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P2019-020 - Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.	
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P2019-021 - Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.	
P2019-021	
P2019-022 - Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.	
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Z2019-011 Discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an ordinance amending the development standards contained in Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary (2nd Reading). Ord (2nd Reading)				79
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ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, June 03, 2019 - 5:00 PM City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

- I. CALL PUBLIC MEETING TO ORDER
- II. EXECUTIVE SESSION.

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

- 1. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
- 2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)
- 3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

- IV. RECONVENE PUBLIC MEETING (6:00 P.M.)
- V. Take Any Action as a Result of Executive Session
- VI. INVOCATION AND PLEDGE OF ALLEGIANCE COUNCILMEMBER TROWBRIDGE
- VII. OPEN FORUM
- VIII. CONSENT AGENDA
 - **pg.9 1.** Consider approval of the minutes from the May 20, 2019 regular city council meeting, and take any action necessary.
 - **pg.19 2.** Consider approval of a contract for professional engineering services with Cardinal Strategies Engineering Services, LLC to perform the Squabble Creek Watershed Hydrologic & Hydraulic Update Phase 1 in an amount not to exceed \$105,000, to be paid for from the Engineering Consulting Budget, and take any action necessary.
 - pg.26 3. Z2019-009 Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick 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 505 N. Goliad Street, and take any action necessary (2nd Reading).
- pg.33 4. Z2019-010 Consider a request by Dwayne Cain of EVSR (D), LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary (2nd Reading).
- pg.40 5. Consider approval of a Cooperative Purchasing Agreement with the City of Mesquite and bid award to Phillips Lawn Sprinkler Co. for \$25,000 for Northshore Park irrigation project from Recreation Development Fund authorizing the City Manager to execute the Coop Agreement and Irrigation Contract and take any action necessary.
- **pg.45 6.** Consider a request by Phil Wagner of the Rockwall Economic Development Corporation for the approval of a resolution abandoning the right-of-way for Aluminum Plant Road being a 0.40-acre tract of land situated within the R. Ballard Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, and take any action necessary.
- P2019-020 Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.
- Pg.67 8. P2019-021 Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.
- Pg.73 9. P2019-022 Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

IX. APPOINTMENT ITEMS

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

X. ACTION ITEMS

- pg.79 1. Z2019-011 Discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an ordinance amending the development standards contained in Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [FM-740] and White Road, and take any action necessary (2nd Reading).
- **pg.89 2.** Discuss and consider a request from Butch Clarke of Alpha Graphics and representatives from Texas Health Presbyterian Hospital for an approval of a sign plan located at 3150 Horizon Road, and take any action necessary.
- **pg.97 3.** Discuss and consider a resolution repealing Resolution No. 17-23 and approving Resolution 19-15 to establish an updated fee schedule for Permit, Health and Misc. Fees, for the city, and take any action necessary.
- **pg.103 4.** Discuss and consider filling a vacancy on the city's Architectural Review Board, and take any action necessary.
- XI. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

Building Inspections Monthly Report - April 2019 pg.105
GIS Division Monthly Report - April 2019 pg.116
Harbor PD Monthly Report - April 2019 pg.118
Internal Operations Department Monthly Report - April 2019 pg.120
Police Departments Monthly Activity Report-April 2019 pg.122
Recreation Monthly Report - April 2019 pg.125
Rockwall Animal Adoption Center Monthly Report - April 2019 pg.131
Rockwall Fire Department Monthly Report - April 2019 pg.135
STAR Transit Monthly Report - April 2019 pg.142

2. City Manager's Report

XII. EXECUTIVE SESSION

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

- 1. Discussion regarding purchase, sale or lease of real property in the vicinity of Rockwall Municipal Airport, Downtown and The Harbor pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
- 2. Discussion regarding appointment of city council subcommittees and board liaisons pursuant to Section, §551.074 (Personnel Matters)
- 3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

XIV. 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 31st day of May, 2019 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

1 MINUTES (29)

2	ROCKWALL CITY COUNCIL REGULAR MEETING
3	Monday, May 20, 2019 - 5:00 PM
4	City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087
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6	I. CALL PUBLIC MEETING TO ORDER
7 8 9 10 11 12	Mayor Pruitt called the public meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler and Council Members Patrick Trowbridge, Dana Macalik, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present were Assistant City Manager Joey Boyd and the city's legal counsel, Patrick Lindner. City Manager Rick Crowley, Assistant City Manager Mary Smith and City Attorney Frank Garza were absent from the meeting. Mayor Pruitt read the below listed discussion items into the public record before recessing the meeting to go into Executive Session.
13 14 15 16	II. THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:
17 18 19 20 21 22 23 24 25 26 27	 Discussion regarding appointment of city council subcommittees, board liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074 (Personnel Matters) Discussion regarding purchase / acquisition of real property in the vicinity of Rockwall Municipal Airport and Downtown pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney). Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney) Adjourn Executive Session
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29	IV. RECONVENE PUBLIC MEETING (6:00 P.M.)
30 31	Mayor Pruitt reconvened the public meeting at 6:00 p.m.
32	V. SWEARING IN OF NEWLY ELECTED MAYOR AND CITY COUNCIL MEMBERS
33	Associate Judge of the Rockwall Municipal Court, Matt Scott, came forth and administered Oaths of
34	Office to newly elected Mayor Jim Pruitt and newly elected Council Member for Place 3, Kevin Fowler.
35	Municipal Court Judge David Mallard came forth and administered Oaths of Office to Council Member
36	for Place 1, Bennie Daniels and Council Member for Place 5, Dana Macalik.

- 37 VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION
- 38 Mayor Pro Tem Fowler moved to name Dana Macalik as the new Mayor Pro Tem for the next twelve
- 39 months. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0
- 40 **nays.**

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- 41 VII. INVOCATION AND PLEDGE OF ALLEGIANCE COUNCILMEMBER JOHANNESEN
- 42 Councilmember Johannesen delivered the invocation and led the Pledge of Allegiance.
- 43 VIII. PROCLAMATIONS
- **1.** Rockwall ISD Culinary Team Celebration Day
 - Mayor Pruitt called forth the team and its teacher/advisor, Cody Hayes. He then presented them with this proclamation in recognition of the team recently attaining 1st Place in a national culinary competition that was held in Washington, D.C.
- Presentation of "Best Practices in Law Enforcement" Award to Rockwall Police Department
 by Chief Jim Spivey of the Richardson Police Department
- 51 Chief Spivey came forth and presented this "Best Practices" award to Rockwall Police Chief Kirk Riggs 52 and the Rockwall Police Department. Indication was given that this is the third time the RPD has 53 attained this high honor.
- **3.** Public Works Week
- City Engineer/Director of Public Works, Amy Williams came forth with several of her staff members
- 56 from the streets, water, and wastewater departments. Mayor Pruitt then read and presented them
- 57 with this proclamation. He thanked the staff members in these departments for all the hard work they
- do and the services they provide to citizens.
- 59 IX. OPEN FORUM
- 60 Mayor Pruitt explained how Open Forum is conducted, asking if anyone would like to come forth and
- speak at this time.
- 62 Jim Turner, 1691 E. Old Quail Run Road, came forth and expressed concern over his recycling not being
- 63 picked up four times in recent memory. He believes the city's recycling program has regressed. Also,
- he has concerns about drainage issues that continue to get worse, especially in creeks and areas around
- 65 his property. He encouraged the city to put a comprehensive drainage plan together to mitigate
- drainage concerns and prevent future, potential dam failures. He believes the drainage concerns near
- 67 him currently only impact a small handful of properties; however, he fears the drainage problems will
- 68 eventually adversely affect the city as a whole.
- 69 There being no one else wishing to come forth and speak, Mayor Pruitt closed Open Forum.

X. CONSENT AGENDA

- Consider approval of the minutes from the May 6, 2019 regular city council meeting, and take any action necessary.
 - **2.** Consider authorizing the mayor to execute agreements for Municipal Court Judge and Associate Municipal Court Judge and related services, and taken any action necessary.
- Councilman Fowler moved to approve the Consent Agenda (#s 1 and 2). Councilmember Trowbridge seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. APPOINTMENT ITEMS

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

Chairman of the Planning & Zoning Commission, Johnny Lyons, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action as a result of this agenda item.

XII. PUBLIC HEARING ITEMS

1. Z2019-009 - Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a restaurant less than 2,000 SF without a drive-through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick 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 505 N. Goliad Street, and take any action necessary (1st Reading).

Planning Manager, David Gonzales, provided background information pertaining to this agenda item, indicating that Bonafide Betties Pie Company is currently located at 103 S. San Jacinto Street, but the business is planning to relocate to a larger facility at 505 N. Goliad Street. This location is within Planned Development District 50 (PD-50). The Residential Office (RO) District, which is the underlying zoning designation for Planned Development District 50 (PD-50), requires a Specific Use Permit (SUP) for a restaurant with additional restrictions that stipulate the restaurant be less than 2,000 SF and not have a drive-through or a drive-in. The proposed restaurant is a limited service restaurant, and parking for the facility will be calculated at one (1) parking space per 250 SF of area. This means the restaurant would require eight (8) parking spaces [1916 SF/250 SF = 8 Parking Spaces]. Based on size of the site and the area taken up by the existing single-family home, the applicant is only able to incorporate a total of seven (7) parking spaces on-site. Staff has included an operational condition allowing the reduced number of parking spaces. Staff has also included operational conditions requiring the

installation of a minimum six (6) foot tall, board-on-board, wood fence to be constructed along the western property boundary, floor be used only for storage purposes. These have been included as conditions of approval in the SUP ordinance. Staff mailed out 34 notices to property owners within 500' of the subject property. Staff received a total of four notices back and two emails in favor of the request. Also, the Planning & Zoning Commission has unanimously recommended approval of this request.

Mayor Pruitt 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.

Councilman Trowbridge moved to approve Z2019-009 with staff recommendations. Mayor Pro Tem Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL ORDINANCE NO. <u>19-XX</u> SPECIFIC USE PERMIT NO. <u>S-XXX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT LESS THAN 2,000 SF WITHOUT A DRIVE-THROUGH OR DRIVE-IN FACILITY ON A 0.23-ACRE PARCEL OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. Z2019-010 - Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of an ordinance for a Specific Use Permit (SUP) allowing a guest quarters/secondary living unit and barn or agricultural accessory building on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary (1st Reading).

Planning Manager David Gonzales provided background information pertaining to this agenda item. He explained that, currently, there is a single-family home on the subject property and the applicant is requesting approval of a Specific Use Permit (SUP) to allow a guest quarters/secondary living unit and barn or agricultural building in conjunction with this structure. The structure will be ~4,950 SF in total size, with ~576 SF being dedicated to the guest quarters/secondary living unit. The proposed building will be situated behind the main structure, have four (4) roll-up garage doors, and be clad with metal on the exterior. The proposed building will primarily serve as storage for vehicles/equipment and contain a small bathroom with a shower. He went on to share that on May 1, 2019, staff mailed 16

notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received four (4) notices in favor of this request (all from Mr. Cain, as he is the owner of the surrounding properties). On May 1, 2019, staff mailed 16 notices to property owners and residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received four (4) notices in favor of this request.

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Mr. Dwain Cain - 305 Stonebridge Rockwall, TX – (the applicant) came forth and provided brief comments pertaining to this request, generally asking the Council to act favorably to approve this request.

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

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Mayor Pro Tem Macalik moved to approve Z2019-010. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL ORDINANCE NO. <u>19-XX</u> SPECIFIC USE PERMIT NO. S-XXX

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO **ALLOW** FOR A GUEST QUARTERS/SECONDARY LIVING *UNIT* AND BARN OR AGRICULTURAL ACCESSORY BUILDING IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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.

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

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3. Z2019-011 - Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an ordinance amending the development standards contained in Planned Development District 47 (PD-47) [Ordinances 99-17 & 07-04] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of

the intersection of Ridge Road [FM-740] and White Road, and take any action necessary (1st Reading).

Planning Manager David Gonzales provided background information pertaining to this agenda item. The applicant is requesting to amend the development standards contained in Planned Development District 47 (PD-47) [Ordinance No. 99-17]. Specifically, the applicant is requesting three (3) changes to the ordinance. These changes are as follows:

- 1) The minimum masonry requirement be 60% with all lap-siding being a cementitious fiber material (e.g. HardiBoard or HardiPlank);
- 2) The maximum lot coverage be 55%, and

3) Front-facing garages be allowed provided they are set back a minimum of 20-feet from the front facade of the structure.

On May 1, 2019, staff mailed 123 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified Spyglass Phases 2 & 3, the Rainbow Lakes, Chandler's Landing, and Foxchase Homeowner's Associations (HOA's), which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received two (2) notices in favor, one (1) notice in opposition, and one (1) email in favor of the request, with the exception of the front-facing garages. In addition, the Planning & Zoning Commission has recommended approval of this item by a vote of 4 ayes to 1 nay (Womble).

Scott Lewis – 900 Heathland Crossing, Heath, TX – (the applicant) came forth and addressed the Council at this time. He went on to explain additional details and clarify the nature of this request.

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

Dennis Denney – 162 Meadowlark Circle, Rockwall, TX – came forth and indicated that he represents the First Christian Church (located at 3375 Ridge Road). He went on to provide brief comments pertaining to Ordinance 99-53, expressing that he does not want his church to lose the ability to operate 'as is.' Planning Manager David Gonzales clarified that nothing will be changing in this regard.

Bob Wacker – 309 Featherstone, Rockwall, TX – came forth and provided comments pertaining to this request. He indicated that when he served on the city's Comprehensive Plan Review Committee, he was generally against front-entry garages. He shared that, even with three car garages, people still park in driveways. He wonders if the garages could be pushed back another 5' from the front property line.

Jeff Macalik – 6102 Volunteer Place, Rockwall, TX – came forth and expressed concern about this request. He indicated that he is involved in the HOA of Chandler's Landing, and he does not believe the HOA would be in favor of some aspects of this request (however, the Chandler's HOA was not actually within the notification area associated with this application). He generally spoke in opposition of this request.

There being no one else indicating a desire to come forth and speak at this time, Mayor Pruitt then closed the public hearing.

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Councilmember Trowbridge suggested the Council consider limiting the front entry garages. He also believes the requested 'coverage' does in fact relate to density, and he generally has some concern about this.

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Indication was given that all of the lots are 80' lots. The applicant came forth again and answered several questions of Council (related to 'coverage,' square footage, lot size, setbacks, front entry garages, front facades, j-swing garages, etc.).

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Councilmember Hohenshelt moved to allow 40% front entry and 60% j-swing garages associated with this request. Councilmember Trowbridge seconded the motion, which passed by a vote of 6 ayes with 1 nay (Pruitt).

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Councilmember Hohenshelt then moved to have the PD amendment reflect a 55% lot coverage. Councilmember Johannesen seconded the motion, which passed by a vote of 5 ayes with 2 against (Trowbridge and Pruitt).

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Councilmember Hohenshelt moved to allow the PD amendment for the hardiboard requirement, as presented (from 80% to 60%). Councilmember Trowbridge seconded the motion, which passed by a vote of 5 ayes with 2 against (Pruitt and Daniels).

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The ordinance caption was read as follows:

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CITY OF ROCKWALL ORDINANCE NO. 19-XX

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AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [ORDINANCES 99-17 AND 07-04] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 99-17, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE FULLY DEPICTED HEREIN BY EXHIBIT 'A' AND DESCRIBED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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290 XIII. ACTION ITEMS

291 **1.** Discuss and consider a request from Casey and Andrea Burke for a special permit on a front yard fence to be located at 1406-A Ridge Road, and take any action necessary.

Building Official Jeffrey Widmer came froth and briefed the Council on this front yard fence request. He shared that no notices are required to be sent to adjacent property owners; however, the Burke's have

gone to their neighbors and have received indication that they do not object to this request for a front yard fence.

Dean Cathey - 3066 Rochelle Road – and Mr. and Mrs. Burke – 1406-A Ridge Road – came forth to speak to the Council. Mr. Burke indicated they have lived on Ridge Road for fifteen years. They recently built a new home, and the apartment complex across the street is causing car headlights to shine into their living room. For this reason, they are requesting approval of a front yard fence. They went on to further explain their request and show photos of the lot, the home, a shed on the property and the type of fence they are requesting to construct. The fence would be 8' tall; however, due to elevation abutting the street, it will actually appear to be 5' tall.

Mr. Widmer clarified that the city's current standards for front yard fences are 48" wrought iron on 42" wood fence heights.

Councilmember Fowler expressed concern that the proposed wood fence may make the home look like a 'compound.' Also, he fears that eventually every residential home along this stretch of Ridge Road may end up wanting to install a masonry or wooden front yard fence, and that may result in inhibiting lake views along that stretch of roadway.

Following the dialogue between Council and the Burke's, Mayor Pruitt waited to see if any member of Council wanted to make a motion pertaining to this request. No one offered a motion.

Mayor Pruitt then called for a break and recessed the public meeting at 7:36 p.m. He then reconvened the meeting at 7:43 p.m.

Mayor Pruitt asked if anyone would like to make a motion concerning this agenda item. Since there was no motion made, the item "died" for lack of a motion.

2. Discuss and consider bike lanes on John King Boulevard, and take any action necessary.

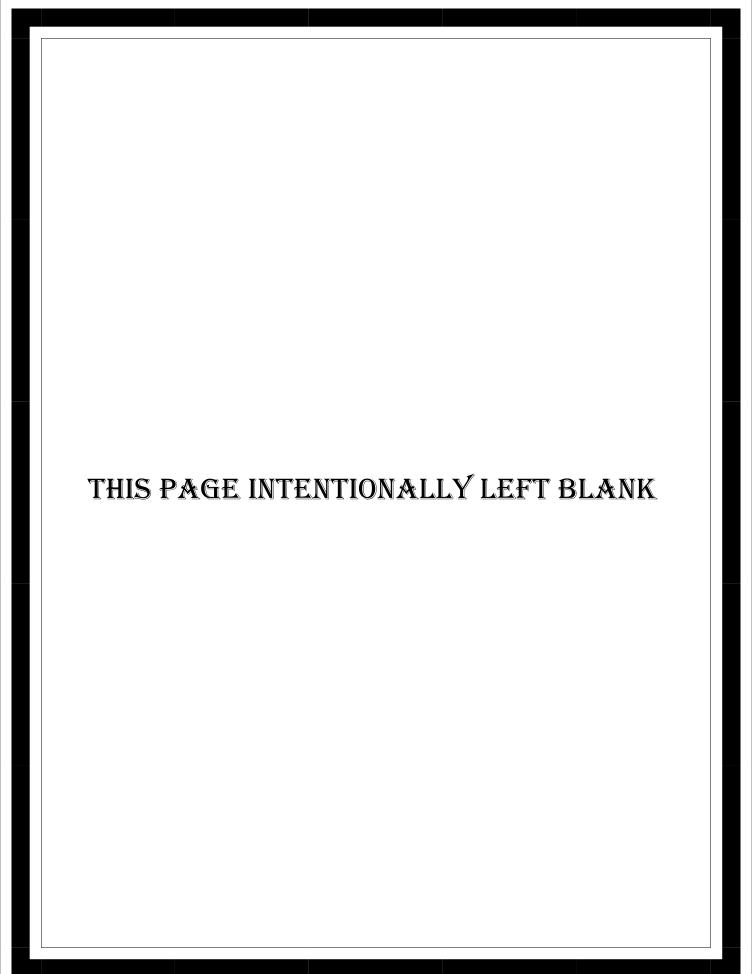
Indication was given that Councilman Trowbridge requested this item for tonight's agenda. He pointed out that John King is currently a city-owned street, and he wonders if John King has bike lanes currently, and if it will have bike lanes in the future once TxDOT takes it over.

In the interim, when TxDOT takes it over, there will only be two lanes at 12' each. The ultimate build out of this road way will have three lanes in both directions, and they will have a shared bike lane. The outside lanes that will be closest to the sidewalk will be 14' wide instead of 11' or 12'. Current TxDOT standards call for either a dedicated or a shared bike lane.

- No action was taken concerning this agenda item and associated, brief discussion.
- 334 XIV. EXECUTIVE SESSION
- THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:
- 1. Discussion regarding appointment of city council subcommittees, board liaisons and designation of Mayor Pro Tem pursuant to Section, §551.074 (Personnel Matters)

339	۷.	Discussion regarding purchase / acquisition of real property in the vicinity of Rockwan
340		Municipal Airport and Downtown pursuant to Section §551.072 (Real Property) and Section
341		§551.071 (Consultation with Attorney).
342	3.	Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland,
343		Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD)
344		regarding water rates pursuant to Section §551.071 (Consultation with Attorney)
345	XV. RECO	INVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION
346	Council did	I not reconvene in Executive Session following the close of the public meeting agenda.
347	XVI. ADJO	DURNMENT
348	The meeti	ng was adjourned at 7:47 p.m.
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351	PASSED AND	APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 3 rd DAY OF
352	JUNE, 2019.	
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354	ATTEST:	JIM PRUITT, MAYOR
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KRISTY COLE, CITY SECRETARY





MEMORANDUM

TO: Rick Crowley, City Manager

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

DATE: May 29, 2019

SUBJECT: Squabble Creek Watershed Hydrologic & Hydraulic Update – Phase 1

The City of Rockwall's storm drainage systems and floodplains encompass approximately twenty (20) separate watersheds located totally or partially within the corporate limits and ETJ of the City. When a private development or capital improvement project occurs that potentially impacts floodplain areas or other properties, the development standards require an engineer to perform a flood study to determine the potential impacts and provide a solution to minimize these impacts. Potential impacts include increases in flood elevations, increases in inundation of land, or increases in erosive flood flow velocities.

As part of the City's Strategic Plan, the Public Works Department is assessing the drainage and floodways to provide better information to the development community within the City Limits and ETJ. To assist in providing better information for the development community, City Staff has identified the Squabble Creek Watershed (approximately 7.06 square miles) as a priority area to begin updating the drainage masterplan. This watershed contains many of the City's flooding concerns. The latest drainage (hydrologic and hydraulic) models for Squabble Creek Watershed were developed in September 2005. The hydrologic model studies the amount and flow of drainage with regard to different soil types, precipitation, land use, and types of flow. A hydraulic model uses the data from the hydrologic model to determine the water surface elevation, velocities, and collection of drainage in conveyance systems throughout the City. The drainage models for the master plan were developed using software that is now outdated. As part of this update, the drainage models will be converted using the most recent software available from the United States Army Corps of Engineers (USACE). In addition to the model conversion, several private development improvements will be included in the drainage model update. There are approximately twenty (20) significant detention structures within the watershed that were constructed as part of various developments since the latest master drainage model. These drainage structures will be incorporated into the updated model. Phase 1 of the Squabble Creek Watershed Hydrologic & Hydraulic Update will include the entire hydrologic (amount of water) update to the model and approximately half of the streams within the Squabble Creek Basin will be hydraulically (the effects of the amount of water in the system) updated.

Staff has requested a proposal to preform Phase 1 of the Squabble Creek Watershed Hydrologic & Hydraulic Update from the City's hydrology and hydraulic engineering consultant, Cardinal Strategies Engineering Services, LLC. The engineering fee for Phase 1 is \$105,000.00, which will be funded by the Engineering Consulting budget.

Staff is requesting City Council consider approving a contract for professional engineering services with Cardinal Strategies Engineering Services, LLC to perform the Squabble Creek Watershed Hydrologic & Hydraulic Update Phase 1 in an amount not to exceed \$105,000.00, to be paid for out of the Engineering Consulting budget, and take any action necessary.

AW:jw

Cc:

Mary Smith, Assistant City Manager Joey Boyd, Assistant City Manager Jeremy White, P.E., CFM, Civil Engineer File



MISCELLANEOUS CONSULTING ON STORMWATER ISSUES

TASK ORDER #0003 - SQUABBLE CREEK WATERSHED H&H UPDATE -

PHASE 1

MAY 28, 2019

City of Rockwall - Public Works - Engineering Division Attn: Jeremy M. White, P.E., CFM 385 S. Goliad Rockwall, Texas 75087

Re:

Miscellaneous Consulting on Stormwater Issues - Task Order #0003

Rockwall, Texas

Dear Mr. White:

This letter and the attached documents outline Task Order #0003 of the Miscellaneous Consulting on Stormwater Issues contract as requested by the City of Rockwall.

Scope of Work: Phase 1 of the Squabble Creek hydrology and hydraulic model updates that includes conversion of TR20 hydrology models to HEC-HMS for the entire watershed and conversion of hydraulic models for Squabble Creek Main Stem, Phelps Branch, and Boles Branch (and its tributaries). Refer to Attachment "A" for full detail of scope of work.

Fee: Lump Sum of \$105,000

Term of Agreement: All tasks described in Attachment "A" shall be completed by September 30, 2019.

	EXECUTED in triplicate originals on this 28 day of MAY 2019.
	By: Mah R
	Name: <u>Michael Anderson</u> .
	Title: <u>Principal</u>
ATTES	
	City of Rockwall, Texas
	District Constant
	Richard Crowley
	City Manager

EXHIBIT A SCOPE OF SERVICES

TO BE PROVIDED BY CARDINAL STRATEGIES ENGINEERING SERVICES, LLC, TO THE CITY OF ROCKWALL FOR THE MISCELLANEOUS CONSULTING ON STORMWATER ISSUES SQUABBLE CREEK WATERSHED H&H UPDATE - PHASE I

Project Description:

The CITY has identified the Squabble Creek Watershed as the most in need of a masterplan update as it has many of the CITY's flooding concerns and is nearing 15 years old since the last H&H update. A drainage master plan for Squabble Creek was developed in September 2005 that established the local regulatory hydrologic and hydraulic models for Squabble Creek and most of its major tributaries. The hydrologic and hydraulic models for the master plan were developed using software that is now considered to be outdated. Current hydrologic models are in the TR-20 hydrologic model software and the current hydraulic models are The CITY has requested that Cardinal Strategies Engineering Services, LLC in HEC-2 format. ("CARDINAL") convert both the hydrologic and hydraulic models to the most recent software available from the United States Army Corps of Engineers (USACE). TR-20 hydrologic models will be converted to HEC-HMS versions 4.3 and the HEC-2 hydraulic models will be converted to HEC-RAS versions 5.0.5. In addition to the model conversion, the CITY has requested that several improvements be included in the hydrologic and hydraulic models that were constructed after the development of the master plan models. There are approximately twenty (20) new, significant detention structures within the watershed that were constructed as part of various developments since the original master plan model that will be incorporated into the hydrologic model. In addition, there are three (3) Soil Conservation Service reservoirs within the watershed. The update will establish rainfall and peak discharges for the existing and fully developed conditions 5-, 10-, 25-, and 100year storm events.

John King Boulevard was constructed in 2009 and included one culvert crossing over Boles Branch and one bridge crossing over Phelps Branch. The hydrologic portion of the Phase 1 study includes the entire Squabble Creek watershed (approximately 7.061 square miles) and the hydraulic limits of the study include Squabble Creek Main Stem, Phelps Branch, and Boles Branch with its tributaries. A future phase of the update will be required to update South Prong of Squabble Creek, Tributary A, Tributary C, Tributary D, Tributary E, and Tributary E-2. The update to the hydrologic and hydraulic models will conform to the CITY's current Flood Hazard Damage and Prevention Ordinance and with the CITY's Standards of Design and Construction.

Additional phases will be required to establish new 100-year floodplain boundaries for the studied portions of Squabble and to formally document the analysis and results in a final report.

A. BASIC SERVICES

- 1. **Project Kickoff Meeting**: Attend one project kickoff meeting at the CITY to go over the project scope, schedule, and collect additional information about the site.
- 2. Data Collection: Collect data through coordination with the CITY on the following:
 - a. Master Drainage Plan hydrologic and hydraulic models and supporting documentation
 - b. City of Rockwall Geographic Information Systems (GIS) data for hydrology and hydraulics analysis including:
 - i. Record drawings for detention features throughout the CITY that will be incorporated into hydrologic model.
 - ii. Record drawings for three (3) SCS reservoirs within the watershed.
 - c. Site Visit
- 3. **Survey**: Collect topographic survey of two crossings on John King Boulevard (one on Phelps Branch and one on Boles Branch).
- 4. Hydrology:

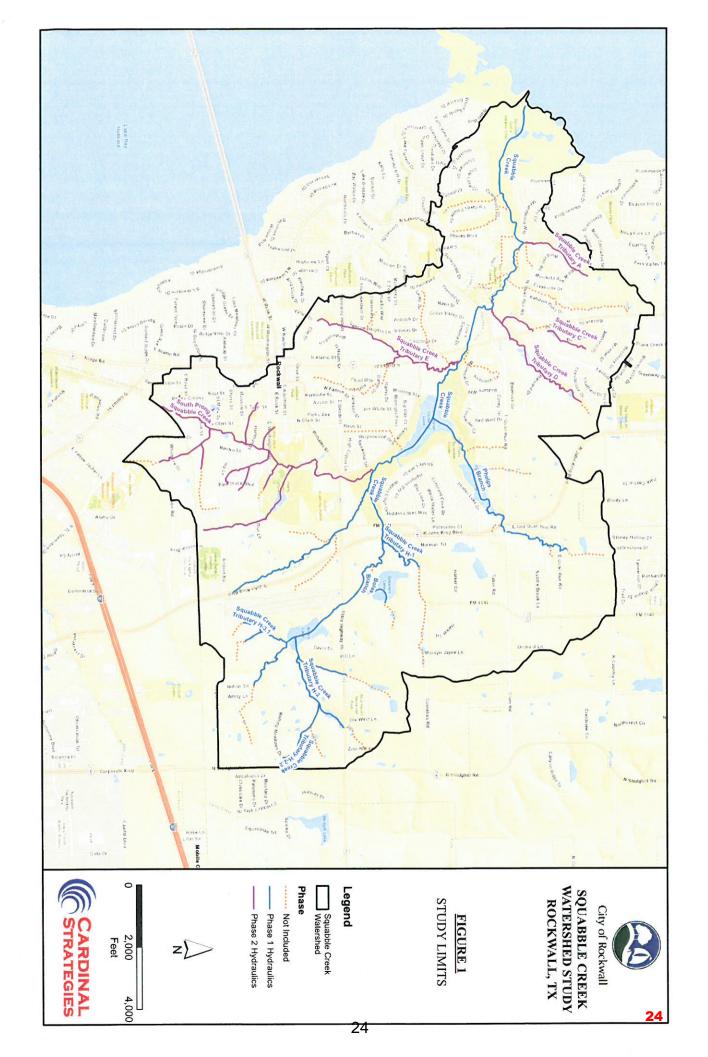
- a. Develop HEC-HMS model version 4.3 using data included in the existing TR20 models, as applicable
- b. Update subbasin delineations based on new developments
- c. Update existing and future land use
- d. Incorporate new detention structures into the model from the following developments based on record drawings provided by CITY:
 - North Lakeshore Valley, Lake View Summit Phase IV, Stone Creek (3 ponds), Kroger, Quail Run Valley (2 ponds), Gideon Grove, The Preserve Phase 1 (2 ponds), Ladera (3 ponds), The Highlands, Park Place Phase II and III, SPR, Whitmore, Ridgecrest
- e. Update routing reaches to appropriate methodology in HEC-HMS. Modified Puls routing will be defined using storage-discharge relationships from the CITY effective HEC-2 model. This will establish preliminary updated peak discharges but the reaches will be finalized in Phase II with the new hydraulic model.
- f. Update rainfall values to match the current criteria and include additional frequencies as needed to cover the 2-, 5-, 10-, 25-, 50-, 100-, and 500-YR storm events
- 5. Hydraulics: Squabble Creek Main Stem, Phelps Branch, and Boles Branch (and its tributaries)
 - a. Cut new XS (same locations as Master Drainage Study) against latest CITY LiDAR topography.
 - b. Copy over structure data from Master Drainage Study
 - c. Evaluate Manning's values using recent aerial imagery and update as necessary
 - d. Update applicable routing reaches with Modified Puls based on updated hydraulic models.

