

Table of Contents

Agenda	3
Consider approval of the minutes from the December 26, 2019 special city council meeting, and take any action necessary.	
12-26-19 Mins.	6
Blank Page	11
P2019-048 - Consider a request by Anthony Loeffel of Kimley- Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [Stodghill Road], and take any action necessary.	
P2019-048	12
Blank Page	24
P2019-049 - Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (i.e. SH-205) and W. Washington Street (i.e. SH-66), and take any action necessary.	
P2019-049	25
Blank Page	34
P2019-050 - Consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Justin Webb of Horizon Road Self-Storage, LLC Sandra McMullen for the approval of a replat for Lots 24 & 25, Rainbo Acres Addition being an 8.733- acre tract of land identified as a portion of Lots 22 & 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Road, and take any action necessary.	
P2019-050	35
Blank Page	42
Appointment with representatives of this year's Leadership Rockwall class to hear about "The Big Event: Rockwall County" project, and take any action necessary.	
Leadership Rck PP	43
Blank Page	52

Appointment with Melody Mayer of Renew Fence & Construction to hear request and discuss and consider the possibility of changing the city's regulations pertaining to residential retaining walls, including material and height restrictions, and take any action necessary.

Staff Memo	53
Complaint Ltr	54
Staff PowerPoint	55
Blank Page	77
Building Inspections Monthly Report - November 2019	
November Report	78
Blank Page	88
GIS Monthly Report - November 2019	
GIS Monthly Report - November 2019	89
Blank Page	90
Harbor PD Monthly Report - November 2019	
November Report	91
Blank Page	92
Internal Operations Department Monthly Report - November 2019	
IO report	93
Blank Page	94
Recreation Monthly Report - November 2019	
November Report	95
Blank Page	100
Rockwall Animal Adoption Center Monthly Report - November 2019	
Stats 2019	101
November 2019 RAAC P&L	102
Blank Page	104
Rockwall Fire Department Monthly Report - November 2019	
Rockwall Fire Department November Monthly Report	105
Blank Page	111
Rockwall Meals on Wheels Senior Services Quarterly Report	
MOW 1Q Report	112
Blank Page	113
Rockwall Police Departmental Monthly Report - November 2019	
November Rockwall Police Monthly Activity Report 2019	114
Blank Page	116
STAR Transit Monthly Report - November 2019	
STAR Report	117
Blank Page	119
STAR Transit Quarterly Report	
STAR Q1 Report	120
Blank Page	122



ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, January 06, 2020 - **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 agreement between the City of Rockwall and Blackland Water Supply Corporation pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding legal issues pertaining to an approved 380 Development Agreement in the vicinity of the Downtown pursuant to Section §551.071 (Attorney/Client Consultation).
3. Discussion regarding legal issues pertaining to potential annexation/development in the Extraterritorial Jurisdiction (ETJ) pursuant to Section §551.071 (Attorney/Client Consultation).
4. Discussion regarding land lease agreement of real property on city owned land at Yellow Jacket Park pursuant to Section §551.072 (Real Property)
5. Discussion regarding possible acquisition of real property in the airport pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
6. 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. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER FOWLER

VI. OPEN FORUM

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VIII. CONSENT AGENDA

pg.6 1. Consider approval of the minutes from the December 26, 2019 special city council meeting, and take any action necessary.

pg.12 2. **P2019-048** - Consider a request by Anthony Loeffel of Kimley-Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas,

zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [Stodghill Road], and take any action necessary.

pg.25 3. P2019-049 - Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (i.e. SH-205) and W. Washington Street (i.e. SH-66), and take any action necessary.

pg.35 4. P2019-050 - Consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Justin Webb of Horizon Road Self-Storage, LLC Sandra McMullen for the approval of a replat for Lots 24 & 25, Rainbo Acres Addition being an 8.733-acre tract of land identified as a portion of Lots 22 & 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Road, and take any action necessary.

IX. APPOINTMENT ITEMS

pg.43 1. Appointment with representatives of this year's Leadership Rockwall class to hear about "The Big Event: Rockwall County" project, and take any action necessary.

pg.53 2. Appointment with Melody Mayer of Renew Fence & Construction to hear request and discuss and consider the possibility of changing the city's regulations pertaining to residential retaining walls, including material and height restrictions, and take any action necessary.

