.34 Closure: 234096

No Adjustment

| Bearing | Distance | North | East | Elevation | Pt.No. |
|--------------|------------|------------|------------|-----------|--------|
| | 5000.00000 | 5000.00000 | | | 1 |
| N 00-28-18 E | 53.84 | 5053.83818 | 5000.44321 | | 2 |
| N 00-17-15 W | 5.72 | 5059.55810 | 5000.41451 | | 3 |
| N 00-14-54 W | 304.68 | 5364.23524 | 4999.09396 | | 4 |
| S 45-14-54 E | 42.43 | 5334.36302 | 5029.22626 | | 5 |
| N 89-45-06 E | 45.46 | 5334.56005 | 5074.68583 | | 6 |

RAD: 457.50 LEN: 15.59 TAN: 7.80 CEN.ANG: 1-57-09
CHORD: 15.59 MO: 0.07 EXT: 0.07 DEGREE: 12-31-25
SEG: 1 TRI: 3566 SEC: 3566

| | | | | | | |
|--------------|--------|------------|------------|-------|---|--------|
| N 00-14-54 W | 457.50 | 5792.05576 | 5072.70379 | 0.000 | 7 | PC->RP |
| S 02-12-02 E | 457.50 | 5334.89318 | 5090.27152 | | 8 | RP->PT |
| N 88-46-32 E | 15.59 | 5334.89318 | 5090.27152 | | 8 | PC->PT |

RAD: 42.50 LEN: 21.38 TAN: 10.92 CEN.ANG: 28-49-23
CHORD: 21.16 MO: 1.34 EXT: 1.38 DEGREE: 134-48-49
SEG: 19 TRI: 435 SEC: 454

| | | | | | | |
|--------------|-------|------------|------------|--|----|--------|
| S 02-12-00 E | 42.50 | 5292.42450 | 5091.90293 | | 9 | PC->RP |
| N 26-37-24 E | 42.50 | 5330.41834 | 5110.94810 | | 10 | RP->PT |
| S 77-47-18 E | 21.16 | 5330.41834 | 5110.94810 | | 10 | PC->PT |

RAD: 42.50 LEN: 25.46 TAN: 13.12 CEN.ANG: 34-19-25
CHORD: 25.08 MO: 1.89 EXT: 1.98 DEGREE: 134-48-49
SEG: 32 TRI: 509 SEC: 541

| | | | | | | |
|--------------|-------|------------|------------|--|----|--------|
| N 26-37-22 E | 42.50 | 5368.41229 | 5129.99304 | | 11 | PC->RP |
| S 07-42-02 E | 42.50 | 5326.29557 | 5135.68794 | | 12 | RP->PT |
| S 80-32-20 E | 25.08 | 5326.29557 | 5135.68794 | | 12 | PC->PT |

RAD: 470.00 LEN: 161.17 TAN: 81.38 CEN.ANG: 19-38-51
CHORD: 160.38 MO: 6.89 EXT: 6.99 DEGREE: 12-11-26
SEG: 738 TRI: 37137 SEC: 37875

| | | | | | | |
|--------------|--------|------------|------------|--|----|--------|
| N 07-42-04 W | 470.00 | 5792.05634 | 5072.70458 | | 13 | PC->RP |
| S 27-20-56 E | 470.00 | 5374.58995 | 5288.62543 | | 14 | RP->PT |

N 72-28-30 E 160.38 5374.58995 5288.62543 14 PC->PT
N 62-39-05 E 360.36 5540.14053 5608.70719 15

RAD: 530.00 LEN: 169.82 TAN: 85.64 CEN.ANG: 18-21-30
CHORD: 169.09 MO: 6.79 EXT: 6.88 DEGREE: 10-48-38
SEG: 766 TRI: 44236 SEC: 45002

S 27-20-56 E 530.00 5069.38119 5852.19364 16 PC->RP
N 08-59-26 W 530.00 5592.86974 5769.37011 17 RP->PT

N 71-49-49 E 169.09 5592.86974 5769.37011 17 PC->PT
N 81-00-34 E 242.23 5630.72343 6008.62410 18

RAD: 20.00 LEN: 31.40 TAN: 19.98 CEN.ANG: 89-57-16
CHORD: 28.27 MO: 5.85 EXT: 8.27 DEGREE: 286-28-44
SEG: 114 TRI: 200 SEC: 314

N 08-59-41 W 20.00 5650.47748 6005.49722 19 PC->RP
N 81-03-03 E 20.00 5653.58863 6025.25376 20 RP->PT

N 36-01-41 E 28.27 5653.58863 6025.25376 20 PC->PT
N 08-57-11 W 38.29 5691.41211 6019.29487 21

RAD: 60.00 LEN: 145.53 TAN: 160.35 CEN.ANG: 138-58-15
CHORD: 112.39 MO: 38.97 EXT: 111.21 DEGREE: 95-29-35
SEG: 3184 TRI: 1182 SEC: 4366

S 10-35-34 E 60.00 5632.43458 6030.32441 22 PC->RP
S 51-37-18 E 60.00 5595.18358 6077.36018 23 RP->PT

S 31-06-26 E 112.39 5595.18358 6077.36018 23 PC->PT
S 08-54-00 E 14.16 5581.19407 6079.55087 24
N 81-00-34 E 21.83 5584.60548 6101.11267 25
S 08-59-57 E 174.77 5411.98679 6128.45021 26
N 54-39-20 E 52.10 5442.12615 6170.94762 27
N 80-17-39 E 54.95 5451.39015 6225.11108 28
S 85-03-35 E 132.91 5439.94430 6357.52732 29
S 32-19-41 E 146.58 5316.08419 6435.91335 30
S 18-41-36 E 168.85 5156.14144 6490.03024 31
S 00-16-13 E 36.89 5119.25185 6490.20426 31
S 89-43-47 W 201.46 5118.30151 6288.74650 31
S 00-42-17 E 99.78 5018.52906 6289.97373 31
S 89-10-38 W 1290.09 5000.00377 5000.01675 31

Approx: Sq.Feet: 665644 Acres: 15.281



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: FINAL PLAT FOR LOT 1, BLOCK A; LOT 1, BLOCK B; AND LOT 1, BLOCK C, ROCKWALL TECHNOLOGY PARK, PHASE V ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a *Final Plat* for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

Action Needed

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



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 6, 2021
APPLICANT: Matt Wavering; *Rockwall Economic Development Corporation*
CASE NUMBER: P2021-062; *Final Plat for Phase V of Rockwall Technology Park*

SUMMARY

Consider a request by Matt Wavering of the Rockwall Economic Development Corporation (REDC) for the approval of a Final Plat for Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition being a 214.7576-acre tract of land identified as Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125 City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northwest corner of the intersection of Rochelle Road and SH-276.

PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 214.7576-acre tract of land (*i.e. being a portion of Tract 10-1 of the J. A. Ramsey Survey, Abstract No. 186 and Tract 5 & 6 of J. H. B. Jones Survey, Abstract No. 125*) for the purpose of establishing three (3) light industrial lots (*i.e. Lot 1, Block A; Lot 1, Block B; and Lot 1, Block C, Rockwall Technology Park, Phase V Addition*) to facilitate future expansion of the Rockwall Industrial Technology Park.
- The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. The subject property has remained zoned Light Industrial (LI) district since this change.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the Final Plat for *Phase V of Rockwall Technology Park*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this 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 November 30, 2021 the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 5-0, with Commissioner(s) Chodun and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-062

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

†: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION Rockwall Technology Park Phase V

LOT

BLOCK

GENERAL LOCATION East of Data Drive, North of SH-276, West of Rochell Rd, South of IH-30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Undeveloped

PROPOSED ZONING

PROPOSED USE Business Park

ACREAGE 214.7576

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Rockwall Economic Development Corporation

APPLICANT same as owner

CONTACT PERSON Matt Wavering

CONTACT PERSON

ADDRESS 2610 Observation Trl

ADDRESS

Suite 104

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE 972-772-0025

PHONE

E-MAIL mwavering@rockwalledc.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

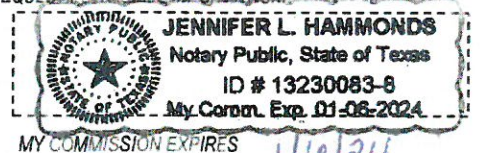
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,595.15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF November 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF November 2021.

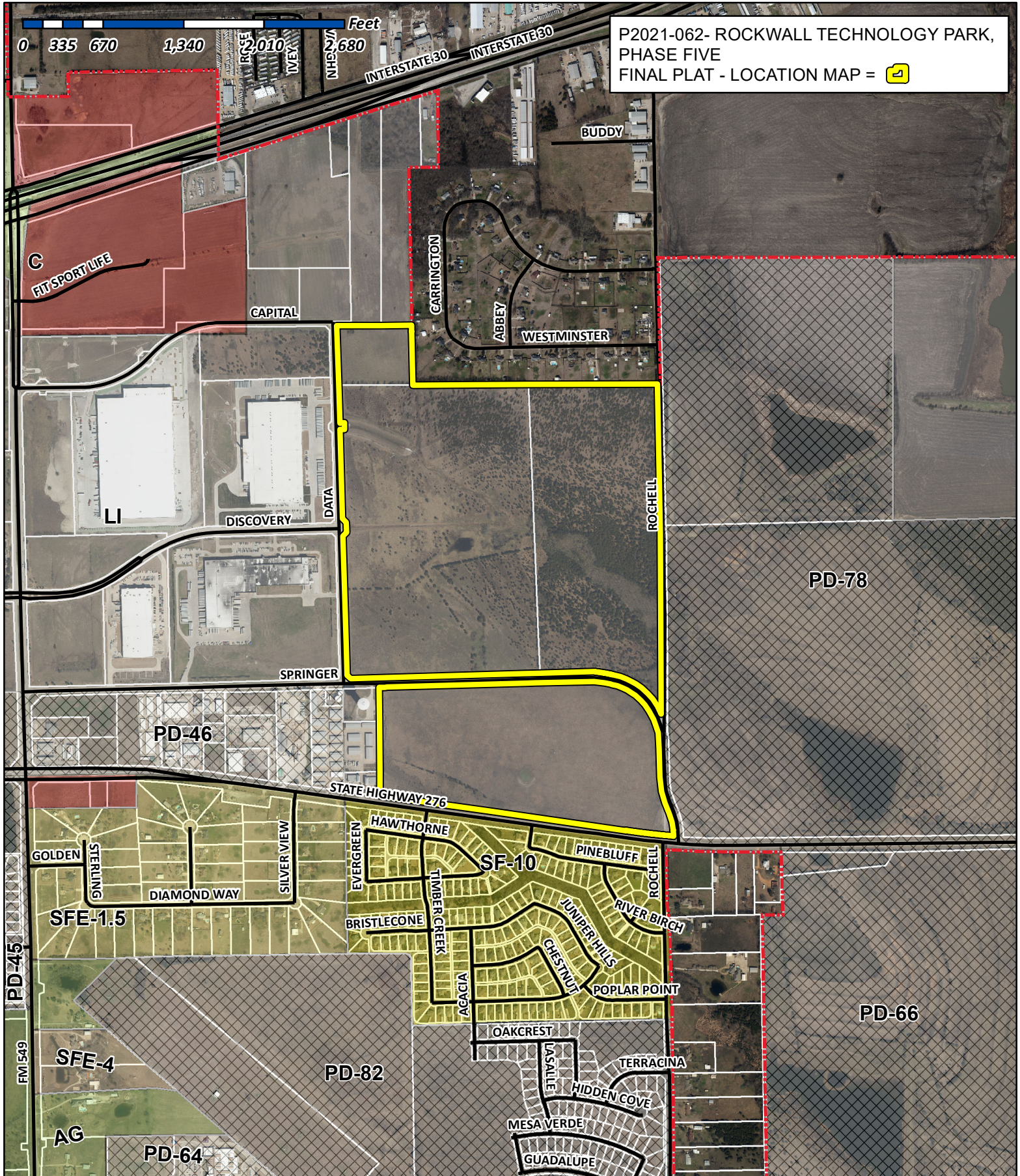
OWNER'S SIGNATURE *[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *[Signature]*



0 335 670 1,340 2,010 2,680 Feet

P2021-062- ROCKWALL TECHNOLOGY PARK, PHASE FIVE
FINAL PLAT - LOCATION MAP = 

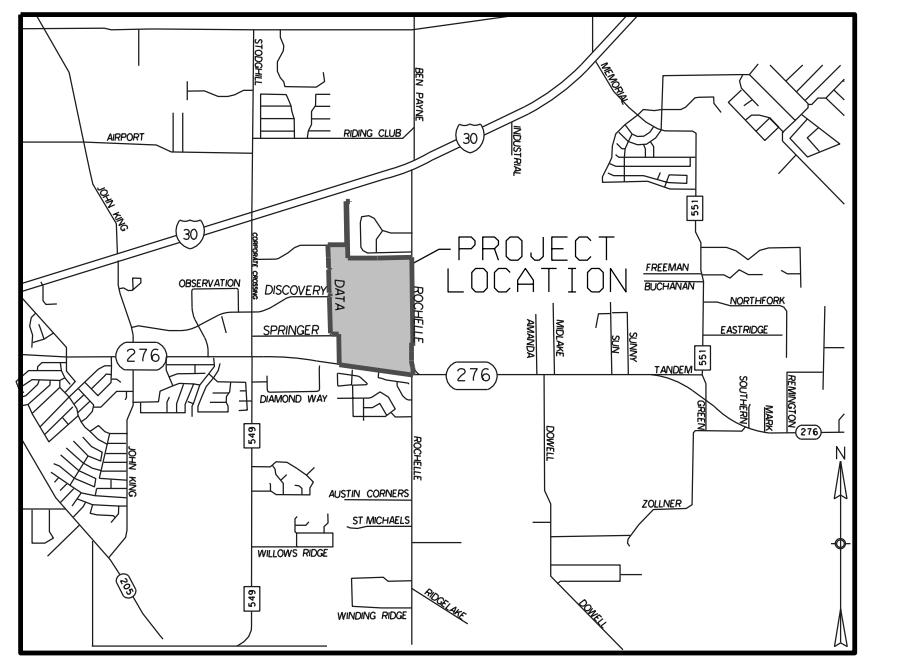
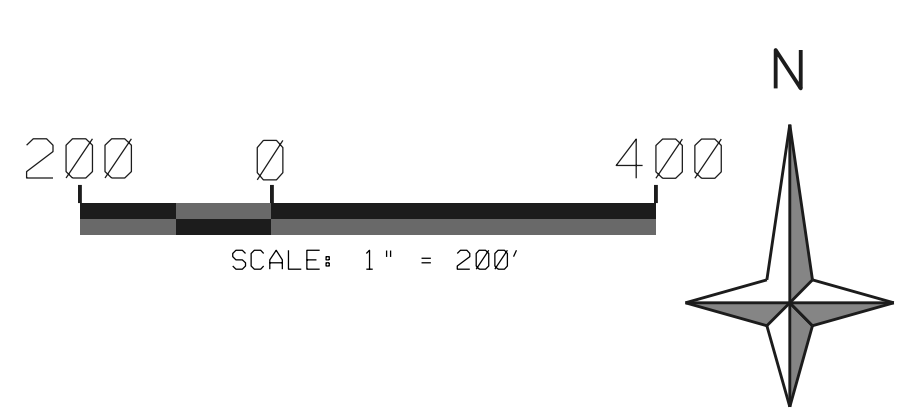
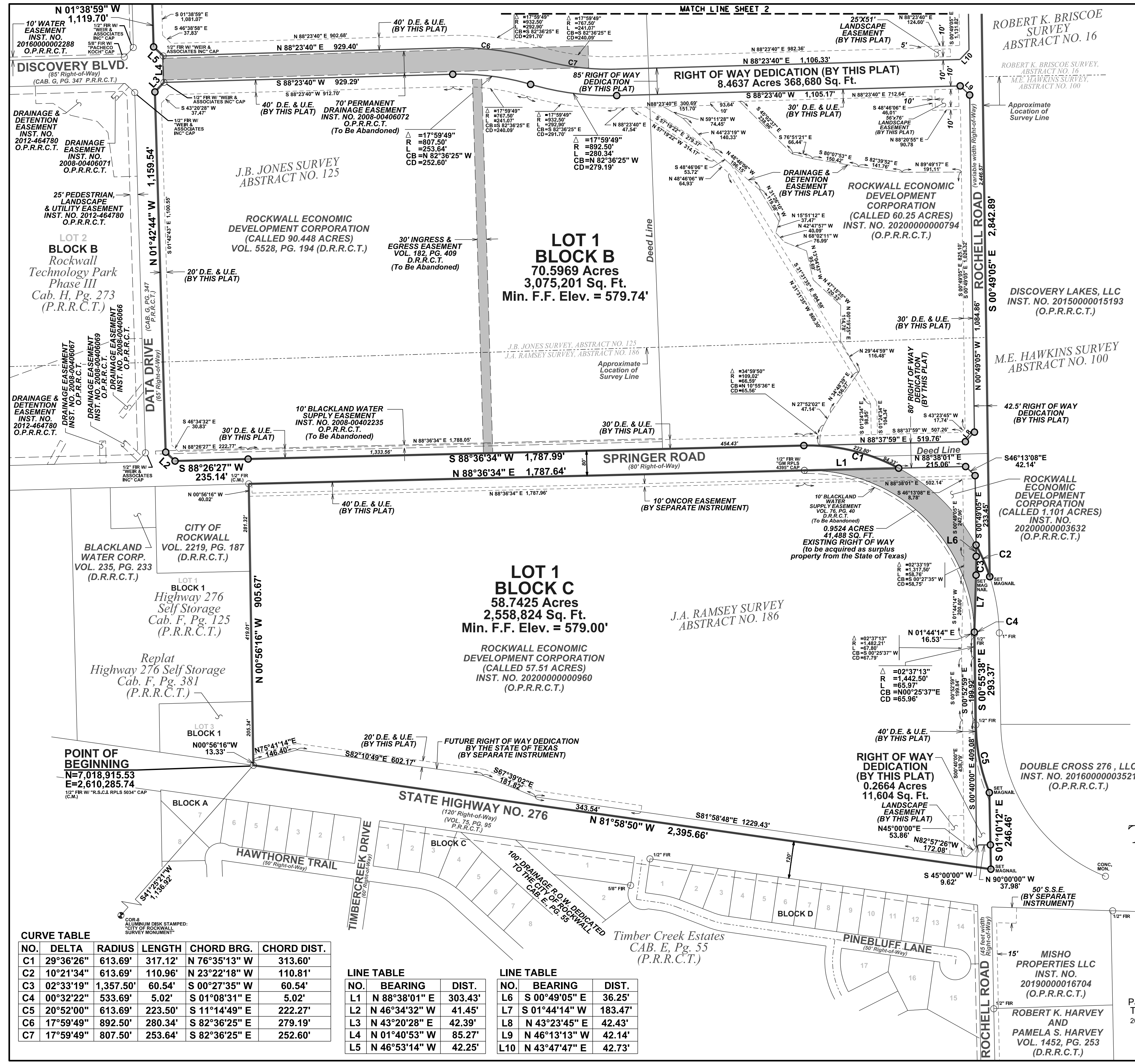


City of Rockwall

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.