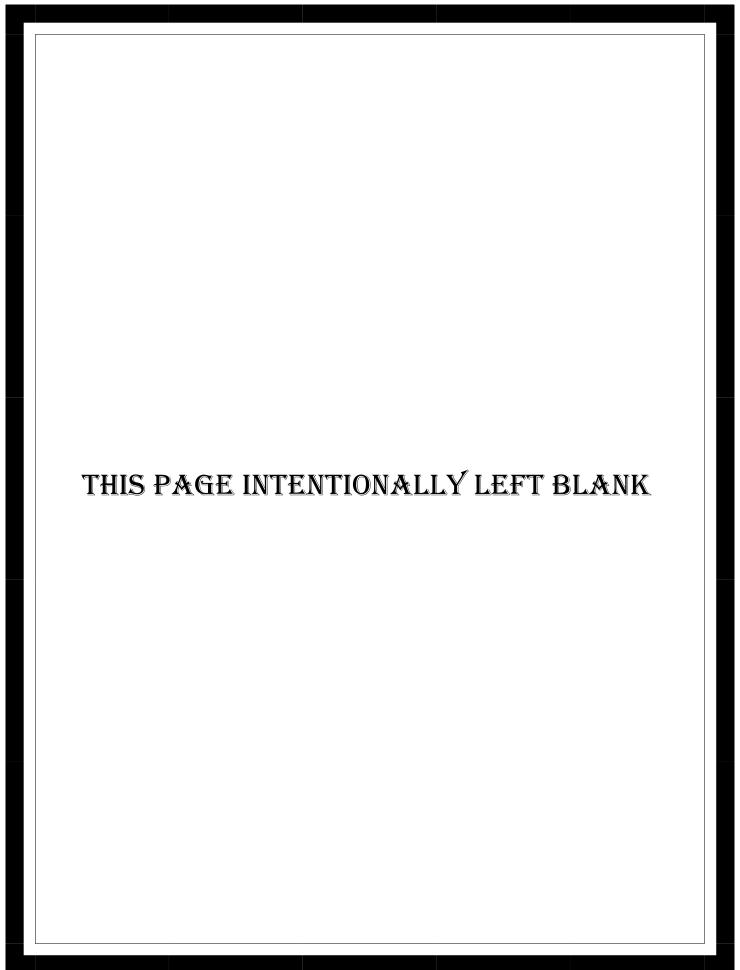
Deliverables – Digital copy of the HEC-HMS and HEC-RAS models and associated geographic information systems (GIS) shapefiles.

B. SPECIAL SERVICES

C. ADDITIONAL SERVICES

- 1. Meetings in excess of those described in Basic Services
- 2. Additional modeling outside of the study limits described in the Project Description
- 3. Additional inclusion of developments and detention structures in excess of those described in Basic Services
- 4. FEMA Submittals
- 5. Public Involvement
- 6. Environmental Permitting or Investigations
- 7. Geotechnical Engineering or Investigations
- 8. Groundwater Services or Investigations
- 9. Hydraulic modeling of any tributaries not listed in the Project Description above
- 10. Extension of hydraulic models beyond the extents of the Master Drainage Study or the limits shown in Figure 1.





CITY OF ROCKWALL

ORDINANCE NO. 19-22

SPECIFIC USE PERMIT NO. <u>S-208</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT LESS THAN 2,000 SF WITHOUT A DRIVE-THROUGH OR DRIVE-IN FACILITY ON A 0.23-ACRE PARCEL OF LAND. ZONED PLANNED DEVELOPMENT DISTRICT 50 (PD-50) FOR RESIDENTIAL OFFICE (RO) DISTRICT LAND USES, AND BEING IDENTIFIED AS BLOCK 20B OF THE AMICK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, **PROVIDING** TEXAS: FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Chris Lam, P.E. of Lam Consulting for the approval of a Specific Use Permit (SUP) for a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* on a 0.23-acre parcel of land, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and being identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, addressed as 505 N. Goliad Street, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant Less than 2,000 SF without a Drive-Through or Drive-In* as stipulated by Article *IV, Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*, and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for

the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in *Planned Development District 50 (PD-50*), and *Section 1.1, Land Use Schedule*, of *Article IV*, *Permissible Uses*, and *Subsection 4.02*, *Residential Office (RO) District*, of *Section 4*, *Commercial (C) Districts*, of *Article V, District Development Standards*, and *Subsection 6.04*, *North Goliad Corridor Overlay (NGC OV) District*, of *Section 6*, *Overlay Districts*, of *Article V*, of the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the following additional conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-in* (*restaurant*) land use on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a *restaurant* land use shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The operation of the *restaurant* land use shall be limited to the area on the first floor as depicted in the *Floor Plan* attached in *Exhibit 'C'* of this ordinance;
- 3) The use of the second-floor area shall be limited to storage only. Any other use will require additional parking spaces.
- 4) A minimum of six (6)-foot tall board on board wood fence shall be constructed along the west property boundary -- adjacent to the residentially zoned property -- prior to the issuance of a Certificate of Occupancy (CO).
- 5) Should the land use change from a *Limited Service Restaurant* (i.e. to a full-service restaurant or any other land use), the subject property shall comply with the parking requirements contained in Article VI, *Parking and Loading*, of the Unified Development Code. If the parking provided on the subject property does not meet the parking requirements for the proposed land use, this Specific Use Permit will need to be amended in accordance with the procedures contained in Section 4, *Specific Use Permits*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment 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 Council may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, Permissible Uses, 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.

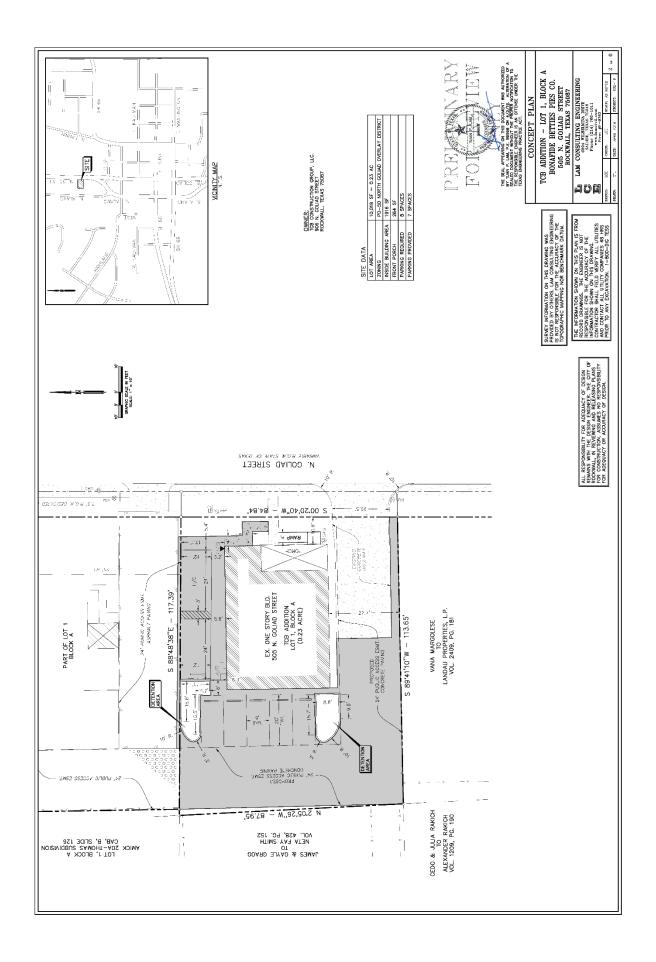
SECTION 7. That this ordinance shall take effect immediately from and after its passage;

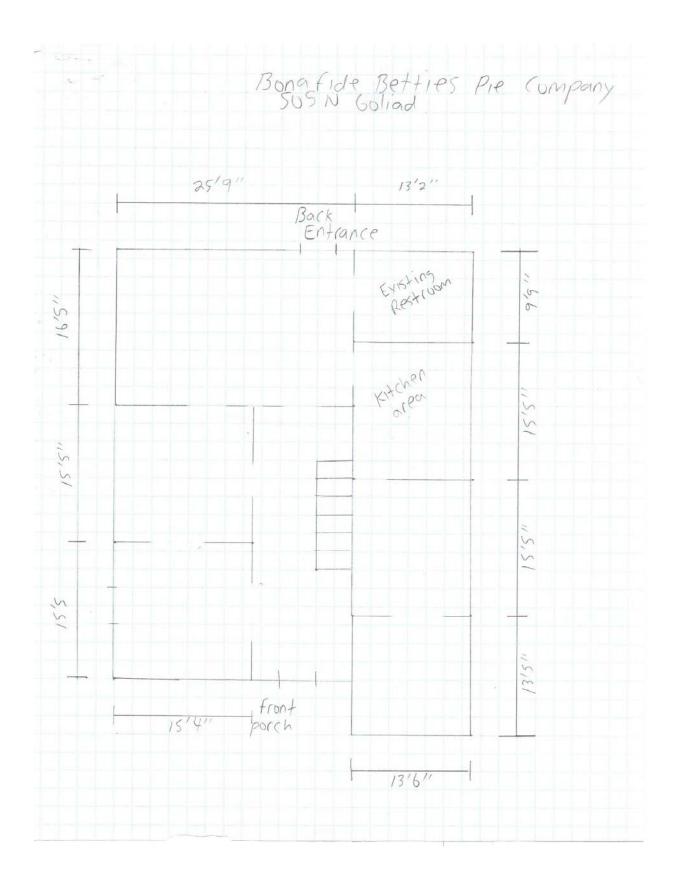
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3rd DAY OF June 2019.

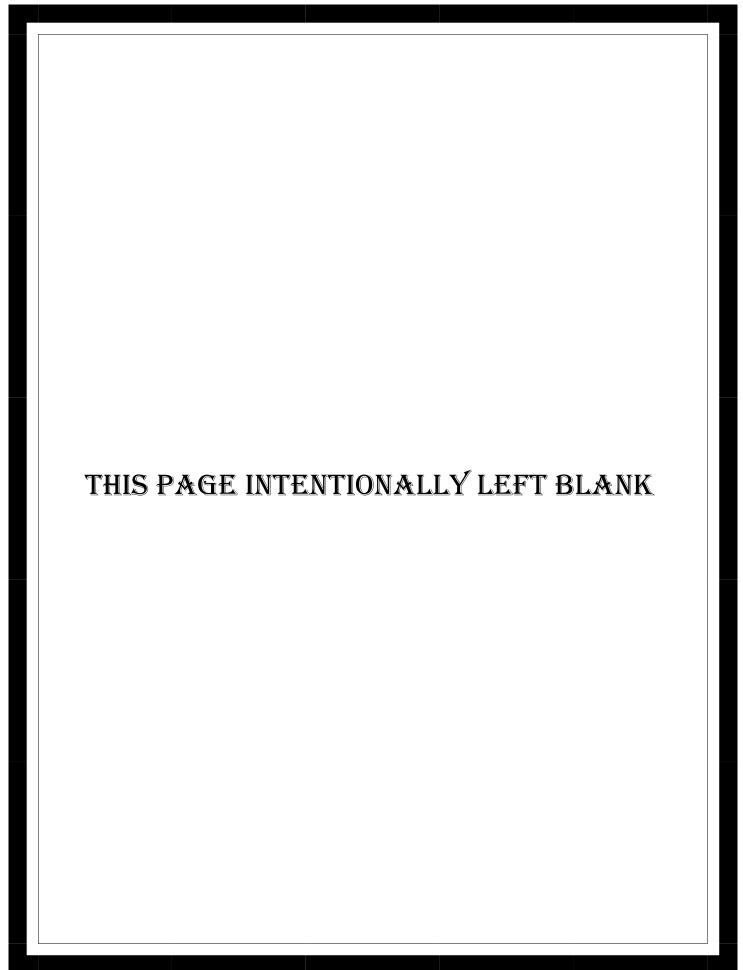
ATTEST:	Jim Pruitt, Mayor	
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: May 20, 2019		

2nd Reading: June 3, 2019









CITY OF ROCKWALL

ORDINANCE NO. 19-21

SPECIFIC USE PERMIT NO. <u>S-209</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS. **AMENDING** THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GUEST QUARTERS/SECONDARY LIVING UNIT AND BARN OR AGRICULTURAL ACCESSORY BUILDING IN AN AGRICULTURAL (AG) DISTRICT, SITUATED ON A 10.61-ACRE PORTION OF A LARGER 26.078-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 2 & 2-4 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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** Α REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Dwayne Cain of ECSR (D), LLC for the approval of a Specific Use Permit (SUP) to allow a *guest quarters/secondary living unit* and *barn or agricultural accessory building* in an Agricultural (AG) District on a 10.61-acre portion of a larger 26.078-acre parcel of land described as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and being more specifically depicted in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a guest quarters/secondary living unit and barn or agricultural accessory building, as stipulated by Section 1, Land Use Schedule, of Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38], on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 2.01, *Agricultural (AG) District*, of Section 2, *Agricultural Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *guest quarters/secondary living unit* and *barn or agricultural accessory building* on the *Subject Property* and conformance to these conditions is required for continued operations:

- 1) The guest quarters/secondary living unit and barn or agricultural accessory building shall generally conform to the concept plan and building elevations depicted in Exhibits 'B' of this ordinance;
- 2) The guest quarters/secondary living unit and barn or agricultural accessory building shall not be utilized for a non-residential and/or non-agricultural land use;
- 3) The guest quarters/secondary living unit and barn or agricultural accessory building shall be ancillary to the existing single-family home;
- 4) The guest quarters/secondary living unit and barn or agricultural accessory building shall not be altered so that the structure is less than 2,000 SF or greater than 4,050 SF;
- 5) The subject property shall not be subdivided in such a way that the property does not meet the minimum requirement of ten (10) acres in size for a *barn or agricultural accessory building*;
- 6) The guest quarters/secondary living unit and barn or agricultural accessory building shall be located behind the front façade of the primary structure and be subject to the same building setbacks as the primary structure; and,
- 7) The guest quarters/secondary living unit and barn or agricultural accessory building 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 Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a Building Permit, should the subject property--which is subject to the guidelines of this ordinance--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 4.4.(3) of Article IV, Permissible Uses, 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.

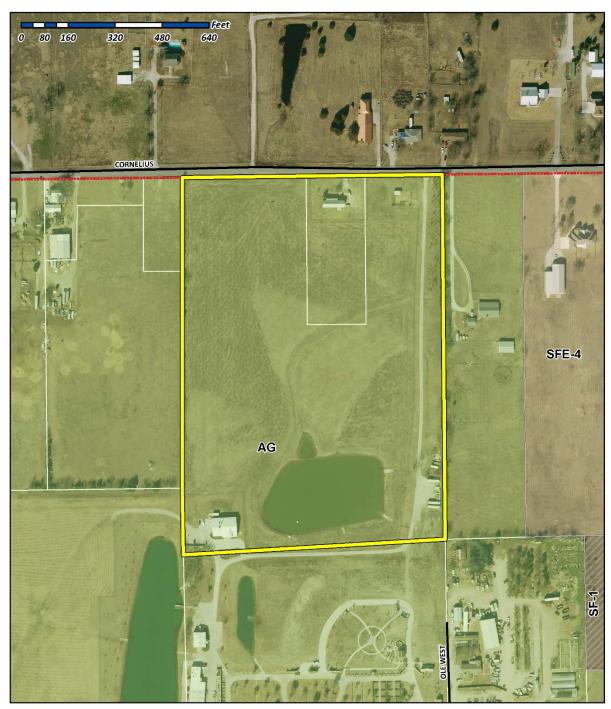
SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 3RD DAY OF JUNE, 2019.

ATTEST:	Jim Pruitt, Mayor	
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: <u>May 20, 2019</u>		

2nd Reading: June 3, 2019

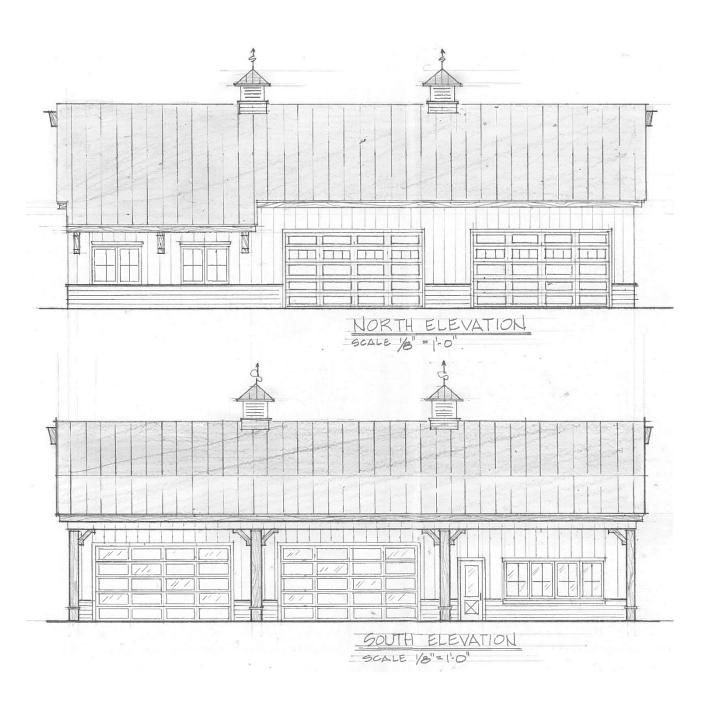


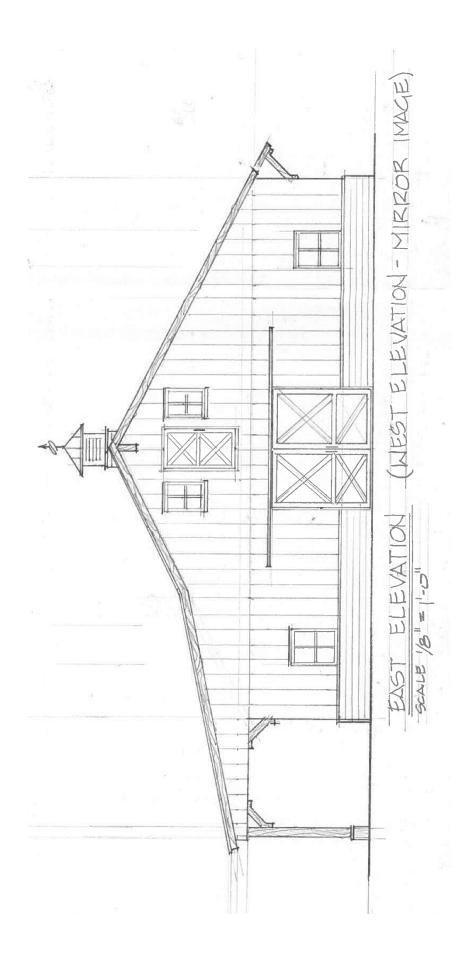


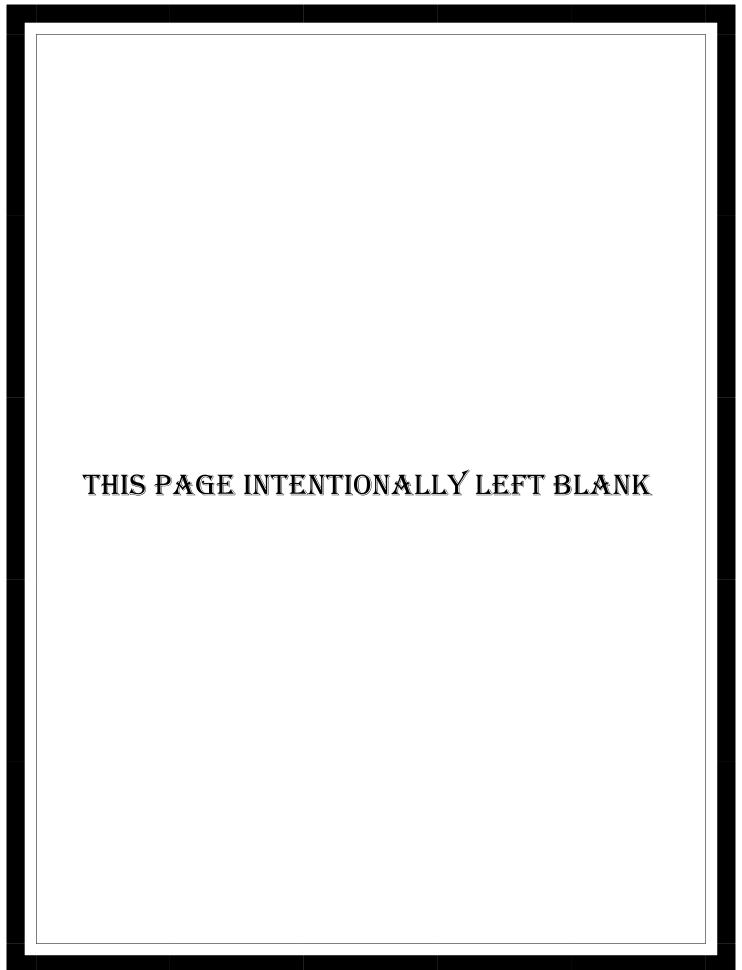
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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











CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager

FROM: Lea Ann Ewing, Purchasing Agent

DATE: May 21, 2019

SUBJECT: Cooperative Purchasing Agreement with the City of Mesquite

An Interlocal Purchasing Agreement for participation in a cooperative purchasing program with the City of Mesquite is attached for City Council consideration.

The interlocal agreement provides for cooperative purchasing between the Cities of Rockwall and Mesquite for goods, materials and services. By participating in this cooperative program, cities realize additional savings through economies of scale when utilizing the coop contracts. Another benefit is by piggybacking other cities' contracts we would meet all the formal bidding requirements pertaining to contract purchases and eliminate the cost of the competitive bidding process for the contracted materials and services. The interlocal agreement would remain in effect until terminated by either the City of Rockwall or Mesquite.

Mesquite has competitively bid and awarded a contract for irrigation install and repair services to Phillips Lawn Sprinkler Co. We would like to piggyback this contract for the irrigation renovations at Northshore Park for \$25,000. This project is funded in the Recreation Development fund and includes drainage work as well for a total project estimated cost of \$52,000.

Staff asks City Council to consider (1) joining this purchasing cooperative by authorizing the City Manager to execute the cooperative agreement, (2) award a bid to Phillips Lawn Sprinkler Co. for irrigation services for \$25,000, and authorize the City Manager to execute a contract for this service.

INTERLOCAL AGREEMENT

This Interlocal Agreement ("Agreement") is made and entered into this _____ day of ______, 2019, by and between the CITY OF ROCKWALL (hereinafter called "ROCKWALL") and the CITY OF MESQUITE, Texas (hereinafter called "MESQUITE"), each acting by and through its duly authorized officials:

WHEREAS, ROCKWALL and MESQUITE are both governmental entities engaged in the purchase of goods and services, which is a recognized governmental function;

WHEREAS, ROCKWALL and MESQUITE wish to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth the terms and conditions upon which ROCKWALL and MESQUITE may purchase various goods and services commonly utilized by each party;

WHEREAS, participation in an interlocal agreement will be highly beneficial to the taxpayers of ROCKWALL and MESQUITE through the anticipated savings to be realized and is of mutual concern to the contracting parties; and

WHEREAS, ROCKWALL and MESQUITE have current funds available to satisfy any fees owed pursuant to this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, covenants and obligations as set forth herein, ROCKWALL and MESQUITE agree as follows:

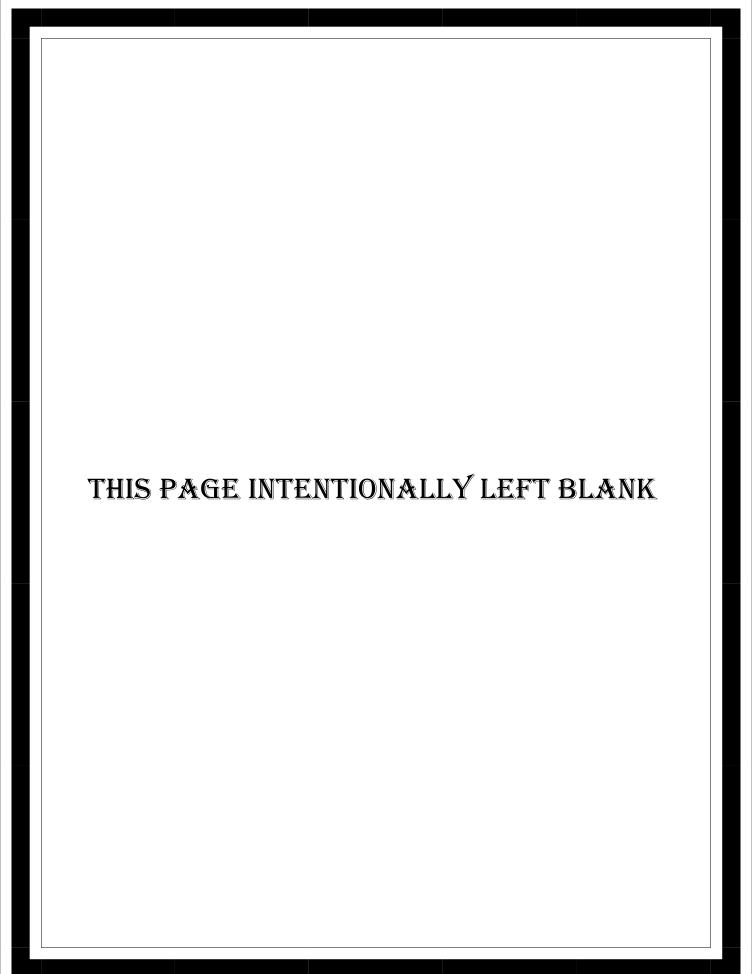
- 1. ROCKWALL and MESQUITE may cooperate in the purchase of various goods and services commonly utilized by the participants, where available and applicable, and may purchase goods and services from vendors under present and future contracts.
- 2. ROCKWALL and MESQUITE shall each be individually responsible for payments directly to the vendor and for the vendor's compliance with all conditions of delivery and quality of purchased items under such contracts. ROCKWALL and MESQUITE shall each make their respective payments from current revenues available to the paying party.
- 3. Notwithstanding anything herein to the contrary, participation in this Agreement may be terminated by any party upon thirty (30) days written notice to the other participating party.
- 4. The undersigned officers and/or agents of the parties hereto are duly authorized officials and possess the requisite authority to execute this Agreement on behalf of the parties.
- 5. This Agreement may be executed separately by the participating entities, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

- 6. This Agreement shall become effective on the day and year first written above (the "Effective Date"). The primary term of this Agreement shall be for one (1) year, commencing on the Effective Date and terminating on October 1, 2020, and shall thereafter automatically renew for successive one-year terms, unless terminated according to the terms set forth in Paragraph 3.
- 7. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement.
- 8. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.
- 9. This Agreement embodies the entire agreement between the parties and may only be modified in writing executed by both parties.
- 10. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.
- 11. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied other that those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.
- 12. The declarations, determinations and findings declared, made and found in the preamble to this Agreement are hereby adopted, restated and made part of the operative provisions hereof.

EXECUTED hereto on the day and year first above written.

CITY OF ROCKWALL	CITY OF MESQUITE
Rick Crowley	Cliff Keheley
City Manager	City Manager

STATE OF TEXAS	§	
COUNTY OF ROCKWALL	§	
This instrument was acknowledge Rick Crowley, City Manager of the corporation, on behalf of said co	e CITY OF ROCKWA	e day of, 2019, by Mr. ALL, TEXAS, a home-rule municipal
		Notary Public in and for the State of Texas
STATE OF TEXAS	§	
COUNTY OF DALLAS	§	
This instrument was acknowledg Keheley, City Manager of the Corporation, on behalf of said corporation	CITY OF MESQUIT	day of, 2019, by Cliff E, TEXAS, a home-rule municipal
		Notary Public in and for the State of Texas
Attested:		
By:Sonja Land, City Secretary	/	
Approved as to form:		
By:Assistant City Attorney		



385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

CC: Rick Crowley, City Manager

Mary Smith, Assistant City Manager Joey Boyd, Assistant City Manager

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

DATE: June 3, 2019

SUBJECT: Abandonment of Aluminum Plant Road

The applicant, Phil Wagner of the Rockwall Economic Development Corporation (REDC), is requesting that the City Council abandon a 0.40-acre tract of right-of-way currently identified as Aluminum Plant Road. The applicant is requesting this abandonment for the purpose of conveying the property as part of an incentive package to Alvaplast US Development, LLC [SPR Packaging] for the construction of a new warehouse/manufacturing facility. The right-of-way in question currently dead ends into the property where the new warehouse/manufacturing facility is scheduled to be constructed, and only has the possibility of serving two (2) properties (i.e. the property owned by the Rockwall Community Playhouse and the property owned by Alvaplast US Development, LLC). Staff has received a letter from the Rockwall Community Playhouse indicating that they have no interest in the roadway and do not object to the requested abandonment (see attached packet). The City Attorney has stated that the City Council could abandon the right-of-way without charging the applicant the fair market value of the land for the stated purpose (i.e. abandoning the dedicated land to the applicant without compensation). In accordance with this request, staff has prepared a resolution in the attached packet should the City Council choose to approve the right-of-way abandonment. Staff has also included a copy of the applicant's letter and a location map of the property. Should the City Council have any questions concerning this request staff and the applicant will be available at the meeting on June 3, 2019.