X. 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

pg.78 Building Inspections Monthly Report - November 2019

pg.89 GIS Monthly Report - November 2019

pg.91 Harbor PD Monthly Report - November 2019

pg.93 Internal Operations Department Monthly Report - November 2019

pg.95 Recreation Monthly Report - November 2019

pg.101 Rockwall Animal Adoption Center Monthly Report - November 2019

pg.105 Rockwall Fire Department Monthly Report - November 2019

pg.112 Rockwall Meals on Wheels Senior Services Quarterly Report

pg.114 Rockwall Police Departmental Monthly Report - November 2019

pg.117 STAR Transit Monthly Report - November 2019

pg.120 STAR Transit Quarterly Report

2. City Manager's Report

XI. 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:

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6. 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)

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

XIII. ADJOURNMENT

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.087 (Economic Development)

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 3rd day of January, 2020 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
or Margaret Delaney, Asst. to the City Sect.

Date Removed

MINUTES

ROCKWALL CITY COUNCIL SPECIAL MEETING

Thursday, December 26, 2019 - 6:00 PM

City Hall – 385 S. Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 6:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Dana Macalik and Council Members Patrick Trowbridge, Kevin Fowler, and Bennie Daniels. Also present were City Manager Rick Crowley and Assistant City Managers Mary Smith and Joey Boyd. City Attorney Frank Garza joined the Executive Session portion of the meeting by phone. Councilmembers Trace Johannesen and John Hohenshelt were absent from the meeting.

II. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT

Mayor Pruitt delivered the invocation and led the Pledge of Allegiance

III. OPEN FORUM

Mayor Pruitt explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. He also stated that if anybody was here for the Public Hearing agenda item regarding the annexation to please come forth and speak at that time .

There being no one wishing to come forth and speak during Open Forum, Mayor Pruitt closed this portion of the meeting.

IV. CONSENT AGENDA ITEMS

1. Consider approval of the minutes from the December 16, 2019 regular city council meeting, and take any action necessary.
2. **2019-025** - Consider a request for the approval of an **ordinance** for a text amendment amending the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the Rental, Sales, and Service of Heavy Machinery and Equipment land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary. **(2nd Reading)**
3. Consider subcommittee recommendation for Hotel Occupancy Tax funding grant for the 2020 Texas Juvenile Chief's Summit in the amount of \$30,000 and take any action necessary.

Regarding Consent Agenda item #3, Councilmember Trowbridge stated he assumed the Hotel Occupancy Tax falls within that budget. If that is the case, then Councilmember Trowbridge moved to approve all items, as presented (#s 1, 2, and 3). Mayor Pro Tem Dana Macalik seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 19-46

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

The motion passed by a vote of 5 ayes, 0 nays and 2 absences (Johannesen & Hohenshelt).

V. PUBLIC HEARING ITEMS

1. **A2019-001** - Hold a public hearing to discuss and consider commencing annexation proceedings by petition per Chapter 43, Subchapter C-4 of the Texas Local Government Code for a 41.49-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), and generally located on the north side of Cornelius Road west of the intersection of Cornelius Road and Stodghill Road [FM-3549], and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. On December 2, 2019, the City Council adopted *Resolution No. 19-27* directing staff to proceed with the annexation process for a ~41.49-acre tract of land adjacent to Cornelius Road. This direction came in response to a petition submitted on November 19, 2019 by Barbara Lee (*a resident in the ~41.49-acre tract of land*) indicating that a majority of the property owners in the annexation area supported annexation.

Miller explained that the next step in the annexation process is taking place this evening, which is for the City Council to hold a public hearing. In preparation for this public hearing and based on the annexation requirements outlined in Subchapter C-4, *Annexation of Areas with Population of Less than 200 by Petition*, of Chapter 43, *Municipal Annexation*, of the Texas Local Government Code, City staff sent a letter to all properties within the annexation area notifying the property owners of the time and date of the public hearing. Staff also included a copy of the *Resolution No. 19-27* with the letter. This resolution outlines the City services that will be provided if the annexation effort is successful. Staff has included a copy of the letter that was sent out on December 4, 2019 in the City Council members' packets for review. It was noted that once this public hearing is complete, the following steps will need to be completed:

- January 2, 2020: 31-days after the resolution is adopted the municipality may start to collect signatures for the annexation petition from property owners within the annexation area.