LEGEND

- | | | | |
|--------|--|--------------|--|
| ○ | Monument Found | O.P.R.R.C.T. | Official Public Records Of Rockwall County Texas |
| ● | 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted | D.R.R.C.T. | Deed Records Of Rockwall County Texas |
| SX | Set "X" Cut | P.R.R.C.T. | Plat Records Of Rockwall County Texas |
| FIR | Found Iron Rod | INST. NO. | Instrument Number |
| FIRC | Found Iron Rod with Cap | VOL. | Volume |
| FIP | Found Iron Pipe | PG. | Page |
| FPK | Found PK Nail | R.O.W. | Right-of-Way |
| FX | Found "X" Cut | D.E. | Drainage Easement |
| MON | Concrete Monument | U.E. | Utility Easement |
| (C.M.) | Controlling Monument | S.S.E. | Sanitary Sewer Easement |
| FND | Found | | |

- General Notes:
- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 - Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
 - Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
 - There are no proposed building improvements with this plat.
 - Water source shall be provided by the City of Rockwall.
 - Sewage disposal shall be provided by the City of Rockwall.

FINAL PLAT OF ROCKWALL TECHNOLOGY PARK PHASE V

3 LOTS, BEING 214.7576 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY ABSTRACT NO. 186
J.B. JONES SURVEY, ABSTRACT NO. 125
AND THE
ROBERT BOYD IRVINE SURVEY,
ABSTRACT NO. 120
IN THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROCKWALL
ECONOMIC DEVELOPMENT
P.O. BOX 968
ROCKWALL, TEXAS 75087

CURVE TABLE

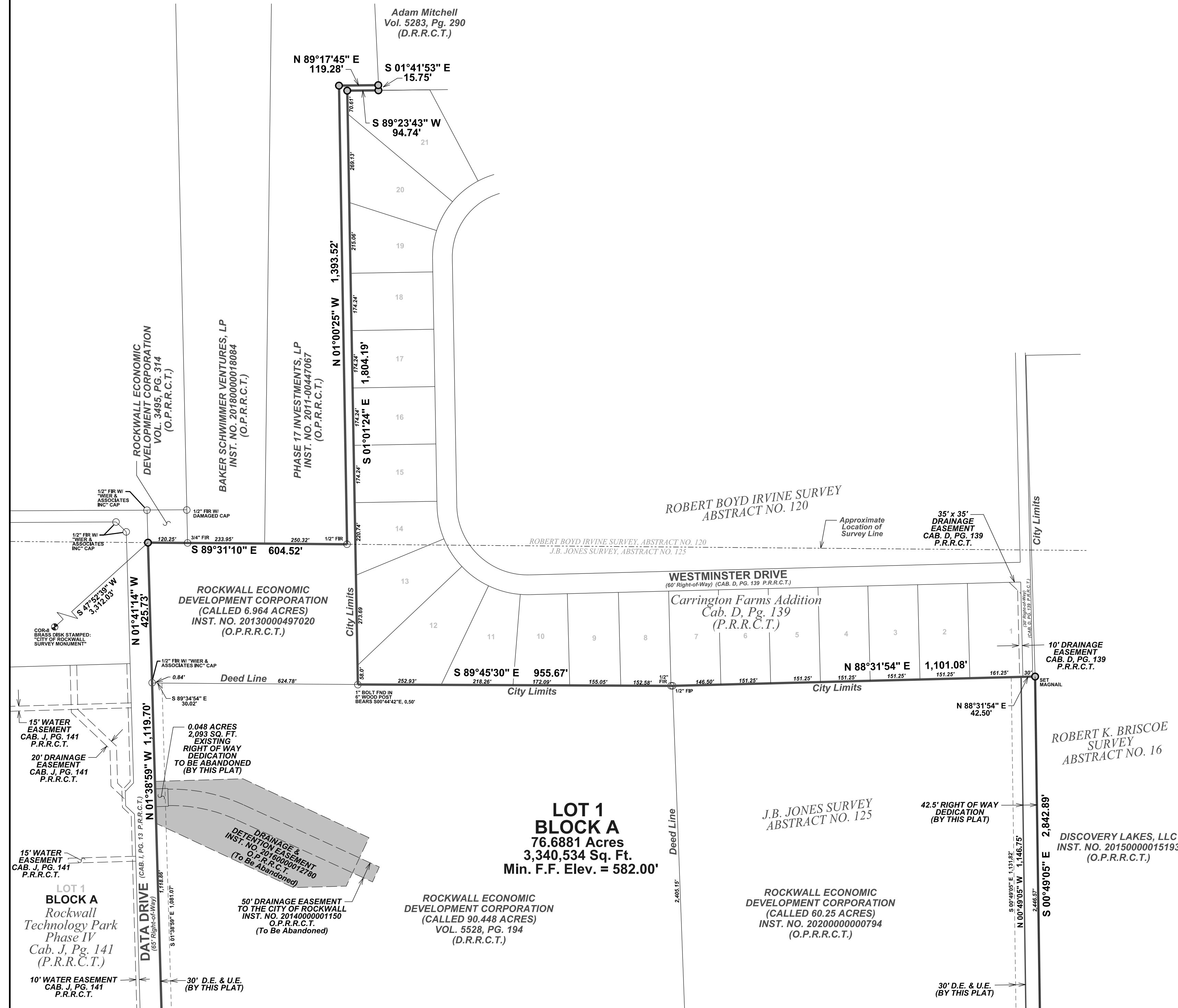
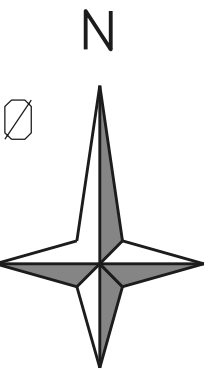
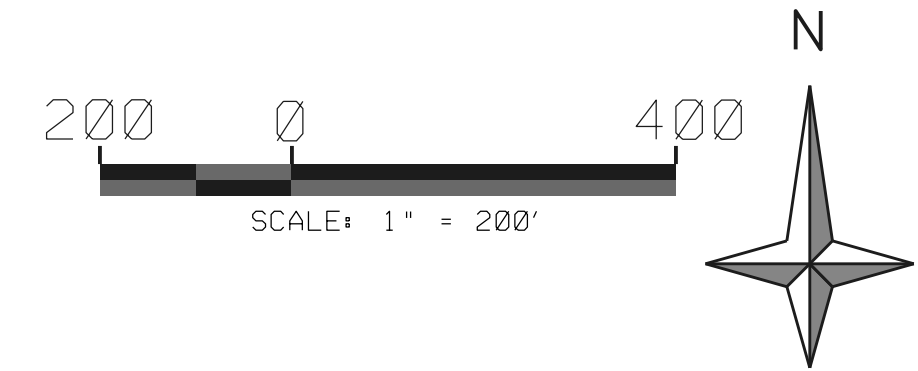
| NO. | DELTA | RADIUS | LENGTH | CHORD BRG. | CHORD DIST. |
|-----|-----------|-----------|---------|---------------|-------------|
| C1 | 29°36'26" | 613.69' | 317.12' | N 76°35'13" W | 313.60' |
| C2 | 10°21'34" | 613.69' | 110.96' | N 23°22'18" W | 110.81' |
| C3 | 02°33'19" | 1,357.50' | 60.54' | S 00°27'35" W | 60.54' |
| C4 | 00°32'22" | 533.69' | 5.02' | S 01°08'31" E | 5.02' |
| C5 | 20°52'00" | 613.69' | 223.50' | S 11°14'49" E | 222.27' |
| C6 | 17°59'49" | 892.50' | 280.34' | S 82°36'25" E | 279.19' |
| C7 | 17°59'49" | 807.50' | 253.64' | S 82°36'25" E | 252.60' |

LINE TABLE

| NO. | BEARING | DIST. |
|-----|---------------|---------|
| L1 | N 88°38'01" E | 303.43' |
| L2 | N 46°34'32" W | 41.45' |
| L3 | N 43°20'28" E | 42.39' |
| L4 | N 01°40'53" W | 85.27' |
| L5 | N 46°53'14" W | 42.25' |

LINE TABLE

| NO. | BEARING | DIST. |
|-----|---------------|---------|
| L6 | S 00°49'05" E | 36.25' |
| L7 | S 01°44'14" W | 183.47' |
| L8 | N 43°23'45" E | 42.43' |
| L9 | N 46°13'13" W | 42.14' |
| L10 | N 43°47'47" E | 42.73' |



LEGEND

| | | | |
|--------|--|--------------|--|
| ○ | Monument Found | O.P.R.R.C.T. | Official Public Records Of Rockwall County Texas |
| ● | 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted | D.R.R.C.T. | Deed Records Of Rockwall County Texas |
| SX | Set "X" Cut | P.R.R.C.T. | Plat Records Of Rockwall County Texas |
| FIR | Found Iron Rod | INST. NO. | Instrument Number |
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| FIP | Found Iron Pipe | PG. | Page |
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| MON | Concrete Monument | U.E. | Utility Easement |
| (C.M.) | Controlling Monument | S.S.E. | Sanitary Sewer Easement |
| FND | Found | | |

- General Notes:
1. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 2. Subject property lies within a Flood Hazard Area as depicted FEMA FIRM Panel Number 48397C0045L, dated September 26, 2008.
 3. Property is zoned LI - Light Industrial per the City of Rockwall Zoning map dated March, 19, 2012.
 4. There are no proposed building improvements with this plat.
 5. Water source shall be provided by the City of Rockwall.
 6. Sewage disposal shall be provided by the City of Rockwall.

**FINAL PLAT
OF
ROCKWALL
TECHNOLOGY PARK
PHASE V**

3 LOTS, BEING 214.7576 ACRES
SITUATED IN THE
J.A. RAMSEY SURVEY ABSTRACT NO. 186
J.B. JONES SURVEY, ABSTRACT NO. 125
AND THE
ROBERT BOYD IRVINE SURVEY,
ABSTRACT NO. 120
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROCKWALL
ECONOMIC DEVELOPMENT
P.O. BOX 968
ROCKWALL, TEXAS 75087

**LOT 1
BLOCK A**
76.6881 Acres
3,340,534 Sq. Ft.
Min. F.F. Elev. = 582.00'

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(CALLED 90.448 ACRES)
VOL. 5528, PG. 194
(D.R.R.C.T.)

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
(CALLED 60.25 ACRES)
INST. NO. 2020000000794
(O.P.R.R.C.T.)

ROBERT K. BRISCOE
SURVEY
ABSTRACT NO. 16

DISCOVERY LAKES, LLC
INST. NO. 20150000015193
(O.P.R.R.C.T.)

MATCH LINE SHEET 2

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL ECONOMIC DEVELOPMENT CORPORATION, BEING THE OWNER OF A TRACT OF land inc the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the J.A. Ramsey Survey, Abstract Number 186, the J.B. Jones Survey, Abstract No. 125, and the Robert Boyd Irvine Survey, Abstract No. 120 in Rockwall County, Texas, being all of a called 57.51 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000960, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), all of a called 1.101 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20200000003632, O.P.R.R.C.T., all of a called 60.25 acre tract of land described in General Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 2020000000794, O.P.R.R.C.T., all of a called 6.964 acre tract of land described in deed to Rockwall Economic Development Corporation (REDC), as recorded in Instrument No. 20130000497020, O.P.R.R.C.T., and a called 90.448 acre tract of land described in Special Warranty Deed to Rockwall Economic Development Corporation (REDC), as recorded in Volume 5528, Page 194, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "R.S.C.I. RPLS 5034"(controlling monument) found at the southwest corner of said REDC 57.51 acre tract and the southeast corner of Lot 3, Block 1, of the Replat of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 381, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), being in the existing northeasterly line of State Highway No. 276 (SH 276) (120 foot width right-of-way);

THENCE North 00 degrees 56 minutes 16 seconds West, departing the existing northeasterly line of said SH 276, with the west line of said REDC 57.51 acre tract and the east line of said Lot 3, Block 1, at a distance of 205.34 feet passing the northeast corner of said Lot 3, Block 1 and the easternmost southeast corner of Lot 1, Block 1 of Highway 276 Self Storage, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet F, Page 125, P.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said Lot 1, Block 1 at a distance of 624.35 feet passing the easternmost northeast corner of said Lot 1, Block 1 and the southeast corner of a tract of land conveyed by deed to the City of Rockwall, as recorded in Volume 2219, Page 187, D.R.R.C.T., continuing with the west line of said REDC 57.51 acre tract and the east line of said City of Rockwall tract, a total distance of 905.67 feet to a 1/2-inch iron rod (controlling monument) found at the northwest corner of said REDC 57.51 acre tract and the northeast corner of said City of Rockwall tract, being in the south line of Springer Road (80 foot right-of-way);

THENCE North 88 degrees 36 minutes 34 seconds East, with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 1,787.64 feet to a 1/2-inch iron rod with cap stamped "GM RPLS 4395" found;

THENCE North 88 degrees 38 minutes 01 seconds, continuing with the north line of said REDC 57.51 acre tract and the south line of said Springer Road, a distance of 303.43 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the southwest line of said REDC 1,101 acre tract and the existing northeasterly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 29 degrees 36 minutes 26 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northeasterly line of said Springer Road, with said curve to the left, at an arc distance of 94.33 feet passing the northwest corner of said REDC 1.101 acre tract and a southwest corner of said REDC 60.25 acre tract, continuing with a southwesterly line of said REDC 60.25 acre tract and the northeasterly line of said Springer Road, a total arc distance of 317.12 feet (Chord Bearing North 76 degrees 35 minutes 13 seconds West - 313.60 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said REDC 60.25 acre tract and the north line of said Springer Road, at a distance of 454.43 feet passing the southwest corner of said REDC 60.25 acre tract and the southeast corner of said REDC 90.448 acre tract, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a total distance of 1,787.99 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 26 minutes 27 seconds West, continuing with the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 235.14 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 46 degrees 34 minutes 32 seconds West, departing the south line of said REDC 90.448 acre tract and the north line of said Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of Data Drive (65 foot width right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set ;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the east line of said Data Drive, a distance of 42.39 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 40 minutes 53 seconds West, continuing with the east line of said Data Drive, a distance of 85.27 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 46 degrees 53 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 42.25 feet a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 38 minutes 59 seconds West, continuing with the east line of said Data Drive, at a distance of 1,118.86 feet passing the north line of said REDC 90.448 acre tract and south line of said REDC 6.964 acre tract, continuing with the east line of said Data Drive, a total distance of 1,119.70 feet to a 1/2-inch iron rod with cap stamped "WEIR & ASSOCIATES INC" found;

THENCE North 01 degree 41 minutes 14 seconds West, continuing with the east line of said Data Drive, a distance of 425.73 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the westernmost northwest corner of said REDC 6.964 acre tract and the southwest corner of the remainder of a called 52.76 acre tract described in deed to Rockwall Economic Development Corporation, recorded in Volume 3495, Page 314, O.P.R.R.C.T.;

THENCE South 89 degrees 31 minutes 10 seconds East, departing the east line of said Data Drive, with the north line of said REDC 6.964 acre tract and the south line of said 52.76 acre remainder tract, at a distance of 120.25 feet passing a 3/4-inch iron rod found at the southeast corner of said 52.76 acre remainder tract and the southwest corner of a tract of land described in deed to Baker Schwimmer Ventures, LP, as recorded in Instrument No. 2018000018084, O.P.R.R.C.T., at a distance of 354.20 feet passing the southeast corner of said Baker Schwimmer Ventures, LP and the southwest corner of a tract of land described in deed to Phase 17 Investments, LP, as recorded in Instrument No. 2011-00447067, O.P.R.R.C.T., continuing with a north line of said REDC 6.964 acre tract and the south line of said Phase 17 Investments, LP, a total distance of 604.52 feet to a 1/2-inch iron rod found at interior corner of said REDC 6.964 acre tract and the southeast corner of said Phase 17 Investments, LP tract;

THENCE North 01 degree 00 minutes 25 seconds West, with the west line of said REDC 6.964 acre tract and the east line of said Phase 17 Investments, LP tract, a distance of 1,393.52 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northernmost northwest corner of said REDC 6.964 acre tract and an interior corner of said Phase 17 Investments, LP tract;

THENCE North 89 degrees 17 minutes 45 seconds East, with a north line of said REDC 6.964 acre tract and a south line of said Phase 17 Investments, LP tract, a distance of 119.28 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of said REDC 6.964 acre tract and a southeast corner of said Phase 17 Investments, LP tract, being in the west line of a tract of land described in deed to Adam Mitchell, as recorded in Volume 5283, Page 290, D.R.R.C.T.;