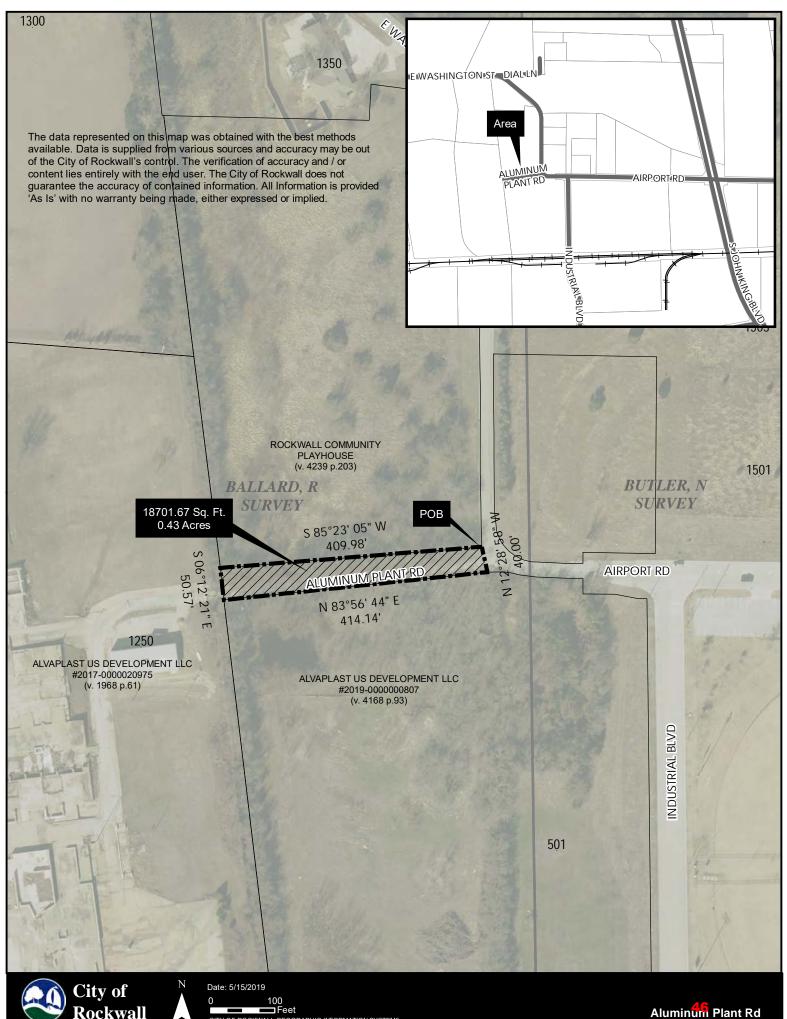






EXHIBIT "A" 0.40 ACRES or 17,287 SQ. FT. PART OF R.O.W. FOR ALUMINUM PLANT ROAD

BEING a tract of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 21, City of Rockwall, Rockwall County, Texas, and being a part of the right-of-way for Aluminum Plat Road per Deed to the City of Rockwall, Texas, as recorded in Volume 67, Page 116 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

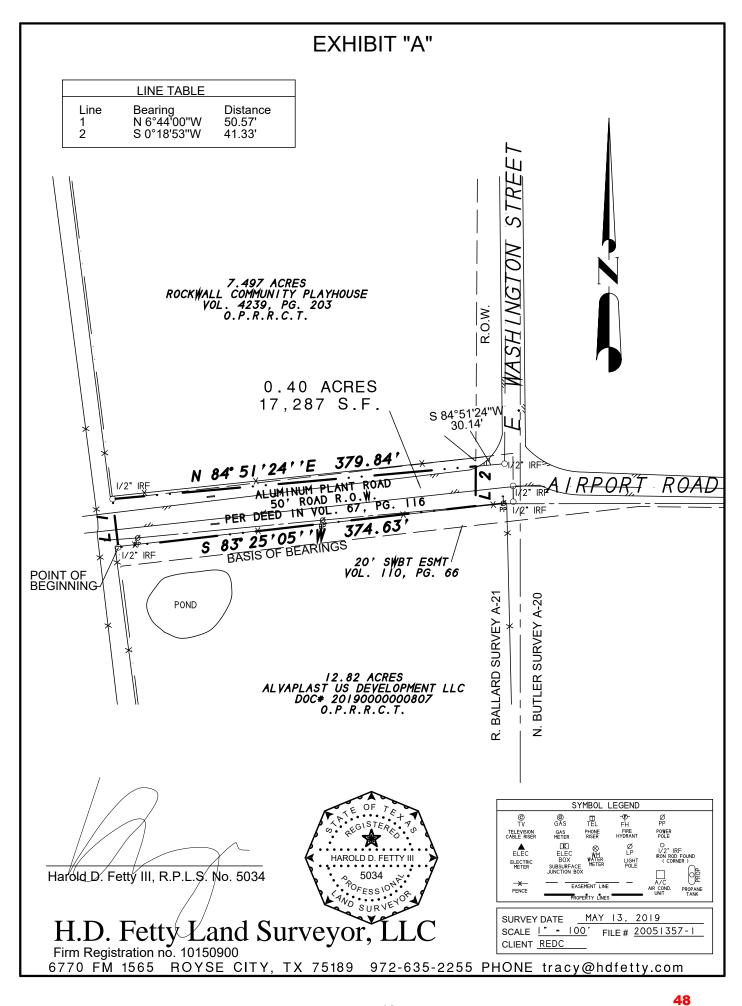
BEGINNING at a ½" iron rod found for corner at the southwest corner of the above cited tract to the City of Rockwall, Texas in the south line of said road, at the northwest corner of a tract of land as described in a Warranty deed to Alvaplast US Development, LLC as recorded in Document no. 20190000000807 of the Official Public Records of Rockwall County, Texas, and in the east line of Lot 1, Block 1, Indalloy Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas;

THENCE N. 06 deg. 44 min. 00 sec. W. along the east boundary line of Indalloy Addition, a distance of 50.57 feet to a ½" iron rod found for corner in the north line of said road and at the southwest corner of a tract of land as described in a Warranty deed to Rockwall Community Playhouse, as recorded in Volume 4239, Page 203 of the Official Public Records of Rockwall County, Texas;

THENCE N. 84 deg. 51 min. 24 sec. E. along the south line of said Rockwall Community Playhouse tract and north line of said road, a distance of 379.84 feet to a ½" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west right-of-way of E. Washington Street;

THENCE S. 00 deg. 18 min. 53 sec. W. along the west right-of-way of E. Washington Street and Airport Road, a distance of 41.33 feet to a ½" iron rod found for corner in the south line of Aluminum Plant Road and the north boundary line of said Alvaplast UD Development LLC tract;

THENCE S. 83 deg. 25 min. 05 sec. W. along the south line of said road and north line of said tract, a distance of 374.63 feet to the POINT OF BEGINNING and containing 17,287 square feet or 0.40 acres of land.



May 01, 2019

Rockwall Community Playhouse 609 E Rusk Street Rockwall, TX 75087

City of Rockwall 101 E Rusk Street Rockwall, TX 75087

Attn: Ryan Miller, Director of Planning

Dear Mr. Miller,

We have been asked by Alvaplast US Development, LLC, to provide you with this letter regarding Aluminum Plant Road, the small street located near the intersection of Industrial Road and Airport Road.

This letter will serve as our notice to the City of Rockwall that we, as owner of the land to the north of Aluminum Plant Road, do not object to the abandonment of the road by the City of Rockwall. It is our understanding that Alvaplast US Development, LLC, will take over ownership of this road once the abandonment is completed.

Sincerely,

The Board of Directors

Rockwall Community Playhouse

CITY OF ROCKWALL

RESOLUTION NO. 19-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ABANDONING AND CONVEYING A 0.40-ACRE TRACT OF RIGHT-OF-WAY BEING ALL OF ALUMINIMUM PLANT ROAD TO THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION; IDENTIFYING A MUNICIPAL PURPOSE AND AN EFFECTIVE DATE.

WHEREAS, Phil Wagner of the Rockwall Economic Development Corporation (REDC) has requested that the City Council of the City of Rockwall abandon and convey a 0.40-acre tract of right-of-way being identified as Aluminum Plant Road (i.e. the "Property") -- more particularly described by metes and bounds in Exhibit 'A' of this resolution -- to the REDC for the purpose of economic development; and,

WHEREAS, The *Property* abuts property owned by Alvaplast US Development, LLC [SPR Packaging] that is described as Tract 7 of the N. Butler Survey, Abstract No. 20 [11.3736-acres], and property owned by the Rockwall Community Playhouse that is described as Tract 68 of the R. Ballard Survey, Abstract No. 29 [7.497-acres]; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land, including streets or alleys, owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, The Rockwall Community Playhouse has provided the City of Rockwall with a letter vacating their interest in the *Property*, and the REDC has stated that the intention of the abandonment is to convey the *Property* to Alvaplast US Development, LLC [SPR Packaging]; and,

WHEREAS, the City Council finds that it is in the best interest of the City to convey the *Property* to the REDC; and

WHEREAS, the City of Rockwall wishes to abandon the *Property* subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* being a right-of-way of the City of Rockwall is more or less described as:

A tract of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 21, City of Rockwall, Rockwall County, Texas, and being a part of the right-of-way for Aluminum Plat Road per Deed to the City of Rockwall, Texas, as recorded in Volume 67, Page 116 of the Deed Records of Rockwall County, Texas, and which is more particularly described by metes and bounds in Exhibit 'A' (Property), save and except any utility easements used for municipal purposes.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the city to convey city-owned property at less than fair market value to the REDC. The

Mayor of the City or the City Manager as the case may be are authorized to quitclaim the *Property* described in *Section 1* hereof to the REDC.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described in *Exhibit 'A'* of this resolution, and shall be construed only to that interest the governing body of the City may legally and lawfully abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described right-of-way to the REDC.

SECTION 5. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether or record or not in the real property records of Rockwall County Texas.

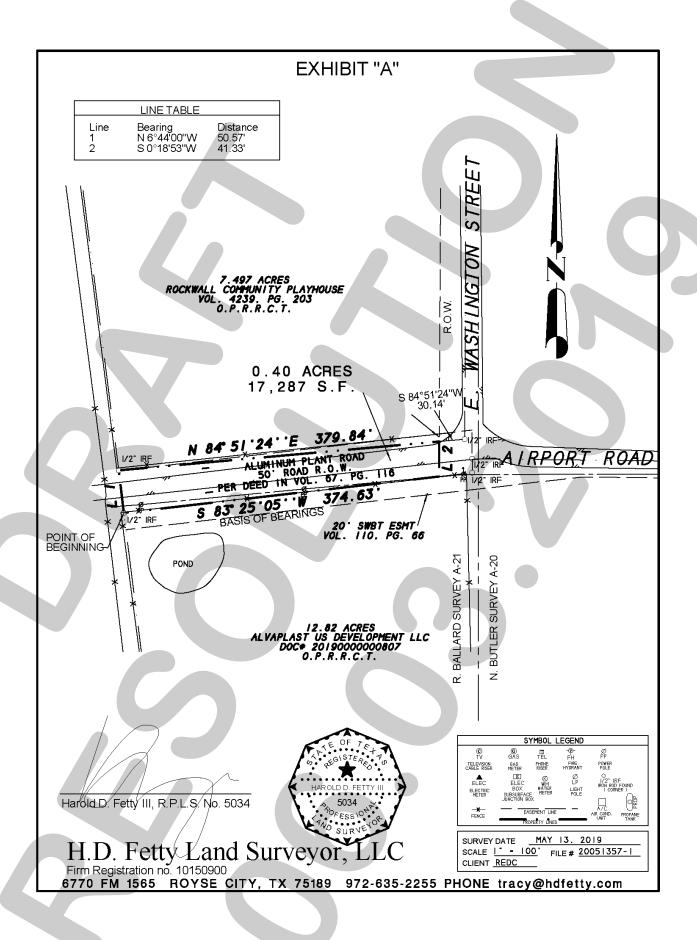
SECTION 6. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Resolution* are true and correct and incorporates them as findings of fact.

SECTION 7. EFFECTIVE DATE. This *Resolution* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 28TH DAY OF MAY, 2019.

	APPROVED:
	Jim Pruitt, Mayor
ATTEST:	
Kristy Cole, City Secretary	

51



BEING a tract of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 21*, City of Rockwall, Rockwall County, Texas, and being a part of the right-of-way for Aluminum Plat Road per Deed to the City of Rockwall, Texas, as recorded in Volume 67, Page 116 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner at the southwest corner of the above cited tract to the City of Rockwall, Texas in the south line of said road, at the northwest corner of a tract of land as described in a Warranty deed to Alvaplast US Development, LLC as recorded in Document no. 20190000000807 of the Official Public Records of Rockwall County, Texas, and in the east line of Lot 1, Block 1, Indalloy Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 273 of the Plat Records of Rockwall County, Texas;

THENCE N. 06 deg. 44 min. 00 sec. W. along the east boundary line of Indalloy Addition, a distance of 50.57 feet to a ½" iron rod found for corner in the north line of said road and at the southwest corner of a tract of land as described in a Warranty deed to Rockwall Community Playhouse, as recorded in Volume 4239, Page 203 of the Official Public Records of Rockwall County, Texas;

THENCE N. 84 deg. 51 min. 24 sec. E. along the south line of said Rockwall Community Playhouse tract and north line of said road, a distance of 379.84 feet to a ½" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west right-of-way of E. Washington Street;

THENCE S. 00 deg. 18 min. 53 sec. W. along the west right-of-way of E. Washington Street and Airport Road, a distance of 41.33 feet to a ½" iron rod found for corner in the south line of Aluminum Plant Road and the north boundary line of said Alvaplast UD Development LLC tract;

THENCE S. 83 deg. 25 min. 05 sec. W. along the south line of said road and north line of said tract, a distance of 374.63 feet to the *POINT OF BEGINNING* and containing 17,287 square feet or 0.40 acres of land.

CITY OF ROCKWALL

RESOLUTION NO. <u>19</u>-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ABANDONING AND CONVEYING A 0.40-ACRE TRACT OF RIGHT-OF-WAY BEING ALL OF ALUMINIMUM PLANT ROAD TO THE ROCKWALL ECONOMIC DEVELOPMENT CORPORATION; IDENTIFYING A MUNICIPAL PURPOSE AND AN EFFECTIVE DATE.

WHEREAS, Phil Wagner of the Rockwall Economic Development Corporation (REDC) has requested that the City Council of the City of Rockwall abandon and convey a 0.40-acre tract of right-of-way being identified as Aluminum Plant Road (*i.e. the "Property"*) -- more particularly described by metes and bounds in Exhibit 'A' of this resolution -- to the REDC for the purpose of economic development; and,

WHEREAS, The *Property* abuts property owned by Alvaplast US Development, LLC [*SPR Packaging*] that is described as Tract 7 of the N. Butler Survey, Abstract No. 20 [*11.3736-acres*], and property owned by the Rockwall Community Playhouse that is described as Tract 68 of the R. Ballard Survey, Abstract No. 29 [*7.497-acres*]; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land, including streets or alleys, owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, The Rockwall Community Playhouse has provided the City of Rockwall with a letter vacating their interest in the *Property*, and the REDC has stated that the intention of the abandonment is to convey the *Property* to Alvaplast US Development, LLC [SPR Packaging]; and,

WHEREAS, the City Council finds that it is in the best interest of the City to convey the *Property* to the REDC; and

WHEREAS, the City of Rockwall wishes to abandon the *Property* subject to the terms and conditions set forth below.

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

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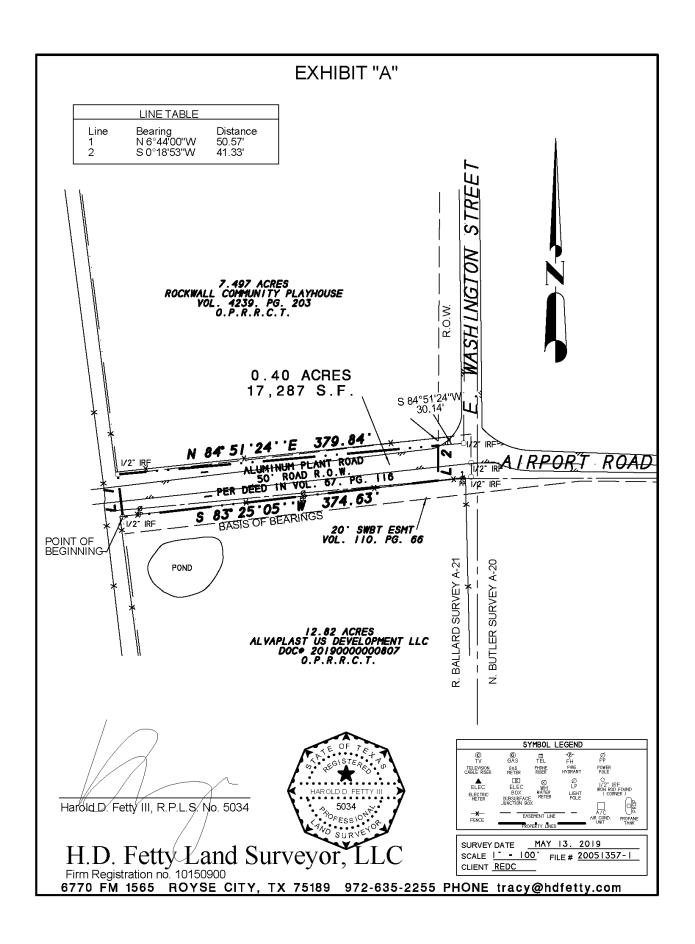
SECTION 5. EXCEPTIONS. In addition to the express reservations provided for in *Section* 1 hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether or record or not in the real property records of Rockwall County Texas.

SECTION 6. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Resolution* are true and correct and incorporates them as findings of fact.

SECTION 7. EFFECTIVE DATE. This *Resolution* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS THE 3rd DAY OF June, 2019.

	APPROVED:	
ATTEST:	Jim Pruitt, <i>Mayor</i>	
Kristy Cole, City Secretary		



BEING a tract of land situated in the *R. BALLARD SURVEY, ABSTRACT NO. 21*, City of Rockwall, Rockwall County, Texas, and being a part of the right-of-way for Aluminum Plat Road per Deed to the City of Rockwall, Texas, as recorded in Volume 67, Page 116 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

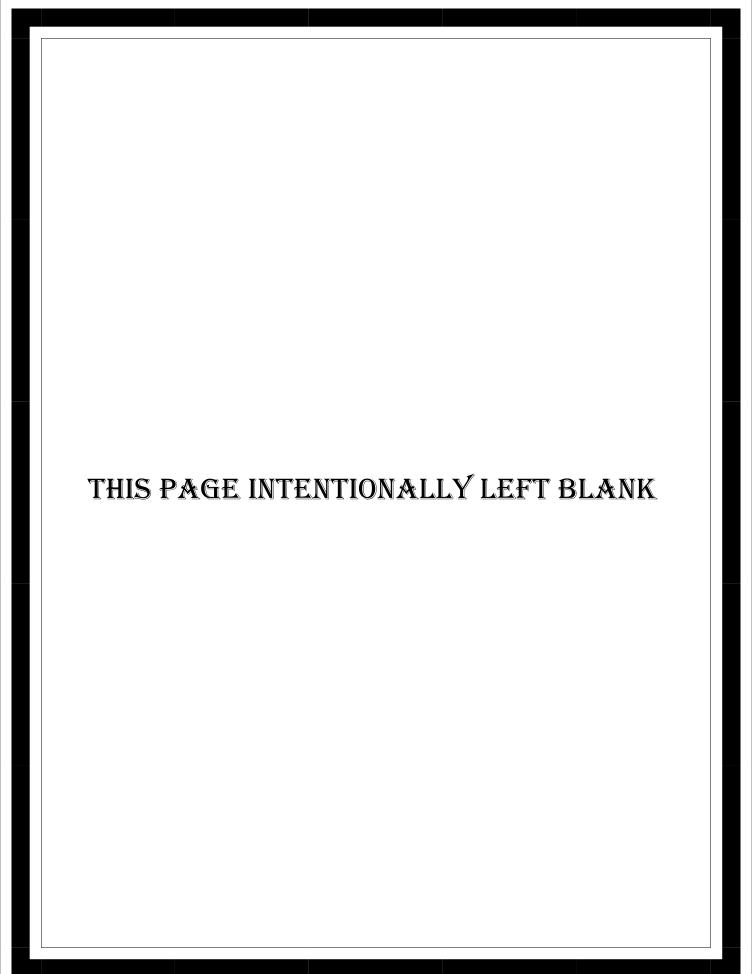
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PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

Mayor and City Council TO:

DATE: June 3, 2019

APPLICANT: Robert Howman; Glen Engineering

CASE NUMBER: P2019-020; Lot 2, Block A, RISD Elementary School Addition

SUMMARY

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

PLAT INFORMATION

- ☑ The objective of this request is to final plat a 17.2922-acre tract of land [i.e. Lot 1, Block A, RISD Elementary School Addition & Tract 2-7 of the W. T. Deweese Survey], creating one (1) tract of land [i.e. Lot 2, Block A, RISD Elementary School Addition] for the purpose of constructing a single-story, 91,983 SF public school facility [i.e. RISD Elementary School No. 15], and adding the necessary fire lane and utility easements for this development. The property is zoned Planned Development District 70 (PD-70) for single-family land uses and is addressed as 2911 Greenway Drive.
- ☑ On October 19, 2009, the City Council approved Planned Development District 70 (PD-70) [i.e. Ordinance No. 09-44 allowing for Single Family 10 (SF-10) and limited General Retail (GR) District land uses on the subject property.
- ☑ On November 11, 2018, the Planning and Zoning Commission approved a site plan [i.e. SP2018-032] allowing for the construction of a public-school facility. As a condition of approval of this case, a treescape plan was required to be submitted with the final plat. The applicant has provided a treescape plan indicating a total of 224-caliper-inches will be removed from the site. Additionally, the applicant has also provided a landscape plan showing mitigation for all the inches being removed [i.e. 75, three (3)-inch trees = 225-caliper inches]. This satisfies the mitigation requirements. Approval of this plat shall constitute the approval of the proposed treescape and mitigation plans.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for final plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the 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.

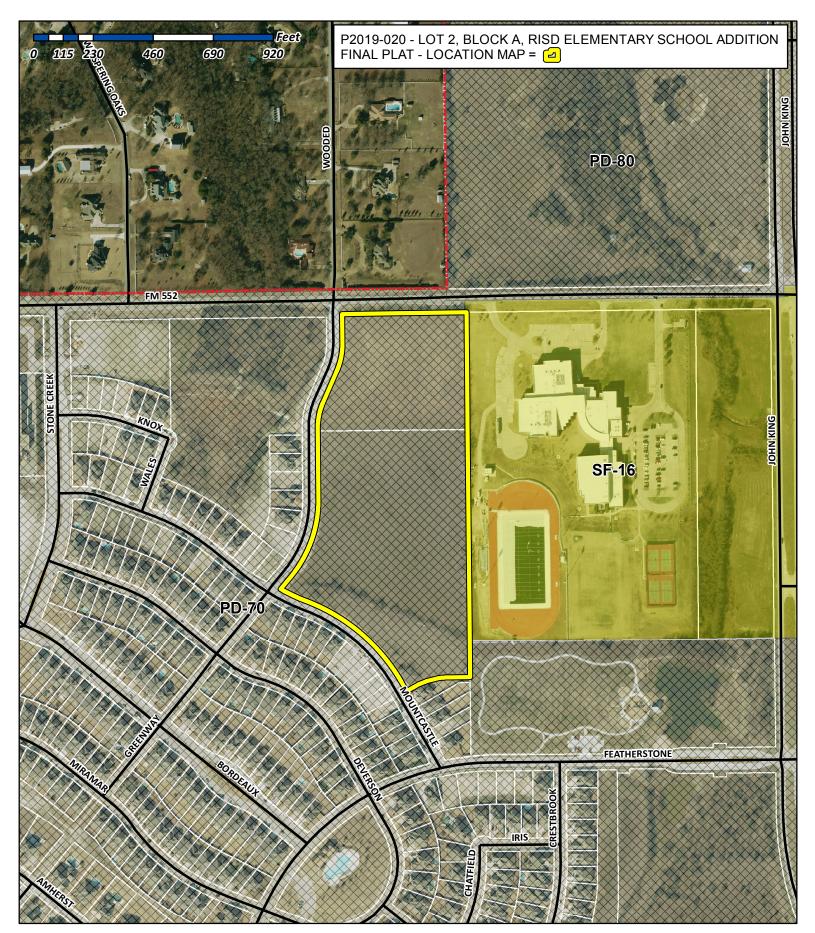
CONDITIONS OF APPROVAL

If the City Council chooses to approve the final plat for Lot 2, Block A, RISD Elementary School 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 May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 7 to 0.