- **May 30, 2020**: 180-days after the resolution is adopted the window for the municipality to collect signatures from property owners within the annexation area ends. If the City obtains the number of signatures on the petition required to annex the area, the City may annex the area after notifying the residents and property owners of the results of the petition.
- **June 1, 2020**: The City Council will be required to hold a public hearing and the first reading of the annexation ordinance.
- **June 15, 2020**: The City Council will be required to hold a second public hearing and the second reading of the annexation ordinance.

Mayor Pruitt then opened the public hearing, asking if anyone would like to come forth and speak at this time. Councilmember Patrick Trowbridge asked for confirmation that the City Council would not be taking any action at the meeting regarding this agenda item and this is the first meeting of the series. Mr. Miller noted that no action is required by the City Council at this meeting, **December 26, 2019**. Councilmember Kevin Fowler clearly stated that this request is prescribed very specifically by state law, and to meet the time requirements, the meeting was held on this date. Mr. Miller clarified that the City did not have a choice regarding tonight's meeting date, as state law mandated it.

Forest W. Barton Jr.
1209 Marilyn Jayne (Lot #5)

Mr. Barton came forth during the public hearing and stated he resides on lot #5. Mr. Barton thanked the Council for allowing us to come forth to offer our opinions regarding the annexation process. He stated he is in favor of the annexation and thinks it would be a good thing for the residents. Mr. Barton also stated there are a couple of questions/concerns that need to be addressed as this goes forward. Mr. Barton stated that number one is the County is in the process of replacing the street (Marilyn Jane). They replaced from areas starting with lot #2 and then down to the beginning of lot #5 which is his property. That was last year. This year they will continue with the areas from lot #5 down to lot #7, and next year - in theory - they were going to complete the rest of street, and then come back around to the circle. Mr. Barton stated this project would need to be addressed at some time. Mr. Barton stated he did not know if the County has put it on hold and if they are going to continue with it. Mayor Pruitt stated he would ask the county about that question before they continue this project. Mr. Barton stated there were several other concerns. One is that they all on septic systems and it would be nice for the City to be in position at some point to bring a sewer system into that area. It would be a great benefit to everyone and much appreciated. Mr. Barton stated he did not know if there were any plans for that process in the future. Mr. Barton wonders if that could possibly be a target down the road. Mr. Barton stated another main thing as we progress with this process is residents would like to have their area upgraded as much as possible. He expressed that the residents understand that some things are grandfathered in and will be things that are not going to fall under that purview. Mr. Barton is not sure how to determine what falls under the grandfathered clause, what is limited, and what is not going to be subjected to it at all. Mr. Barton stated he did not know how to locate this kind of information. Mr. Barton stated that as we progress thru this process he does realize that residents petitioning for annexation is the first step at getting there, and hopes that the City can address these items to allow residents to kind of get a feeling for where this is going and how it is going to be approached.

118
119 **Sarah Cook**

120 **1206 Marilyn Jane (Lot #13)**
121

122 **Mrs. Cook stated she wanted to thank the Council for the consideration of our request regarding the**
123 **annexation and would like to go on the record that we are in support of the annexation.**
124

125 **Barbara Lee**

126 **668 Cornelius Rd. (Lot #23)**
127

128 **Mrs. Lee stated she wanted to go on record that they strongly support the annexation. Mayor Pruitt**
129 **asked Mr. Miller to confirm that Ms. Lee is the only property landowner that owns approximately 25%**
130 **land area (approximately 40 acres) in the annexation area, which Mr. Miller did confirm.**
131