THENCE South 01 degree 41 minutes 53 seconds East, with an east line of said REDC 6.964 acre tract and the west line of said Adam Mitchell tract, a distance of 15.75 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at a southeast corner of said REDC 6.964 acre tract and the southwest corner of said Adam Mitchell tract, being in the north line of Carrington Farms Addition, an addition to the City of Fate, as recorded in Cabinet D, Page 139, P.R.R.C.T.;

THENCE South 89 degrees 23 minutes 43 seconds West, with a south line of said REDC 6.694 acre tract and the north line of said Carrington Farms Addition, a distance of 94.74 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at an interior corner of said REDC 6.964 acre tract and the northwest corner of said Carrington Farms Addition;

THENCE South 01 degree 01 minute 24 seconds East, with the east line of said REDC 6.694 acre tract and the west line of said Carrington Farms Addition, a distance of 1,804.19 feet to the southeast corner of said REDC 6.964 acre tract and the southwest corner of said Carrington Farms Addition, being in the north line of said REDC 90.448 acre tract, from which a found 1-inch bolt in 6-inch wood post bears South 00 degrees 44 minutes 42 seconds East, a distance of 0.50 feet;

THENCE South 89 degrees 45 minutes 30 seconds East, with the north line of said REDC 90.448 acre tract and the south line of said Carrington Farms Addition, a distance of 955.67 feet to a 1/2-inch iron pipe found at the northeast corner of said REDC 90.448 acre tract and the northwest corner of said REDC 60.25 acre tract;

THENCE North 88 degrees 31 minutes 54 seconds East, with the north line of said REDC 60.25 acre tract and the south line of said Carrington Farms Addition, at a distance of 1,094.00 feet passing the southeast corner of said Carrington Farms Addition, continuing a total distance of 1,101.08 feet to a mag nail set at the northeast corner of said REDC 60.25 acre tract, being in the west line of a tract of land described in deed to Discovery Lakes, LLC, as recorded in Instrument No. 20150000015193, O.P.R.R.C.T., being in the approximate center of Rochell Road;

THENCE South 00 degrees 49 minutes 05 seconds East, with the east line of said REDC 60.25 acre tract and the west line of said Discovery Lakes, LLC tract, with the approximate center of said Rochell Road, at a distance of 2,446.57 feet passing the southeast corner of said REDC 60.25 acre tract and the northeast corner of said REDC 1,101 acre tract, continuing a total distance of 2,842.89 feet to a mag nail set at the southeast corner of said REDC 1,101 acre tract, being in the northerly line of said Springer Road, being on a curve to the left, having a radius of 613.69 feet and a central angle of 10 degrees 21 minutes 34 seconds;

THENCE with the southwest line of said REDC 1.101 acre tract and the northerly line of said Springer Road, with said curve to the left, an arc distance of 110.96 feet (Chord Bearing North 23 degrees 22 minutes 18 seconds West - 110.81 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 49 minutes 05 seconds East, departing the southwest line of said REDC 1,101 acre tract and the northerly line of said Springer Road, a distance of 36.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 1,357.50 feet and a central angle of 02 degrees 33 minutes 19 seconds;

THENCE with said curve to the right, an arc distance of 60.54 feet (Chord Bearing South 00 degrees 27 minutes 35 seconds West - 60.54 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE South 01 degree 44 minutes 14 seconds West, a distance of 183.47 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set in the east line of said REDC 57.51 acre tract and the west line of Rochell Road (80 foot width right-of-way, being the point of curvature of a non-tangent curve to the right, having a radius of 533.69 feet and a central angle of 00 degrees 32 minutes 22 seconds;

THENCE with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the right, an arc distance of 5.02 feet (Chord Bearing South 01 degree 08 minutes 31 seconds East - 5.02 feet) to a 1/2-inch iron rod found;

THENCE South 00 degrees 55 minutes 38 seconds East, continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, a distance of 293.37 feet to a 1/2-inch iron rod found at the point of curvature of a non-tangent curve to the left, having a radius of 613.69 feet and a central angle of 20 degrees 52 minutes 00 seconds;

THENCE continuing with the east line of said REDC 57.51 acre tract and the west line of said Rochell Road, with said curve to the left, an arc distance of 223.50 feet (Chord Bearing South 11 degrees 14 minutes 49 seconds East - 222.27 feet to a mag nail set;

THENCE South 01 degree 10 minutes 12 seconds East, continuing with the east line of said a distance of 246.46 feet to a mag nail set at the southeast corner of said REDC 57.51 acre tract, being in the existing northeasterly line of said SH 276;

THENCE North 81 degrees 58 minutes 50 seconds West, with the southwest line of said REDC 57.51 acre tract and the existing northeasterly line of said SH 276, a distance of 2,395.66 feet to the POINT OF BEGINNING, containing 214.7576 acres of land.

STANDARD CITY SIGNATURE BLOCK

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 _____.

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 OUT HANDS, this ____ day of _____.

Mayor, City of Rockwall City Secretary of Rockwall

City Engineer

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

Rockwall Economic Development Corporation

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rockwall Economic Development Corporation, 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 _____ 2021

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Patrick J. Baldasaro, R.P.L.S. 5504, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly place under my personal supervision.

Patrick J. Baldasaro
Texas Registered Professional Land Surveyor No. 5504

FINAL PLAT
OF
ROCKWALL
TECHNOLOGY PARK
PHASE V

3 LOTS, BEING 214.7576 ACRES

SITUATED IN THE
J.A. RAMSEY SURVEY ABSTRACT NO. 186
J.B. JONES SURVEY, ABSTRACT NO. 125

AND THE
ROBERT BOYD IRVINE SURVEY,
ABSTRACT NO. 120

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROCKWALL
ECONOMIC DEVELOPMENT
P.O BOX 968
ROCKWALL, TEXAS 75087

CASE NO. P2020-XXX SHEET 3 OF 3



MEMORANDUM

TO: Mary Smith, City Manager
CC: Honorable Mayor and City Council
FROM:
DATE: December 6, 2021
SUBJECT:

Attachments
LaTerra Memo

Summary/Background Information

Action Needed



City of Rockwall
The New Horizon

MEMORANDUM

TO: City Council

FROM: Joey Boyd, Assistant City Manager

DATE: November 30, 2021

SUBJECT: Discovery Statue Landscape Design Concept

The City hired La Terra Studio for landscape architecture design of the Discovery Statue that will be located on the southeast corner of the historic Rockwall County Courthouse. La Terra Studio also designed the downtown improvements approved in the 2012 bond election and completed in 2016. Michael Black with La Terra will provide a presentation of the design concept his team has developed.

The Artist, Jim Bryant, has been coordinating with Schaefer Foundry, who is building the statue for the City. They are currently working toward producing the molds for the statue. The project is still on schedule for unveiling in May 2022 during the Founders Day Festival.

If the City Council wishes to continue with this design concept, Mr. Black and city staff will coordinate with Rockwall County and the Texas Historical Commission to finalize the plans.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: APPOINTMENT TO DISCUSS THE COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (CPACE) PROGRAM

Attachments

Memo

Document

Summary/Background Information

Appointment with Sean Ribble of Greenworks Lending and Dub Taylor of the Texas PACE Authority to discuss and consider becoming a C-PACE (Commercial Property Assessed Clean Energy) designated city, and take any action necessary.

Action Needed

No action is required by the City Council; however, the City Council may provide direction to staff concerning the proposed appointment.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*

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

DATE: December 6, 2021

SUBJECT: *Appointment to Discuss the Commercial Property Assessed Clean Energy (CPACE) Program*

On November 29, 2021, Sean Ribble of Greenworks Lending requested an appointment with the City Council to discuss the Commercial Property Assessed Clean Energy (CPACE) Program. As part of the appointment, Mr. Ribble has invited Dub Taylor of the Texas PACE Authority to discuss the program, and to see if the City Council is interested in pursuing becoming a PACE community. Attached to this memorandum is a description of the CPACE program, how it works, and the types of properties that are eligible for the program. Staff should note that this program was originally brought up by the developers of the proposed H&G Supply Restaurant, and that they have expressed an interest in pursuing funding through this program.

TX-PACE FOR LOCAL GOVERNMENT



WHAT IS THE TEXAS PACE PROGRAM?

Texas Property Assessed Clean Energy (TX-PACE) is a voluntary program that creates jobs, improves the environment, and saves Texas companies money on their utility bills. Local governments across the state are taking advantage of the Texas PACE statute and establishing programs to further provide quality and valuable services to their constituencies, stakeholders, and taxpayers. Local PACE programs have already enabled over \$30 million of new private investment in local building stock in urban and rural Texas in just two years.

The Texas PACE Act, Chapter 399 of the Local Government Code, is a local adoption model. The Texas “PACE in a Box” model was created by over 130 PACE stakeholders to facilitate a consistent, user-friendly approach to TX-PACE design and implementation. The model has been unanimously adopted by every local government establishing a TX-PACE program in Texas.

The model plug and play program contains consumer protection underwriting and technical best practices and model documents. “PACE in a Box” has minimal impact on government staff, adds no additional cost to the general taxpayer or burden to the treasury, and is administered by a nonprofit that does not compete with the private sector. Texas PACE Authority administers the uniform “PACE in a Box” model as a public service on behalf of local governments and is funded through user fees and grants.

This successful “PACE in a Box” model is market-based and flexible, providing the lowest possible administrative cost and highest level of consumer protection, allowing owners to do business with the parties of their choosing.

HOW DOES TX-PACE WORK?

TX-PACE facilitates the use of private capital to finance water conservation, energy efficiency, resiliency, and distributed generation projects to eligible commercial, industrial, agricultural, nonprofit, and multifamily properties. Owners choose a private sector capital provider and request that the local government place a voluntary senior lien on the property for the total cost of the project. The owner agrees to pay the TX-PACE assessment until it is paid in full, similar to that of a sidewalk or sewer assessment.

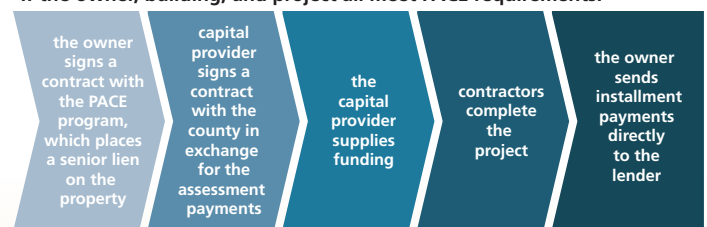
Property owners can lower operating costs and use the savings to pay for eligible projects. Since the assessment is tied to the property and transfers upon sale, TX-PACE makes it easier for owners to invest in facility upgrades and modernization, with little or no upfront capital. The widespread benefits impact the property owner, tenants, environment, and community, resulting in lower operating costs, more local jobs, and a concerted effort to conserve energy and water.

How It Works

A Building Owner:



If the owner, building, and project all meet PACE requirements:



WHAT ARE THE BENEFITS OF PACE?

Local Government Benefits:

Workforce and economic development • No local government obligation • Minimal staff support • Improve building stock • Business retention and expansion • Better air quality • Water and energy conservation

Property Owner Benefits:

Cash flow positive projects • 100% financing • Automatic transfer upon sale • Long-term financing (up to 20 years or more) • Lower energy and water costs • No personal guarantees • Competitive rates and terms • Owner retains all tax incentives • Increase property value • Preserve capital for core business • Healthier and more comfortable facilities • Reduce environmental impacts

Service Provider Benefits:

Increase local hiring • Accelerate project timelines • New market penetration • Best practices • Technology advancement improvements

Capital Provider Benefits:

Steady and stable process • Fully collateralized • Tax assessment lien position • Improve asset value • Mortgage-holder consent • Enhance customer finance position

LOCAL GOVERNMENT ACTION

The Texas PACE Act establishes a four-step process that can be enacted in as few as two meetings using the PACE in a Box model documents prepared for your local government by Texas PACE Authority.

1. Post a report on how the program will work on your website
2. Adopt a resolution of intent to establish a program that references the report and sets a hearing date
3. Hold a public meeting
4. Adopt a resolution establishing a PACE program

WHAT PROPERTY TYPES AND IMPROVEMENTS ARE ELIGIBLE?

Eligible Property Types:

- Commercial
- Industrial/Manufacturing
- Multifamily housing (5+ units)
- Hospitality
- Agricultural
- Nonprofit

Eligible Improvements:

Chillers, boilers, and furnaces • HVAC, BMS, BAS, EMS controls • Lighting • Water heating systems • Energy management systems and controls • Roofing • Windows • Doors • Insulation • Elevator modernization • Pool equipment • Cogeneration or combined heat and power • Heat recovery and steam traps • Solar panels • Wind turbines • Water management systems and controls • Irrigation equipment • Rainwater collection systems • Toilets • Faucets • Greywater systems... and more!

PICK UP THE TX-PACE IN YOUR REGION!

TX-PACE programs are being launched all over the state and are currently available in more than a dozen regions. TX-PACE can help you create jobs, promote economic development, and protect the environment.

Contact Texas PACE Authority to learn how to develop a TX-PACE program for your community.

Visit us online at
www.TexasPACEAuthority.org

admin@texaspaceauthority.org
855-738-PACE (7223)
www.TexasPACEAuthority.org

Texas PACE Authority administers the uniform "PACE in a Box" model as a public service on behalf of local governments and is funded through user fees and grants.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 6, 2021

SUBJECT: **VARIANCE TO THE CITY'S STANDARDS OF DESIGN AND CONSTRUCTION MANUAL IN ACCORDANCE WITH THE CITY'S INTERLOCAL COOPERATION AGREEMENT WITH ROCKWALL COUNTY FOR SUBDIVISION REGULATIONS IN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ)**

Attachments

Case Memo
Development Application
Location Map
Applicant's Letter
Site Plan

Summary/Background Information

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Carl Gresham for a *Variance* to the City's Standards of Design and Construction Manual in accordance with the City's Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ) on a 20.00-acre tract of land identified as Tract 8-3 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3213 Blackland Road, and take any action necessary.

Action Needed

The City Council is being asked to approve or deny the requested Variance in accordance with the City's Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ).



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: December 6, 2021

APPLICANT: Jeff Carroll; *Carroll Architects, Inc.*

CASE NUMBER: MIS2021-013; *Variance to the Engineering Standards of Design and Construction Manual in Accordance with the City's Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ)*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Carl Gresham for a variance to the City's Standards of Design and Construction Manual in accordance with the City's Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ) on a 20.00-acre tract of land identified as Tract 8-3 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 3213 Blackland Road, and take any action necessary.

BACKGROUND

The subject property is a vacant 20.00-acre tract of land (*i.e. Tract 8-3 of the J. Merriman Survey, Abstract No. 155*) located within Rockwall County and situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall. On April 23, 2020, the City of Rockwall entered into an *Interim Interlocal Cooperation Agreement with Rockwall County for Subdivision Regulations in the City's Extraterritorial Jurisdiction (ETJ)* in accordance with Chapter 242, *Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code. This agreement combined the City and the County's process for reviewing and approving subdivision plats into a single process administered by the City of Rockwall, and allowed the City's *Standards of Design and Construction Manual* to be applied to properties proposing to subdivide or plat in the City's Extraterritorial Jurisdiction (ETJ).

Earlier this year, the applicant approached staff about constructing an outside storage facility for recreational vehicles and boats on the subject property. Blackland Road is identified on both the City and County's Master Thoroughfare Plan and runs adjacent to the subject property. Based on this adjacency, staff informed the applicant that the property would need to be platted prior to development to account for the required roadway dedication. Since the property is required to be platted, any development of the subject property would be required to meet the City's *Standards of Design and Construction Manual*. This would mean that all parking and storage areas would need to be concrete. At the time of the meeting, the applicant indicated to staff that they would be requesting a variance to the paving requirements for their outside storage areas.

PURPOSE

On November 15, 2021, the applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- submitted a request for a variance to the City's *Standards of Design and Construction Manual* in accordance with the City's *Interim Interlocal Cooperation Agreement* with Rockwall County for *Subdivision Regulations* in the City's Extraterritorial Jurisdiction (ETJ). The variance is to allow crushed granite to be utilized in lieu of steel reinforced concrete for the parking and storage areas for the proposed storage facility.

ADJACENT LAND USES AND ACCESS

The subject property is located at 3213 Blackland Road in the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a five (5) acre vacant tract of land (i.e. *Tract 8-06 of the J. Merriman Survey, Abstract No. 155*) followed by two (2) more five (5) acre tracts of land (i.e. *Tracts 8-04 & 8-07 of the J. Merriman Survey, Abstract No. 155*) that have single-family homes situated on them. All of these tracts of land are situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property are two (2) tracts of land (i.e. *Tracts 2 & 8-05 of the J. Merriman Survey, Abstract No. 155*) and two (2) parcels of land (i.e. *Lots 1 & 2 of the SH-276 Addition*) with various land uses situated on them. These properties are located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Beyond this are the corporate limits of the City of Rockwall followed by SH-276, which is identified as a TXDOT6D (i.e. *Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are the corporate limits of the City of Rockwall followed by a 68.8031-acre vacant tract of land (i.e. *Tract 3 of the J. Merriman Survey, Abstract No. 155*) zoned Agricultural (AG) District. Beyond this are the corporate limits of the City of Rockwall followed by several tracts of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is Blackland Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land (i.e. *Lots 15-20 of the Blackland Addition*) with single-family homes situated on them. In addition, there are two (2) tracts of land (i.e. *Tracts 3-04 & 3-05 of the A. M. Wilson Survey, Abstract No. 223*) that are currently vacant. All of these properties are located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

CHARACTERISTICS OF THE REQUEST:

On April 23, 2020, the City of Rockwall and Rockwall County entered into an *Interim Interlocal Cooperation Agreement* for the review of subdivision plats in the City's Extraterritorial Jurisdiction (ETJ). According to this agreement, in reviewing subdivision plats "... the City shall enforce: [1] the subdivision procedures stipulated by Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances; [2] the standards of design and construction as outlined by the *City's Standards of Design and Construction Manual*; and [3] the subdivision regulations contained in *Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) ...*" of the *Interim Interlocal Cooperation Agreement*. The agreement goes on to allow the City Council of the City of Rockwall the ability to grant exemptions, exceptions, or variances to the requirements of the agreement prior to the submittal of an application for a subdivision plat.