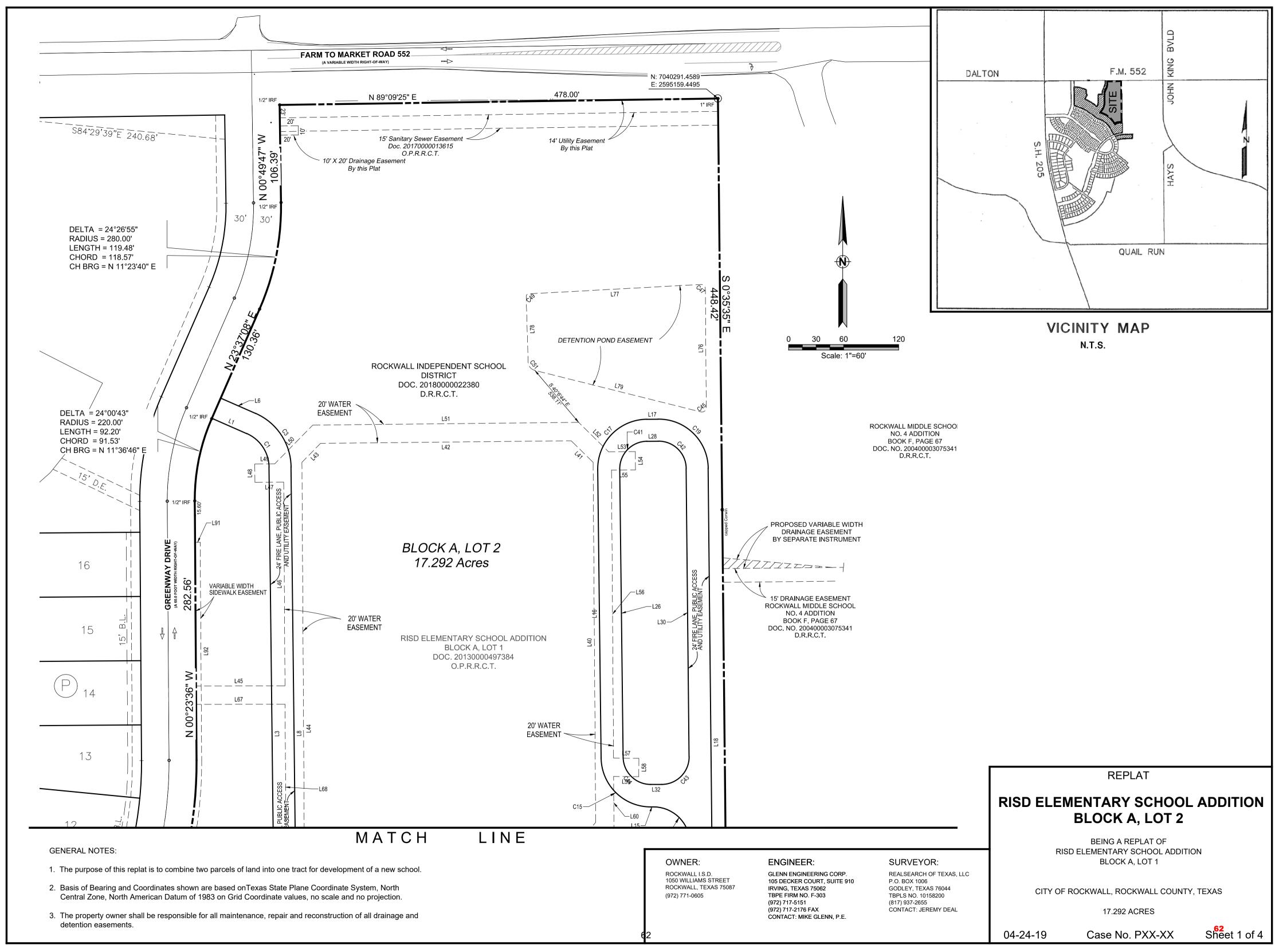


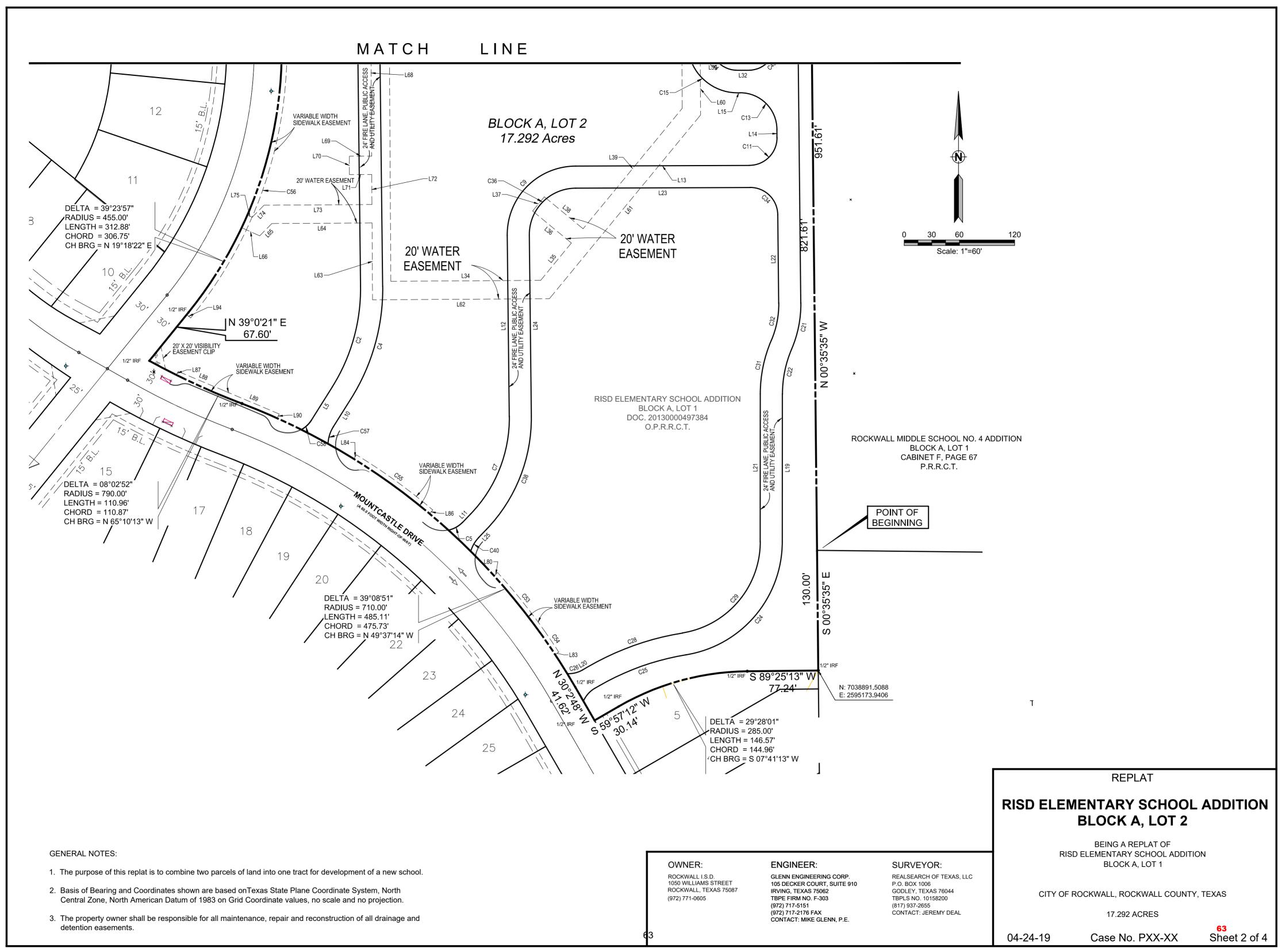
City of Rockwall

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 7	Table		Line 7	e Table Line Table		able	
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	41.54	S66° 22' 53"E	L25	12.72	S43° 48' 28"W	L49	21.81	N89° 24' 25"E
L3	580.95	S00° 38' 51"E	L26	313.98	N00° 41' 04"W	L50	59.16	N44° 31' 31"E
L5	42.65	S32° 08' 19"W	L28	12.39	N89° 24' 25"E	L51	289.88	N89° 24' 25"E
L6	41.54	S66° 22' 53"E	L30	314.08	S00° 35' 35"E	L52	45.74	S45° 30' 00"E
L8	580.95	S00° 38' 51"E	L32	11.89	S89° 53' 32"W	L53	29.24	N89° 35' 35"E
L10	36.05	S32° 08' 19"W	L34	162.77	N89° 38' 37"E	L54	20.00	S00° 24' 25"E
L11	12.72	N43° 48' 28"E	L35	52.62	N39° 27' 49"E	L55	26.15	S89° 35' 35"W
L12	196.75	N00° 38' 51"W	L36	54.62	N50° 32' 11"W	L56	313.98	S00° 24' 25"E
L13	189.05	N89° 46' 30"E	L37	20.00	N39° 27' 49"E	L57	27.66	S89° 33' 53"E
L14	9.02	N00° 10' 20"W	L38	54.62	S50° 32' 11"E	L58	20.00	S00° 26' 07"W
L15	2.61	S89° 53' 32"W	L39	169.56	N39° 27' 49"E	L59	27.45	N89° 33' 53"W
L16	314.43	N00° 41' 04"W	L40	392.43	N00° 24' 25"W	L60	57.25	S00° 21' 23"E
L17	12.39	N89° 24' 25"E	L41	33.49	N45° 30' 00"W	L61	258.59	S39° 27' 49"W
L18	597.57	S00° 35' 35"E	L42	273.31	S89° 24' 25"W	L62	192.13	S89° 38' 37"W
L19	160.72	S00° 02' 14"W	L43	28.99	S44° 31' 31"W	L63	83.52	N00° 21' 23"W
L20	7.25	N59° 57' 12"E	L44	580.39	S00° 21' 23"E	L64	109.00	S89° 38' 37"W
L21	160.72	N00° 02' 14"E	L45	100.80	N89° 56' 49"E	L65	18.72	S44° 38' 37"W
L22	96.09	N00° 35' 35"W	L46	222.20	N00° 21' 23"W	L66	21.39	N65° 39' 49"W
L23	189.61	S89° 46' 30"W	L47	31.36	S89° 24' 25"W	L67	100.91	N89° 56' 49"E
L24	196.75	S00° 38' 51"E	L48	20.00	N00° 35' 35"W	L68	180.67	S00° 21' 23"E

Line Table			
Line #	Length	Direction	
L69	24.21	S89° 46' 40"W	
L70	20.00	S00° 13' 20"E	
L71	24.25	N89° 46' 40"E	
L72	32.63	S00° 21' 23"E	
L73	117.28	S89° 38' 37"W	
L74	18.41	S44° 38' 37"W	
L75	5.61	N65° 39' 49"W	
L76	129.59	N00° 24' 55"W	
L77	188.07	S86° 52' 11"W	
L78	71.50	S01° 42' 39"E	
L79	186.48	S75° 58' 18"E	
L80	5.19	N47° 49' 58"E	
L83	4.74	S56° 34' 52"W	
L84	5.23	N31° 46' 30"E	
L86	5.37	S39° 58' 44"W	
L87	4.24	N26° 10' 23"E	
L88	55.31	S67° 16' 05"E	
L89	63.78	S67° 05' 42"E	
L90	5.07	S24° 09' 41"W	
L91	5.62	N89° 36' 24"E	

Line Table					
Line #	e# Length Direction				
L92	237.60	S00° 23' 36"E			
L94	5.60	N50° 59' 39"W			

	Curve Table					
Curve #	Length	Radius	Delta			
C1	46.46	46.46	065°44'02"			
C2	114.73	114.73	032°47'11"			
C3	74.00	74.00	065°44'02"			
C4	128.47	128.47	032°47'11"			
C5	17.73	17.73	033°51'46"			
C7	116.77	116.77	044°27'19"			
C9	117.57	117.57	090°25'22"			
C11	47.10	47.10	089°56'50"			
C13	62.83	62.83	090°00'00"			
C15	84.28	84.28	089°25'24"			
C17	84.91	84.91	090°05'29"			
C19	84.82	84.82	090°00'00"			
C21	51.41	51.41	023°45'21"			
C22	50.05	50.05	023°07'33"			
C24	175.54	175.54	080°46'59"			
C25	100.51	100.51	020°51'58"			
C26	17.30	17.30	033°01'58"			
C28	109.24	109.24	020°51'46"			
C29	141.69	141.69	080°46'44"			
C31	59.74	59.74	023°07'33"			

	Curv	e Table	
Curve #	Length	Radius	Delta
C32	41.46	41.46	023°45'21"
C34	46.95	46.95	089°39'44"
C36	79.70	79.70	090°25'22"
C38	135.39	135.39	044°27'19"
C40	17.19	17.19	027°21'33"
C41	47.17	47.17	090°05'29"
C42	47.12	47.12	090°00'00"
C43	47.38	47.38	090°29'07"
C44	46.82	46.82	089°25'24"
C45	8.66	8.66	104°26'38"
C47	7.69	7.69	092°42'54"
C49	4.25	4.25	088°34'50"
C51	12.64	12.64	074°15'39"
C53	81.56	81.56	007°17'42"
C54	27.64	27.64	002°28'21"
C55	102.44	102.44	009°04'33"
C56	319.88	319.88	039°47'25"
C57	19.51	19.51	029°24'51"
C58	15.16	15.16	028°57'10"

GENERAL NOTES:

- 1. The purpose of this replat is to combine two parcels of land into one tract for development of a new school.
- 2. Basis of Bearing and Coordinates shown are based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
- 3. The property owner shall be responsible for all maintenance, repair and reconstruction of all drainage and detention easements.

OWNER:

ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605

ENGINEER:

GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.

SURVEYOR:

REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TBPLS NO. 10158200 (817) 937-2655 CONTACT: JEREMY DEAL

REPLAT

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

BEING A REPLAT OF RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 1

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

04-24-19 Case No. PXX-XX

Sheet 3 of 4

STATE OF TEXAS §

COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE

WHEREAS Rockwall Independent School District is the owner of a 17.292 acre tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, and being all of a Lot 1, Block A, RISD Elementary School Addition to the City of Rockwall as recorded in Document No. 20130000497134, official Public Records, Rockwall County, Texas, and being all of a 5.288 acre tract of land conveyed to Rockwall Independent School District according to the deed recorded in Document No. 20180000022380, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the southwest corner of a Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas;

THENCE, South 00° 35'35" East, for a distance of 130.00 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE South 89°25'13" West, for a distance of 77.24 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet;

THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74°41'12" West - 144.96 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, South 59°57'12" West, for a distance of 30.14 feet, to a ½ inch iron rod set with Yellow Cap;

THENCE, North 30°02'48" West, for a distance of 41.62 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet;

THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49°37'14" West - 475.73 feet), to a ½ inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet:

THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65°10'13" West- 110.87 feet), to a ½ inch iron rod set with Yellow Cap;

THENCE, North 39°00'21" East, for a distance of 67.60 feet, to a ½ inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 162.91 feet;

THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19°18'22" East - 306.75 feet), to a ½ inch iron rod set with Yellow Cap at the point of tangency;

THENCE, North 00°23'36" West, for a distance of 282.56 feet passing the northwest corner at 266.96 feet of said Block A, Lot 1, to a ½ inch iron rod set with Yellow Cap, said point being the beginning of a curve to the right having a central angle of 24°00'43", a radius of 220.00 feet and a chord bearing of North 11°36'46" East and a chord distance of 91.53 feet;

THENCE, along said curve to the right an arc length of 92.20 feet to a point for corner;

THENCE, North 23°37'06" East, a distance of 130.36 feet to a point for corner, said point being the beginning of a curve to the left having a central angle of 24°26'55", a radius of 280.00 feet, a chord bearing of North 11°23'40" East and a chord distance of 118.57 feet;

THENCE, along said curve to the left an arc length of 119.48 feet to a point for corner;

THENCE, North 00°49'47" West, a distance of 106.39 feet to a point for corner;

THENCE, North 89° 09'25" East, a distance of 478.00 feet to a point for corner;

THENCE, South 00°35'35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 1270.03 feet, to the POINT OF BEGINNING and containing 17.292 acres of land.

STATE OF TEXAS COUNTY OF ROCKWALL

ribed to the foregoing instrument, and acknowledge

GENERAL NOTES

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jeremy Luke Deal, 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.

Jeremy Luke Deal, Registered Public Surveyor No. 5696

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §

COUNTY OF ROCKWALL §

We the undersigned owner of the land shown on this plat, and designated herein as the REPLAT, BLOCK A,LOT 2, RISD ELEMENTARY ADDITION, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

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

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT			
President, Board of Trustees	Superintendent		
STATE OF TEXAS COUNTY OF ROCKWALL			
Before me, the undersigned authority, on this of subscribed to the foregoing instrument, and ac	day personally appeared knowledged to me that he executed the same	and for the purpose and consideration th	known to me to be the persons whose na nerein stated.
NOTARY PUBLIC IN AND FOR THE STATE	OF TEXAS		
Given upon my hand and seal of office this RECOMMENDED FOR FINAL APPROVAL	day of , 20		
Planning & Zoning Commission, Chairman	Date		
APPROVED: I hereby certify that the above and foregoing	plat of an addition to the City of Rockwall, Texa	s, was approved by the City Council	of the City of Rockwall on the day of, 20
This approval shall be invalid unless the approof final approval.	oved plat for such addition is recorded in the of	fice of the County Clerk of Rockwall,	County, Texas, within one hundred eighty (180) days from said date
WITNESS OUR HANDS, this day of	, 20		REPLAT

ENGINEER:

ROCKWALL I.S.D. 1050 WILLIAMS STREET ROCKWALL, TEXAS 75087 (972) 771-0605

OWNER:

City Secretary, City of Rockwall

Mayor, City of Rockwall

ENGINEER:

GLENN ENGINEERING CORP. 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 717-5151 (972) 717-2176 FAX CONTACT: MIKE GLENN, P.E.

City Engineer

SURVEYOR:

REALSEARCH OF TEXAS, LLC P.O. BOX 1006 GODLEY, TEXAS 76044 TBPLS NO. 10158200 (817) 937-2655 CONTACT: JEREMY DEAL

RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 2

BEING A REPLAT OF RISD ELEMENTARY SCHOOL ADDITION BLOCK A, LOT 1

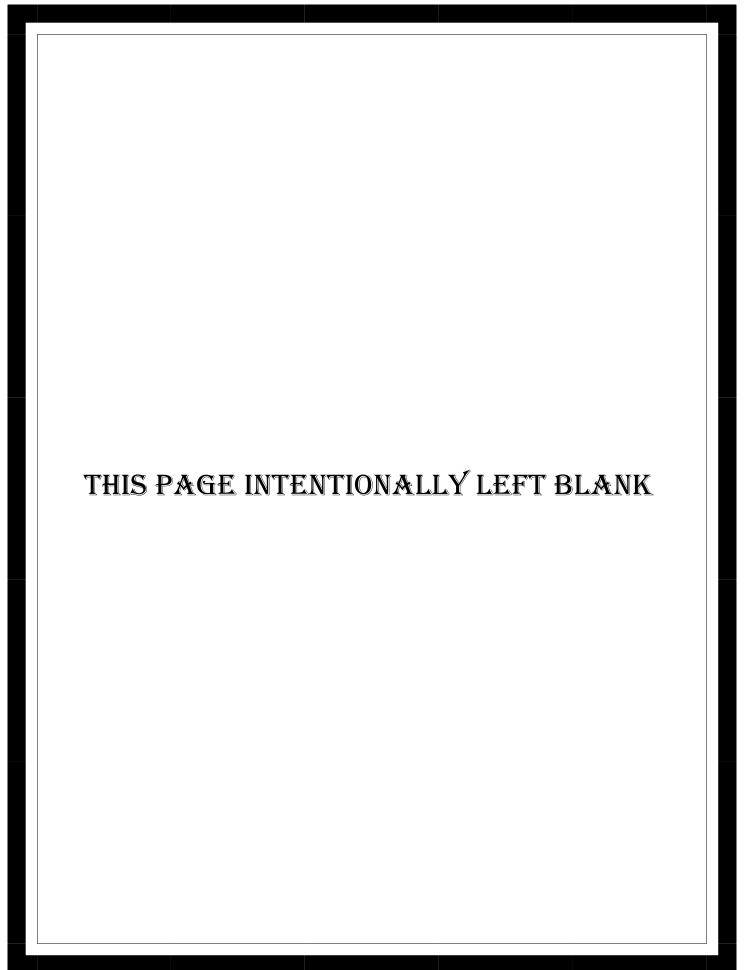
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

17.292 ACRES

Case No. PXX-XX

04-24-19

65 Sheet 4 of 4



385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: June 3, 2019

APPLICANT: Cameron Slown; FC Cuny Corporation

CASE NUMBER: P2019-021; Lots 1, 2, & 3, Block A, Town Place Marriott Addition

SUMMARY

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting to final plat an 8.715-acre tract of land (i.e. a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145) into three (3) lots (i.e. Lots 1, 2, & 3, Block A, Town Place Marriott Addition) for the purpose of establishing the necessary firelane, drainage, detention, and utility easements necessary to develop the subject property.
- ☑ On February 6, 2017, the City Council approved *Case No. Z2016-045* for a Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*] for a residence hotel on Lot 2. On February 19, 2017, the City Council approved *Case No. MIS2018-004* for a one (1) year extension of the Specific Use Permit (SUP) [*Ordinance No. 17-07; SUP No. S-161*].
- ☑ On September 4, 2018, the City Council approved a treescape plan [Case No. MIS2018-018] on Lot 3 for the purpose of removing trees to facilitate future development on this site.
- ☑ On October 9, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2019-029] and recommended approval of variances associated with residence hotel on Lot 2. Subsequently, on November 11, 2019, the City Council approved the requested variances.
- ☑ 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 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

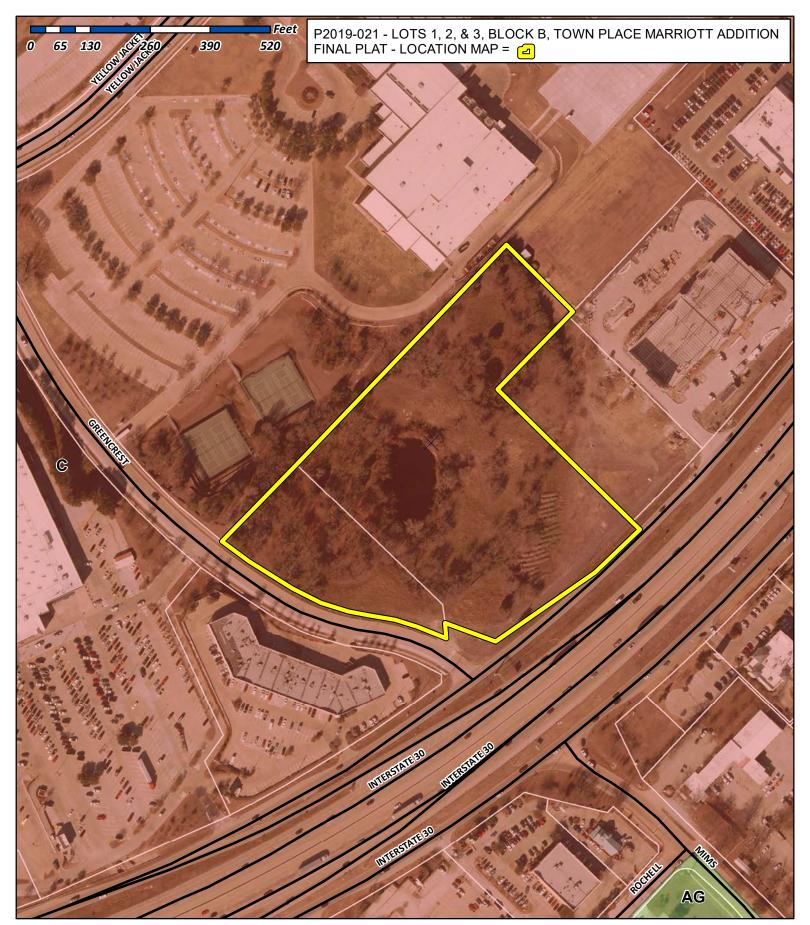
If the City Council chooses to approve the final plat for Lots 1, 2, & 3, Block A, Town Place Marriott Addition, staff would propose the following conditions of approval:

(1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;

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 May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request was approved by a motion of 7-0.

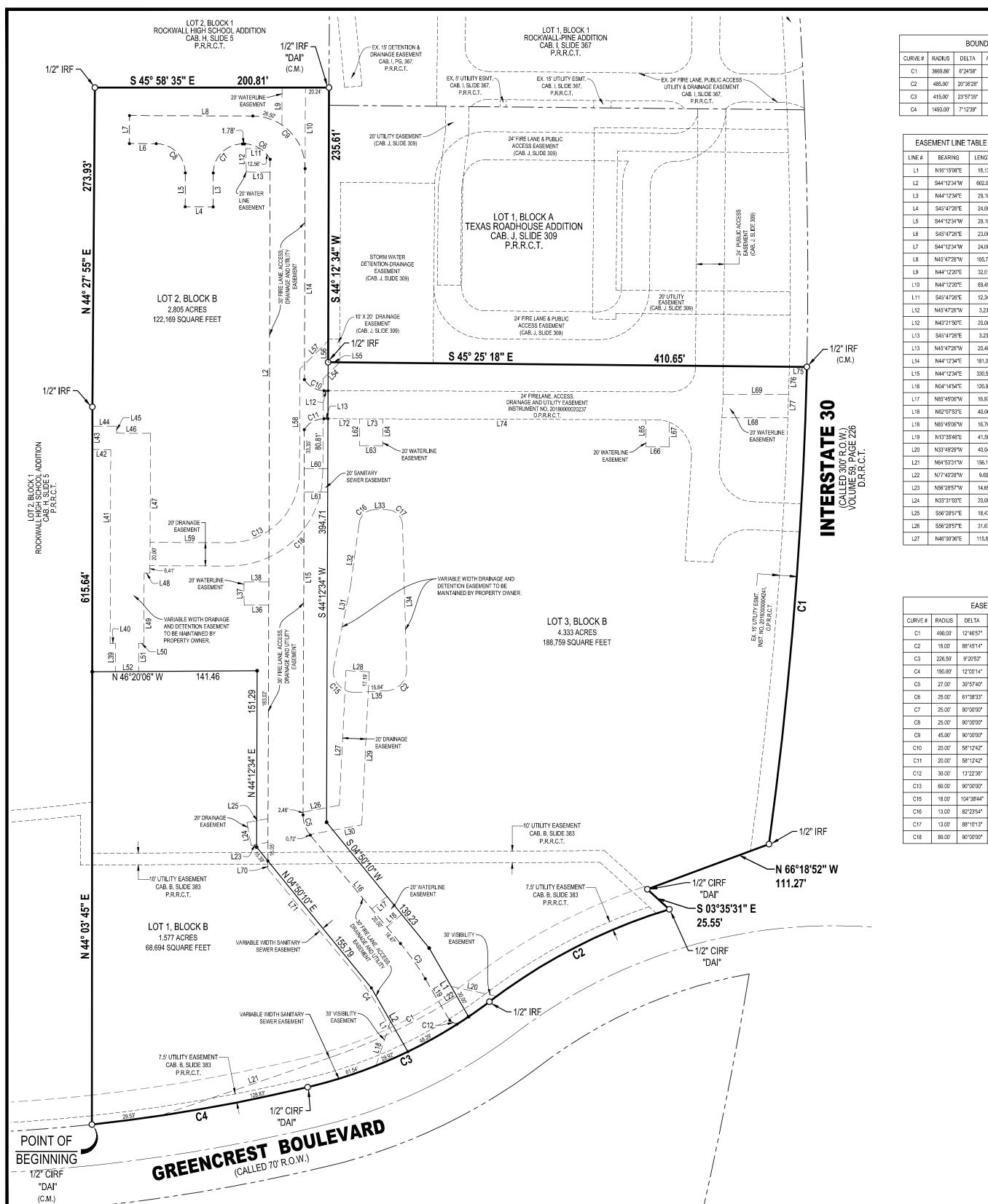




City of Rockwall

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.





BOUNDARY CURVE TABLE						
URVE#	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	3669.86'	6°24'58"	410.95'	S 48°33'37" W	410.74'	
C2	485.00'	20°36'28"	174.44'	N 73°10'49" W	173.50'	
C3	415.00'	23°57'39"	173.55'	N 71°09'06" W	172.29'	
C4	1493.00'	7°12'39"	187.90'	N 55°47'35" W	187.77'	

LOT LINE TABLE

LINE# BEARING LENGTH

L1 S14°11'02"W 67.86'

L2 N14°11'02"E 63.09'

L59

L60

L64

L66

L67

L68

L70

L71

L72

L73

L75

EASEMENT LINE TABLE

BEARING

67.95

20.23'

23.13'

23.13'

21.08'

20.00'

15.00'

23.90'

S45°47'26"E

S45°47'26"E

S45°47'26"E

S45°47'26"E

N44°12'34"E

S45°47'26"E

N44°12'34"E

N45°47'26"W

N45°47'26"W

N44°12'34"E

N04°14'54"E

S45°47'26"E

S45°47'26"E

S45°47'26"E

N45°25'18"W

L76 S45°32'34"W

L77 S45°53'13"W

L62 S44°12'34"W

L65 S44°12'34"W

EASI	EMENT LINE	TABLE
LINE#	BEARING	LENGTH
L1	N16°15'08"E	18.13'
L2	S44°12'34"W	602.01'
L3	N44°12'34"E	29.10'
L4	S45°47'26"E	24.00'
L5	S44°12'34"W	29.10'
L6	S45°47'26"E	23.00'
L7	S44°12'34"W	24.00'
L8	N45°47'26"W	105.78'
L9	N44°12'20"E	32.01'
L10	N44°12'20"E	69.49'
L11	S45°47'26"E	12.34'
L12	N45°47'26"W	3,23'
L12	N43°21'50"E	20.00'
L13	S45°47'26"E	3.23'
L13	N45°47'26"W	20.48'
L14	N44°12'34"E	181.04'
L15	N44°12'34"E	330.57'
L16	N04°14'54"E	120.92'
L17	N85°45'06"W	16.97'
L18	N62°07'53"E	40.06'
L18	N85°45'06"W	16.76'
L19	N13°35'46"E	41.58'
L20	N33°49'29"W	40.04'
L21	N64°53'31"W	156.13'
L22	N77°40'28"W	9.60'
L23	N56°28'57"W	14.65'
L24	N33°31'03"E	20.00'
L25	S56°28'57"E	18.43'
L26	S56°28'57"E	31.67'
L27	N46°50'36"E	115.80'

EASEMENT CURVE TABLE									
CURVE#	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH				
CORVE#	490.00°	12°46'57"	109.32'	N 71°17'00" W	109.09				
C2	18.00'	88°45'14"	27.88'	S 86°45'24" W	25.18'				
C3	226.50'	9°20'53"	36.95'	N 08°55'20" E	36.91'				
C4	190.00'	12°00'14"	39.81'	N 10°15'01" E	39.73'				
C5	27.00'	39°57'40"	18.83'	N 24°13'44" E	18.45'				
C6	25.00'	61°38'33"	26.90'	S 14°58'10" E	25.62'				
C7	25.00'	90°00'00"	39.27'	N 89°12'34" E	35.36'				
C8	25.00'	90°00'00"	39.27'	S 00°47'26" E	35.36'				
C9	45.00'	90°00'00"	70.69'	N 00°47'26" W	63.64'				
C10	20.00'	58°12'42"	20.32'	N 16°41'05" W	19.46'				
C11	20.00'	58°12'42"	20.32'	S 74°53'47" E	19.46'				
C12	30.00'	13°22'38"	7.00'	N 18°56'04" W	6.99'				
C13	60.00'	90°00'00"	94.25'	N 89°12'34" E	84.85'				
C15	18.00'	104°38'44"	32.88'	N 03°27'22" E	28.49'				

18.70'

20.01'

125.66'

S 86°59'23" E

S 89°12'34" W

17.13'

18.09'

113.14'

OWNER

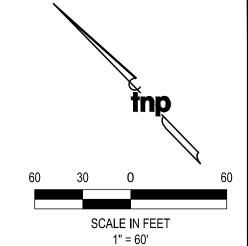
GREENCREST TPS HOTEL, LP.

10000 North Central Expressway Suite 400 Dallas, TX 75231

OWNER

P.O. Box. B

Terrell, TX. 75160



<u>LEGEND</u>

(C.M.) - CONTROLLING MONUMENT IRF - IRON ROD FOUND CIRF - CAPPED IRON ROD FOUND INST. - INSTRUMENT CAB. - CABINET VOL. - VOLUME NO. - NUMBER PG. - PAGE D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS

P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS

O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

GENERAL NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000146135.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0040L, EFFECTIVE DATE: SEPTEMBER 26, 2008, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL CORNERS ARE A 5/8" IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE SHOWN.

FINAL PLAT TOWN PLACE MARRIOTT ADDITION LOT 1, LOT 2, AND LOT 3, BLOCK B

379.622 SQUARE FEET 8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

ROCKWALL RENTAL PROPERTIES L.P.

SHEET 1 of 2 CASE NO. P

Project No.: FCU 18061 April 8, 2019 Date: Drawn By: GS9 Scale: 1"=60'



SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com 70

Drawing: 2019 04 04 FCU 18061 Townplace Marriot Final Plat at 2019/04/08 5:15 PM by gshane

Witness our hands this the day of

Mayor, City of Rockwall

OWNERS DEDICATION

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 TOWN PLACE MARRIOTT 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
- 7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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 RENTAL PROPERTIES, LP			
Representative:	_		
STATE OF TEXAS} COUNTY OF ROCKWALL}			
Before me, the undersigned authority, on this acknowledged to me that he executed the san Given upon my hand and seal of office this	day personally appeared	, known to me to be the person w	rhose name is subscribed to the foregoing instrument, an
Notary Public in and for the State of Texas			
My Commission Expires:			
GREENCREST TPS HOTEL, LP.			
Representative:	_		
STATE OF TEXAS} COUNTY OF ROCKWALL}			
Before me, the undersigned authority, on this acknowledged to me that he executed the san Given upon my hand and seal of office this	day personally appeared	, known to me to be the person w	rhose name is subscribed to the foregoing instrument, an
Notary Public in and for the State of Texas			
My Commission Expires:			
Planning & Zoning Commission, Chairman	 Dat	e	
APPROVED:			
I hereby certify that the above and foregoing p the City of Rockwall on the day of	lat of an addition to the City of Rockwall, Texas was ap , 2019.	proved by the City Council of	
This approval shall be invalid unless the appro	oved Plat for such Addition is recorded in the office of the	e County Clerk of Rockwall	

, 2019.