132 **Brian James**

133 **1202 Marilyn Jane (Lot #11)**
134

135 **Mr. James stated he is in support of the annexation.**
136

137 **Councilmember Patrick Trowbridge stated that one of items that was brought up was the service**
138 **agreement. Councilmember Patrick Trowbridge stated he wanted to know what it is, and has it been**
139 **executed? He also asked what was in it - what city services are included in it? Mr. Miller stated the**
140 **service agreement along with the resolution, which contained the lists/schedules of City Services that**
141 **will be provided once the annexation is successful. He pointed out that it was presented at the 12.02.19**
142 **City Council meeting. That information was also included in the mailer that sent to residents dated**
143 **December 4, 2019. Mr. Miller stated that currently the City does not have any hard services, which**
144 **includes sewer, and the City currently does not serve water out there because it is in the Mount Zion**
145 **water district. Once the City services are extended out there, they would have the ability to tie into to**
146 **those. Mr. Miller stated that all soft services such as code enforcement, planning & zoning, trash,**
147 **building inspections, animal control would immediately be available once the annexation is complete.**
148 **Councilmember Patrick Trowbridge asked for further clarification, and Mr. Miller stated that services**
149 **will include police and fire service. Councilmember Patrick Trowbridge also asked if they would still be**
150 **under the same water district and Mr. Miller stated yes.**
151

152 **There being no one else wishing to come forth and speak, Mayor Pruitt thanked the residents for**
153 **attending the Council meeting and giving their support regarding the annexation process.**
154

155 **Mayor Pruitt then closed the public hearing.**

156 **Mayor Pruitt read the following discussion item into the record before recessing the public meeting to**
157 **go into Executive Session at 6:18 p.m.**
158

159

160 **VI. EXECUTIVE SESSION**

161 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE**
162 **FOLLOWING MATTERS, AS AUTHORIZED BY CHAPTER 551 OF THE TX GOVERNMENT CODE:**

163

- 164 **1.** Discussion regarding possible purchase/acquisition of real property for park land in the
165 north portion of the city, pursuant to Section §551.072 (Real Property) and Section §551.071
166 (Consultation with Attorney).
167

168 **VII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

169 **Mayor Pruitt called the meeting back to order at 6:26 p.m. Mayor Pro Tem Macalik made a motion to**
170 **authorize the city manager to move forward with the purchase of real property in the north portion of**
171 **the city, with Arkoma Development LLC. Councilmember Trowbridge seconded the motion, which**
172 **passed by a vote of 5 ayes with 2 absent (Johannesen & Hohenshelt).**

173 **VIII. ADJOURNMENT**

174 **Mayor Pruitt adjourned the meeting at 6:28 p.m.**

175 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 6th DAY OF**
176 **JANUARY, 2020.**

177

178 **ATTEST:**

179

180

181 **KRISTY COLE, CITY SECRETARY**

JIM PRUITT, MAYOR

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: January 6, 2020
APPLICANT: Anthony Loeffel; *Kimley-Horn*
CASE NUMBER: P2019-048; *Rockwall Commercial Park*

SUMMARY

Consider a request by Anthony Loeffel of Kimley-Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [Stodghill Road], and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting to final plat a 106.215-acre tract of land (*i.e. a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134, and Tract 5 of the E. M. Elliott Survey, Abstract No. 77*) into four (4) lots (*i.e. Lot 1, Block A, Lot 1, Block B, Lot 1, Block C, and Lot 1, Block D, Rockwall Commercial Addition*) for the purpose of establishing the necessary drainage, detention, and utility easements necessary for development of the subject property and to dedicate the required right-of-way for Justin Road and Conveyor Street.
- ☒ 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