In accordance with the terms of the *Interlocal Agreement*, the applicant has submitted a letter requesting a variance to the off-street parking requirements stipulated by Section 2, *Streets*, of the *Standards of Design and Construction Manual*. The applicant has submitted a letter indicating that as compensatory measures for the proposed variance the development will incorporate: [1] solid fencing and extra landscaping and trees along Blackland Road, and [2] a raised berm, shrubs, and additional trees in the front landscape buffer. In addition, the fire lanes will be paved in concrete in conformance with the County and City's fire safety requirements.

INTERIM INTERLOCAL AGREEMENT REQUIREMENTS:

Section 2.2, *Off-Street Parking*, of the *City's Standards of Design and Construction Manual* states that "(u)nless otherwise approved by the City Council or as specified in these standards [Subsection 4], all parking lots shall be paved with steel reinforced concrete and designed according to City standards and specifications..." In this case, the applicant is requesting to utilize crushed granite for the storage and parking areas. All proposed fire lanes will be required to be paved with a minimum of a 24-foot wide drive aisle constructed with steel reinforced concrete per the *City's Standards of Design and Construction Manual*. The applicant has indicated that the proposed project will conform to this standard.

Staff is obligated to note that in the applicant's letter, the applicant states "...(t)he crushed granite is a pervious material which helps with the drainage runoff and reduces the size of the detention area greatly..."; however, the City calculates detention based on the developed area of the proposed land use and not the materials used. Based on this, the use of crushed granite would not reduce the required detention area for the proposed development.

According to the *Interim Interlocal Cooperation Agreement*, "(w)hen reviewing requests for exceptions or variances, the City Council should take into consideration the unique or extraordinary circumstances or hardship that prevents the developer or property owner from meeting the stated requirements." In this case, the applicant has not provided a reason -- *outside of the cost of the concrete versus the cost of the crushed granite* -- indicating a *unique or extraordinary circumstance or hardship* justifying the variance.

CONDITIONS OF APPROVAL

The City Council cannot establish additional conditions above and beyond the technical requirements associated with the approval of any variance or exception in the City's Extraterritorial Jurisdiction (ETJ).

ACTION REQUIRED

The City Council is being asked to make a decision on a variance to the City's *Standards of Design and Construction Manual* to allow crushed granite in lieu of the required reinforced concrete paving for the storage/parking areas. This request will require a motion to approve or deny and passage by a simple majority vote.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152021-013

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--|-----|-------|
| ADDRESS | 3213 Blackland Road Royse City, TX | | |
| SUBDIVISION | J Merriman Survey, Abstract No 155, Rockwall | LOT | BLOCK |
| GENERAL LOCATION | 1/2 mile north of HWY 276 | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|-------|-----------------|-------------------|
| CURRENT ZONING | None | CURRENT USE | Raw |
| PROPOSED ZONING | None | PROPOSED USE | RV & Boat Storage |
| ACREAGE | 20 Ac | LOTS [CURRENT] | 1 |
| | | LOTS [PROPOSED] | 1 |

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

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

| | | | |
|--------------------------------|-----------------------|---|-----------------------------------|
| <input type="checkbox"/> OWNER | Carl Gresham | <input checked="" type="checkbox"/> APPLICANT | Carroll Architects, Inc. |
| CONTACT PERSON | Carl Gresham | CONTACT PERSON | Jeff Carroll |
| ADDRESS | 4514 Lake Hill Dr. | ADDRESS | 750 E. Interstate 30 Suite 110 |
| CITY, STATE & ZIP | Rowlett, TX 75089 | CITY, STATE & ZIP | Rockwall, Texas 75087 |
| PHONE | 972.571.5644 | PHONE | 214.632.1762 |
| E-MAIL | cmgresham@hotmail.com | E-MAIL | jc@carrollarch.com |

NOTARY VERIFICATION [REQUIRED]

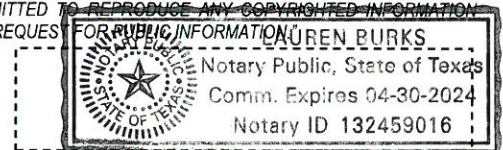
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Carl Gresham [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

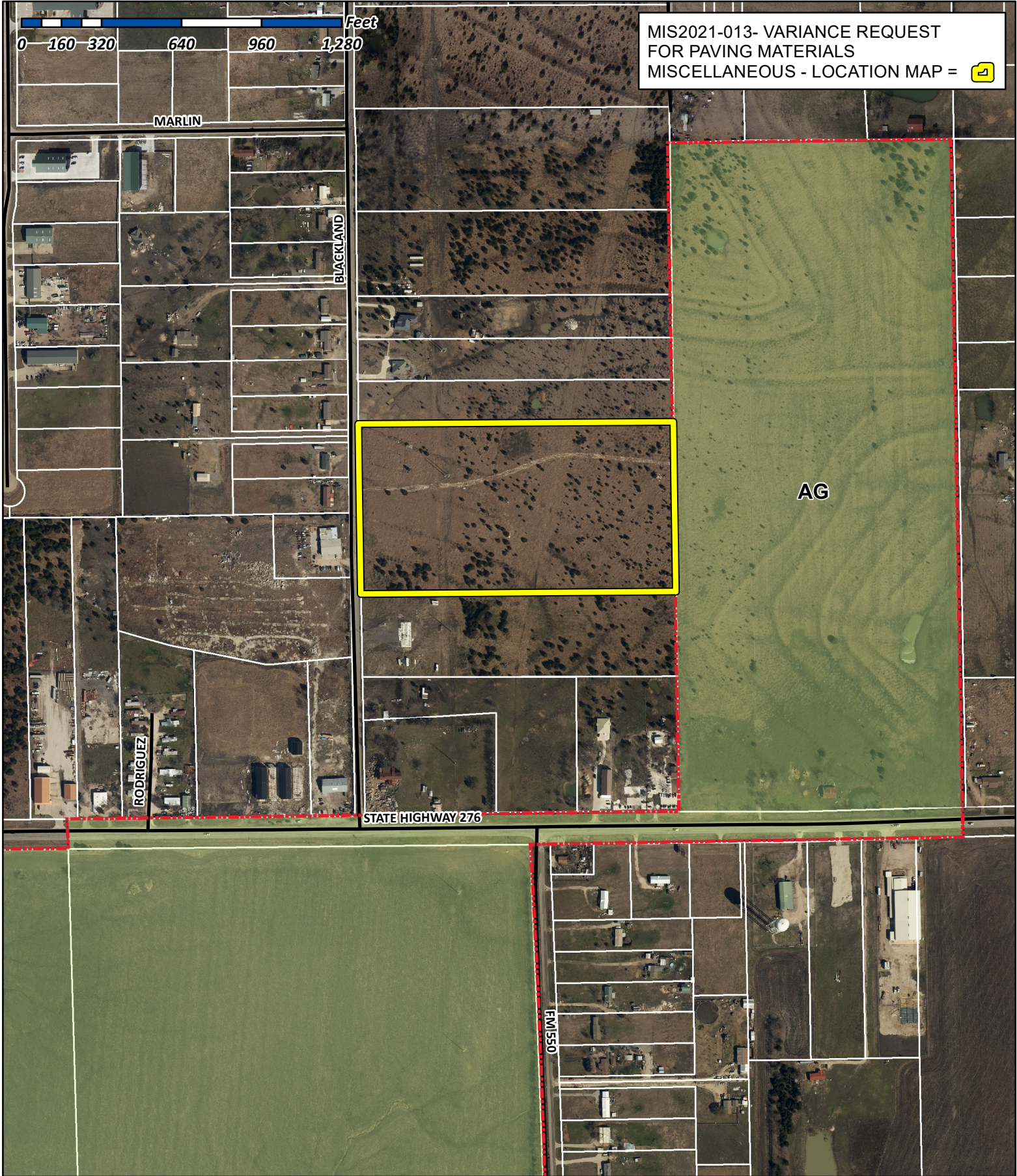
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF November, 2021.

OWNER'S SIGNATURE Carl Gresham

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jawen Burks



MY COMMISSION EXPIRES 4/30/24



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.





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

October 19, 2021

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: Variance Requested
RV & Boat Open Storage Park
Parcel: 20 Acres as shown,
J Merriman Survey, Abstract No. 155, Rockwall County, Texas, being part of 111.33 acres Tract
in Deed to MI /WAY Investors, LLC Recorded document No. 2011-00448485, Public records
Rockwall County, TX.

Mr. Miller,

This letter serves as a summary of the Request for Variance.

The Developer is requesting a Variance to wave concrete paving at the RV & Boat parking areas only.

- 1) The Variance is for the actual parking stalls and a portion of the drive isles to consist of a compacted subbase with a covering of crush granite as the topping.
- 2) The crushed granite is a pervious material which helps with the drainage runoff and reduces the size of the detention area greatly.
- 3) The site plan concept is showing the 24'-0" – 40'-0" wide drive isles as concrete paving per fire marshal requirements.

Compensatory items we are providing for these variances.

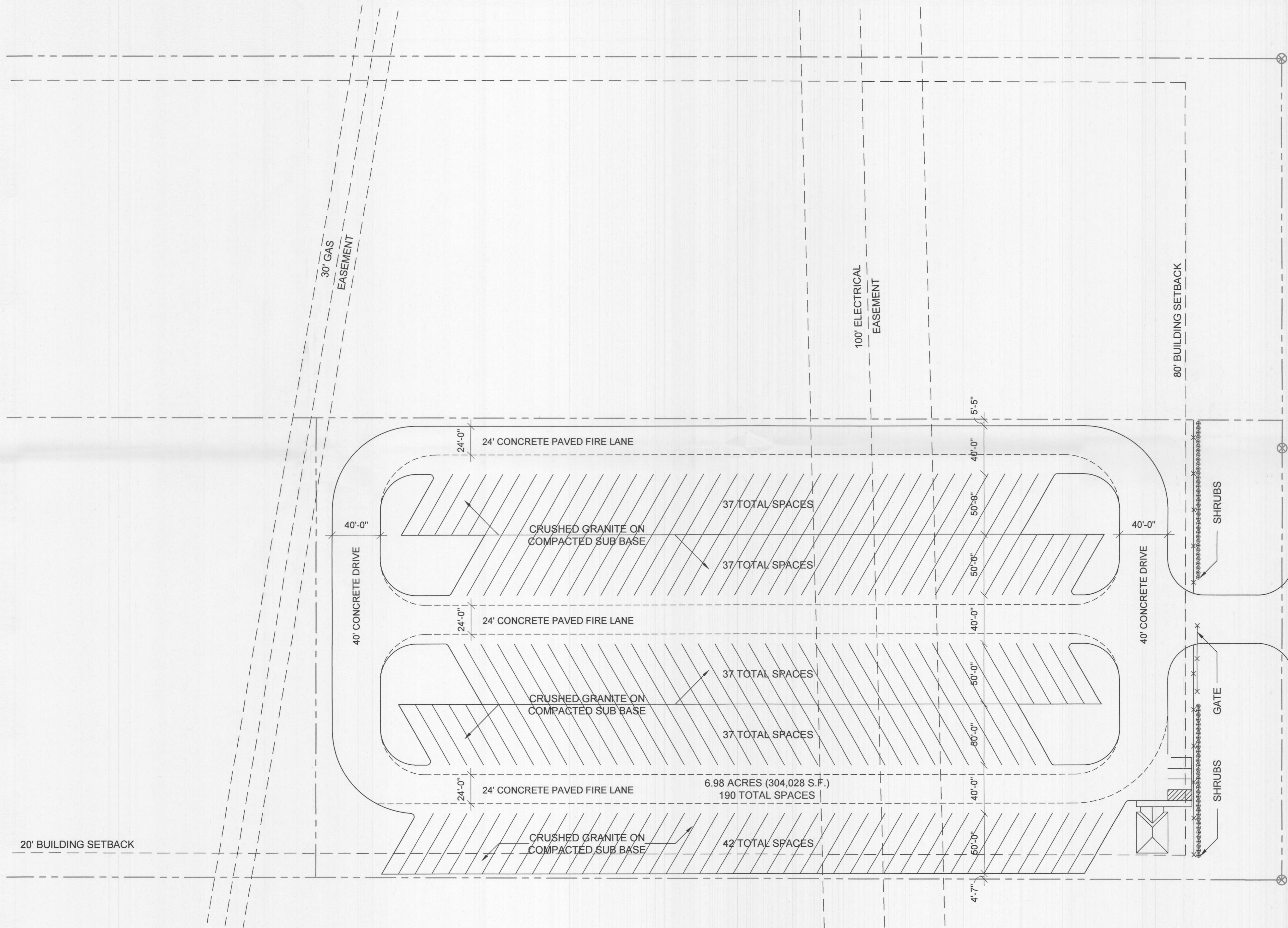
- 4) Providing solid fencing and extra landscaping and trees along the Blackland Road property lines for screening.
- 5) We are proposing to add a raised berm, shrubs and additional trees in this front landscape area.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

2021035 RV & Boat Storage Rockwall, TX 10-19-21



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ISSUE

| OWNER REVIEW | DATE |
|--------------|------------|
| | 11-10-2021 |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

NEW LEASING OFFICE FOR
SELF STORAGE
 0000 Street Address
 City, Texas 75000

BLACKLAND ROAD

CARROLL architects
 750 E. Interstate 30
 Suite 110 TX, 75087
 New York, NY 10001
 T: 972-732-6035
 F: 972-732-8038
 MS 2021-019

ARCHITECTURAL SITE PLAN

| | | | |
|--------------|-----------|------------|-------------|
| DATE: | JULY 2021 | SHEET NO.: | |
| PROJECT NO.: | 2021035 | | |
| DRAWN BY: | | | A100 |
| CHECKED BY: | | | |



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

October 2021

Permits

| | |
|--|-----------------------|
| Total Permits Issued: | 317 |
| Building Permits: | 7 |
| Contractor Permits: | 310 |
| | |
| Total Commercial Permit Values: | \$3,927,209.91 |
| Building Permits: | \$48,000.00 |
| Contractor Permits: | \$3,879,209.91 |
| | |
| Total Fees Collected: | \$273,670.22 |
| Building Permits: | \$6,592.93 |
| Contractor Permits: | \$267,077.29 |

Board of Adjustment

Board of Adjustment Cases: 0

11/2/2021
9:07:39AM

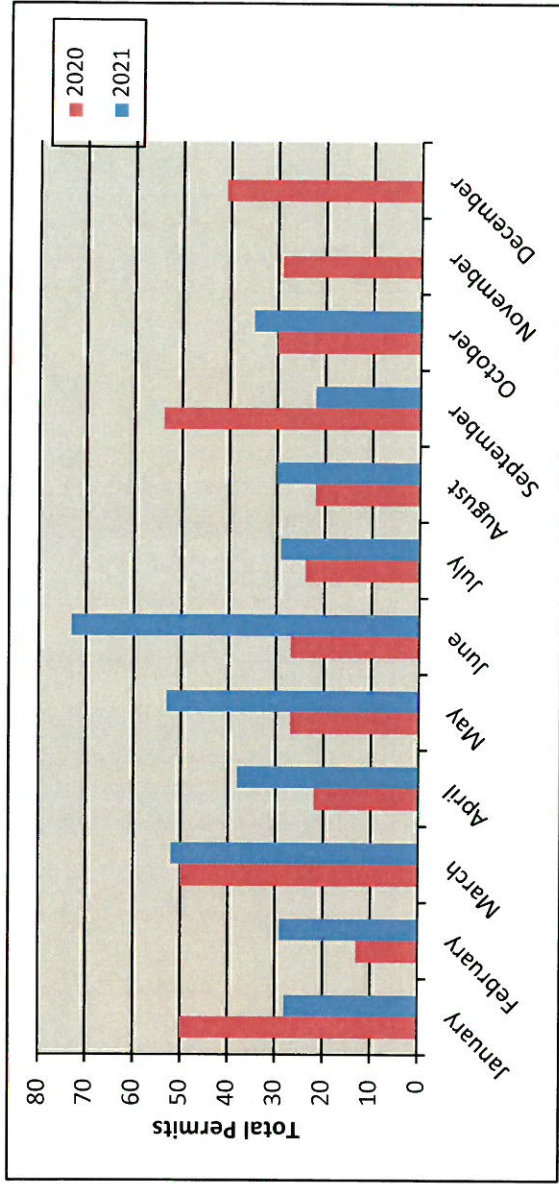
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 10/1/2021 to 10/31/2021

| Type/Subtype | # of Permits Issued | Valuation of Work | Fees Charged |
|--------------------------------|---------------------|-------------------|---------------------|
| Commercial Building Permit | 43 | \$3,927,209.91 | \$24,065.21 |
| Addition | 1 | 48,000.00 | \$647.75 |
| Cell Tower Permit | 3 | 95,000.00 | \$1,398.67 |
| Certificate of Occupancy | 6 | | \$457.50 |
| Demolition | 1 | | \$51.00 |
| Electrical Permit | 8 | 11,100.00 | \$553.81 |
| Fence Permit | 1 | | \$51.00 |
| Mechanical Permit | 1 | 34,000.00 | \$503.52 |
| Plumbing Permit | 4 | 15,239.91 | \$456.20 |
| Remodel | 6 | 3,699,000.00 | \$18,860.96 |
| Retaining Wall Permit | 1 | | \$51.00 |
| Sign Permit | 7 | 24,870.00 | \$840.00 |
| Small Cell Node | 3 | | \$91.80 |
| Temporary Construction Trailer | 1 | | \$102.00 |
| Residential Building Permit | 274 | | \$249,605.01 |
| Accessory Building Permit | 4 | | \$328.04 |
| Addition | 1 | | \$127.50 |
| Concrete Permit | 8 | | \$2,126.69 |
| Deck Permit | 4 | | \$357.00 |
| Demolition | 1 | | \$50.00 |
| Demolition - Pool | 1 | | \$51.00 |
| Driveway Permit | 1 | | \$285.60 |
| Electrical Permit | 10 | | \$1,479.00 |
| Fence Permit | 53 | | \$2,698.00 |
| Fire pit/Fireplace | 1 | | \$51.00 |
| Irrigation Permit | 32 | | \$2,443.50 |
| Mechanical Permit | 14 | | \$1,729.00 |
| New Construction | 1 | | \$5,489.64 |
| New Single Family Residential | 34 | | \$217,838.50 |
| Patio Cover/Pergola | 13 | | \$1,394.00 |
| Plumbing Permit | 36 | | \$2,673.00 |
| Pool | 20 | | \$2,946.00 |
| Remodel | 3 | | \$3,188.38 |
| Retaining Wall Permit | 2 | | \$101.00 |
| Roofing Permit | 17 | | \$1,300.50 |
| Solar Panel Permit | 6 | | \$2,335.66 |
| Takeline - Seawall | 1 | | \$51.00 |
| Window & Door Permit | 11 | | \$561.00 |
| Totals: | 317 | | \$273,670.22 |