City Secretary

City Engineer

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Greencrest TPS Hotel, LP. and Rockwall Rental Properties, LP. are the owner's of a tract of land out of the J.D. McFarland Survey, Abstract Number 145 being a portion of Lot 1, Block B of Goldencrest Addition, an addition to the city of Rockwall as recorded in Cabinet B, Slide 383 of the Plat Records of Rockwall County, Texas, same being a portion of a called 14.45 acre tract of land described by deed to Rockwall Rental Properties, L.P. as recorded in Volume 4076, Page 48 of the Deed Records of Rockwall County, Texas, and all of a called 2.805 acre tract of land to Greencrest TPS Hotel, LP. as recorded in Instrument Number 20180000020236 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "DAI" found for the south corner of Lot 2, Block 1 of Rockwall Highschool Addition, an addition to the City of Rockwall as recorded in Cabinet H, Slide 5 of the Plat Records of Rockwall County, Texas, said point also being the west corner of said 14.45 acre tract and lying on the northeast line of Greencrest Boulevard, a called 70.00 feet wide right-of-way;

THENCE North 44 degrees 03 minutes 45 seconds East along the southeast line of said Lot 2, a distance of 615.64 feet to a 1/2 inch iron rod found for corner;

THENCE North 44 degrees 27 minutes 55 seconds East continuing along the southeast line of said Lot 2, a distance of 273.93 feet to a 1/2 inch iron rod found for an inner ell corner of said Lot 2;

THENCE South 45 degrees 58 minutes 35 seconds East continuing along the southeast line of said Lot 2, a distance of 200.81 feet to a 1/2 inch iron rod with cap stamped "DAI" found for a south corner of same lying on the northwest line of Lot 1, Block 1 Rockwall Pine Addition, an addition to the City of Rockwall as recorded in Cabinet I, Slide 367 of the Plat Records of Rockwall County, Texas

THENCE South 44 degrees 12 minutes 34 seconds West along the northwest line of said Rockwall-Pine Addition, passing a 1/2 inch iron rod with cap stamped "ADAMS" found for the west corner of same, also for the north corner of Lot 1, Block A, Texas Roadhouse Addition, an addition to the City of Rockwall as recorded in Cabinet J, Slide 309 of the Plat Records of Rockwall County, Texas, and continuing along the northwest line of said Texas Roadhouse Addition, a total distance of 235.61 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A, Texas Roadhouse Addition;

THENCE South 45 degrees 25 minutes 18 seconds East along the southwest line of said Lot 1, Block A, Texas Roadhouse Addition, a distance of 410.65 feet to a 1/2 inch iron rod found for the south corner of same lying on the northwest right-of-way line of Interstate Highway No. 30 (a variable width right-of-way) at the beginning of a curve to the right;

THENCE with said curve to the right along the northwest right-of-way line of Interstate Highway No. 30 having a radius of 3669.86 feet, a central angle of 06 degrees 24 minutes 58 seconds, an arc length of 410.95 feet, a chord bearing of South 48 degrees 33 minutes 37 seconds West, a distance of 410.74 feet to a 1/2 inch iron rod found for corner on the northeast line of previously mentioned Greencrest Boulevard;

THENCE long the northeast line of said Greencrest Boulevard the following courses and distances;

North 66 degrees 18 minutes 52 seconds West, a distance of 111.27 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner;

South 03 degrees 35 minutes 31 seconds East, a distance of 25.55 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 485.00 feet, a central angle of 20 degrees 36 minutes 28 seconds, an arc length of 174.44 feet, a chord bearing of North 73 degrees 10 minutes 49 seconds West, a distance of 173.50 feet to a 1/2 inch iron rod found for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 415.00 feet, a central angle of 23 degrees 57 minutes 39 seconds, an arc length of 173.55 feet, a chord bearing of North 71 degrees 09 minutes 06 seconds West, a distance of 172.29 feet to a 1/2 inch iron rod with cap stamped "DAI" found for corner at the beginning of a compound curve continuing to the right;

With said compound curve continuing to the right having a radius of 1493.00 feet, a central angle of 07 degrees 12 minutes 39 seconds, an arc length of 187.90 feet, a chord bearing of North 55 degrees 47 minutes 35 seconds West, a distance of 187.77 feet to the POINT OF BEGINNING containing 379,622 square Feet, or 8.715 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, <u>Brian J. Maddox</u>, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ______, 2019

BRIAN J. MADDOX, R.P.L.S. NO. 5430

FINAL PLAT TOWN PLACE MARRIOTT ADDITION LOT 1, LOT 2, AND LOT 3, BLOCK B

379,622 SQUARE FEET 8.715 ACRES

SITUATED IN THE JD MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER PROJECT INFORMATION

ROCKWALL RENTAL PROPERTIES L.P. P.O. Box. B Terrell, TX. 75160

OWNER

GREENCREST TPS HOTEL, LP. 10000 North Central Expressway Suite 400 Dallas, TX 75231

CASE NO. P

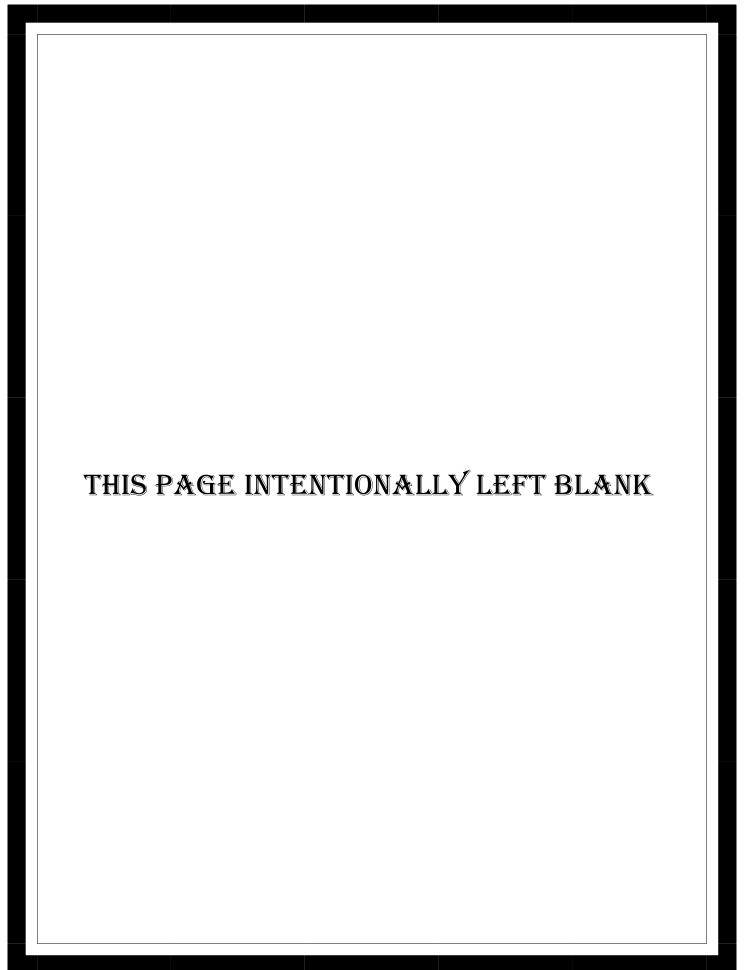
Project No.: FCU 18061
Date: April 8, 2019
Drawn By: GS9
Scale: 1"=60'

SHEET 2 of 2

SURVEYOR

TEAGUE NALL AND PERKINS, INC.

825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com





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: June 3, 2019

APPLICANT: Cameron Slown; *F.C. Cuny Corporation*

CASE NUMBER: P2019-022; Lot 5, Block A, Harbor Village Addition

SUMMARY

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.12-acre parcel of land [i.e. Lot 3, Block A, Harbor Village Addition] for purpose of establishing the necessary easements (i.e. fire lane, public access, drainage and utility easements) in order to develop the lot. The new parcel of land [i.e. Lot 5, Block A, Harbor Village Addition] will allow for the construction of a four (4) story, ~45,900 SF hotel containing 98 traditional hotel rooms [i.e. TRU Hilton]. The subject property is located within the Interior, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32).
- ☑ On March 5, 2018, the City Council approved *Ordinance No. 18-16* [Case No. Z2018-001] granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above 36-feet, which is the maximum height permitted in the Scenic Overlay (SOV) District without a Specific Use Permit (SUP).
- ☑ On September 11, 2018, the Planning and Zoning Commission approved the site plan, and recommended approval of the variances, waivers, and exceptions associated with the construction of the hotel to the City Council. On September 17, 2018, the City Council approved the associated variances, waivers, and exceptions requested by the applicant.
- ☑ 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 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 replat for *Lot 5, Block A, Harbor Village 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 May 28, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 7 to 0.



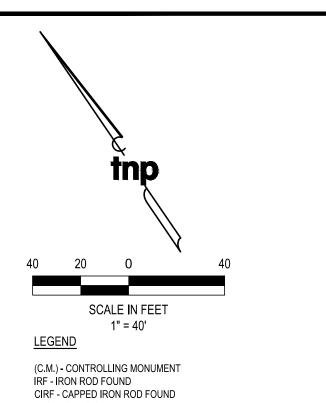


City of Rockwall

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.

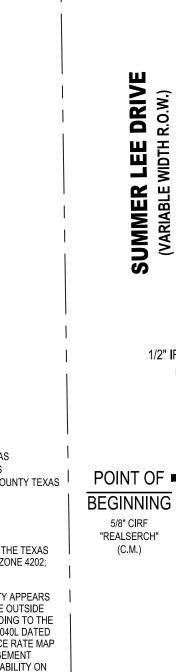




- NTS NOT TO SCALE R.O.W. - RIGHT OF WAY INST. - INSTRUMENT VOL. - VOLUME NO. - NUMBER
- SF SQUARE FEET AC - ACRES S.S.E. - SANITARY SEWER EASEMENT W.E. - WATER EASEMENT D.E. - DRAINAGE EASEMENT
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

NOTES:

- 1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202;
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAR PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE
- 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



DRIVE

LEE

SUMMER | (VARIABLE V

1/2" IRF¬

Z

S 45°14'00" E

47.43'

UTILITY EASEMENT

CABINET J, PAGE 235

N 45°16'37"

57.05'

- 17X20 VISIBILITY EASEMENT CABINET J, PAGE 235 P.R.R.C.T.

CABINET J, PAGE 235

VISIBILITY EASEMENT

CABINET J, PAGE 235

P.R.R.C.T.

EASEMENT NOTES:

EASEMENT NOTE A

EASEMENT NOTE B

ABANDONED BY THIS PLAT.

ENGINEERING DATA ON THIS PLAT. PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

EASEMENT LINE TABLE			EAS	EMENT LINE	ΓABLE
LINE#	BEARING	LENGTH	LINE#	BEARING	LENGTH
L1	S61°05'18"W	1.66'	L22	N38°50'27"W	8.74'
L2	S45°18'31"E	54.48'	L23	N13°15'39"W	28.47'
L3	S44°41'29"W	24.00'	L24	N11°56'17"W	31.57'
L4	S44°41'29"W	11.51'	L25	N03°26'17"W	21.35'
L5	N44°41'29"E	30.00'	L26	N45°18'27"W	17.90'
L6	N44°41'44"E	16.49'	L27	N44°41'46"E	18.00'
L7	S44°41'44"W	22.69'	L28	N45°18'31"W	21,89'
L8	N61°05'18"E	16.01'	L29	N61°15'12"E	5,92'
L9	N44°43'23"E	11.50'	L30	N28°44'48"W	18.90'
L10	S45°16'37"E	20.00'	L31	N45°18'31"W	42.30'
L11	S44°43'23"W	11,50'	L32	N09°12'47"W	37.19'
L12	N44°41'29"E	55.44'	L33	S09°12'47"E	8.72'
L13	N44°41'29"E	30.45'	L34	S44°41'29"W	16.32'
L14	S09°28'01"W	34.92'	L35	S45°18'31"E	26.07'
L15	N09°28'01"E	18.09'	L36	N44°41'29"E	4.56'
L16	N00°18'31"W	67.89'	L37	S45°18'31"E	38.89'
L17	N44°41'29"E	31.48'	L38	S28°44'48"E	18.90'
L18	N89°59'49"E	36.35'	L39	S59°26'13"W	16.83'
L19	S89°59'49"W	48.22'	L40	S21°57'34"E	23.96'
L20	S44°41'29"W	14.62'	L41	S16°40'16"E	18.44'
L21	S00°18'31"E	60,51'	L42	S27°26'27"W	3.92'

EASEMENT LINE TABLE				
LINE#	BEARING	LENGTH		
L43	S13°14'07"E	28.25'		
L44	S09°10'02"E	17.73'		
L45	S07°10'35"E	10.55'		
L46	S05°37'22"E	13.60'		
L47	N45°16'37"W	10.03'		
L48	S44°41'29"W	38.19'		
L49	S45°18'31"E	20.00'		
L50	S44°41'29"W	20.00'		
L51	N45°18'31"W	20.00'		
L52	N44°41'29"E	5.00'		
L53	N45°18'31"W	10.00'		
L54	S45°16'09"E	31.53'		
L55	N44°41'29"E	8.83'		
L56	N44°42'04"E	64.07'		
L57	S45°17'34"E	20.00'		
L58	S44°43'23"W	11.62'		
L59	S44°43'51"W	17.21'		
L60	N45°16'09"W	40.32'		
L61	N44°41'29"E	1.00'		
L62	S44°41'29"W	11.00'		
L63	N45°18'31"W	10.93'		

CURVE#	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31,42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28.28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 82°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23,56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	339.00'	5°41'55"	33,72'	S 42°25'30" E	33.70'

LOT 2, BLOCK A

SONG ADDITION

CABINET H, PAGE 173

P.R.R.C.T.

VARIABLE

WIDTH D.E.

(TO BE ABANDONDED BY THIS PLAT)

ONCOR ELECTRIC DELIVERY

COMPANY EASEMENT

-VARIABLE WIDTH W.E.

R 339.00'

L 241.37'-

CL 236.31

Δ 40° 47' 45"

CB N 24° 52' 44" W

LOT 1, BLOCK A

HARBOR VILLAGE ADDITION

CABINET J, PAGE 235

P.R.R.C.T.

THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE

PLATTED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS

DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF

ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT

RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE

(SEE DETAIL)

(SEE DETAIL)

S 45° 18' 31" E

ച്ച' 20' W.E.

~24' FIRELANE, ACCESS, DRAINAGE~

AND UTILITY EASEMENT

5/8" CIRF-

"REALSEARCH"

LOT 3, BLOCK A 92,367 SF

2.120 AC

LOT 3, BLOCK A

HARBOR VILLAGE ADDITION

INST. NO. 20190000005278

O.P.R.R.C.T.

20' S.S.E.-

– VARIABLE WIDTH S.S.E. –

AND W.E. INST. NO. 20180000019536

- VARIABLE WIDTH

CABINET J, PAGE 235

(PARTIALLY ABANDON BY THIS PLAT) (SEE EASEMENT NOTE A)

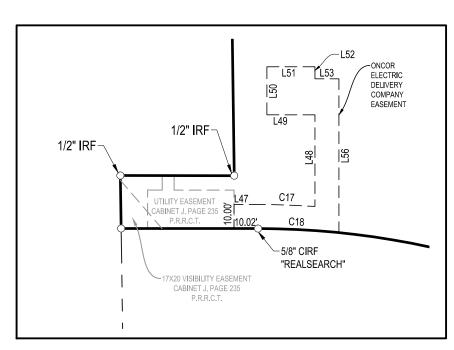
-5/8" CIRF

"REALSEARCH

∕-5/8" CIRF "REALSEARCH"

-5/8" CIRF

"REALSEARCH"



LOT 3, BLOCK A

SONG ADDITION

CABINET H, PAGE 173

P.R.R.C.T.

ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL SCALE: 1"=40'

OWNER

MHC ROCKWALL, LLC

1468 Kimbrough Rd. Suite 103

Germantown, TN. 38138

ENGINEER

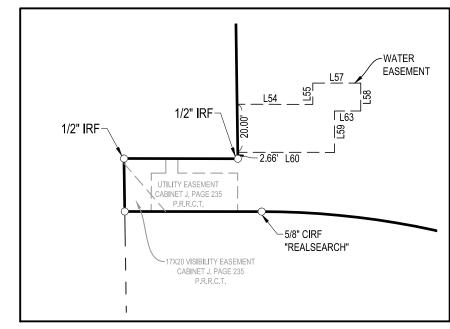
F.C. CUNY CORPORATION

#2 Horizon Court

Heath, Texas 75032

Ph. 469.402.7700

T.R.E.F.F.-7449



LOT 1, BLOCK A

ECKERD ADDITION

CABINET D, PAGE 61

P.R.R.C.T.

588.16'

"REALSEARCH"

LOT 4, BLOCK A

HARBOR VILLAGE ADDITION

INST. NO. 20190000005278

VARIABLE WIDTH D.E.-

CABINET J, PAGE 235

20' D.E.-

N 45°18'32" W

-5/8" CIRF

"REALSEARCH"

87.52'

24' FIRELANE, ACCESS, DRAINAGE-

AND UTILITY EASEMENT

24' FIRELANE, ACCESS, DRAINAGE

AND UTILITY EASEMENT

CABINET J, PAGE 235

(PARTIALLY ABANDON BY THIS PLAT)

(SEE EASEMENT NOTE A)

141.01

N 45°18'32" W

-5/8" CIRF

"REALSEARCH"

"REALSEARCH"

LOT 4, BLOCK A

HARBOR VILLAGE ADDITION

INST. NO. 20190000005278

O.P.R.R.C.T.

VARIABLE WIDTH WATER **EASEMENT DETAIL** SCALE: 1"=40'

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A

92.367 SQUARE FEET 2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A, HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: FCU 18193 Date: May 6, 2019 Drawn By: GS9 Scale: 1"=40'

SHEET 1 of 2



SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com 76

CASE NO.

My Commission Expires:

OWNERS DEDICATION

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 HARBOR VILLAGE 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 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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
- 7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

MHC ROCKWALL, LLC.			
Representative:			
STATE OF TEXAS} COUNTY OF ROCKWALL}			
Before me, the undersigned authority, on this da person whose name is subscribed to the foregoi and consideration therein stated.	ay personally appeared ing instrument, and acki	nowledged to me that he exect	, known to me to be the uted the same for the purpos
Given upon my hand and seal of office this	day of	, 2019.	
Notary Public in and for the State of Texas			

OWNERS CERTIFICATE

STATE OF TEXAS} COUNTY OF ROCKWALL}

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 20190000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF __

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE			
Lender to MHC Rockwall, LLC			
BancorpSouth Bank, a Mississippi Banking Corporation			
Ву:			
Name: Jeff Billions Title: Sr. Vice President			
STATE OF TENNESSEE} COUNTY OF SHELBY}			
Before me, the undersigned authority, on this da subscribed to the foregoing instrument, and ackretated.			
subscribed to the foregoing instrument, and acknowledge	nowledged to me that	he executed the same for t	
subscribed to the foregoing instrument, and ackretated. Given upon my hand and seal of office this	nowledged to me that	he executed the same for t	
subscribed to the foregoing instrument, and ackretated.	nowledged to me that	he executed the same for t	
subscribed to the foregoing instrument, and ackretated. Given upon my hand and seal of office this	nowledged to me that	he executed the same for t	
subscribed to the foregoing instrument, and ackretated. Given upon my hand and seal of office this Notary Public in and for the State of Tenessee	nowledged to me that	he executed the same for t	
subscribed to the foregoing instrument, and ackretated. Given upon my hand and seal of office this Notary Public in and for the State of Tenessee	nowledged to me that	he executed the same for t	
subscribed to the foregoing instrument, and ackretated. Given upon my hand and seal of office this Notary Public in and for the State of Tenessee	nowledged to me that	he executed the same for t	

RECOMMENDED FOR FINAL	_APPROVAL		
Planning and Zoning Commission		Date	
APPROVED I hereby certify that the above and for	regoing plat of <u>HARBOR VIL</u> I	<u>LAGE ADDITION,</u> an ad	ldition to the City of Rockwall, Texas, wa
approved by the City Council of the	City of Rockwall on the	day of	, 2019.
This approval shall be invalid unless County, Texas, within one hundred of			office of the County Clerk of Rockwall
WITNESS OUR HANDS, this	day of, 20 ²	19.	
Mayor, City of Rockwall	City Secretary		City Engineer

FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER

MHC ROCKWALL, LLC 1468 Kimbrough Rd. Suite 103 Germantown, TN. 38138

ENGINEER F.C. CUNY CORPORATION #2 Horizon Court Heath, Texas 75032

Ph. 469.402.7700 T.R.E.F.F.-7449



92.367 SQUARE FEET 2.120 ACRES

BEING A REPLAT OF LOT 3, BLOCK A, HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN INSTRUMENT NUMBER 20190000005278, OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

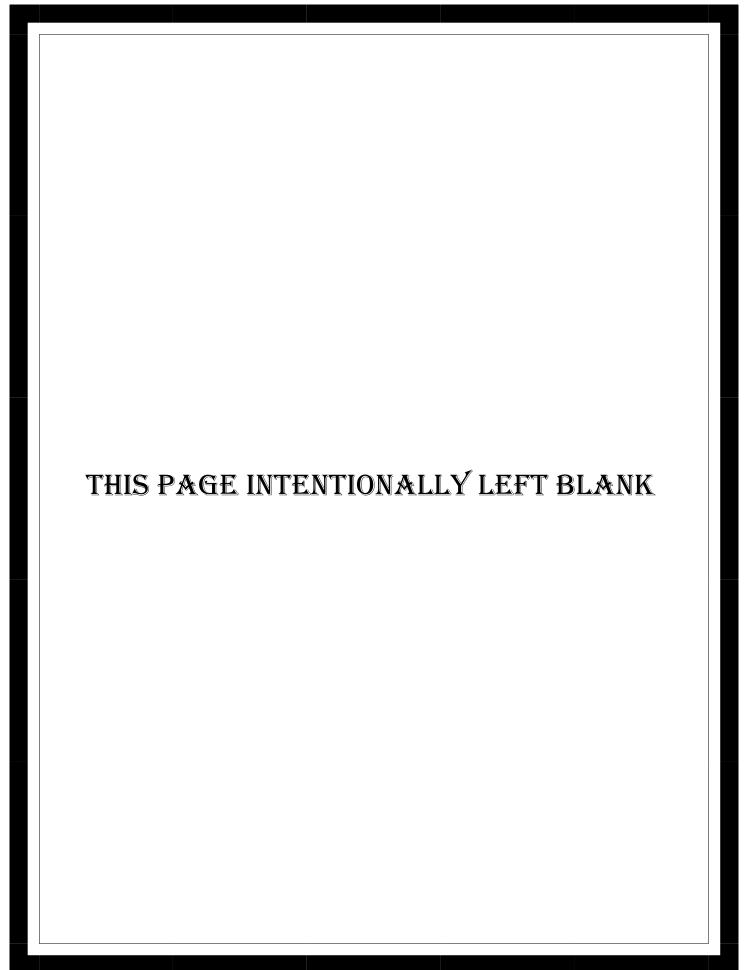
PROJECT INFORMATION

SHEET 2 of 2

Project No : FCU 18193 Date: May 6, 2019 Drawn By: GS9 Scale: 1"=40'

SURVEYOR

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com 77



CITY OF ROCKWALL

ORDINANCE NO. <u>19-24</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 47 (PD-47) [ORDINANCES 99-17 AND 07-04] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL. AS HERETOFORE AMENDED. BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 99-17, BEING A 14.4712-ACRE TRACT OF LAND IDENTIFIED TRACT 104 OF THE E. TEAL SURVEY, ABSTRACT NO. 207 AND LOT 1, BLOCK A, FIRST CHRISTIAN CHURCH DISCIPLES OF CHRIST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS. **ZONED PLANNED DEVELOPMENT DISTRICT 47 (PD-47) AND MORE** FULLY DEPICTED HEREIN BY EXHIBIT 'A' AND DESCRIBED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) for the purpose of amending the development standards approved with *Ordinance 99-17*, being a 14.4712-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) [*Ordinances 99-17 and 07-04*], generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road and more fully depicted in *Exhibit 'A'* and described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 47 (PD-47) [Ordinance No.'s 99-17 & 07-04] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 99-17 & 07-04*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District ordinance and the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the Subject Property;

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

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable:

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

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF JUNE, 2019.

ATTEST:	Jim Pruitt, Mayor
Kristy Cole, City Secretary	
PPPROVED AS TO FORM:	
Frank J. Garza, City Attorney	

1st Reading: <u>May 20, 2019</u> 2nd Reading: June 3, 2019

<u>Legal Description:</u> Tract 104 of the E. Teal Survey, Abstract No. 201 and Lot 1, Block A, First Christian Church Disciples of Christ Addition



Area 1

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RRDC, LTD., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 9.477 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of a called 9.4769 acre tract of land described in a deed to RRDC, LTD., recorded as instrument No. 20170000023557, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the iron rod with a yellow plastic cap stamped "RPLS 3963" set for corner in the RPLS 3963" set for corner in the set for corner in the east right-of-way line of Ridge Road (FM 740) at the northwest corner of said 9.4769 acre tract;

THENCE South 85 degrees 43 minutes 42 seconds East along the north line thereof and partly with the south lines of the original Benton Court Addition, an Addition to the City of Rockwall recorded in Cabinet D, Slide 69, and Benton Woods, an Addition to the City of Rockwall recorded in Cabinet C, Slide 254, all recorded in the Plat Records of Rockwall County, Texas (PRRCT), for a total distance of 559.60 feet to a point for corner near the base of a steel fence post at the northeast corner of said 9.4769 acre tract, common to the southwest corner of a called 12.000 acre tract described in a deed to Craig Duhon et ux, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8" iron rod with a yellow plastic cap stamped "RPLS 3963" set for RPLS 3963" set for RPLS 3963" set for set for reference bears South 65 degrees 09 minutes 20 seconds West, a distance of 39.51 feet;

THENCE South 00 degrees 10 minutes 53 seconds West, along the common line of last mentioned tracts, a distance of 679.81 feet to a point for corner near the base of a plastic fence post at the southeast corner of said 9.4769 acre tract, common to the northeast corner of Lot 1, Block A, First Christian Church, Disciples of Christ, an Addition to the City of Rockwall recorded in Cabinet E, Slide 361 (PRRCT), from which a 5/8" iron rod with a yellow plastic cap iron rod with a yellow plastic cap stamped "RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a RPLS 3963" set for reference bears South 61 degrees 43 minutes 15 seconds West, a distance of 37.49 feet;

THENCE North 89 degrees 09 minutes 00 seconds West with the common line of said 9.4769 acre tract and said Lot 1, a distance of 625.70 feet to a point for corner at the common west corner thereof, and also being in the east line of said Ridge Road, from which a 3 1/4" TXDOT TXDOT Aluminum Disk found for reference bears South 49 degrees 53 minutes 40 seconds West, a distance of 0.50 feet;

THENCE North 05 degrees 42 minutes 52 seconds East with the East Right-of-Way line of said Ridge Road, a distance of 14.11 feet to a 3 1/4" TXDOT Aluminum Disk found at an angle point TXDOT Aluminum Disk found at an angle point thereof;

THENCE North 05 degrees 35 minutes 24 seconds East continuing with the East Right -of-way line of said Ridge Road, a distance of 701.50 feet to the POINT OF BEGINNING and containing 412,830 square feet or 9.477 acres of land.

Area 2

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS FIRST CHRISTIAN CHURCH OF ROCKWALL, TEXAS, BEING THE OWNER OF A TR ACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 5.231 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, First Christian Church, Disciples of Christ, Rockwall, Texas Addition, recorded in Cabinet E, Slide 361, Plat Records of Rockwall County, Texas (PRRCT), said 5.231 acre tract being more particularly described as follows:

BEGINNING at a point for corner near the base of a plastic fence post at the southeast corner of a called 9.4769 acre tract of land described in deed to RRDC, Ltd., recorded in Instrument 20170000023557, Deed Records, Rockwall, County, Texas (DRRCT), common to the northeast corner of said Lot 1, said corner being in the west boundary line of a called 12 acre tract of land described in a deed to Craig R. Duhon and Donna L. Duhon, recorded in Volume 693, Page 228, (DRRCT), from which a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 found for reference bears South 61 degrees 46 minutes 53 seconds West, a distance of 37.56 feet;

THENCE South 00 degrees 07 minutes 41 seconds West, along the common line of said Lot 1 and said 12 acre tract, a distance of 353.00 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southeast corner of said Lot 1, said corner being in the north right-of-way line of White Road, a variable width right-of-way;

THENCE North 89 degrees 08 minutes 58 seconds West, along the common line of said Lot 1 and said White Road, a distance of 671.35 feet to a 5/8-inch iron rod with a yellow plastic cap stamped RPLS 3963 set for the southwest corner of said Lot 1, said corner being at the Ridge Road and said Lot 1, a distance of 50.66 feet to a TxDOT monument found for corner;

THENCE North 05 degrees 45 minutes 12 seconds East, continuing along the common line of said Ridge Road and said Lot 1, a distance of 237.59 feet to the northwest corner of said Lot 1 and the southwest corner of said 9.4769 acre tract, from which a TxDOT monument bears South 58 degrees 52 minutes 38 seconds West, a distance of 0.41 feet;

THENCE South 89 degrees 09 minutes 00 seconds East, along the common line of laid Lot 1 and said 9.4769 acre tract, a distance of 625.79 feet to the POINT OF BEGINNING and containing 227,854 square feet or 5.231 acres of land.



Area 1: Single-Family 10 (SF-10) District [9.477-Acres]

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Area 1 as depicted in Exhibit 'C' of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, Area 1 as depicted in Exhibit 'C' of this ordinance shall be subject to the development standards for the Single-Family 10 (SF-10) District as stipulated in Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in Table 1, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width (1)	80'
Minimum Lot Depth	100'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback ⁽²⁾	25'
Minimum Side Yard Setback	6'
Minimum Distance Between Buildings	10'
Maximum Height	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	55%
Minimum Dwelling Size	3,000 SF

General Notes:

- (3) Building Standards. Housing type and construction shall adhere to the following building standards:
 - (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
 - (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
 - (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
 - (d) Garage Orientation. Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a flat, front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff)]. All garage configurations not conforming to this section shall meet the

^{1:} The minimum lot width shall be measured at the Front Yard Building Setback.

^{2:} The location of the Front Yard Building Setback as measured from the front property line.

requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).