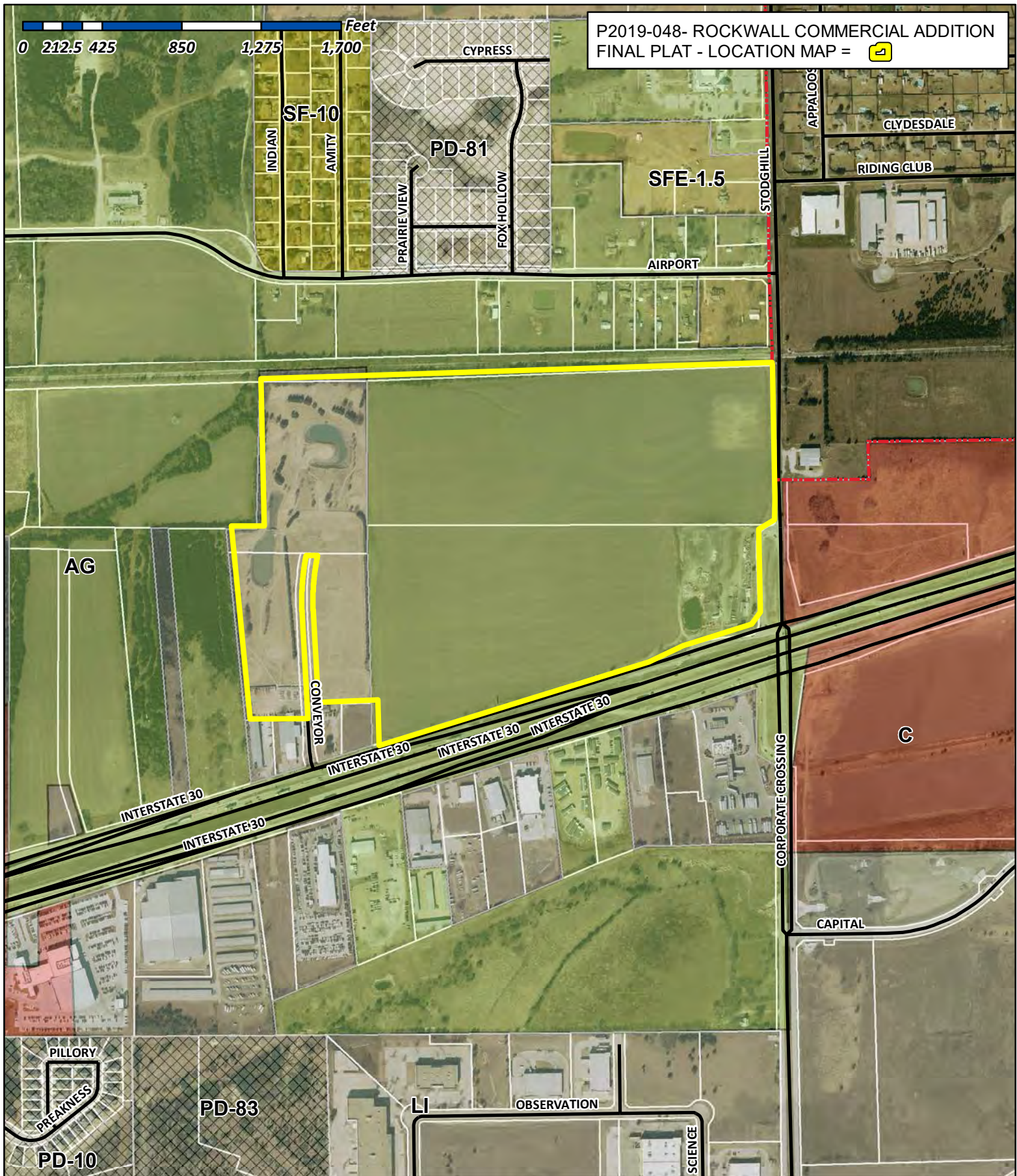
If the City Council chooses to approve the final plat for *Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D*, staff would propose the following conditions of approval:

- (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 December 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 4-0 with Commissioners Fishman, Moeller, and Womble absent.



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.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- ☐ Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address I-30 & FM 3549 Stodghill Rd

Subdivision Rockwall Commercial Park

Lot

1 & 1R

Block

A-D

General Location Justin Road and Conveyors Street west of FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Not Applicable (N/A)

Current Use

Proposed Zoning Not Applicable (N/A)

Proposed Use

Acreage 106.215

Lots [Current]

Lots [Proposed]

☒ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

☒ Owner Rockwall 549/I-30 Partners, LP

☐ Applicant Kimley-Horn

Contact Person Randy McCuiston

Contact Person Anthony Loeffel

Address 8750 N. Central Expressway

Address 400 N. Oklahoma Drive

Suite 1735

Suite 105

City, State & Zip Dallas, Texas 75231

City, State & Zip Celina, Texas 75009

Phone +1 (972) 762-2627

Phone +1 (469) 501-2200

E-Mail Randy@cambridgecos.com

E-Mail Anthony.Loeffel@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

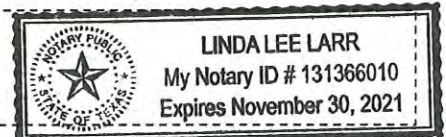
Before me, the undersigned authority, on this day personally appeared Randy McCuiston [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 2,424.30, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of SEPTEMBER, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10th day of Sept., 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