New Residential Permits

Calendar Year

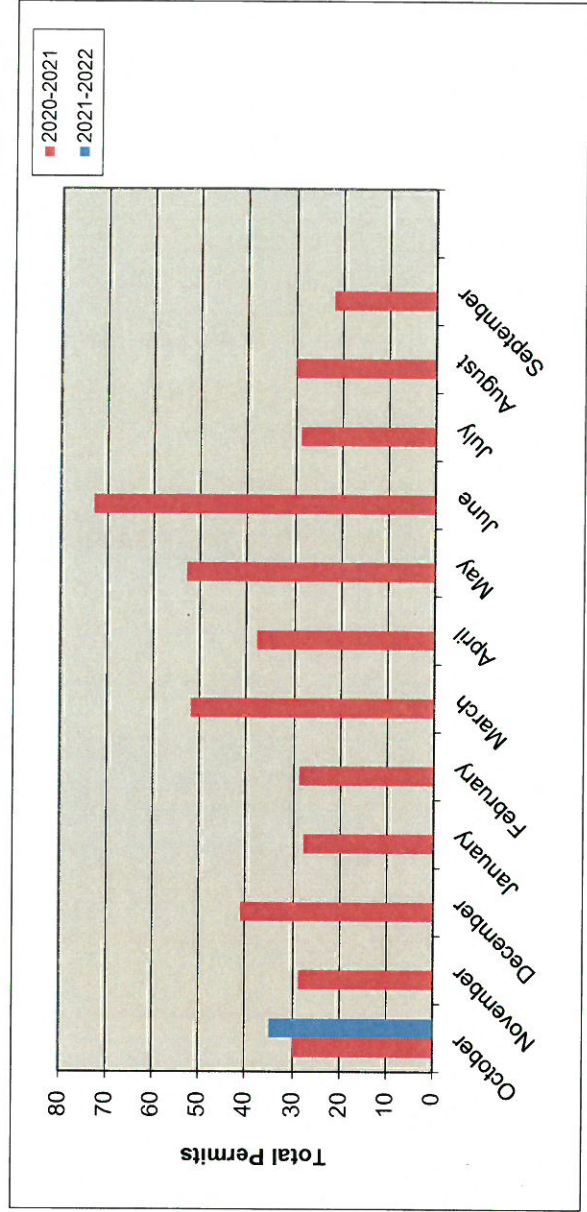
| | Year | |
|---------------|------------|------------|
| | 2020 | 2021 |
| January | 50 | 28 |
| February | 13 | 29 |
| March | 50 | 52 |
| April | 22 | 38 |
| May | 27 | 53 |
| June | 27 | 73 |
| July | 24 | 29 |
| August | 22 | 30 |
| September | 54 | 22 |
| October | 30 | 35 |
| November | 29 | |
| December | 41 | |
| Totals | 389 | 389 |



New Residential Permits

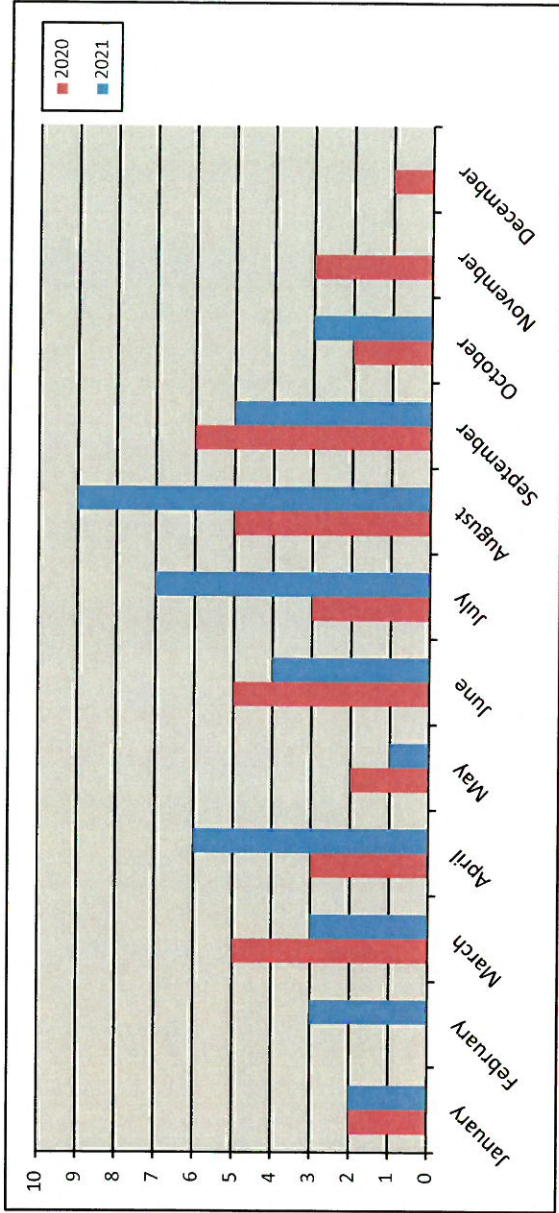
Fiscal Year

| | Year | |
|---------------|------------|-----------|
| | 2020-2021 | 2021-2022 |
| October | 30 | 35 |
| November | 29 | |
| December | 41 | |
| January | 28 | |
| February | 29 | |
| March | 52 | |
| April | 38 | |
| May | 53 | |
| June | 73 | |
| July | 29 | |
| August | 30 | |
| September | 22 | |
| Totals | 454 | 35 |



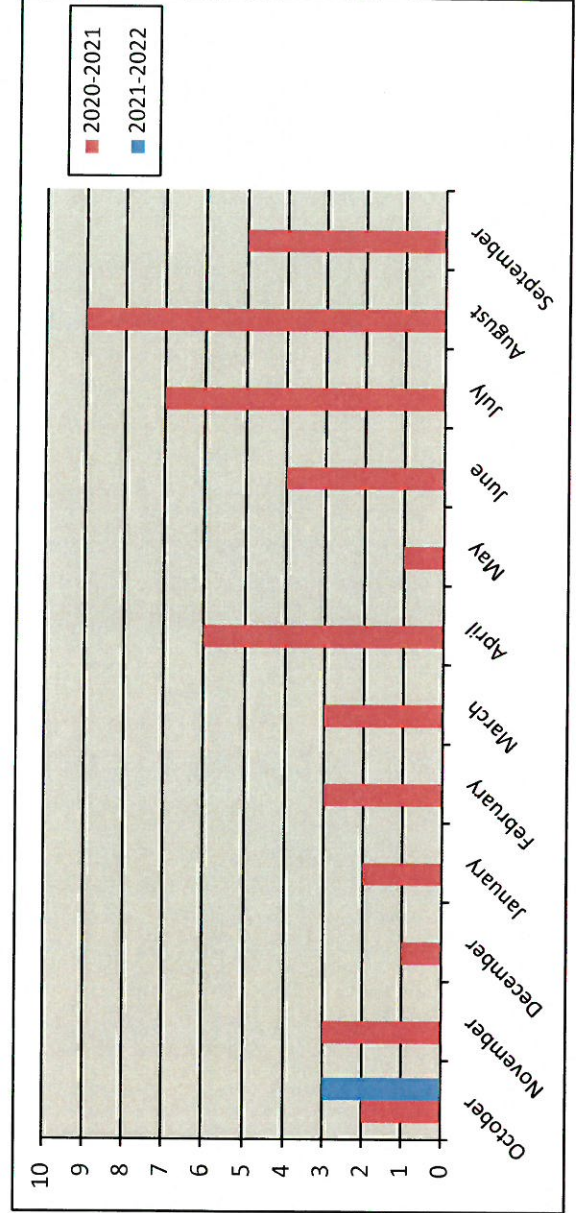
Residential Remodel Permits Calendar Year

| | Year | |
|---------------|-----------|-----------|
| | 2020 | 2021 |
| January | 2 | 2 |
| February | 0 | 3 |
| March | 5 | 3 |
| April | 3 | 6 |
| May | 2 | 1 |
| June | 5 | 4 |
| July | 3 | 7 |
| August | 5 | 9 |
| September | 6 | 5 |
| October | 2 | 3 |
| November | 3 | |
| December | 1 | |
| Totals | 37 | 43 |



Residential Remodel Permits Fiscal Year

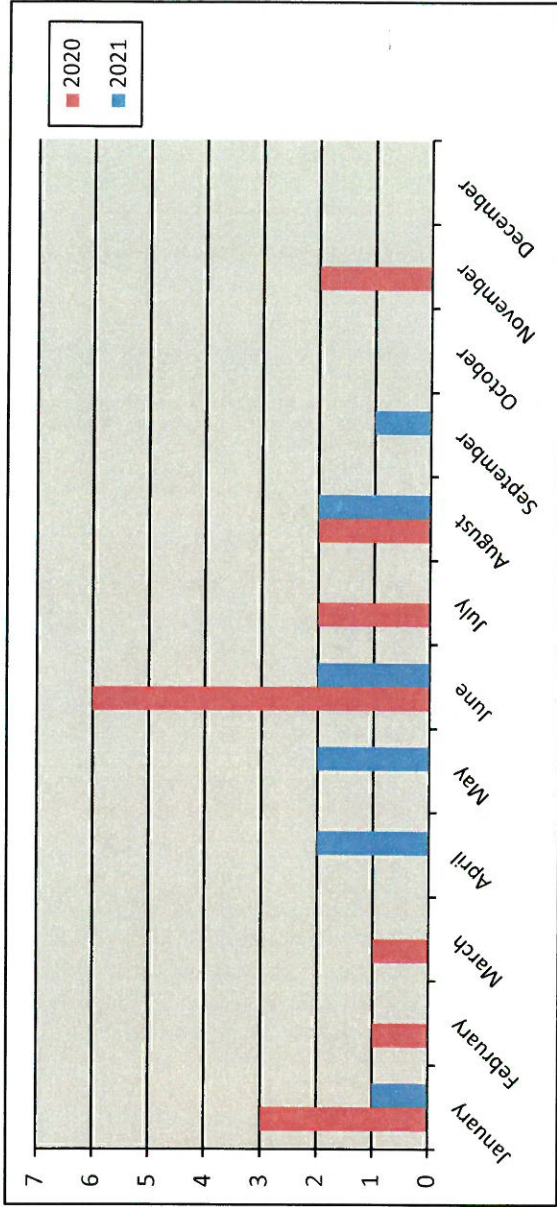
| | Year | |
|---------------|-----------|-----------|
| | 2020-2021 | 2021-2022 |
| October | 2 | 3 |
| November | 3 | |
| December | 1 | |
| January | 2 | |
| February | 3 | |
| March | 3 | |
| April | 6 | |
| May | 1 | |
| June | 4 | |
| July | 7 | |
| August | 9 | |
| September | 5 | |
| Totals | 46 | 3 |



New Commercial Permits

Calendar Year

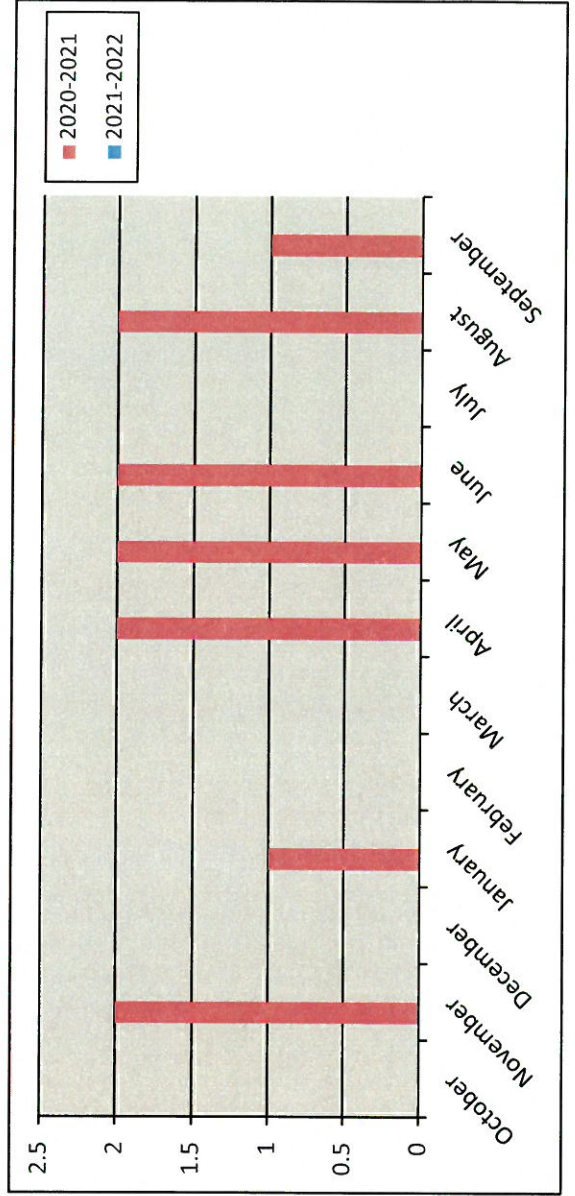
| | Year | |
|---------------|-----------|-----------|
| | 2020 | 2021 |
| January | 3 | 1 |
| February | 1 | 0 |
| March | 1 | 0 |
| April | 0 | 2 |
| May | 0 | 2 |
| June | 6 | 2 |
| July | 2 | 0 |
| August | 2 | 2 |
| September | 0 | 1 |
| October | 0 | 0 |
| November | 2 | |
| December | 0 | |
| Totals | 17 | 10 |



New Commercial Permits

Fiscal Year

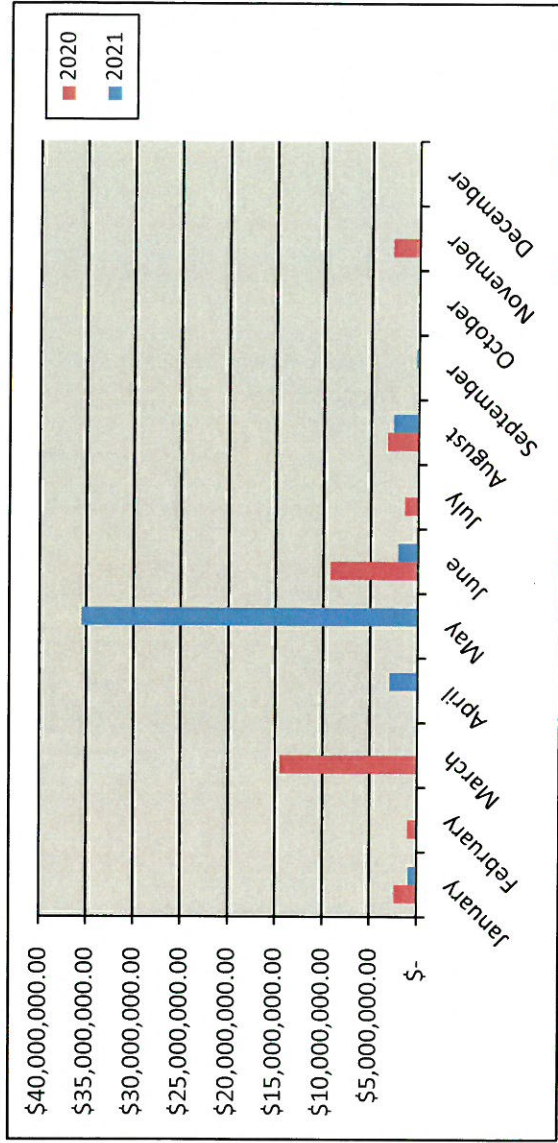
| | Year | |
|---------------|-----------|-----------|
| | 2020-2021 | 2021-2022 |
| October | 0 | 0 |
| November | 2 | |
| December | 0 | |
| January | 1 | |
| February | 0 | |
| March | 0 | |
| April | 2 | |
| May | 2 | |
| June | 2 | |
| July | 0 | |
| August | 2 | |
| September | 1 | |
| Totals | 12 | 0 |