Area 2: Single-Family 10 (SF-10) District [4.9995-Acres]

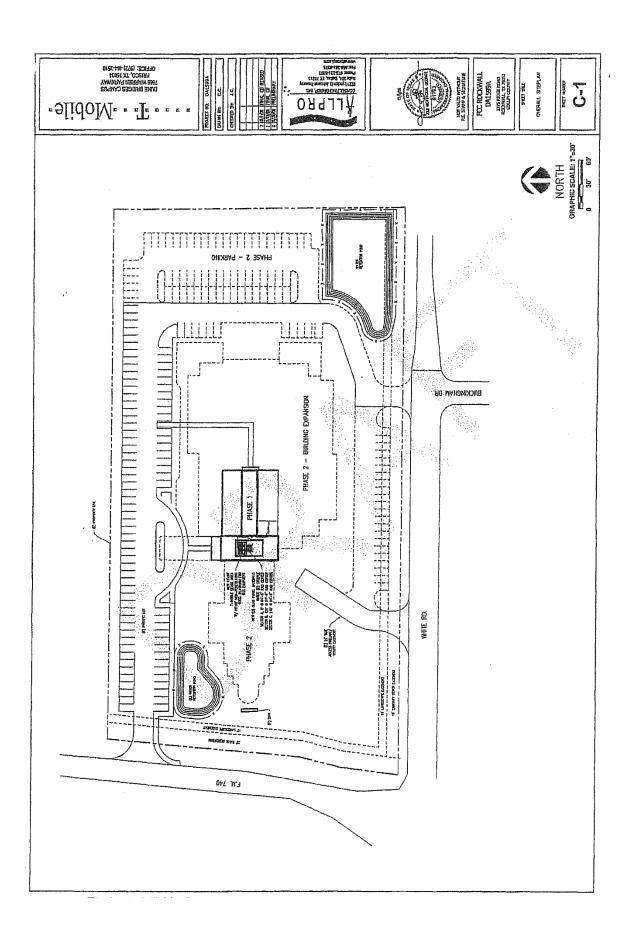
(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Area 2 as depicted in Exhibit 'C' of this ordinance shall be subject to the land uses permitted for the Single-Family 10 (SF-10) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future however, the following conditions shall apply:

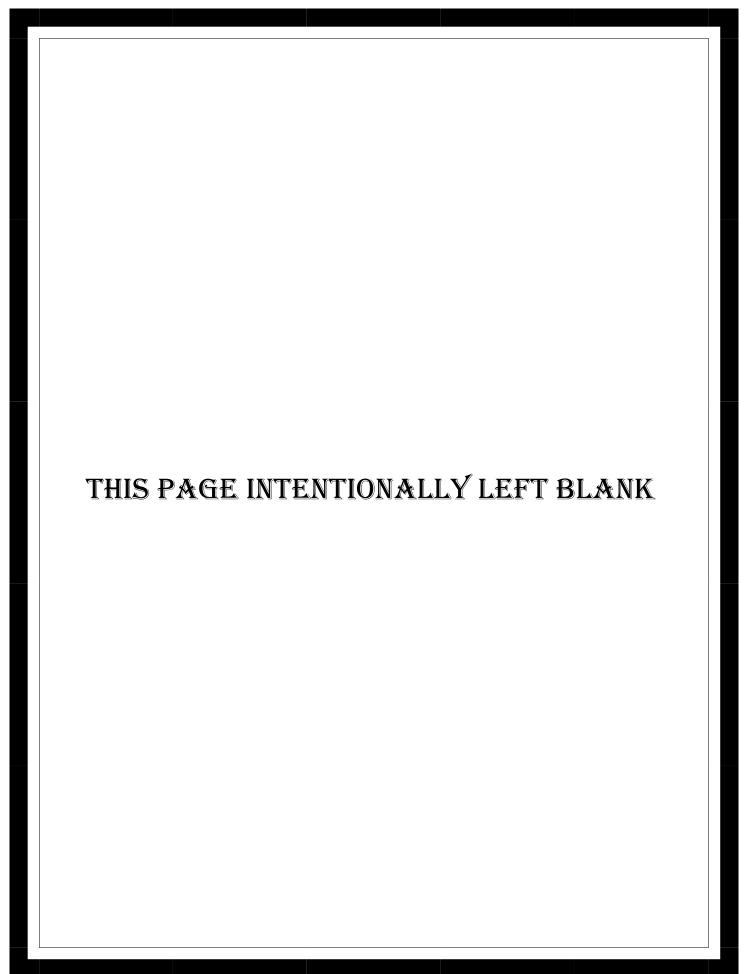
The following land use shall be permitted in Area 2:

☑ Antenna, Commercial*

<u>NOTES</u>: 1) All equipment shall be contained interior to the building 2) The height of the structure shall remain as depicted in *Exhibit 'E'* of this ordinance.

- (2) Density and Dimensional Requirements. Any development in Area 2 as depicted in Exhibit 'C' of this ordinance shall be subject to the development standards required for properties in a Single-Family 10 (SF-10) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) Building Standards. Housing type and construction shall adhere to the following building standards:
 - (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 60% primary materials and/or a maximum of 20% secondary materials, excluding windows and doors. For the purpose of this ordinance, primary materials shall consist of stone, brick, and cementitious materials. The use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials) shall be limited to 40% of the building's exterior façade.
 - (b) *Anti-Monotony*. An anti-monotony standard shall not allow the same structure--in terms of materials and elevation--any closer than four (4) houses apart on either side of the street.
 - (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance.
- (4) Garage Orientation. Garages shall be oriented in a traditional swing (or j-swing). Garages configured in a front entry configuration shall be setback a minimum of 20 feet from the front façade of the primary structure. All garage doors shall be required to have upgraded finishes (e.g. divided garage bay doors, carriage style hardware and lighting elements, cedar clad garage doors, or a similar alternative -- to be approved by staff)]. All garage configurations not conforming to this section shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code (UDC).







MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Building Official

DATE: June 3, 2019

SUBJECT: Sign Plan for Texas Health Presbyterian Hospital

Mr. Butch Clarke of Alpha Graphics, has requested to appear before the City Council with representatives from Texas Health Presbyterian Hospital to present a sign plan and ask for approval to utilize a number of freestanding signs on their property. The Hospital property is allowed 3 free standing monument signs by right and the applicant desires a greater number of signs. The proposed signs also exceed the allowable height and do not contain the required masonry.

The Hospital desires to update their main entrance sign located on Horizon Road with a seventy eight (78) square foot, eight foot (8) high sign. The size is less than the ninety eight (98) square feet allowed by code, however the proposed height exceeds the allowable six (6) feet.

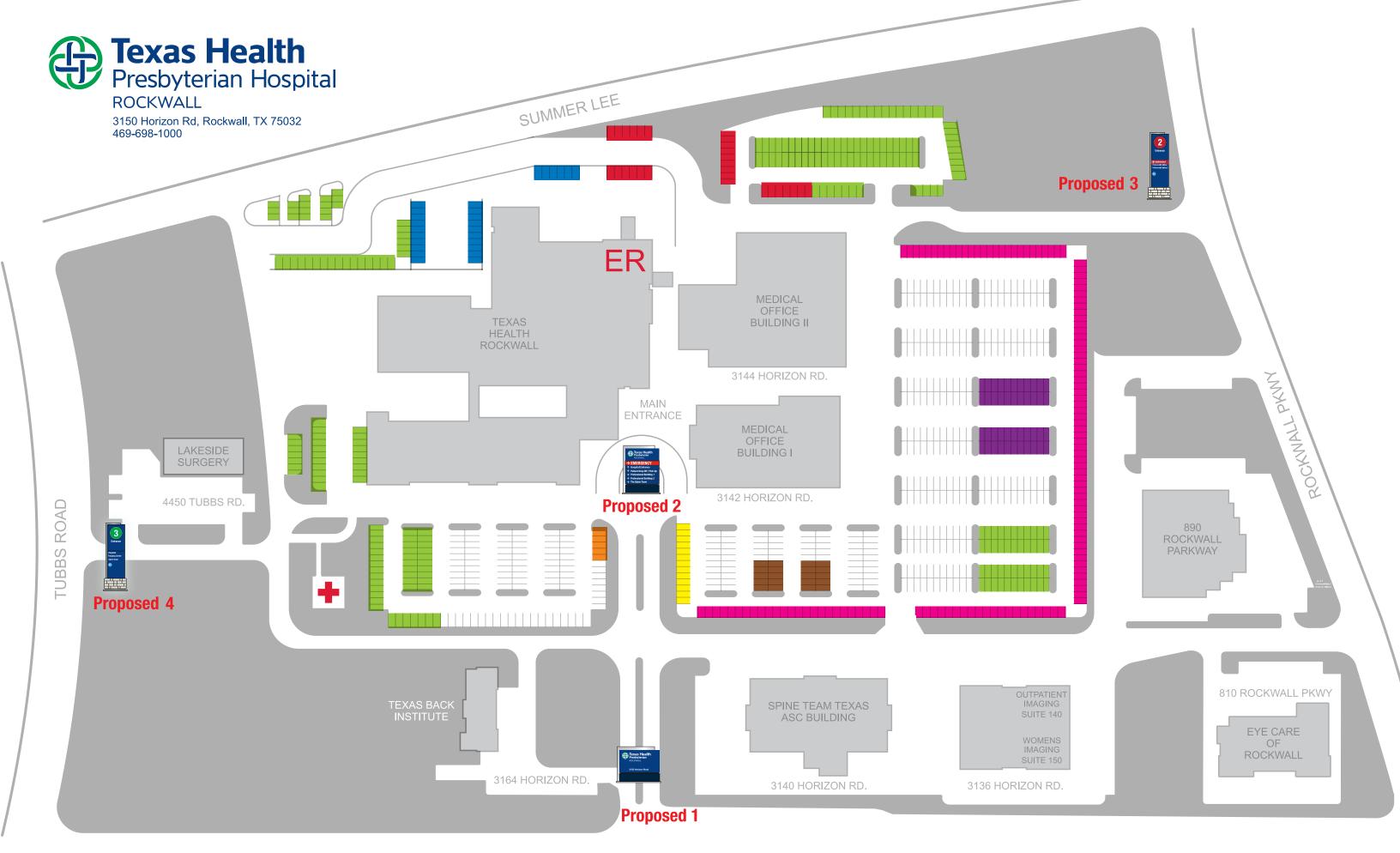
In addition, the applicant proposes to replace two existing signs currently located at their entrances on Tubbs Road and Rockwall Parkway. The proposed signs are larger at sixteen (16) feet in height and approximately seventy two (72) square feet in size.

Lastly, the requested sign plan includes a ten foot eight inch (10'- 8") high sign to be located in the center of the property. This proposed sign is eighty five (85) square foot in size.

The exhibit showing the proposed location for the main entrance sign at Horizon Road will not be allowed to be placed so close to the road, because of existing easements. If the sign plan is approved, staff will work with the applicant during their permit process, to ensure that sign is located appropriately.

I have included a site plan of the property detailing the location, size and materials of the proposed signs.

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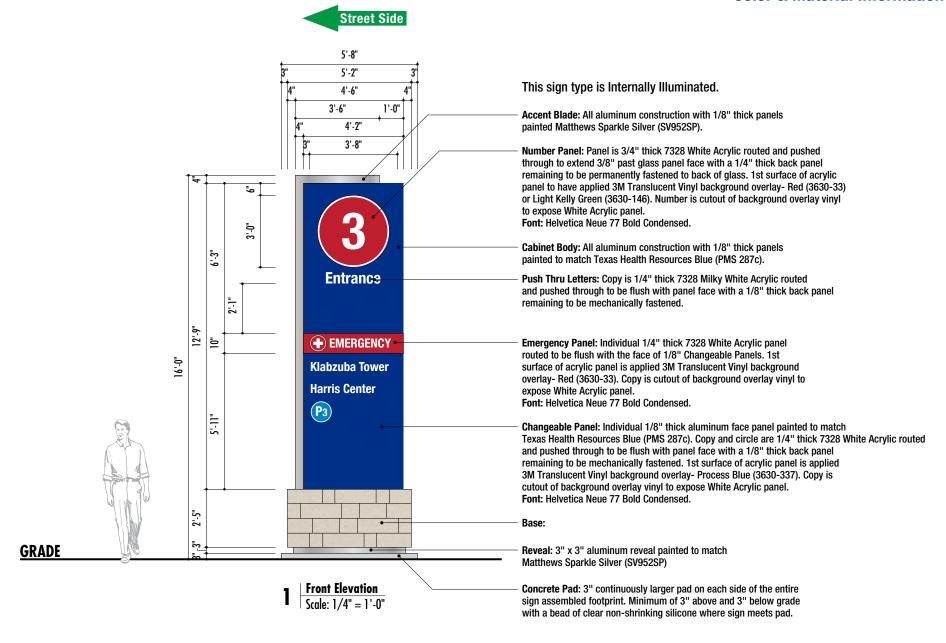




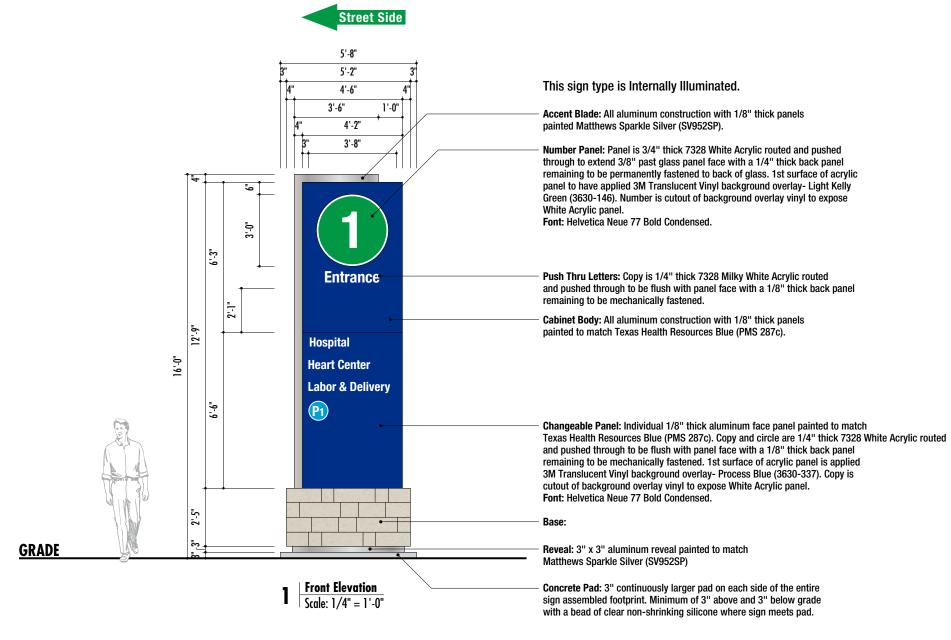


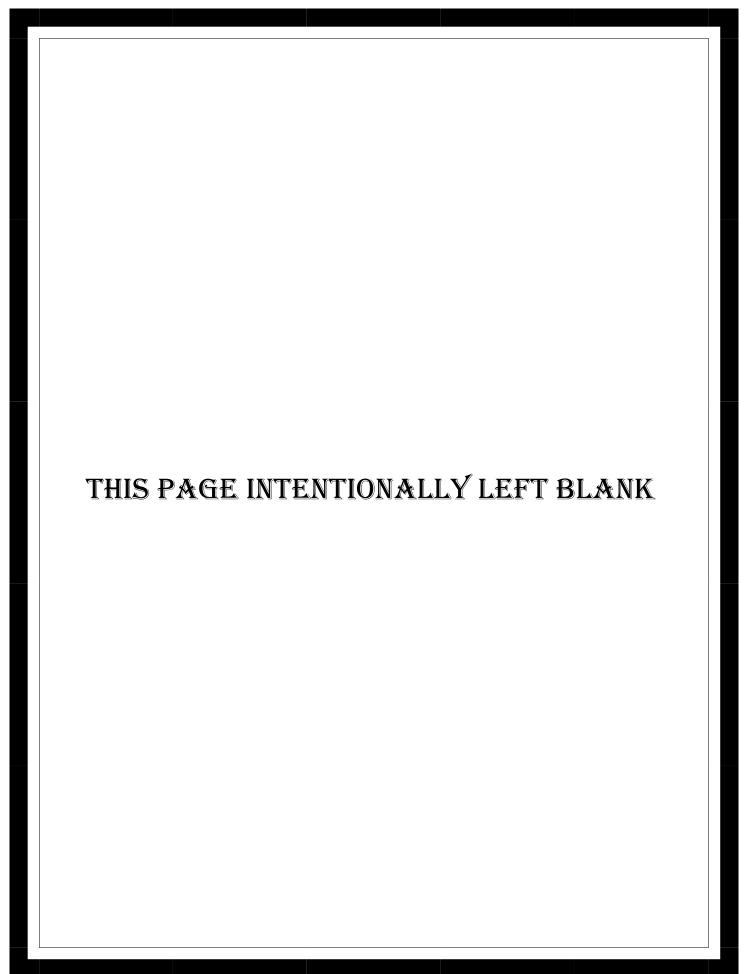


Color & Material Information



Color & Material Information







MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Building Official

DATE: May 30, 2019

SUBJECT: Permit Fee Schedule Resolution

HB 825, which was signed by the Governor on May 21st, prohibits a municipality from requiring the disclosure of information related to the value of or cost of constructing or improving a residential dwelling as a condition of obtaining a building permit. In response to this new law, staff has worked diligently to study our current fee schedule and has prepared the attached fee resolution for your consideration.

One primary goal of our study and for the future fee structure, was to ensure we have sufficient cost recovery for the services we will provide. Additionally, we evaluated other cities' fees, specifically our designated market cities. If the proposed fees are adopted, contractors and thus property owners overall will not experience significant increases and some will realize modest decreases in their fees. This chart shows the current and proposed fees.

PERMIT FEE SCHEDULE				
	Existing	Proposed		
Accessory Building	Value Based	.80 per sq. ft. up to 225 sq. ft. plus .45 per sq. ft. over 225 sq. ft. / \$125 min.		
Single Family - New	Value Based	.48 per sq. ft. up to 5000 sq. ft. / .40 per sq. ft. if larger than 5000 sq. ft.		
Single Family - Remodel	Value Based	.48 per sq. ft. / \$125.00 min.		
Concrete	Value Based	.20 per sq. ft. / \$50.00 min.		
Ele etui eel	Value Deced	\$125.00 for Panel replacement/ re-wire/service -meter base replacement		
Electrical	Value Based	\$75.00 for other / repairs		
Fence	\$35.00	\$50.00		
Irrigation	\$35.00	\$75.00		
N. do ala a sai a a l	Value Deced	\$125.00 new system installation		
Mechanical	Value Based	\$75.00 for other / repairs		
Diversities	Value Deced	\$125.00 for Slab leaks / tunneling / sewer main replacement		
Plumbing	Value Based	\$75.00 for Water heater /other/ repair		
Roof	\$35.00	\$75.00		
Decks	Value Based	\$75.00		
Carports	Value Based	\$75.00		
Solar	Value Based	.65 per sq. ft.		

All residential fees historically calculated on value of construction, have been changed to use either a flat fee or a fee based on square feet. The proposed increase for fence, irrigation and roof permit fees are simply to cover our costs for those permit and inspection activities.

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CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 19-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING RESOLUTION 17-23 AND ADOPTING A NEW RESOLUTION TO PROVIDE FOR AN UPDATED FEE SCHEDULE FOR PERMITS, REGISTRATIONS, CERTIFICATES, AND CERTAIN RELATED FEES FOR THE CITY OF ROCKWALL, AS DESCRIBED IN "EXHIBIT A" OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the 86th Session of the Texas State Legislature recently passed H.B. No. 852, which essentially placed a prohibition on certain value-based building permits and inspection fees; and

WHEREAS, this piece of legislation was signed by Governor Greg Abbott on May 21, 2019; and

WHEREAS, as a result of this new legislation, it is necessary for the City Council of the City of Rockwall, Texas to amend the City's fee schedule to come into compliance with these new State regulations.

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

- **Section 1.** That Resolution No. 17-23 is hereby repealed in its entirety and that this resolution and its attached "Exhibit A" is hereby adopted as the official "Permit, Health, and Misc. Fee Schedule" for the City of Rockwall; and
- **Section 2.** Payment in accordance with the fees described in the attached "**Exhibit A**" shall be required with the submission of all related applications; and
- **Section 3.** That this resolution shall take effect immediately upon passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 3^{RD} DAY OF JUNE, 2019.

ATTEST:	Jim Pruitt, Mayor	
Kristy Cole, City Secretary	_	

16. Miscellaneous Permits

Resolution No. 19-15

City of Rockwall Schedule of Permit, Health and Misc. Fees

ochedule of	errint, ricaltir and Misc. r ees
Building Permits	Fee Amount
 Residential Accessory Building Single Family - New Single Family – Alteration / Addition Electrical – Panel replacement / re-wire / service- meter base replacement Electrical – other / repair Plumbing – Slab leaks / tunneling / sewer main replacement Plumbing – Water Heater / other / repair Mechanical – New system installation Mechanical – other / repair Patio covers / decks / carports 	.80 per sq. ft. up to 225 sq. ft. plus .45 per sq. ft. over 225 sq. ft./ \$125 min48 per sq. ft. up to 5000 sq. ft. / .40 per sq. ft. if home is > 5000 sq. ft48 per sq. ft. (scope of work) with \$125.00 min. \$125.00 \$75.00 \$125.00 \$75.00 \$75.00 \$75.00 \$75.00 \$75.00
 2. Commercial a. Commercial – New b. Commercial – Remodel c. Certificate of Occupancy d. Temporary Certificate of Occupancy e. Mechanical, Electrical, Plumbing 	Table 1A Table 1A \$ 75.00 \$ 300.00 Table 1A
3. Board of Adjustments City Council Sign Variances, Sign Plans / Construction Advisory and Appeals Board	\$ 200.00
4. Solar Panel Systems	.65 per sq. ft.
5. Concrete	.20 per sq. ft. / \$50 min.
6. Demolition of Structures	\$ 50.00
7. Fence Screening Wall	\$ 50.00 \$ 75.00
8. Inspection Fees a. After Hours Inspection b. Re-inspection	\$ 50.00 per hr. (min. 2 hrs.) \$ 50.00
9. Irrigation	\$75.00
10. Moving of Structures	Refer To Chapter 10, Article XIV of the Code of Ordinances
11. Permit Bag Replacement	\$ 20.00
12. Pools/Hot Tub/Spa a. Pool – above ground b. Pool – in ground c. Hot Tub/Spa	\$ 75.00 \$150.00 \$100.00
13. Roofing	\$ 75.00
14. Sign	\$75.00
15. Temporary Construction/Sales Trailer	\$100.00

"Exhibit A" Page 2

Health Related Fees

1.	Banners	\$ 50.00
2.	Child Care Facility	\$ 200.00
3.	Concession Stands	\$ 100.00
4.	Plan Review	\$ 150.00

Food service establishments, child care

facilities, public pools/spas

6. Food Service Permits

a. Food Service Establishment	\$ 350.00
b.Temporary Food Service	\$ 50.00

c. Seasonal Food Service Permit \$ 90.00 Nonprofit agencies are exempt \$ 50.00 Nonprofit agencies are exempt

e. Mobile Food Trucks \$ 300.00 f. Ice Cream/Cold Mobile Food Trucks \$ 200.00

7. Late Permit Fee \$ 30.00

8. Public Pools and Spas

a. Operator Permits	\$ 225.00
b. Additional pools (fee for each)	\$ 225.00
c. Free Standing Spa	\$ 25.00
d. Temporary Closure Fee	\$ 50.00

9. Inspection Fees

Re-inspection \$50.00

Initial follow-up inspection at no cost, however if a second re-inspection is required the fee will be assessed

10. Registrations

a. Certified Pool Operator	\$ 10.00 Expires with state license
b. Child Care Facility Worker	\$ 10.00 Required every two years
c. Food Service Manager	\$ 30.00 Expires with state license

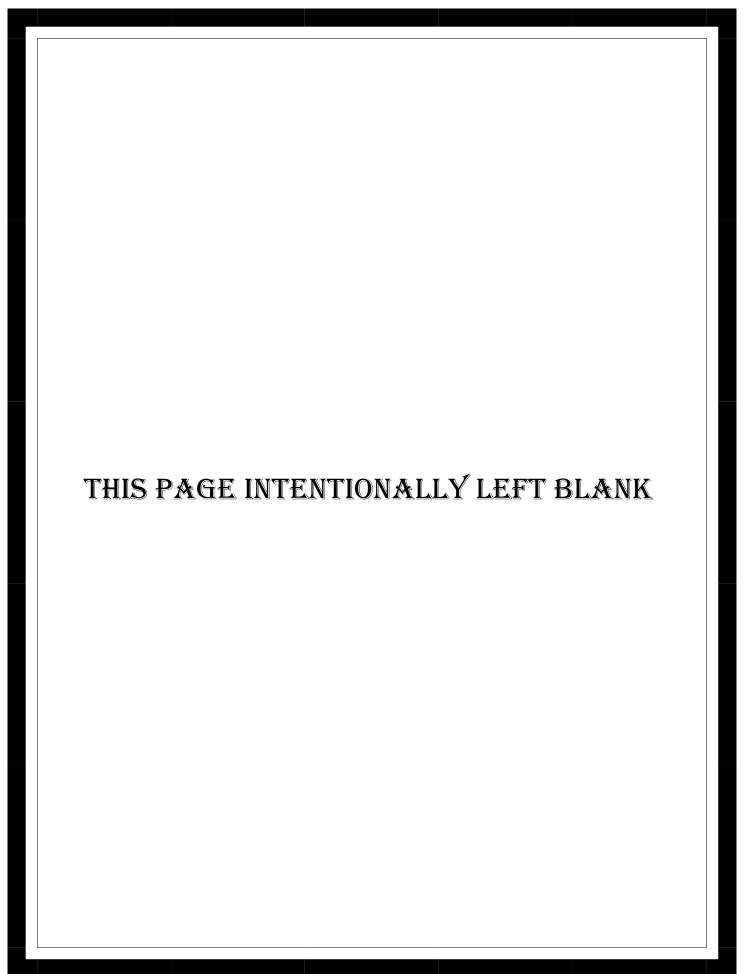
11. Special Event Permit \$ 60.00 Nonprofit agencies are exempt

Commercial Building Permit Fees

Table 1A

Total Valuation		Fee
\$1.00 to \$500.00	\$50.00	
\$501.00 to \$2,000.00	\$50.00 for the first \$500.00 plu fraction thereof, to and including	rs \$3.05 for each additional \$100.00, or ng \$2000.00
\$2,001.00 to \$25,000.00	\$80.75 for the first \$2000.00 p or fraction thereof, to and inclu	lus \$14.00 for each additional \$1000.00, ding \$25,000.00
\$25,001.00 to \$50,000.00	\$402.75 for the first \$25,000.0 \$1000.00, or fraction thereof, t	0 plus \$10.10 for each additional o and including \$50,000.00
\$50,001.00 to \$100,000.00	\$655.25 for the first \$50,000.00 or fraction thereof, to and inclu	0 plus \$7.00 for each additional \$1000.00, ding \$100,000.00
\$100,001.00 to \$500,000.00	\$1005.25 for the first \$100,000 \$1000.00, or fraction thereof, t	0.00 plus \$5.60 for each additional o and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3245.25 for the first \$500,000 \$1000.00, or fraction thereof, t	0.00 plus \$4.75 for each additional o and including \$1,000,000.00
\$1,000,001.00 and up	\$5620.25 for the first \$1,000,0 \$1000.00, or fraction thereof	00.00 plus \$3.65 for each additional
For use of outside consultants f	or plan review or inspections	Actual costs

Contractor Registrations Expire when	State License Expires
Back Flow	\$100.00
Fence	\$100.00
General Contractor	\$100.00
Irrigation	\$100.00
Mechanical Contractor	\$100.00
Demo Contractor	\$100.00
Sign Contractor	\$100.00





MEMORANDUM

TO: Honorable Mayor and City Council Members

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

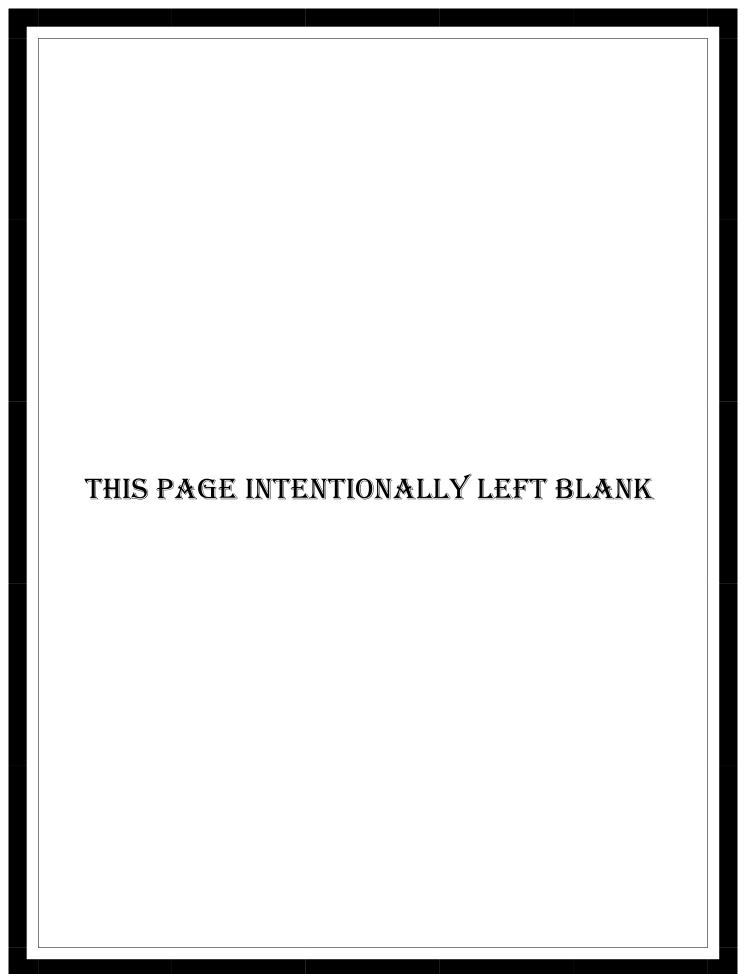
DATE: May 30, 2019

SUBJECT: Architectural Review Board (ARB) Vacancy

Adan Tovar recently resigned from the city's ARB, citing work scheduling conflicts which were inhibiting his ability to attend meetings. I previously provided Council with applications for those who've expressed an interest in possibly serving on this board. The person filling this vacancy would be appointed for a partial term, which would expire in August of 2020. The following shows the individuals who currently serve on the ARB and their respective roles:

Interested Citizen	Rick	Johnson
Residential Property Owner (interior design)	Ashlei	Neill
Interested Citizen	Bob	Wacker
		NANIT.
Interested Citizen	VAC	CANT
Interested Citizen	Robert	Miller
Building Designer	Lindsay	Mitchell
Architect	Julien	Meyrat

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Building Inspections Department Monthly Report

April 2019

Permits

Total Permits Issued: 359

Building Permits: 64

Contractor Permits: 295

Total Fees Collected: \$186,555.47

Building Permits: \$165,970.38

Contractor Permits: \$20,585.09

Board of Adjustment

Board of Adjustment Cases

City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype For the Period 4/1/2019 thru 4/30/2019