Mapcheck: Rockwall Justin Road

Closure Summary

Precision, 1 part in: 2558119.50'
Error distance: 0.00'
Error direction: S83°53'15"W
Area: 4626733.75 Sq. Ft.
Square area: 4626733.75
Perimeter: 10865.23'

Point of Beginning

Easting: 2604784.0067'
Northing: 7026294.2132'

Side 1: Line

Direction: N88°17'58"E
Angle: [-91°42'02"]
Deflection angle: [88°17'58"]
Distance: 588.40'
Easting: 2605372.1475'
Northing: 7026311.6745'

Side 2: Line

Direction: N88°10'22"E
Angle: [179°52'24"]
Deflection angle: [-0°07'36"]
Distance: 2143.64'
Easting: 2607514.6976'
Northing: 7026380.0259'

Side 3: Line

Direction: S1°08'02"E
Angle: [-89°18'24"]
Deflection angle: [90°41'36"]
Distance: 710.33'

Easting: 2607528.7541'
Northing: 7025669.8350'

Side 4: Line

Direction: S1°26'27"W
Angle: [-177°25'31"]
Deflection angle: [2°34'29"]
Distance: 113.61'
Easting: 2607525.8975'
Northing: 7025556.2609'

Side 5: Line

Direction: S58°12'56"W
Angle: [-123°13'31"]
Deflection angle: [56°46'29"]
Distance: 98.69'
Easting: 2607442.0074'
Northing: 7025504.2784'

Side 6: Line

Direction: S1°07'09"E
Angle: [120°39'55"]
Deflection angle: [-59°20'05"]
Distance: 441.34'
Easting: 2607450.6276'
Northing: 7025063.0226'

Side 7: Line

Direction: S35°33'35"W
Angle: [-143°19'16"]
Deflection angle: [36°40'44"]
Distance: 80.25'
Easting: 2607403.9582'
Northing: 7024997.7384'

Side 8: Line

Direction: S72°46'18"W
Angle: [-142°47'17"]
Deflection angle: [37°12'43"]
Distance: 384.46'
Easting: 2607036.7481'
Northing: 7024883.8689'

Side 9: Line

Direction: S64°14'27"W
Angle: [171°28'09"]
Deflection angle: [-8°31'51"]
Distance: 202.24'
Easting: 2606854.6049'
Northing: 7024795.9776'

Side 10: Line

Direction: S72°46'18"W
Angle: [-171°28'09"]
Deflection angle: [8°31'51"]
Distance: 1507.74'
Easting: 2605414.5142'
Northing: 7024349.4145'

Side 11: Line

Direction: N1°20'27"W
Angle: [-74°06'45"]
Deflection angle: [105°53'15"]
Distance: 245.24'
Easting: 2605408.7756'
Northing: 7024594.5874'

Side 12: Line

Direction: S87°29'50"W

Angle: [88°50'17"]
Deflection angle: [-91°09'43"]
Distance: 318.07'
Easting: 2605091.0090'
Northing: 7024580.6979'

Side 13: Line

Direction: N3°13'23"W
Angle: [-90°43'13"]
Deflection angle: [89°16'47"]
Distance: 478.23'
Easting: 2605064.1214'
Northing: 7025058.1715'

Side 14: Curve

Curve direction: Clockwise
Radius: [1170.00']
Arc length: 309.12'
Delta angle: 15°08'16"
Tangent: [155.46']
Chord direction: N4°20'45"E
Chord angle: [-172°25'52"]
Deflection angle: [7°34'08"]
Chord distance: 308.22'
Easting: 2605087.4772'
Northing: 7025365.5053'

Side 15: Line

Direction: N89°50'22"W
Angle: [78°14'45"]
Deflection angle: [-101°45'15"]
Distance: 61.22'
Easting: 2605026.2574'

Northing: 7025365.6768'

Side 16: Curve

Curve direction: Counter-clockwise

Radius: [1229.99']

Arc length: 312.50'

Delta angle: 14°33'25"

Tangent: [157.10']

Chord direction: S4°03'21"W

Chord angle: [93°53'43"]

Deflection angle: [-86°06'17"]

Chord distance: 311.66'

Easting: 2605004.2142'

Northing: 7025054.7974'