New Commercial Value

Calendar Year

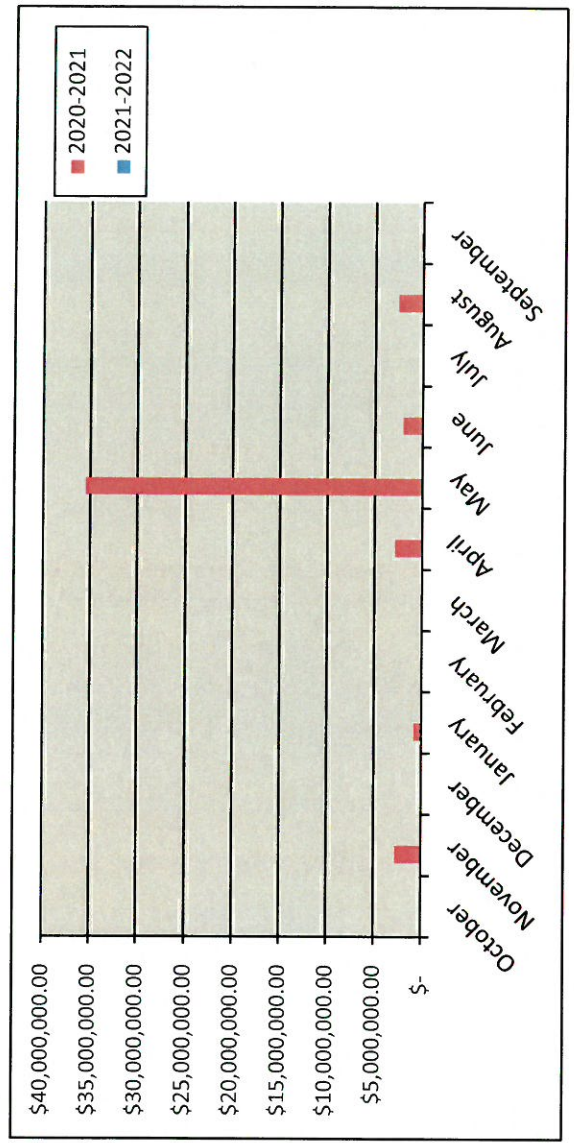
| | Year | |
|---------------|-------------------------|-------------------------|
| | 2020 | 2021 |
| January | \$ 2,375,000.00 | \$ 885,000.00 |
| February | \$ 995,000.00 | \$ - |
| March | \$ 14,500,000.00 | \$ - |
| April | \$ - | \$ 2,900,000.00 |
| May | \$ 9,244,001.00 | \$ 35,500,000.00 |
| June | \$ 1,445,000.00 | \$ 2,080,000.00 |
| July | \$ 3,284,065.00 | \$ 2,650,000.00 |
| August | \$ - | \$ 286,200.00 |
| September | \$ - | \$ - |
| October | \$ 2,800,000.00 | \$ - |
| November | \$ - | \$ - |
| December | \$ - | \$ - |
| Totals | \$ 34,643,066.00 | \$ 44,301,200.00 |



New Commercial Value

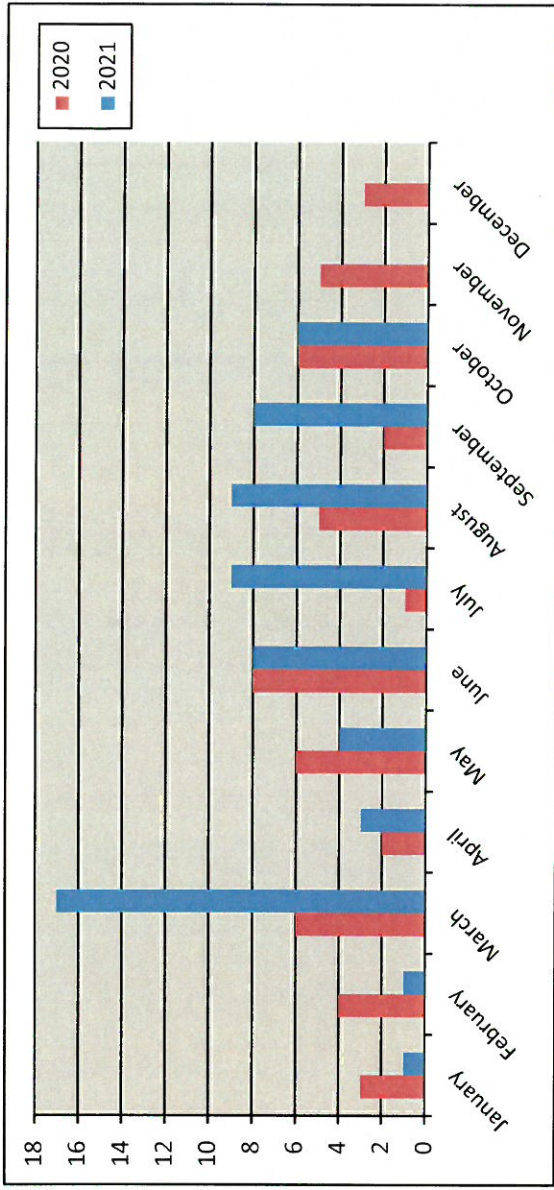
Fiscal Year

| | Year | |
|---------------|-------------------------|-------------|
| | 2020-2021 | 2021-2022 |
| October | \$ - | \$ - |
| November | \$ 2,800,000.00 | \$ - |
| December | \$ - | \$ - |
| January | \$ 885,000.00 | \$ - |
| February | \$ - | \$ - |
| March | \$ - | \$ - |
| April | \$ 2,900,000.00 | \$ - |
| May | \$ 35,500,000.00 | \$ - |
| June | \$ 2,080,000.00 | \$ - |
| July | \$ - | \$ - |
| August | \$ 2,650,000.00 | \$ - |
| September | \$ 286,200.00 | \$ - |
| Totals | \$ 47,101,200.00 | \$ - |



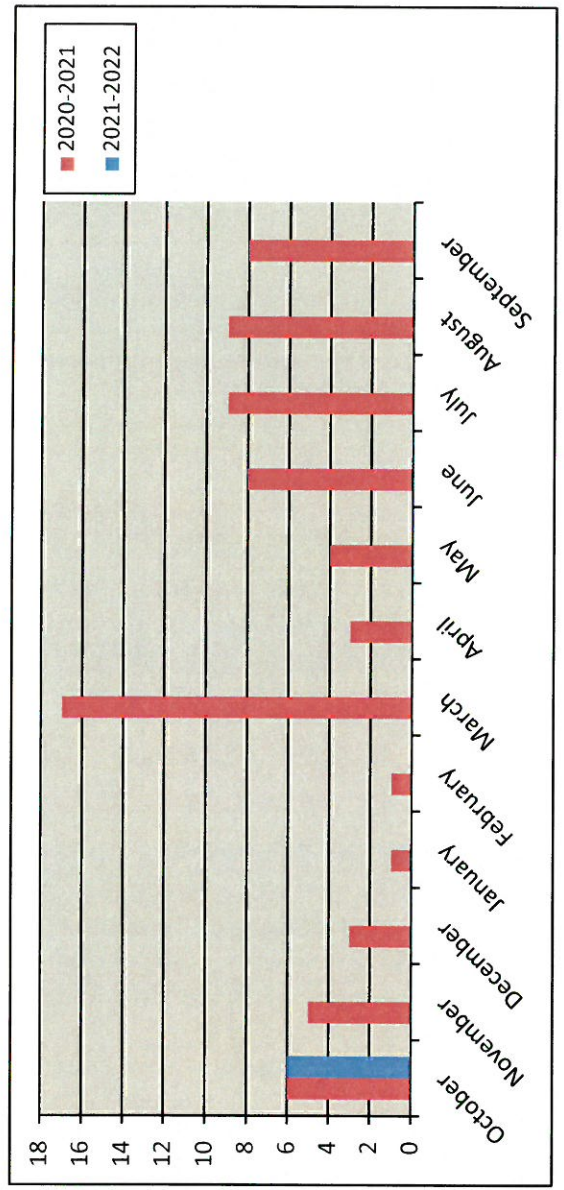
Commercial Remodel Permits Calendar Year

| | Year | |
|---------------|-----------|-----------|
| | 2020 | 2021 |
| January | 3 | 1 |
| February | 4 | 1 |
| March | 6 | 17 |
| April | 2 | 3 |
| May | 6 | 4 |
| June | 8 | 8 |
| July | 1 | 9 |
| August | 5 | 9 |
| September | 2 | 8 |
| October | 6 | 6 |
| November | 5 | |
| December | 3 | |
| Totals | 51 | 66 |



Commercial Remodel Permits Fiscal Year

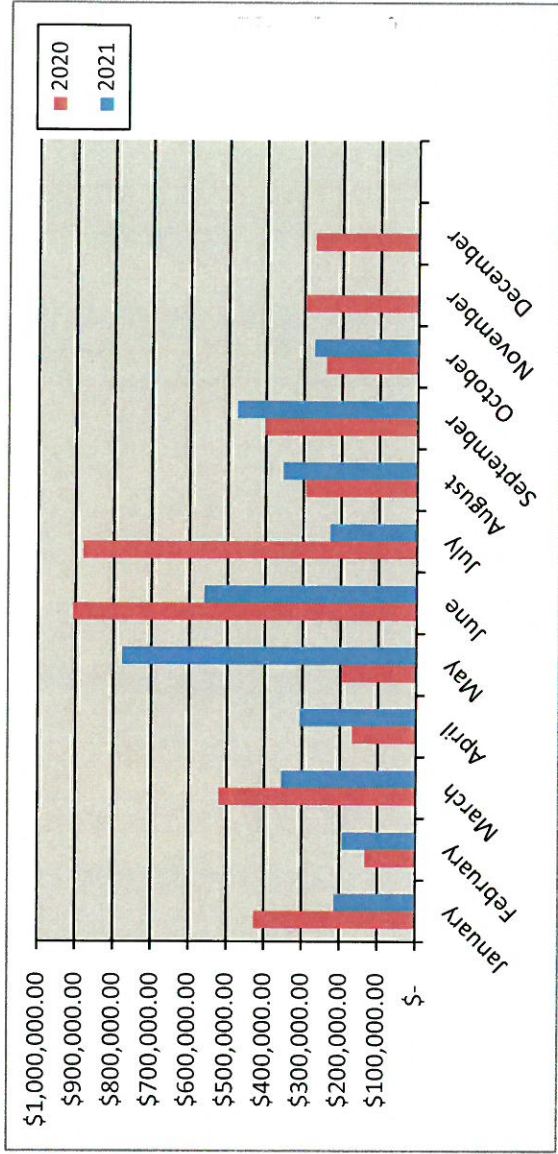
| | Year | |
|---------------|-----------|-----------|
| | 2020-2021 | 2021-2022 |
| October | 6 | 6 |
| November | 5 | |
| December | 3 | |
| January | 1 | |
| February | 1 | |
| March | 17 | |
| April | 3 | |
| May | 4 | |
| June | 8 | |
| July | 9 | |
| August | 9 | |
| September | 8 | |
| Totals | 74 | 6 |



Total Fees Collected

Calendar Year

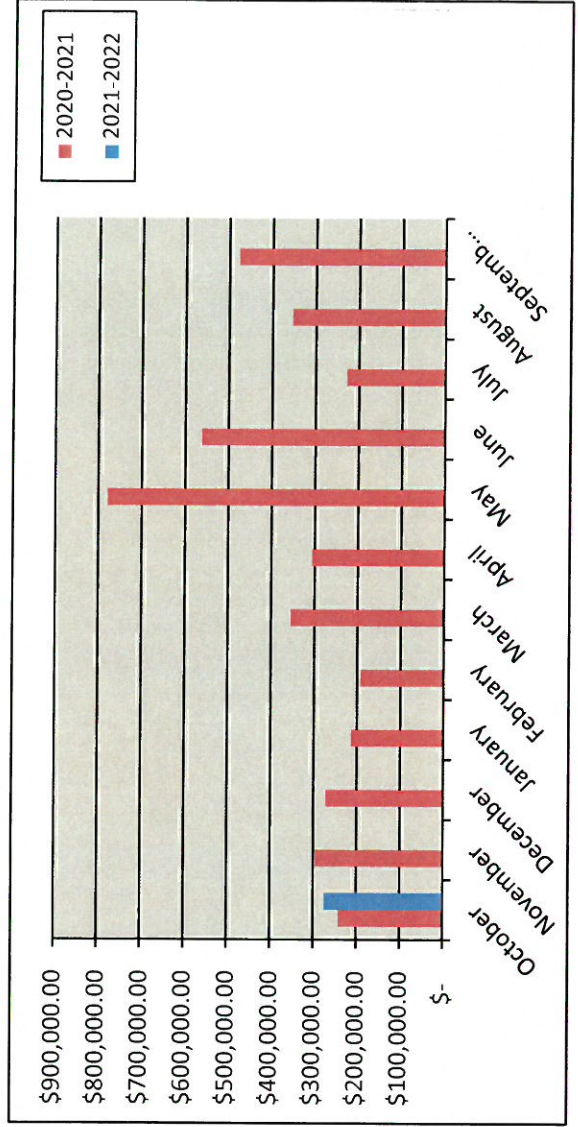
| | Year | |
|---------------|------------------------|------------------------|
| | 2020 | 2021 |
| January | \$ 427,697.11 | \$ 214,263.11 |
| February | \$ 134,061.03 | \$ 193,245.03 |
| March | \$ 521,238.63 | \$ 354,901.19 |
| April | \$ 169,632.18 | \$ 306,654.35 |
| May | \$ 196,119.77 | \$ 778,422.17 |
| June | \$ 906,969.19 | \$ 561,245.38 |
| July | \$ 880,396.43 | \$ 228,777.52 |
| August | \$ 294,303.58 | \$ 353,601.69 |
| September | \$ 401,730.63 | \$ 476,935.40 |
| October | \$ 242,859.42 | \$ 273,670.22 |
| November | \$ 296,217.55 | |
| December | \$ 272,486.48 | |
| Totals | \$ 4,743,712.00 | \$ 3,741,716.06 |



Total Fees Collected

Fiscal Year

| | Year | |
|---------------|------------------------|----------------------|
| | 2020-2021 | 2021-2022 |
| October | \$ 242,859.42 | \$ 273,670.22 |
| November | \$ 296,217.55 | |
| December | \$ 272,486.48 | |
| January | \$ 214,263.11 | |
| February | \$ 193,245.03 | |
| March | \$ 354,901.19 | |
| April | \$ 306,654.35 | |
| May | \$ 778,422.17 | |
| June | \$ 561,245.38 | |
| July | \$ 228,777.52 | |
| August | \$ 353,601.69 | |
| September | \$ 476,935.40 | |
| Totals | \$ 4,279,609.29 | \$ 273,670.22 |



PERMITS ISSUED

For the Period 10/1/2021 to 10/31/20

| Permit Number | Permit Type | Site Address | Total Fees | Fees Paid |
|------------------|----------------------------|--------------------|------------|-----------|
| Application Date | Subtype | Parcel Number | | |
| Issue Date | Status of Permit | Subdivision Name | Total SQFT | |
| | | Plan Number | Valuation | |
| COM2021-4736 | Commercial Building Permit | | | |
| 08/31/2021 | Certificate of Occupancy | 1203 SIGMA CT., | \$76.50 | \$76.50 |
| 10/01/2021 | ISSUED | ROCKWALL, TX 75087 | 11,468.00 | |

| Contact Type | Contact Name | Contact Address | | | |
|----------------|------------------------|-----------------|--------|----|-------|
| Business Owner | STATE OF TEXAS | PO BOX 13047 | Austin | TX | 78711 |
| Property Owner | SVEA REAL ESTATE GROUP | 1614 LAVACA ST. | Austin | TX | 78701 |

Contractors

| | | | | |
|--------------|----------------------------|------------------|----------|---------|
| COM2021-4790 | Commercial Building Permit | | | |
| 09/01/2021 | Certificate of Occupancy | 101 N GOLIAD ST, | \$76.50 | \$76.50 |
| 10/20/2021 | ISSUED | ROCKWALL, 75087 | 2,235.00 | |

| Contact Type | Contact Name | Contact Address | | | |
|----------------|-----------------------------|-----------------------|----------|----|-------|
| Business Owner | Marilyn Hargrove | 101 N Goliad St | Rockwall | TX | 75087 |
| Property Owner | SKY 101 N GOLIAD SERIES LLC | 106 E RUSK, SUITE 200 | ROCKWALL | TX | 75087 |

Contractors

| | | | | |
|--------------|----------------------------|-------------------------------|----------|---------|
| COM2021-4932 | Commercial Building Permit | | | |
| 09/09/2021 | Certificate of Occupancy | 2014 S GOLIAD ST, | \$76.50 | \$76.50 |
| 10/07/2021 | ISSUED | SUITE 130, ROCKWALL, 75087 | 1,100.00 | |

| Contact Type | Contact Name | Contact Address | | | |
|----------------|---------------|------------------------------------|----------|----|-------|
| Business Owner | UT NGO THI | 2014 S GOLIAD ST, SUITE #130 | ROCKWALL | TX | 75087 |
| Property Owner | CARLA VISNICK | 16475 DALLAS PARKWAY, SUITE 800 | Addison | TX | 75001 |

Contractors

| | | | | |
|--------------|----------------------------|----------------------------------|----------|---------|
| COM2021-5106 | Commercial Building Permit | | | |
| 09/16/2021 | Certificate of Occupancy | 2071 SUMMER LEE DR, | \$76.50 | \$76.50 |
| 10/04/2021 | ISSUED | SUITE 101, ROCKWALL, TX 75032 | 1,721.00 | |

| Contact Type | Contact Name | Contact Address | | | |
|----------------|-------------------|-------------------------------|----------|----|-------|
| Business Owner | MICHAEL COVINGTON | 2071 SUMMER LEE DR. SUITE 101 | Rockwall | TX | 75032 |
| Property Owner | MICHAEL COVINGTON | 2071 SUMMER LEE DR. SUITE 101 | Rockwall | TX | 75032 |