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	4	\$0.00	\$202.50
30 DAY BANNER	3	\$0.00	\$151.50
COMING SOON	1	\$0.00	\$51.00
CLEAN SHOW	2	\$0.00	\$153.00
	2	\$0.00	\$153.00
CO	3	\$0.00	\$228.00
BUSINESS	1	\$0.00	\$75.00
NTERIOR	1	\$0.00	\$76.50
NEW CONSTRUCTION	1	\$0.00	\$76.50
COMM	25	\$3,717,761.00	\$46,291.53
ADDITION	1	\$300,000.00	\$2,167.76
CONST TRAILER	**************************************	\$0.00	\$102.00
DEMO	î	\$7,900.00	\$50.00
CLECTRICAL	2	\$2,550.00	\$119.68
EXPANSION	i	\$500,000.00	\$3,245.25
TENCE	2	\$27,000.00	\$3,243.25 \$70.70
RRIGATION	2	\$6,875.00	\$70.70
MECHANICAL	1	\$22,900.00	\$374.75
NEW	T	\$1,700,000.00	\$374.75 \$31,646.35
PLUMBING		And the second s	9850 - 1000 Person
REMODEL	7	\$3,850.00	\$199.78
ROOF		\$1,088,500.00	\$8,173.86
MISCELLANEOUS	2	\$58,186.00	\$70.70
A STATE OF THE STA	2	\$0.00	\$0.00
CLECTRICAL	2	\$0.00	\$0.00
MULTI FAMILY	2	\$7,100.00	\$150.00
ENCE	2	\$7,100.00	\$150.00
IGNAGE	14	\$97,450.00	\$1,980.00
CANOPY	1	\$7,500.00	\$229.50
DIRECTORY	1	\$1,000.00	\$153.00
MONUMENT	5	\$47,200.00	\$379.50
VALL	7	\$41,750.00	\$1,218.00
INGLE FAMILY	251		\$134,920.44
CC BLDG	5		\$446.64
ADDITION	3		\$761.76
BALCONY	1		\$206.75
CONCRETE	12		\$1,140.19
DECK	2		\$73.82
DEMO	1		\$51.50
CLECTRICAL	4		\$626.27
ENCE	44		\$1,562.60
RRIGATION	26		\$924.70
MECHANICAL	24		\$4,897.39
MISCELLANEOUS	6		\$214.20
IEW	20		\$115,826.02
ATIO COVER	12		\$2,381.02
PERGOLA	2		\$252.50
LUMBING	31		\$2,097.53
ORT BLDG	i		\$35.70
REMODEL	î		\$503.75
ETAINING WALL	ž		\$71.40
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City of Rockwall

PERMITS ISSUED - Summary by Type and Subtype For the Period 4/1/2019 thru 4/30/2019

# of Permits Issued	Valuation of Work	Fees Charged
38	Comment of the second of the s	\$1,347.50
2		\$70.70
8		\$1,215.00
6		\$213.50
55	\$0.00	\$2,555.00
55	\$0.00	\$2,555.00
Ĩ	\$0.00	\$75.00
1	\$0.00	\$75.00
	38 2 8 6 55	38 2 8 6 55 \$0.00 1 \$0.00

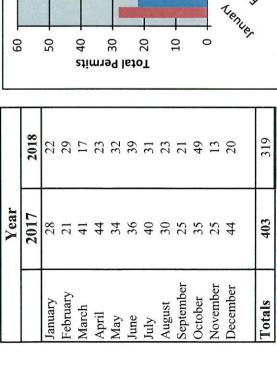
Totals:

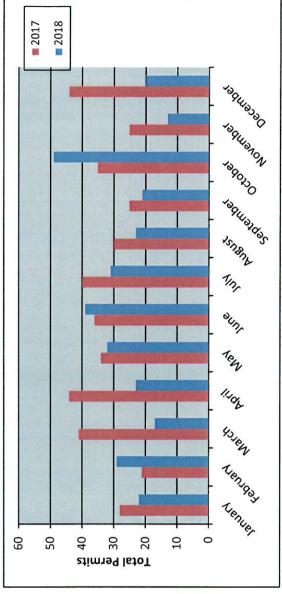
359

\$186,555.47

New Residential Permits

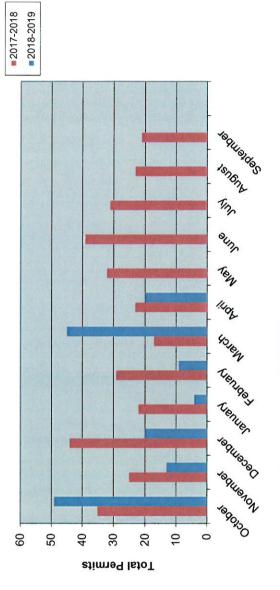
Calendar Year





New Residential Permits

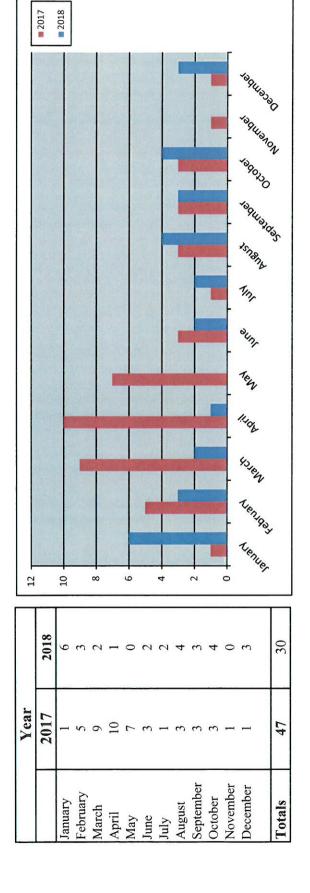
Fiscal Year



	Year		
	2017-2018	2018-2019	
October	35	49	
November	25	13	
December	44	20	_
January	22	4	
February	29	6	
March	17	45	
April	23	20	
May	32		
June	39		
July	31		
August	23		
September	21		
Totals	341	160	

Residential Remodel Permits

Calendar Year



Residential Remodel Permits

109

2017-2018 | 2018-2019

Year

Year

Fiscal

2017-2018 2018-2019 tequestes, Thy July Ten 140% Soleh Very of Venue toquiasoq A PORCHUPOR topo_{NO} 0 9 2 4 3 7 П

January February

March

April

November December

October

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May June July September

August

19

28

Totals

New Commercial Permits

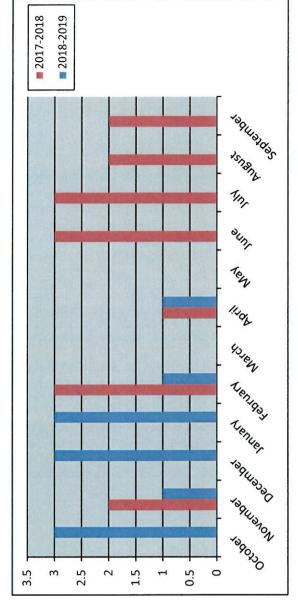
Calendar Year

	Year		9
	2017	2018	
January	2	0	- 2
February	5	3	
March	1	0	4
April	4		
May	2	0	m T
June	-	3	
July	1	3	2 -
August	-	2	
September	0	7	-
October	0	3	
November	2	1	0
December	0	3	`^\
			چ
Totals	19	21	

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New Commercial Permits

Eiscal Year

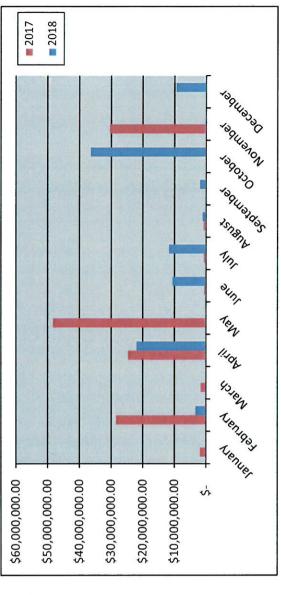


	Year	
	2017-2018	2018-2019
October	0	С
November	2	-
December	0	3
January	0	3
February	3	
March	0	0
April		1
May	0	
June	3	
July	3	
August	2	
September	2	
		;
Totals	91	12

New Commercial Value

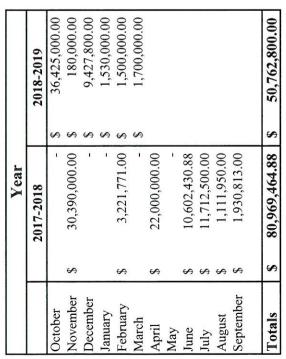
Calendar Year

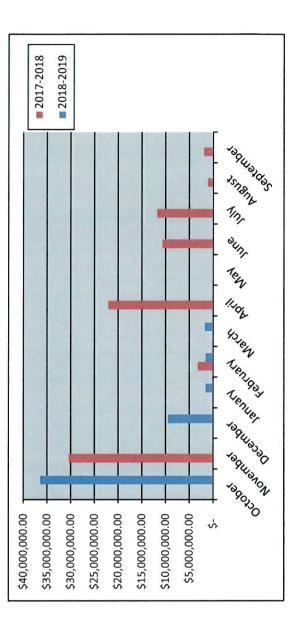
		T		
		2017		2018
January	69	1,800,000.00		ı
February	8	28,400,000.00	€>	3,221,771.00
March	↔	1,599,026.00		
April	8	24,650,000.00	€9	22,000,000.00
May	↔	48,300,000.00		1
June	↔	569,400.00	S	10,602,430.88
July	€	700,000.00	∽	11,712,500.00
August	S	726,506.00	↔	1,111,950.00
September			↔	1,930,813.00
October		1	S	36,425,000.00
November	S	30,390,000.00	8	180,000.00
December			8	9,427,800.00
		AND THE OWN CONTRACTOR OF THE PERSON OF THE		The second secon
Totals	8	137,134,932.00	8	96,612,264.88



New Commercial Value

Fiscal Year

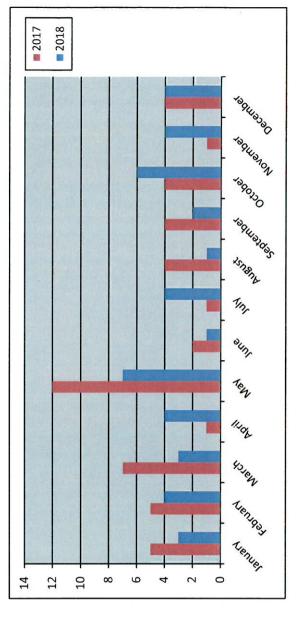




Commercial Remodel Permits

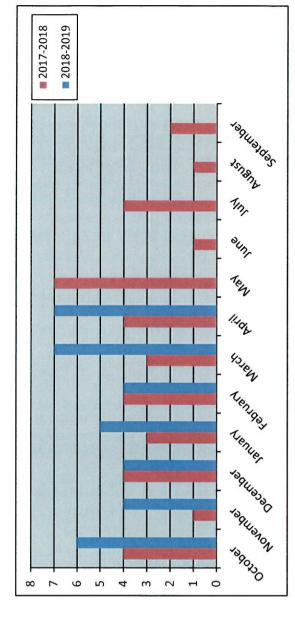
Calendar Year

	Year	
	2017	2018
January	5	3
February	5	4
March	7	8
April	-	4
May	12	7
June	2	-
July	1	4
August	4	_
September	4	2
October	4	9
November	1	4
December	4	4
Ē	i i	
Totals	20	43



Commercial Remodel Permits

Fiscal Year

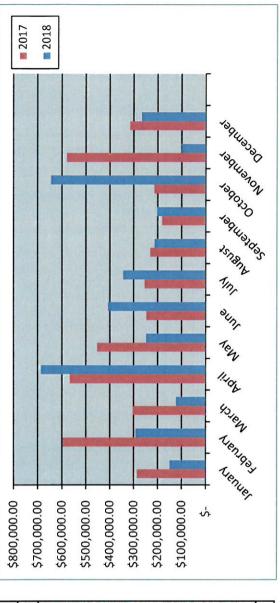


	Year	
	2017-2018 2018-2019	2018-2019
October	4	9
November	-	4
December	4	4
January	3	5
February	4	4
March	3	7
April	4	7
May	7	
June	1	
July	4	
August	-	
September	2	
Totale	38	27
Locals	20	10

Total Fees Collected

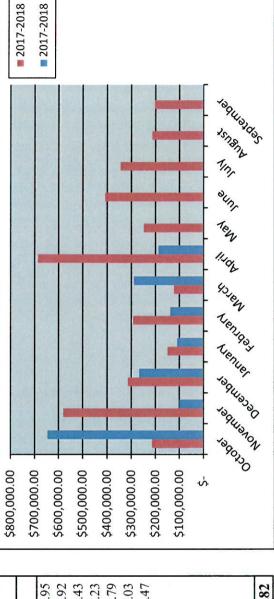
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7	6	3
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		Year			\$800,000.00
		2017		2018	000 000
January	89	284,774.34	8	149,088.54	0.000,000.6
February	S	595,848.26	8	291,324.78	\$600,000.00
March	∽	302,406.79	8	122,271.28	\$500 000 00
April	S	566,291.24	8	686,154.89	0.000
May	↔	451,389.66	8	247,465.55	\$400,000.00
June	∽	244,930.08	8	406,799.91	5300.000.00
July	8	252,374.52	8	343,682.23	
August	S	229,266.56	8	212,643.16	\$200,000.00
September	S	180,561.41	€9	201,855.47	\$100,000.00
October	8	212,560.59	S	645,511.95	v
November	S	579,208.80	69	99,983.92	<u></u>
December	€9	313,423.19	↔	266,328.43	
Totals	89	4,213,035.44	69	4,213,035.44 \$ 3,673,110.11	



Total Fees Collected

Fiscal Year



		Year		
		2017-2018		2017-2018
October	S	212,560.59	s	645,511.95
November	8	579,208.80	8	99,983.92
December	S	313,423.19	S	266,328.43
January	8	149,088.54	S	108,325.23
February	8	291,324.78	S	137,260.79
March	8	122,271.28	8	288,576.03
April	8	686,154.89	8	186,555.47
May	€	247,465.55		
June	8	406,799.91		
July	8	343,682.23		
August	S	212,643.16		
September	8	201,855.47		
Totals	69	3.766,478.39	S	1.732,541.82

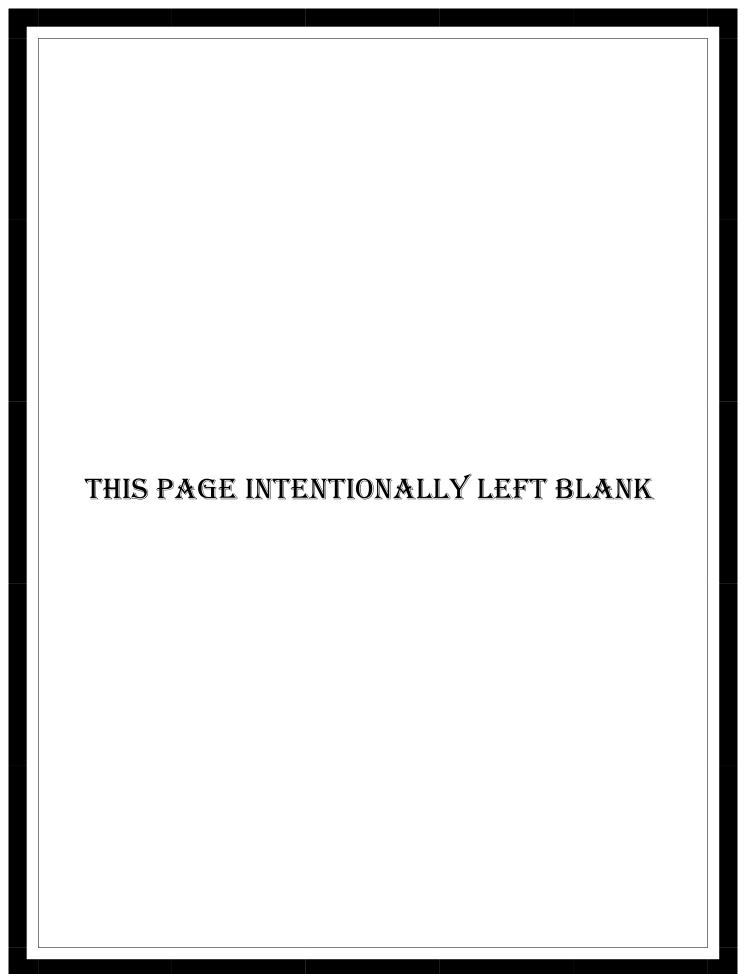
1

City of Rockwall PERMITS ISSUED For the Period 4/1/2019 thru 4/30/2019

Application Date Issue Date		Permit Type Subtype Status of Permit	Site Address Parcel Number Permit Name	Valuation	Total Fees	Fees Paid
CO2019 03/21/20 04/24/20)19	CO NEW CONSTRUCTION Active	1920 Mims Rd. Rockwall School Of Music	0.00	76.50	76.50
	Contact Type	Contact Name	Contact Address		Phone Nu	mber
	APPLICAN' BUS OWNE BUSINESS OWNER		1920 Mims Rd., Rockwall, TX 75032 1920 Mims Rd., Rockwall, TX 75032 1920 Mims Rd, Rockwall, TX 75032 1920 Mims Rd., Rockwall, TX 75032		(214) 244-3: (214) 244-3: (972) 722-6: (214) 244-3:	288 374
CO2019 03/29/20 04/03/20)19	CO INTERIOR Active	2314 Greencrest Blvd. 5226-000A-0001-00-0R .CBD American Shaman of Rockwall	0.00	76.50	76.50
	Contact Type	Contact Name Contact Address			Phone Nu	mber
	APPLICANT BUS OWNE BUSINESS OWNER	R Greg & Sara Routt	2314 Greencrest Blvd., ROCKWALL, TX 75087 2314 Greencrest Dr., ROCKWALL, TX 75087 217 E. Davis St., Mesquite, TX 75149	2.000	(469) 989-1: (469) 989-1: (469) 769-19 (214) 217-83	516 990
CO2019-0042 04/03/2019 04/12/2019		CO BUSINESS Active	103 E Bourn St 4900-000L-0004-00-0R My Southern Sugar Bakers	0.00	75.00	75.00
	Contact Type	Contact Name	Contact Address		Phone Number	
	APPLICANT BUS OWNE BUSINESS OWNER		103 Bourn, Rockwall, TX 75087 103 E Bourn St, Rockwall, TX 75087 103 E Bourn St, Rockwall, TX 75087 10 Dancing Waters, Rockwall, TX 75032		(979) 255-78 (979) 255-78 (214) 304-66 (972) 971-14	358 578

Total Valuation: 0.00**Total Fees:** 228.00 **Total Fees Paid:** 228.00

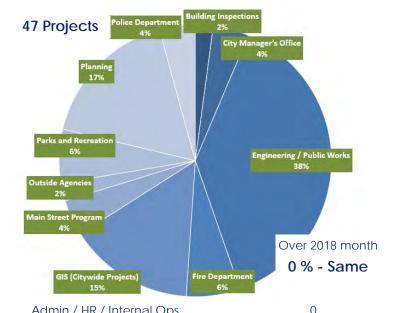




Key Projects:

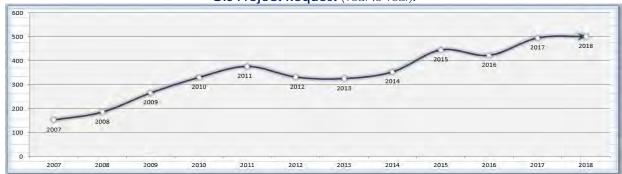
- (1) Outside Agencies / Citizens. USPS
- (2) Engineering/Public Works. Manhole ID's for Camera Videos, Ladera Rockwall Overlay Floodplain, Stormwater Map w/ Subdivisions, GraniteNet Standards, Turtle Street to Ridge Mailout, Replaced Water Mains Map 2018, Basin SC 26 Ratings Map, Harry Myers Parking Lot Design, Breezy Hill Ph 9 (Pond Issue), Waste Water Ratings Map, Public Works TCEQ Report Data, TCEQ Report Data, GraniteNet Contract / Questions, Lollicup Warehouse Utility Data, CityWorks EPA Queries, WO SS Lines Map, Floodplain Update, WO Queries & Data
- (3) Planning Department. Zoning Map / 212 Updates, ETJ - 2000 ac concept, Historical Street names, Heritage Park For & Against Map, Annexation Map 2019, Planning Cases COGO, Z2019-011 Exhibit, ICSC Brochure
- (4) **GIS.** 911 Addressing, GPS Technician job opening, GIS Budget 2019-2020, GPS Quotes and Demo, COG Aerial Contract, Webserver Issues, Update Condo Owners in Parcels
- (5) **Police / Fire.** Fire Dist. and Lake Maps, FH Queries, FH List by Boxes, PD Graphics SVG format, PD NWS Update
- (6) Admin / Int. Ops.. Fire Station alerting system
 Street name update, Nash St renaming,
 Downtown parking spots updates
- (7) **Bldg. Inspections.** 608 Christian Court Mailout
- (8) **City Mangers Office**. FAA Tree Inspection and Lidar Maps, City facility planning
- (9) Parks and Rec. Harry Myers Elec Esmts, 10 min Walk Parks Wall Map, Founders Day Potential Parking
- (10) Main Street. Corks & Canvas Layout, Farmers Market Layout Map

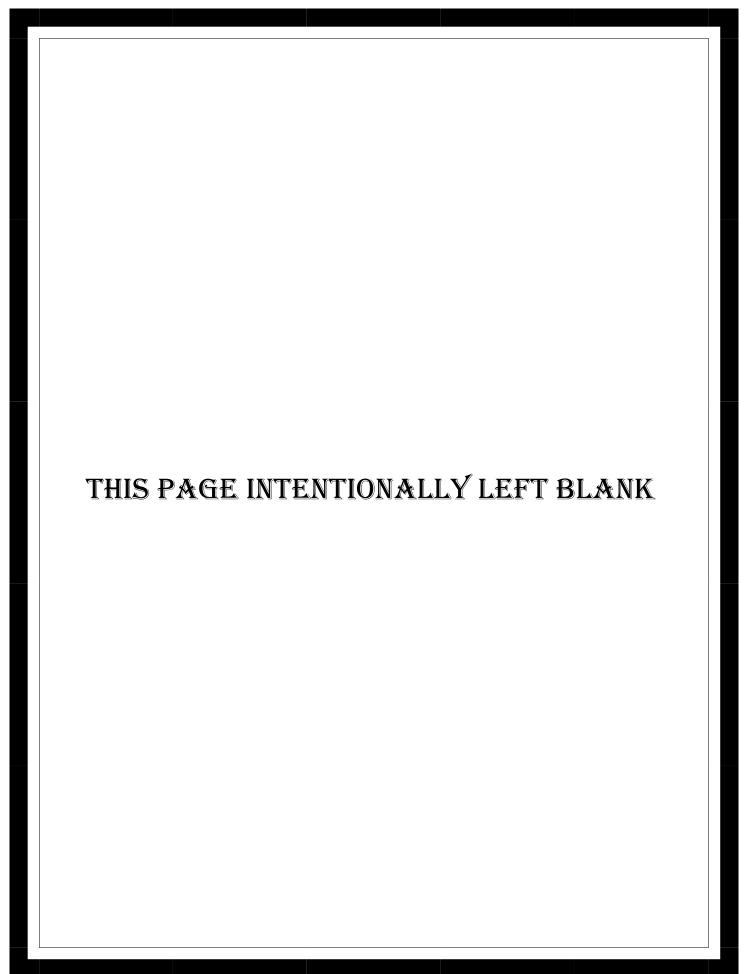
Monthly Project Request by Department:



Total	47
REDC	0
Police Department	2
Planning	8
Parks and Recreation	3
Outside Agencies	1
Main Street Program	2
IT	0
GIS (Citywide Projects)	7
Fire Department	3
Finance / Utility Billing	0
Engineering / Public Works	18
Neighborhood Improvement Services	0
City Manager's Office	2
City Council	0
Citizen Request	0
Building Inspections	1
Admin / HR / Internal Ops	U

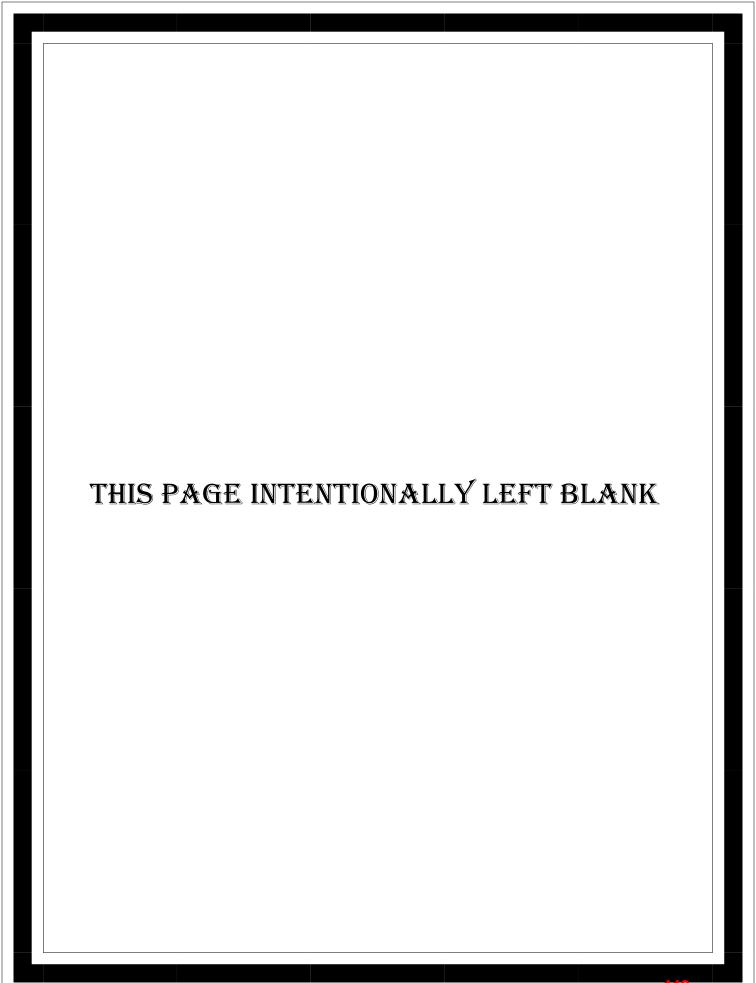
GIS Project Request (Year to Year):





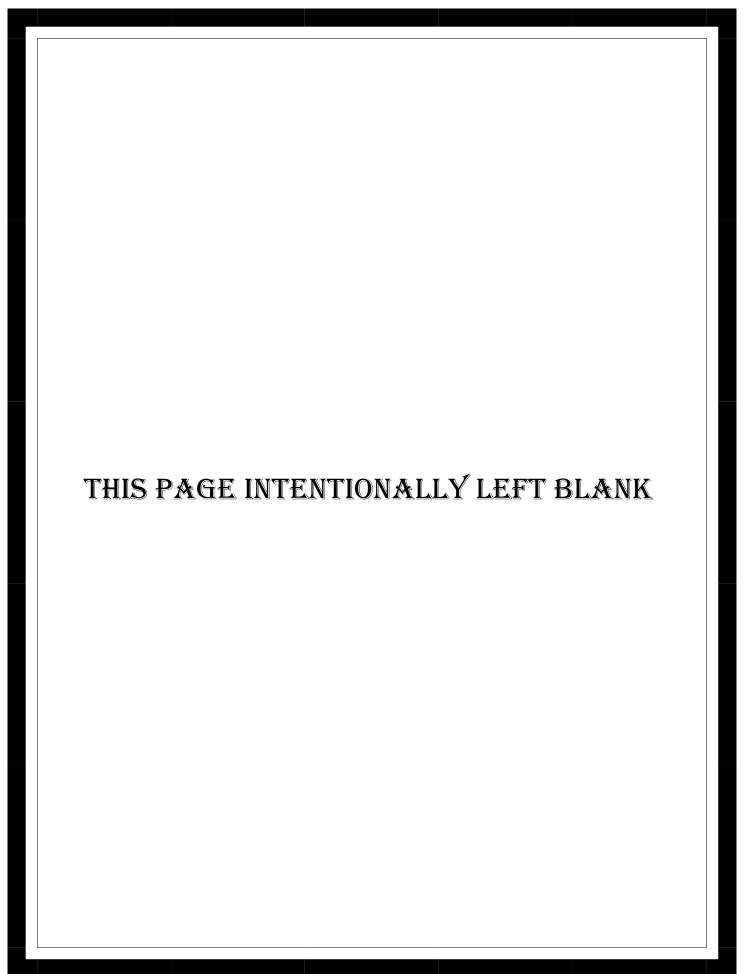
Rockwall Police Department Harbor District Call For Service April 2019

Incident Number	<u>Date</u>	Time	Common Name	Incident Type	Incident CFS Disposition
2019-00010735	04/14/2019	02:19:58	The Hilton	Assault	Citation
2019-00010682	04/13/2019	10:21:03	The Harbor	Criminal Mischief	Report
2019-00011974	04/26/2019	20:41:15	The Harbor	Disturbed Person	No Report
2019-00012064	04/27/2019	21:54:03	The Hilton	General Complaint	No Report
2019-00012004	04/27/2019	16:22:48	The Hilton	Parking Violation	No Report
2019-00011272	04/19/2019	22:33:35	Cinemark Movies 12	Intoxicated	Unable to Locate
			Cinemark Movies 12		
2019-00010308	04/09/2019	07:07:58		Suspicious Activity	No Report
2019-00012355	04/30/2019	15:58:04	Cinemark Movies 12	Theft	No Report
2019-00011391	04/20/2019	22:47:17	The Hilton	Welfare Concern	No Report
2019-00011404	04/21/2019	02:25:57	The Hilton	Welfare Concern	Report
			<u>Common Name</u>		
			Cinemark 12	3	
			The Harbor	2	
			The Hilton	5	
			Total	10	



CITY OF ROCKWALL INTERNAL OPERATIONS DEPARTMENT FACILITY MAINTENANCE REQUESTS FOR SERVICE APRIL 2019

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	15	15	0	100%
ADMINISTRATIVE SERVICES	2	2	0	100%
AIRPORT	7	7	0	100%
ANIMAL SERVICES	7	7	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	1	1	0	100%
ENGINEERING	2	2	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	21	21	0	100%
INTERNAL OPERATIONS	98	98	0	100%
MUNICIPAL COURT	10	10	0	100%
PARKS & RECREATION	12	12	0	100%
PLANNING & ZONING	8	8	0	100%
POLICE DEPARTMENT	37	37	0	100%
PUBLIC WORKS	6	6	0	100%
UTILITY BILLING	1	1	0	100%
TOTAL	227	227	0	100%