Contractors

PERMITS ISSUED

For the Period 10/1/2021 to 10/31/20

| Permit Number | Permit Type | Site Address | Total Fees | Fees Paid |
|------------------|----------------------------|----------------------|------------|-----------|
| Application Date | Subtype | Parcel Number | | |
| Issue Date | Status of Permit | Subdivision Name | Total SQFT | |
| | | Plan Number | Valuation | |
| COM2021-5532 | Commercial Building Permit | | | |
| 10/05/2021 | Certificate of Occupancy | 894 Steger Towne Dr, | \$76.50 | \$76.50 |
| 10/20/2021 | ISSUED | Rockwall, TX 75032 | 1,200.00 | |

| Contact Type | Contact Name | Contact Address | | | |
|----------------|-----------------|-----------------------|----------|----|-------|
| Business Owner | Lan Nguyen | 894 Steger Towne Rd | Rockwall | TX | 75032 |
| Property Owner | Casa Steger LLC | 2331 Gus Thomasson Rd | Dallas | TX | 75228 |

Contractors

| | | | | |
|--------------|----------------------------|-----------------|----------|---------|
| COM2021-5859 | Commercial Building Permit | | | |
| 10/19/2021 | Certificate of Occupancy | 4109 CABANA CT, | \$75.00 | \$75.00 |
| 10/26/2021 | ISSUED | ROCKWALL, 75087 | 2,700.00 | |

| Contact Type | Contact Name | Contact Address | | | |
|----------------|----------------------|------------------------------|----------|----|-------|
| Business Owner | PMG | 12700 PRESTON PARK BLVD #600 | Dallas | TX | 75251 |
| Property Owner | LAKESIDE VILLAGE HOA | 4100 VILLAGE DR. | Rockwall | TX | 75087 |

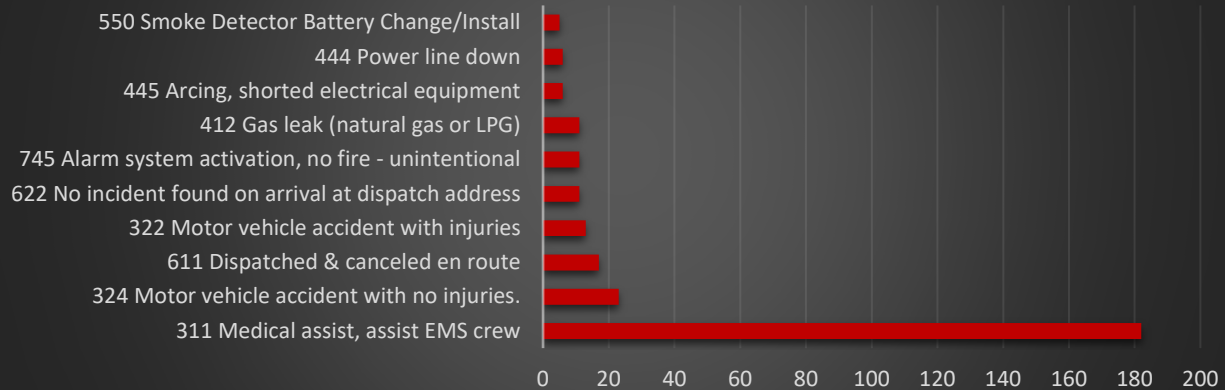
Contractors

Total Valuation:
Total Fees: \$457.50
Total Fees Paid: \$457.50



October 2021 Monthly Report

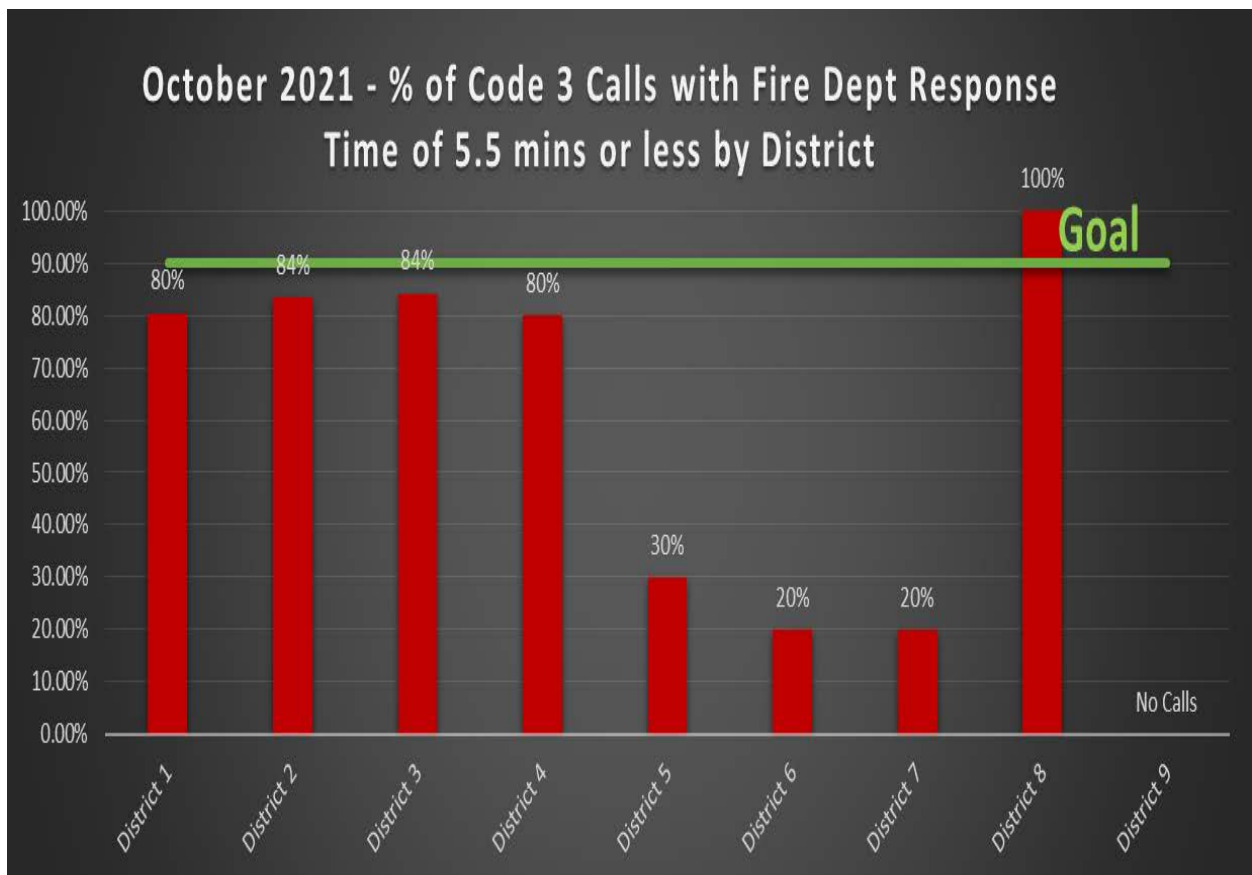
Top 10 Call Types



| Incident Types | Incident Count |
|--|----------------|
| 311 Medical assist, assist EMS crew | 182 |
| 324 Motor vehicle accident with no injuries. | 23 |
| 611 Dispatched & canceled en route | 17 |
| 322 Motor vehicle accident with injuries | 13 |
| 622 No incident found on arrival at dispatch address | 11 |
| 745 Alarm system activation, no fire - unintentional | 11 |
| 412 Gas leak (natural gas or LPG) | 11 |
| 444 Power line down | 6 |
| 445 Arcing, shorted electrical equipment | 6 |
| 735 Alarm system sounded due to malfunction | 5 |
| 550 Smoke Detector Battery Change/Install | 5 |
| 740 Unintentional transmission of alarm, other | 4 |
| 651 Smoke scare, odor of smoke | 4 |
| 671 HazMat release investigation w/no HazMat | 3 |
| 736 CO detector activation due to malfunction | 3 |
| 733 Smoke detector activation due to malfunction | 3 |
| 550 Public service assistance, other | 3 |
| 743 Smoke detector activation, no fire - unintentional | 3 |
| 143 Grass fire | 3 |
| 652 Steam, vapor, fog or dust thought to be smoke | 3 |
| 731 Sprinkler activation due to malfunction | 2 |
| 553 Public service | 2 |
| 744 Detector activation, no fire - unintentional | 2 |
| 700 False alarm or false call, other | 2 |
| 531 Smoke or odor removal | 1 |
| 111 Building fire | 1 |
| 500 Service Call, other | 1 |
| 451 Biological hazard, confirmed or suspected | 1 |
| 510 Person in distress, other | 1 |
| 520 Water problem, other | 1 |
| 163 Outside gas or vapor combustion explosion | 1 |
| 561 Unauthorized burning | 1 |
| 131 Passenger vehicle fire (cars, pickups, SUV's) | 1 |
| 441 Heat from short circuit (wiring), defective/worn | 1 |
| 113 Cooking fire, confined to container | 1 |
| 323 Motor vehicle/pedestrian accident (MV Ped) | 1 |
| 814 Lightning strike (no fire) | 1 |
| 711 Municipal alarm system, malicious false alarm | 1 |
| 730 System malfunction, other | 1 |
| Grand Total | 342 |

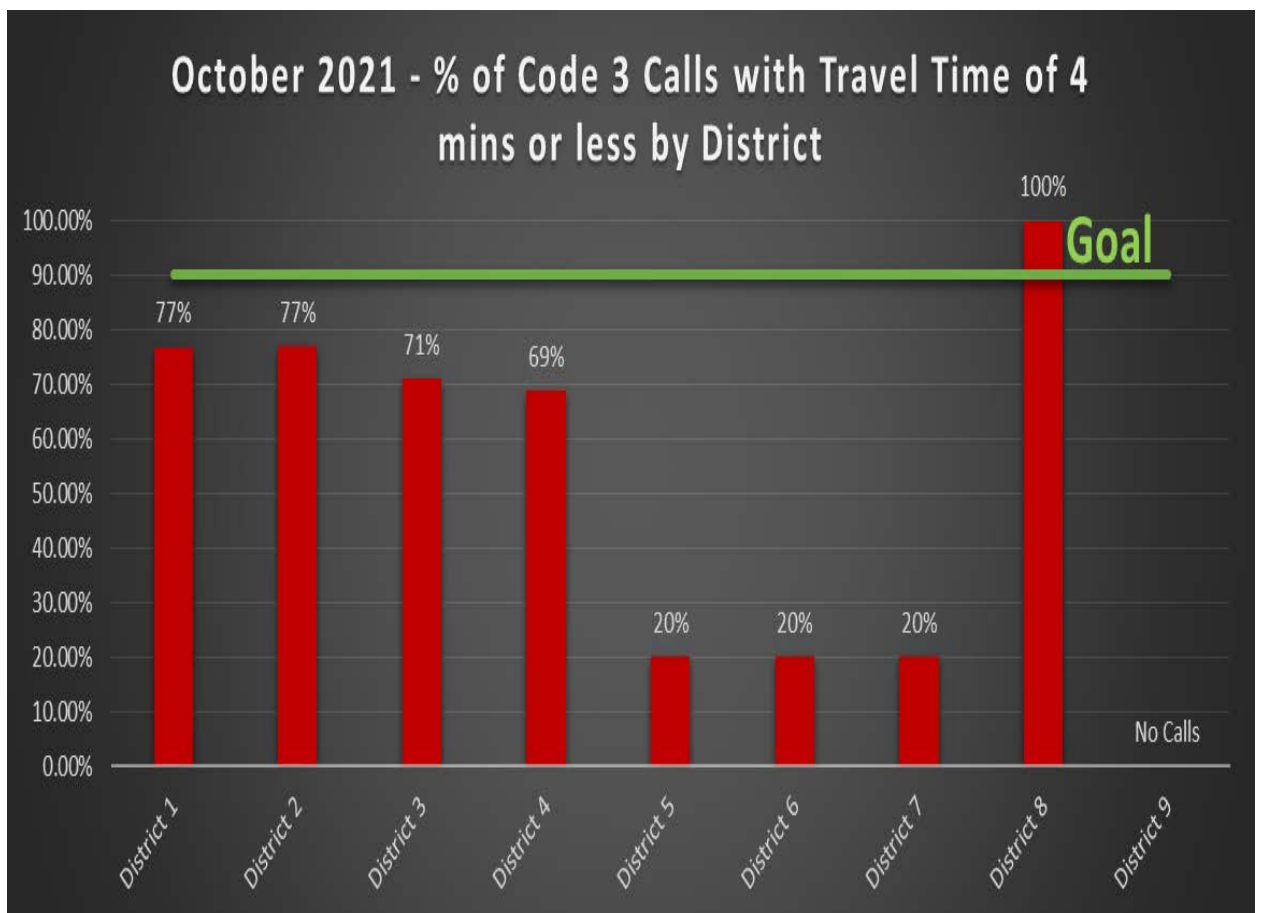
October 2021 Dispatch to Arrival Analysis

| District | Total Number of Calls | Percent of Runs per District | Number of Calls in 5.5 mins or Less | Average FD Response Time Minutes | % in 5.5 min or less | Goal of 90% |
|-------------------|-----------------------|------------------------------|-------------------------------------|----------------------------------|----------------------|-------------|
| District 1 | 82 | 29% | 66 | 0:04:25 | 80% | 90% |
| District 2 | 91 | 32% | 76 | 0:04:00 | 84% | 90% |
| District 3 | 38 | 13% | 32 | 0:04:34 | 84% | 90% |
| District 4 | 45 | 16% | 36 | 0:04:56 | 80% | 90% |
| District 5 | 10 | 4% | 3 | 0:08:03 | 30% | 90% |
| District 6 | 5 | 2% | 1 | 0:06:48 | 20% | 90% |
| District 7 | 10 | 4% | 2 | 0:06:50 | 20% | 90% |
| District 8 | 1 | 0% | 1 | 0:05:28 | 100% | 90% |
| District 9 | 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| Department | 282 | 100% | 217 | 0:04:39 | 77% | 90% |



October 2021 Travel Time by District

| District | Total Number of Calls | Percent of Runs per District | Number of Calls in 4 or Less | Average Travel Time Minutes | % in 4 min or less | Goal of 90% |
|-------------------|-----------------------|------------------------------|------------------------------|-----------------------------|--------------------|-------------|
| District 1 | 82 | 29% | 63 | 0:03:23 | 77% | 90% |
| District 2 | 91 | 32% | 70 | 0:03:05 | 77% | 90% |
| District 3 | 38 | 13% | 27 | 0:03:35 | 71% | 90% |
| District 4 | 45 | 16% | 31 | 0:03:48 | 69% | 90% |
| District 5 | 10 | 4% | 2 | 0:06:56 | 20% | 90% |
| District 6 | 5 | 2% | 1 | 0:05:46 | 20% | 90% |
| District 7 | 10 | 4% | 2 | 0:05:33 | 20% | 90% |
| District 8 | 1 | 0% | 1 | 0:03:34 | 100% | 90% |
| District 9 | 0 | 0% | 0 | 0:00:00 | No Calls | 90% |
| Department | 282 | 100% | 197 | 0:03:37 | 70% | 90% |





Total Dollar Losses

October 2021



City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 11/12/2021 11:39
Login ID: rck\ihatcher
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

| | Current Month | Last Month | Same Month Last Year | Year To Date | Last Year To Date |
|------------------------------------|---------------|--------------|----------------------|-----------------|-------------------|
| Total Property Loss: | \$0.00 | \$5,000.00 | \$2,149,842.50 | \$243,350.00 | \$2,382,456.50 |
| Total Content Loss: | \$0.00 | \$0.00 | \$1,103,805.00 | \$96,600.00 | \$1,248,258.00 |
| Total Property Pre-Incident Value: | \$0.00 | \$103,300.00 | \$57,022,060.00 | \$27,709,429.00 | \$88,152,472.00 |
| Total Contents Pre-Incident Value | \$0.00 | \$50,000.00 | \$11,092,930.00 | \$11,157,699.60 | \$12,511,660.00 |
| Total Losses: | \$0.00 | \$5,000.00 | \$3,253,647.50 | \$339,950.00 | \$0.00 |
| Total Value: | \$0.00 | \$153,300.00 | \$68,114,990.00 | \$38,867,128.60 | \$100,664,132.00 |



Fire Marshal Division

October 2021 Report



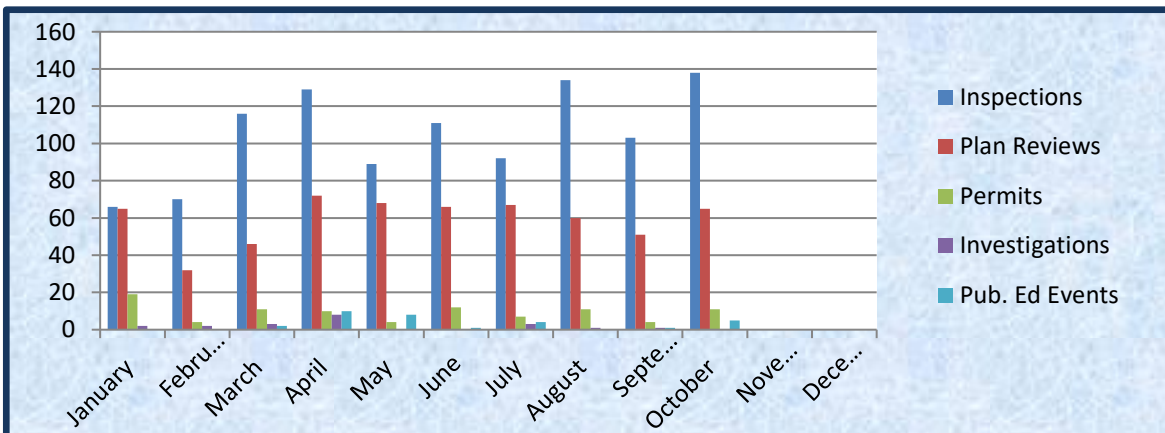
| Inspections Conducted | |
|-----------------------|-----|
| Total for the Month | 138 |

| Plan Reviews Completed | |
|------------------------|----|
| Total for the Month | 65 |

| Permits Issued | |
|---------------------|----|
| Total for the Month | 11 |

| Fire Investigations | |
|-----------------------|---|
| Active Investigations | 0 |
| Closed Investigations | 0 |
| Total for the Month | 0 |

| Public Education Events | |
|-------------------------|---|
| Total for the Month | 5 |





ROCKWALL PARKS & RECREATION



Monthly Report October 2021



RIB, RUB, RUN & ROLL
2,000+ VISITORS



TEXAS RECREATION & PARKS SOCIETY
PARKS MAINTENANCE RODEO
CITY OF ROCKWALL-1ST PLACE



Monthly G/L Account Totals FY 21-22

| | October | November | December |
|---|------------|----------|----------|
| Total Revenue: 12-00-00-4250 | \$4,664.46 | | |
| Total Facility Rev: HMCC/Pavilions: 01-00-00-4250 | \$2,725.00 | | |
| Total Facility Rev: The Center: 01-00-00-4253 | \$1,882.00 | | |

UPCOMING:

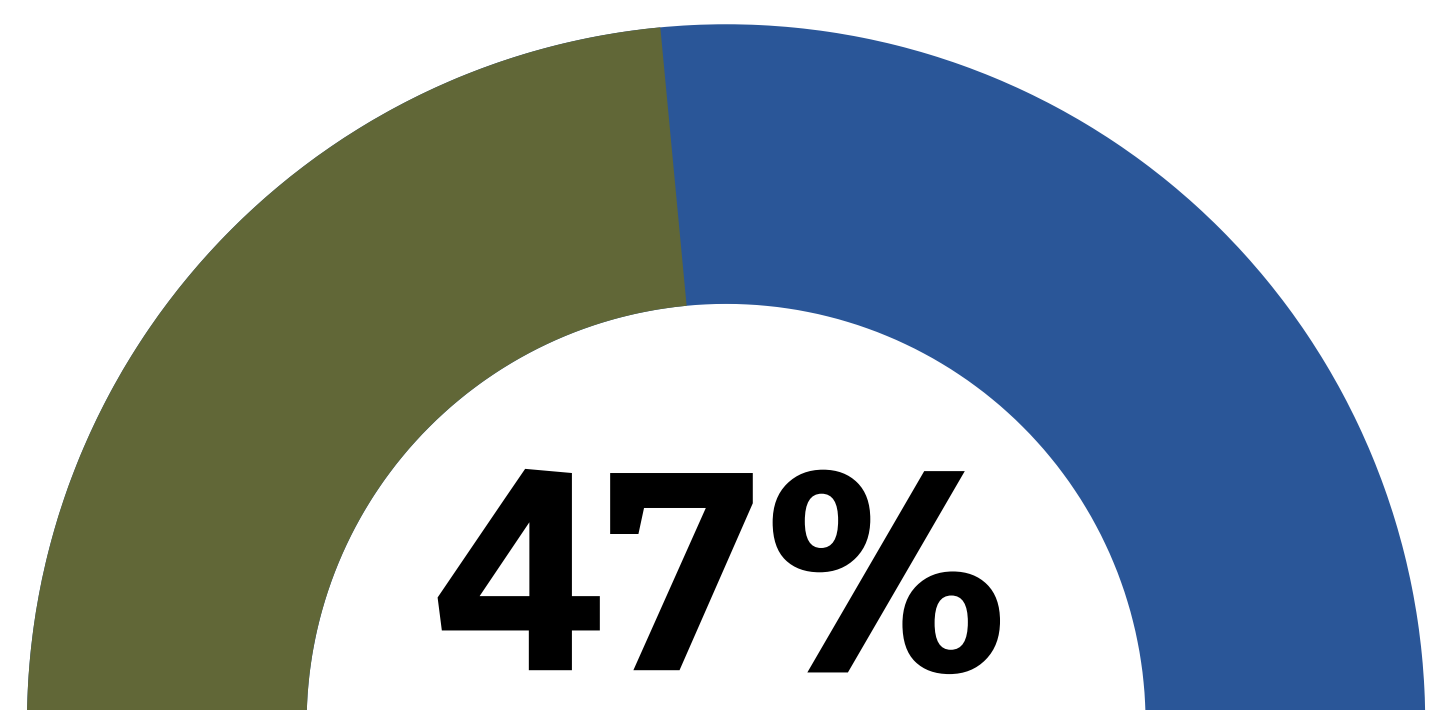
OUTDOOR FAMILY CAMPOUT

FISHING DERBY

CHRISTMAS TREE LIGHTING

BREAKFAST WITH SANTA

% of Resident Accounts as of Oct. 2021





ROCKWALL PARKS & RECREATION

Monthly Report Parks Report October 2021



HARRY MYERS PARK DISC GOLF COURSE
HOLE 18 TEE IMPROVEMENT



URBAN FORESTRY
PROGRAM UNDERWAY



WINDMILL RIDGE
STORM DAMAGE CLEANUP



LEON TUTTLE ATHLETIC COMPLEX
RENOVATIONS HAVE BEGUN

Rockwall Police Department

Monthly Activity Report

October-2021

| ACTIVITY | CURRENT MONTH OCTOBER | PREVIOUS MONTH SEPTEMBER | YTD 2021 | YTD 2020 | YTD % CHANGE |
|----------|---------------------------------|------------------------------------|---------------------|---------------------|-------------------------|
|----------|---------------------------------|------------------------------------|---------------------|---------------------|-------------------------|

PART 1 OFFENSES

| | | | | | |
|-------------------------|------------|------------|-------------|-------------|----------------|
| Homicide / Manslaughter | 0 | 0 | 0 | 0 | 0.00% |
| Sexual Assault | 1 | 3 | 16 | 5 | 220.00% |
| Robbery | 1 | 0 | 4 | 14 | -71.43% |
| Aggravated Assault | 1 | 2 | 25 | 24 | 4.17% |
| Burglary | 2 | 1 | 28 | 54 | -48.15% |
| Larceny | 41 | 42 | 489 | 613 | -20.23% |
| Motor Vehicle Theft | 1 | 6 | 43 | 65 | -33.85% |
| TOTAL PART I | 47 | 54 | 605 | 775 | -21.94% |
| TOTAL PART II | 116 | 138 | 1242 | 1256 | -1.11% |
| TOTAL OFFENSES | 163 | 192 | 1847 | 2031 | -9.06% |

ADDITIONAL STATISTICS

| | | | | | |
|-----------------|----|----|-----|-----|----------------|
| FAMILY VIOLENCE | 4 | 4 | 97 | 116 | -16.38% |
| D.W.I. | 20 | 10 | 170 | 120 | 41.67% |

ARRESTS

| | | | | | |
|----------------------|-----------|-----------|------------|------------|----------------|
| FELONY | 20 | 18 | 220 | 273 | -19.41% |
| MISDEMEANOR | 51 | 48 | 476 | 501 | -4.99% |
| WARRANT ARREST | 7 | 11 | 82 | 85 | -3.53% |
| JUVENILE | 4 | 6 | 31 | 38 | -18.42% |
| TOTAL ARRESTS | 82 | 83 | 809 | 897 | -9.81% |

DISPATCH

| | | | | | |
|-------------------|------|------|-------|-------|---------------|
| CALLS FOR SERVICE | 2093 | 1945 | 20668 | 14229 | 45.25% |
|-------------------|------|------|-------|-------|---------------|

ACCIDENTS

| | | | | | |
|--------------|-----------|-----------|------------|------------|----------------|
| INJURY | 5 | 5 | 46 | 94 | -51.06% |
| NON-INJURY | 76 | 78 | 719 | 479 | 50.10% |
| FATALITY | 0 | 1 | 1 | 3 | -66.67% |
| TOTAL | 81 | 84 | 766 | 576 | 32.99% |

FALSE ALARMS

| | | | | | |
|---------------------------|-------------------|-------------------|--------------------|--------------------|--------------|
| RESIDENT ALARMS | 47 | 38 | 433 | 433 | 0.00% |
| BUSINESS ALARMS | 121 | 127 | 1353 | 1314 | 2.97% |
| TOTAL FALSE ALARMS | 168 | 165 | 1786 | 1747 | 2.23% |
| Estimated Lost Hours | 110.88 | 108.9 | 1178.76 | 1153.02 | 2.23% |
| Estimated Cost | \$2,637.60 | \$2,590.50 | \$28,040.20 | \$27,427.90 | 2.23% |

ROCKWALL NARCOTICS UNIT

| | |
|------------------------|------------|
| Number of Cases | 4 |
| Arrests | 4 |
| Arrest Warrants | 5 |
| Search Warrants | 5 |
| Seized | |
| Cocaine | 1g |
| Dangerous Drugs | 3000 pills |
| Marijuana | 17oz |
| Methamphetamine | 4kg |
| | |
| | |

Rockwall Police Department

Dispatch and Response Times

October 2021

Police Department

| | Average Response Time | |
|-------------------|-----------------------|----------------------------|
| Priority 1 | | Number of Calls 170 |
| Call to Dispatch | 0:00:39 | |
| Call to Arrival | 0:05:11 | |
| % over 7 minutes | 21% | |
| | Average Response Time | |
| Priority 2 | | Number of Calls 785 |
| Call to Dispatch | 0:02:13 | |
| Call to Arrival | 0:08:35 | |
| % over 7 minutes | 18% | |
| | Average Response Time | |
| Priority 3 | | Number of Calls 54 |
| Call to Dispatch | 0:02:49 | |
| Call to Arrival | 0:12:24 | |
| % over 7 minutes | 48% | |

Average dispatch response time goals are as follows:

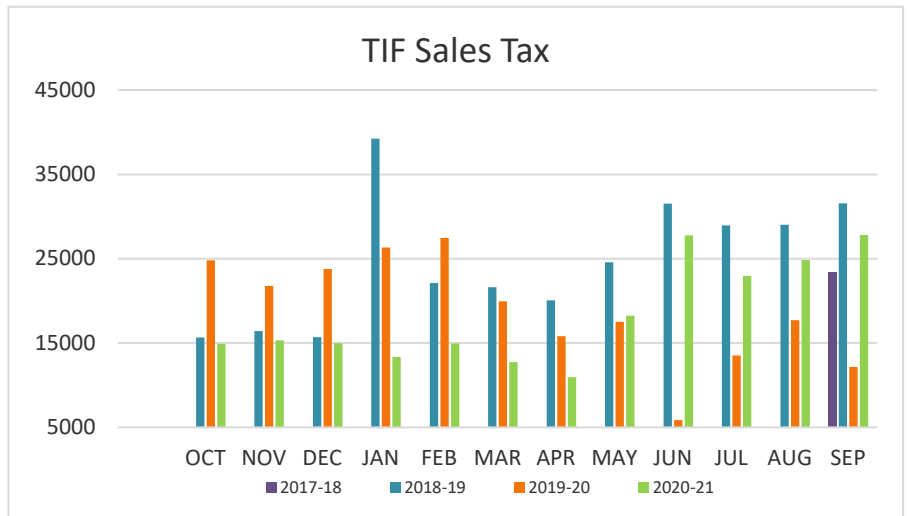
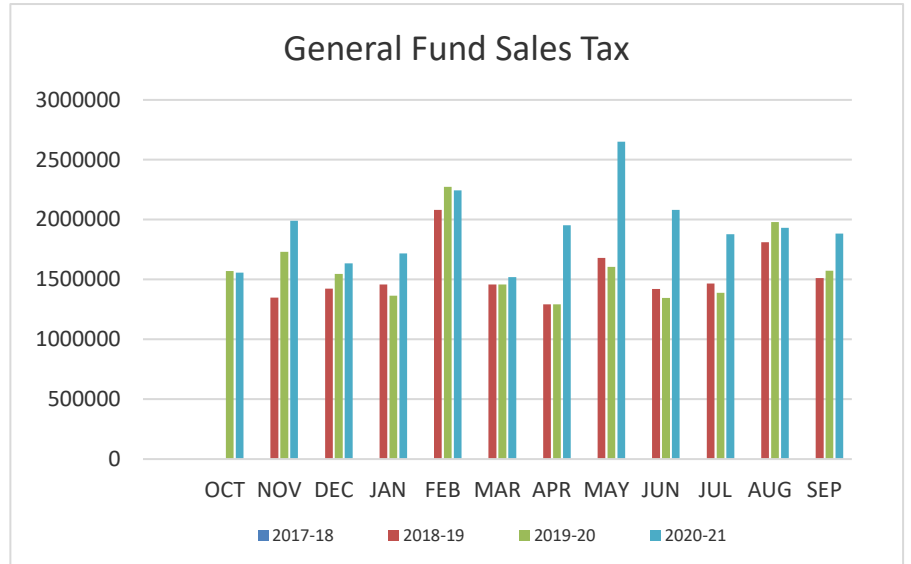
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

| | <u>General Fund</u> | <u>TIF</u> |
|--------|---------------------|------------------|
| | <u>Sales Tax</u> | <u>Sales Tax</u> |
| Jul-18 | 1,463,243 | 28,867 |
| Aug-18 | 1,679,728 | 27,594 |
| Sep-18 | 1,174,074 | 23,370 |
| Oct-18 | 1,301,342 | 15,641 |
| Nov-18 | 1,349,253 | 16,403 |
| Dec-18 | 1,423,386 | 15,708 |
| Jan-19 | 1,457,584 | 39,247 |
| Feb-19 | 2,080,043 | 22,109 |
| Mar-19 | 1,459,018 | 21,606 |
| Apr-19 | 1,293,524 | 20,077 |
| May-19 | 1,679,076 | 24,582 |
| Jun-19 | 1,420,483 | 31,523 |
| Jul-19 | 1,467,376 | 28,951 |
| Aug-19 | 1,810,970 | 29,022 |
| Sep-19 | 1,478,622 | 31,577 |
| Oct-19 | 1,565,868 | 24,818 |
| Nov-19 | 1,730,541 | 21,787 |
| Dec-19 | 1,547,746 | 23,781 |
| Jan-20 | 1,365,040 | 26,330 |
| Feb-20 | 2,273,520 | 27,472 |
| Mar-20 | 1,458,193 | 19,955 |
| Apr-20 | 1,292,639 | 15,829 |
| May-20 | 1,605,986 | 17,538 |
| Jun-20 | 1,345,598 | 5,881 |
| Jul-20 | 1,376,026 | 13,529 |
| Aug-20 | 1,979,539 | 17,706 |
| Sep-20 | 1,573,352 | 12,179 |
| Oct-20 | 1,558,570 | 14,888 |
| Nov-20 | 1,989,955 | 15,299 |
| Dec-20 | 1,634,280 | 14,994 |
| Jan-21 | 1,718,364 | 13,341 |
| Feb-21 | 2,244,778 | 14,935 |
| Mar-21 | 1,521,031 | 12,738 |
| Apr-21 | 1,952,165 | 10,954 |
| May-21 | 2,651,412 | 18,252 |
| Jun-21 | 2,080,645 | 27,773 |
| Jul-21 | 1,877,982 | 22,940 |
| Aug-21 | 1,930,521 | 24,860 |
| Sep-21 | 1,882,276 | 27,803 |
| Oct-21 | 1,874,995 | TBD |



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

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

| | <u>Total Gallons</u> | <u>Daily Average</u> | <u>Maximum Day</u> |
|--------|----------------------|----------------------|--------------------|
| Aug-19 | 557,577,730 | 17,986,380 | 20,877,020 |
| Sep-19 | 480,076,300 | 16,002,544 | 19,898,562 |
| Oct-19 | 377,192,895 | 12,167,513 | 17,708,812 |
| Nov-19 | 237,328,307 | 7,910,944 | 9,218,867 |
| Dec-19 | 229,083,044 | 7,389,776 | 8,396,266 |
| Jan-20 | 215,978,847 | 6,967,060 | 8,691,306 |
| Feb-20 | 196,611,134 | 6,779,695 | 7,579,604 |
| Mar-20 | 197,281,791 | 6,363,929 | 8,569,168 |
| Apr-20 | 226,508,245 | 7,550,275 | 10,263,848 |
| May-20 | 317,650,425 | 10,246,788 | 13,193,218 |
| Jun-20 | 455,022,410 | 15,167,411 | 20,100,668 |
| Jul-20 | 511,667,880 | 16,505,415 | 20,073,454 |
| Aug-20 | 590,693,550 | 19,054,630 | 22,031,522 |
| Sep-20 | 363,112,688 | 12,103,756 | 14,870,959 |
| Oct-20 | 397,801,934 | 12,832,320 | 15,751,199 |
| Nov-20 | 295,091,494 | 9,836,383 | 11,452,738 |
| Dec-20 | 179,571,968 | 7,371,629 | 8,653,526 |
| Jan-21 | 157,800,928 | 6,718,182 | 7,179,987 |
| Feb-21 | 199,821,312 | 8,288,901 | 17,044,360 |
| Mar-21 | 230,130,315 | 7,423,560 | 9,739,996 |
| Apr-21 | 289,545,756 | 9,651,525 | 12,683,656 |
| May-21 | 247,421,005 | 7,981,324 | 10,400,411 |
| Jun-21 | 342,904,230 | 11,430,141 | 16,988,604 |
| Jul-21 | 446,687,809 | 14,409,284 | 17,918,524 |
| Aug-21 | 486,443,590 | 15,691,730 | 18,928,160 |
| Sep-21 | 377,898,464 | 17,173,544 | 19,016,086 |
| Oct-21 | 293,280,384 | 11,880,576 | 15,338,545 |

Source: SCADA Monthly Reports generated at the Water Pump Stations