Rockwall Police Department Monthly Activity Report

April-2019

ACTIVITY	CURRENT MONTH	PREVIOUS MONTH	YTD	YTD	YTD %
	APRIL	MARCH	2019	2018	CHANGE
		PART 1 OFF	ENSES		
Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	1	5	5	0.00%
Robbery	2	1	3	1	200.00%
Aggravated Assault	1	1	6	6	0.00%
Burglary	4	6	16	9	77.78%
Larceny	42	41	179	209	-14.35%
Motor Vehicle Theft	2	2	13	16	-18.75%
TOTAL PART I	51	52	222	246	-9.76%
TOTAL PART II	140	153	579	615	-5.85%
TOTAL OFFENSES	191	205	801	861	-6.97%
	A	ADDITIONAL ST	FATISTICS		
FAMILY VIOLENCE	25	18	76	54	40.74%
D.W.I.	20	21	79	71	11.27%
		ARRES	ГS		
FELONY	31	36	146	130	12.31%
MISDEMEANOR	61	76	262	282	-7.09%
WARRANT ARREST	15	8	42	42	0.00%
JUVENILE	3	1	10	27	-62.96%
TOTAL ARRESTS	110	121	460	481	-4.37%
		DISPAT	СН		
CALLS FOR SERVICE	1535	1440	5727	5222	9.67%
ACCIDENTS					
INJURY	13	12	43	55	-21.82%
NON-INJURY	66	54	244	198	23.23%
FATALITY	0	0	0	1	-100.00%
TOTAL	79	66	287	254	12.99%

ROCKWALL NARCOTICS UNIT

 ROCKWALL NARCOTICS UNIT			
Number of Cases			
Arrests	4		
Arrest Warrants	1		
Search Warrants	1		
	Seized		
Heroin	497 Grams		
Methamphetamine	6 Kilograms		
THC Oil	6 Grams		

Rockwall Police Department

Dispatch and Response Times

April 2019

Police Department

Average	Response	Time
---------	----------	------

Priority 1 Number of Calls 97

Call to Dispatch 0:01:28
Call to Arrival 0:06:06
% over 7 minutes 33%

Average Response Time

Priority 2 Number of Calls 285

Call to Dispatch 0:09:26
Call to Arrival 0:16:51
% over 7 minutes 65%

Average Response Time

Priority 3 Number of Calls 64

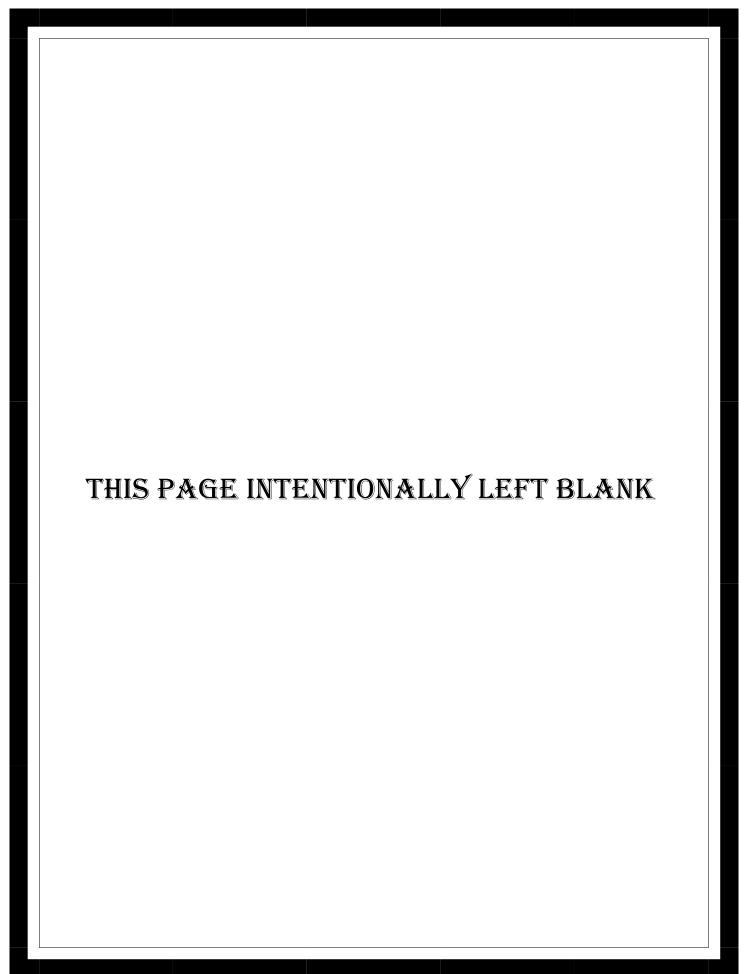
Call to Dispatch 0:04:28
Call to Arrival 0:14:07
% over 7 minutes 59%

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes





PARTICIPATION



EASTER EGG HUNT: 1500 PARTICPANTS



FAMILY FUN FRIDAY:PARK AT HICKORY RIDGE: 100 PARTICPANTS



LONE STAR OUTDOOR DAYS: 88 PARTICIPANTS

MONTHLY OVERVIEW	APR '19
Part Time Labor Hours	442.5
Program Offerings	18
Program Participants	1581
Resident Participants	806
Non-Resident Participants	775
Programs that Made	18
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

18 programs

51%

49%

VOLUNTEER IN THE PARKS (V.I.P.)



N/A

TOTAL # OF VOLUNTEER HOURS

# OF VOLUNTEERS	N/A
# OF VOLUNTEER HOURS	N/A





НМСС		APR '19
	Time Blocks Rented	60
	Monthly Revenue	\$2400

HMCC RENTAL ACTIVITY BY TIME BLOCK 60 Rentals

6 - 11 AM	11 AM -	5 PM 5 - 11 PM
23%	32 %	47%



PAVILIONS		APR '19
	Time Blocks Rented	45
	Monthly Revenue	\$1800

PAVILION RENTAL ACTIVITY BY TIME BLOCK 29 Rentals

6 AM - 3 PM	3 - 11 PM
53 %	47%

PARKS



FACILITY MANAGEMENT:

Spring Flower Program Complete

FACILITY UPGRADE:

Pickle Ball Court Complete at Myers



127

MARKETING

FACEBOOK PAGE LIKES



MAR

GAIN OR LOSS

APR

TOTAL LIKES THRU 4/30/2019



ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

MAR

8037

ACCOUNTS

GAIN OR LOSS

+109

APR

8165

+128



PLAYROCKWALL.COM PERFORMANCE METRICS

ROCKWALL.COM

Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of April 2019.

109,674

sessions

Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com

22,022

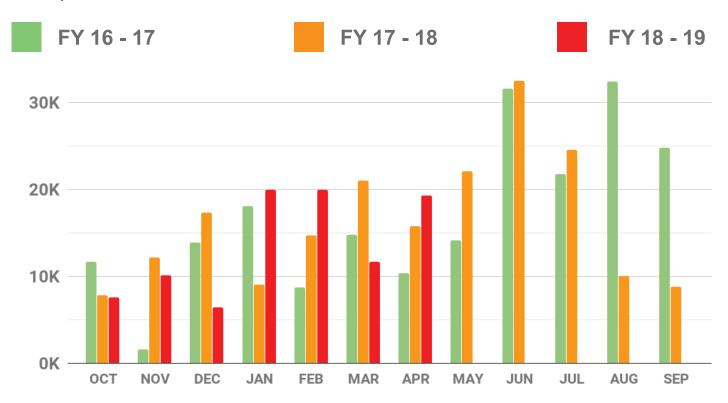
Visitors to playrockwall.com

14,89

REVENUE

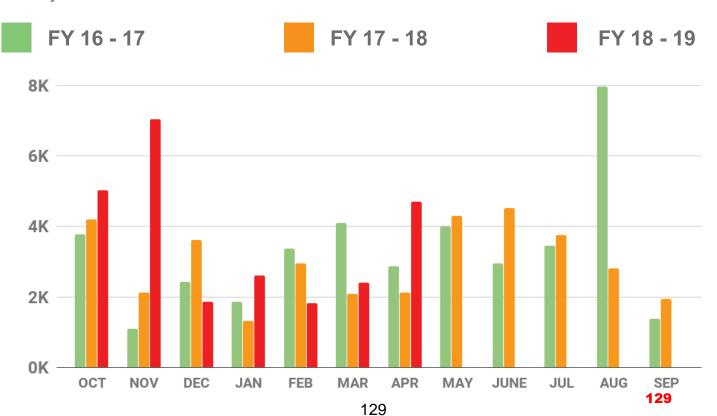
FEE BASED PROGRAM REVENUE BY MONTH

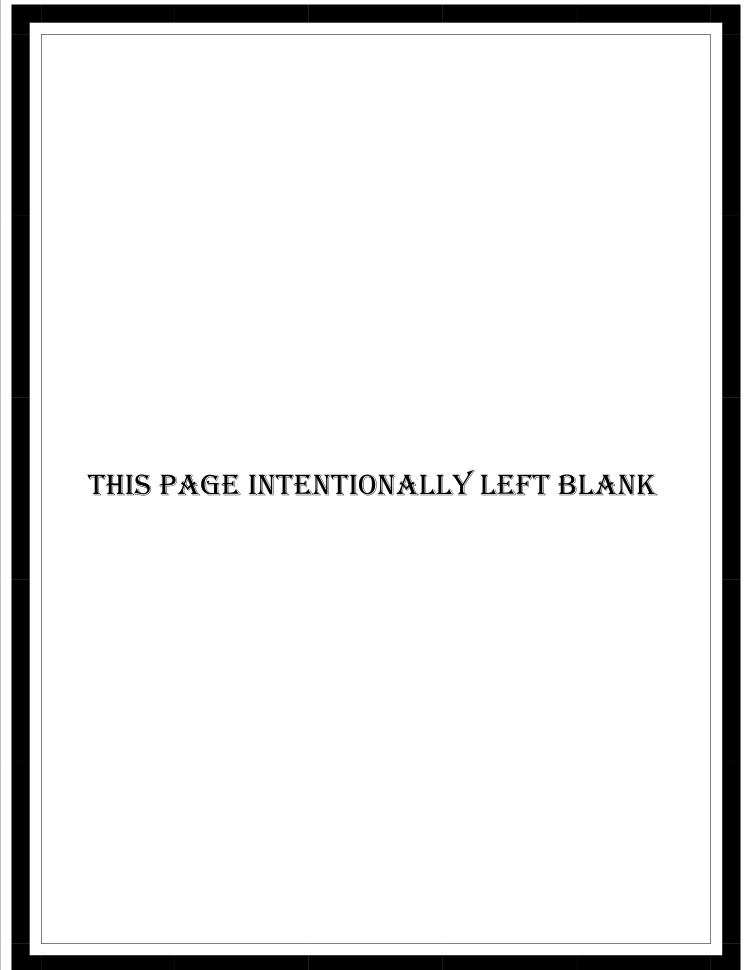
3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years





Rockwall Adoption Center 2019 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '19	57-58%	12-12%	26-27%	3-3%	0-0%	100	98	97%
Feb '19	59-63%	3-3%	28-30%	1-1%	0-0%	113	91	96%
March '19	63-68%	8-9%	22-24%	0-0%	0-0%	86	93	100%
April '19	38-56%	5-7%	22-32%	1-1%	2-3%	76	68	95%
May '19								
June '19								
July '19								
August '19								
September '19								
October '19								
November '19								
December '19								

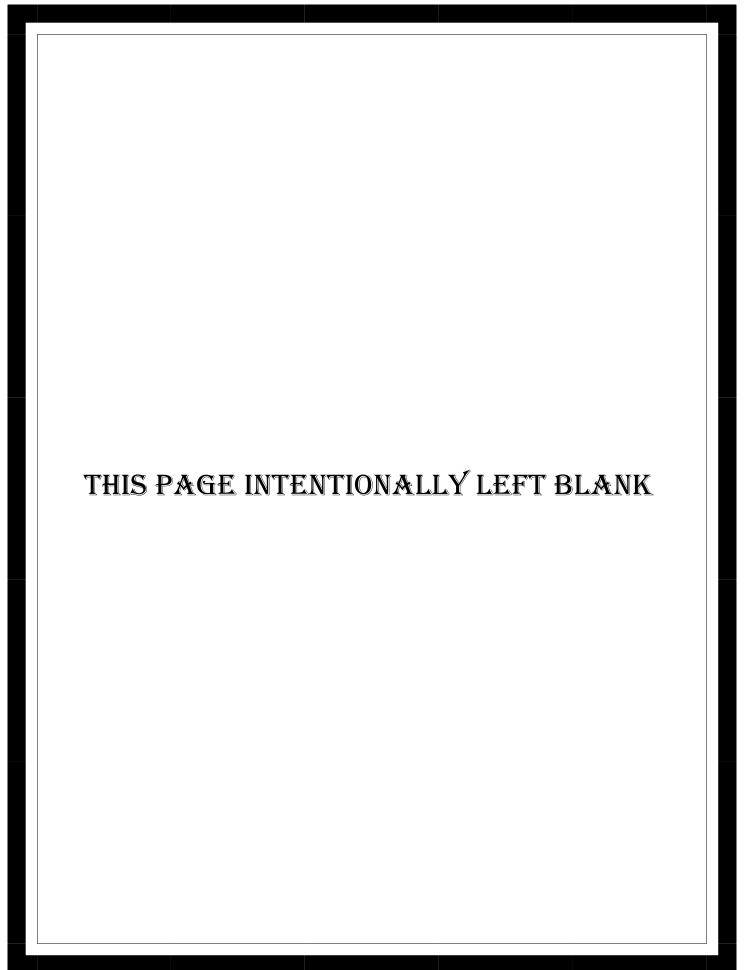
Rockwall Animal Adoption Center

PROFIT AND LOSS

April 2019

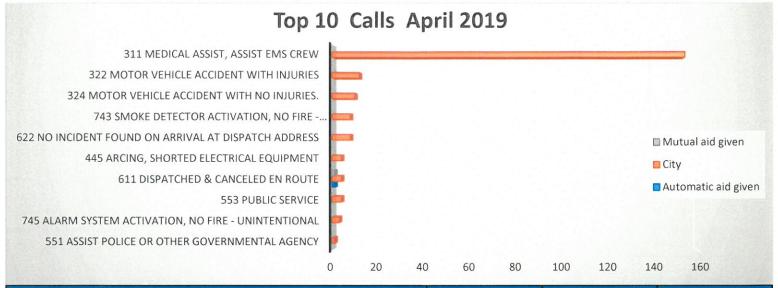
	TOTAL
Income	
4100 Adoption Fee	
4111 Adoption Fee - Dog	2,455.00
4112 Adoption Fee - Cat	635.00
Total 4100 Adoption Fee	3,090.00
4200 Impound Fee	570.00
4300 Owner Surrender	980.00
4350 Quarantine Fee	100.00
4400 Direct Public Support	
4410 Corporate Contributions	695.02
Total 4400 Direct Public Support	695.02
4650 Medical	485.00
4700 General Donations	4,349.25
47200 Program Income	
47230 Membership Dues	75.00
Total 47200 Program Income	75.00
Total Income	\$10,344.27
GROSS PROFIT	\$10,344.27
Expenses	
5200 - Shelter Expense	
5201 - Canine Food	56.54
5203 Medication	4,141.47
5209 - Shelter Supplies	226.84
5211 - Repair & Maint.	465.00
5220 - Truck Maintenance	289.81
Total 5200 - Shelter Expense	5,179.66
5300 - Veterinary Expense	2,725.88
5400 - Professional Services	2,083.34
65000 5000 - Administative Expense	
5002 - Website	799.50
5004 - Paypal/Intuit fee	373.64
5005 - Postage	48.18
5006 - Bank Fees	122.34
5040 - Retirement srvs - 401K	264.50
5050 - Payroll	24,931.89
5055 - Payroll Tax	1,891.11
5056 - 401K Employer/Healthcare	860.48
5099 - Misc	1,134.77
65040 5001 - Supplies	562.14
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administative Expense	31,228.55
68300 Travel and Meetings	264.67
Total Expenses	\$41,482.10

	TOTAL
NET OPERATING INCOME	\$ -31,137.83
NET INCOME	\$-31,137.83



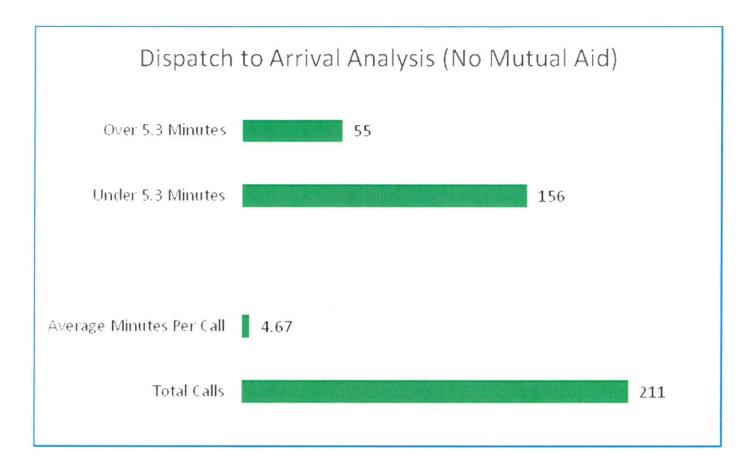


Monthly Report April 2019



April 2019- All Calls			
Situation Type			
	Automatic aid	Mutual aid	
444 Puilding fine	given	given	City
111 Building fire			5
311 Medical assist, assist EMS crew			154
322 Motor vehicle accident with injuries			12
412 Gas leak (natural gas or LPG)	-		4
611 Dispatched & canceled en route	1	11	4
622 No incident found on arrival at dispatch address			8
733 Smoke detector activation due to malfunction			7
735 Alarm system sounded due to malfunction			4
743 Smoke detector activation, no fire - unintentional			8
745 Alarm system activation, no fire - unintentional			3
411 Gasoline or other flammable liquid spill			1
131 Passenger vehicle fire (cars, pickups, SUV's)			2
651 Smoke scare, odor of smoke			3
324 Motor vehicle accident with no injuries.			10
444 Power line down			5
550 Smoke Detector Battery Change/Install			3
553 Public service			4
736 CO detector activation due to malfunction			1
143 Grass fire			2
151 Outside rubbish, trash or waste fire			1
342 Search for person in water		1	11
460 Accident, potential accident, other			1
550 Public service assistance, other			1
653 Smoke from barbecue, tar kettle			1
742 Extinguishing system activation			1
117 Commercial Compactor fire, confined to rubbish			1
350 Extrication, rescue, other			1
352 Extrication of victim(s) from vehicle			1
445 Arcing, shorted electrical equipment			4
500 Service Call, other			1
531 Smoke or odor removal			1
541 Animal problem			2
551 Assist police or other governmental agency			1
631 Authorized controlled burning	2 1 22		1
711 Municipal alarm system, malicious false alarm			1
731 Sprinkler activation due to malfunction		N. 19986	1
740 Unintentional transmission of alarm, other			1
Totals 136	1	2	136 262

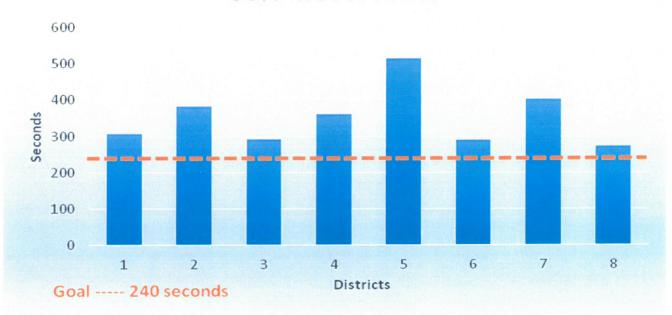
Dispatch to Arrive April 2019- All Code 3 Calls



Dispatch to Arrival Analysis-(No Mutual Aid)			Total Calls	
72%	On Scene in	5.3	minutes or less	156
80%	On Scene in	6.0	minutes or less	187
90%	On Scene in	7.0	minutes or less	192
93%	On Scene in	8.0	minutes or less	199
96%	On Scene in	9.0	minutes or less	205
100%	On Scene in	26.0	minutes or less	211
	Total Calls		211	

Travel Times for April 2019

90% Travel Times



Travel % 4 min or less	Time Analysis All Code 3 Calls	- <u>By Distric</u>	t ALL- (No Mutua	l Aid)	Total Number of Calls	Average Travel Time Minutes	Percent of Runs per District
	100s						
84%	On Scene in	4.0	minutes or less		58	3.04	27.49%
	200s						
75%	On Scene in	4.0	minutes or less		56	3.45	26.54%
	300s						
85%	On Scene in	4.0	minutes or less		26	3.31	12.32%
	400s						
65%	On Scene in	4.0	minutes or less		51	5.07	24.17%
	500s						
0%	On Scene in	4.0	minutes or less		8	5.80	3.79%
	600s						
50%	On Scene in	4.0	minutes or less		2	4.02	0.95%
	700s						
0%	On Scene in	4.0	minutes or less		7	5.46	3.32%
	800s						
33%	On Scene in	4.0	minutes or less		3	4.16	1.42%
	900s						
	On Scene in	4.0	minutes or less		0		
				Total Calls	211		138

138

Total Dollar Losses

April 2019



TX504	A	All
ORI Number:	Incident Type: /	Station:

05/21/2019 14:05 rck\sdean All All

Print Date/Time: C Login ID: r Layer: /

Rockwall Fire Department

	Current Month	Last Month	Same Month Last Year	Year To Date	fear To Date Last Year To Date
Total Property Loss:	\$1,000.00	\$59,715.00	\$0.00	\$65,715.00	\$98,060.00
Total Content Loss:	\$0.00	\$40,000.00	\$0.00	\$40,000.00	\$60,236.00
Total Property Pre-Incident Value:	\$400,112.00	\$506,494.92	\$0.00	\$4,507,606.92	\$98,060.00
Total Contents Pre-Incident Value	\$100,000.00	\$303,896.35	\$0.00	\$403,896.35	\$58,836.00
Total Losses:	\$1,000.00	\$99,715.00	\$.00	\$105,715.00	\$1,000.00
Total Value:	\$500,112.00	\$810,391.27	\$.00	\$4,911,503.27	\$156,896.00

Page: 1 of 1



Fire Marshal Division

Monthly Report - April 2019

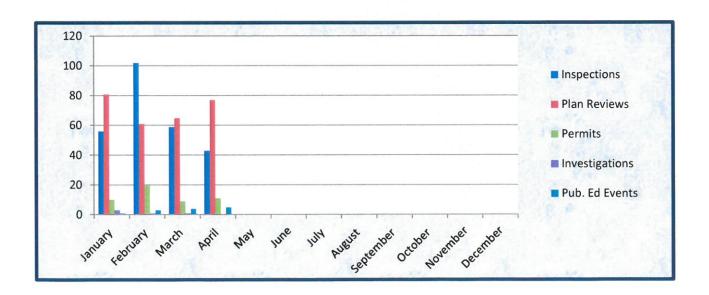
Inspection Status Re	port
Finaled Inspections	21
Pending Inspections	22
Total for the Month	43

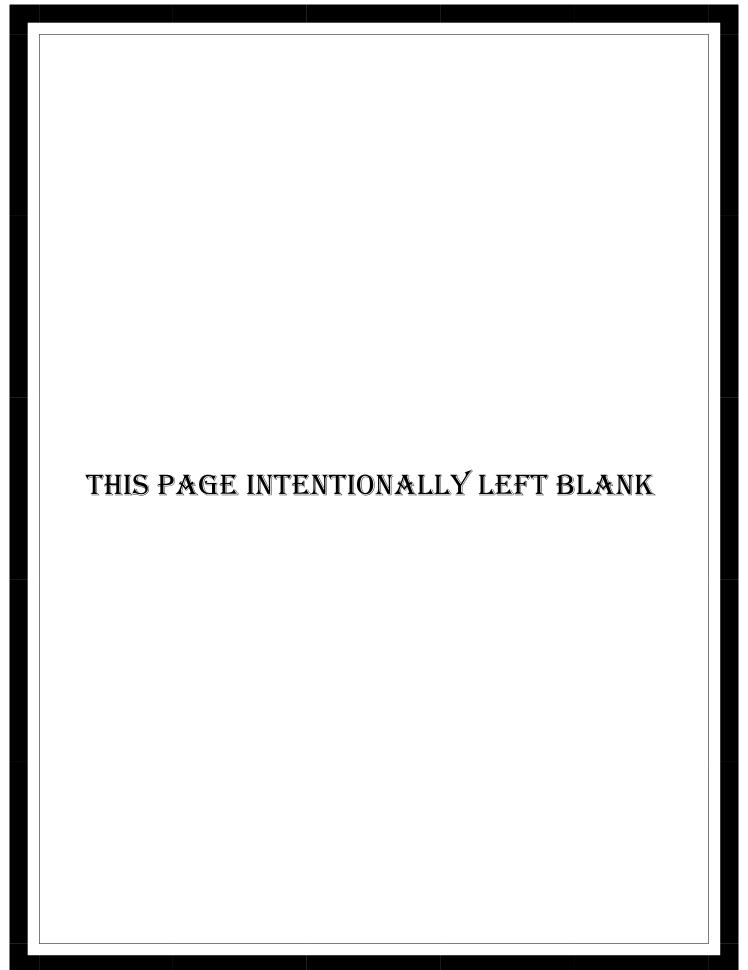
Fire Investigations Status Report	
Active Investigations	0
Closed Investigations	0
Total for the Month	0

Plan Review Report	
CO	10
COMM	42
Engineering	2
Plat	6
Site Plan	6
Single Family	1
Special Event	4
Multi Family	2
TCO	1
Zoning	3
Total for the Month	77

Fire Permit Report		
Fire Alarm	1	
Fire Sprinkler	3	
Fire Sprinkler Monitoring System	1	
Fireworks	1	
Kitchen Suppression	1	
Temp Aboveground Tank	4	
Total for the Month	11	

Public Education Events	
Total for the Month	5





May 3, 2019

To: City of Rockwall

From: Ashley Berryhill, Grant Director

Re: April 2019 Demand and Response Ridership Report

TRIP INFORMATION:

Монтн	No. of Service Days	TRIPS
APRIL	21	1,686

Non-Service Days: April 19th

No. of Trips	PURPOSE
867	Contract Service
45	Education
2	Government
36	Medicaid
217	Medical
16	Nutrition (Senior Center)
212	Other (adult-day care, beauty salon, friend's homes, etc.)
79	Shopping
212	Work

APRIL UNDUPLICATED PASSENGERS
74
YEAR TO DATE UNDUPLICATED PASSENGERS
222

Adjusted Trip Total	783
*Trip Totals without Contracts or Medicaid	

> = 60	464
DIS >60	125
	589
% E & D Trip Total	75%

FY 2019 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: **11,906** (FY 2019-SEPTEMBER 1, 2018 -AUGUST 31, 2019)

PRIOR YEAR: APRIL 2018 TRIP TOTAL= 1,884 (11% DECREASE)





					PURPOSE
ROCKWALL CITY	1Q	2Q	3Q	4Q	TOTALS
CONTRACT	1,015	1,936	2,312	0	5,263
EDU	77	74	74	0	225
GOV	5	8	2	0	15
MDE	219	245	78	0	542
MED	632	605	445	0	1,682
NUT	34	43	38	0	115
OTH	544	594	476	0	1,614
SHP	533	380	251	0	1,164
WORK	464	479	343	0	1,286
	3,523	4,364	4,019	0	11,906

ROCKWALL CITY	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
(UPT) Unlinked Passenger Trips	1,413	1,225	885	743	1,206	2,415	2,333	1,686					11,906	1,488
	704	919	885	743	871	814	888	819	0	0	0	0	6,643	554
CONTRACT	709	306	0	0	335	1,601	1,445	867					5,263	658
EDU	0	41	36	12	17	45	29	45					225	28
GOV	1	2	2	4	2	2	0	2					15	2
MDE	62	69	88	90	90	65	42	36					542	68
MED	171	235	226	200	203	202	228	217					1,682	210
NUT	10	11	13	17	12	14	22	16					115	14
OTH	130	247	167	161	209	224	264	212					1,614	202
SHP	171	139	223	135	148	97	172	79					1,164	146
WORK	159	175	130	124	190	165	131	212					1,286	161
TOTAL DR TRIPS	1,413	1,225	885	743	1,206	2,415	2,333	1,686	0	0	0	0	11,906	992

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
Medicaid	62	69	88	90	90	65	42	36	0	0	0	0	542	45
Lakepointe Church Contract	709	306	0	0	335	1,601	1,445	867					5,263	658
Nursing Home Contracts	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charters	0	0	0	0	0	0	0	0	0	0	0	0		
	771	<i>37</i> 5	88	90	425	1,666	1,487	903	0	0	0	0	5,805	484

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
Adjusted Trip Total	642	850	797	653	781	749	846	783	0	0	0	0	6,101	43,511
*Trip Totals without Contracts or Medicaid														

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
> = 60	345	477	393	375	424	447	470	464					3,395	424
DIS <60	142	167	137	108	156	115	161	125					1,111	139
	487	644	530	483	580	562	631	589	0	0	0	0	4,506	376
% of Adjusted Trip Total	76%	76%	66%	74%	74%	75%	75%	75%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS	Avg
GENERAL PUBLIC	155	206	267	170	201	187	215	194	0	0	0	0	1,595	133
% of Adjusted Total	24%	24%	34%	26%	26%	25%	25%	25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS
DOS	19	23	20	19	21	19	21	21					163
NoShow/Cancel	527	474	476	370	456	369	483	489					3,644
UNDUPLICATED M2M	82	88	94	80	91	78	89	74					676
UNDUPLICATED YTD		114	144	161	187	202	213	222					1,243
			30	17	26	15	11	9	-222	0	0	0	<u> </u>
	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS

			30	1/	26	15	11	9	-222	U	U	U	
	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	TOTALS
Subscription Trips	323	440	360	319	437	388	438	439					3,144
Percent Subs of Total Trips	23%	36%	41%	43%	36%	16%	19%	26%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SUBS Can/NoShow	119	136	210	211	261	201	235	234					1,607