Side 17: Line

Direction: S3°13'23"E

Angle: [179°59'58"]

Deflection angle: [-0°00'02"]

Distance: 562.44'

Easting: 2605035.8364'

Northing: 7024493.2470'

Side 18: Line

Direction: S86°34'32"W

Angle: [-90°12'05"]

Deflection angle: [89°47'55"]

Distance: 309.03'

Easting: 2604727.3582'

Northing: 7024474.7880'

Side 19: Line

Direction: N5°29'52"W

Angle: [-92°04'24"]

Deflection angle: [87°55'36"]
Distance: 1036.76'
Easting: 2604628.0292'
Northing: 7025506.7788'

Side 20: Line

Direction: N89°44'47"E
Angle: [-84°45'21"]
Deflection angle: [95°14'39"]
Distance: 175.03'
Easting: 2604803.0574'
Northing: 7025507.5535'

Side 21: Line

Direction: N1°22'01"W
Angle: [88°53'12"]
Deflection angle: [-91°06'48"]
Distance: 99.03'
Easting: 2604800.6950'
Northing: 7025606.5553'

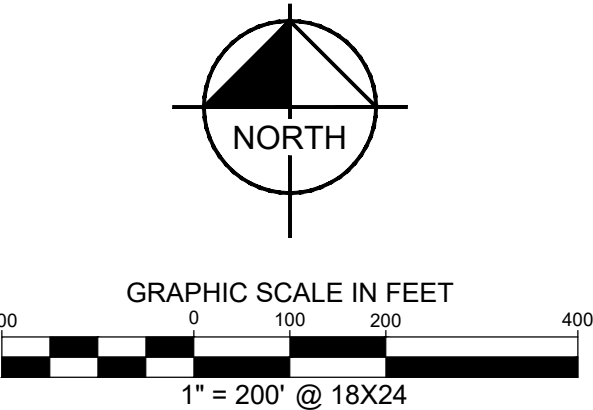
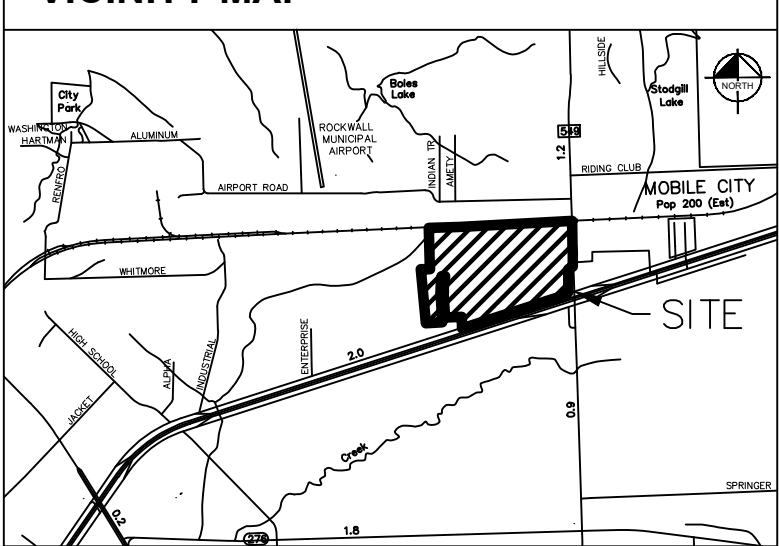
Side 22: Line

Direction: N1°23'26"W
Angle: [179°58'35"]
Deflection angle: [-0°01'25"]
Distance: 687.86'
Easting: 2604784.0025'
Northing: 7026294.2128'

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.

VICINITY MAP



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY ROW

LEGEND	
P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
R.P.R.C.T.	REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS
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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°22'01"E	14.02'
L2	S88°16'40"W	204.88'
L3	S88°16'40"W	917.68'
L4	S88°16'40"W	290.01'
L5	N46°43'20"W	42.43'
L6	S01°43'20"E	82.09'
L7	S43°25'51"W	42.54'
L8	S01°41'15"E	9.59'
L9	S88°16'40"W	261.50'
L10	S88°16'40"W	917.68'
L11	N88°16'40"E	331.04'
L12	S01°22'01"E	260.00'
L13	N88°16'40"E	180.00'
L14	S46°32'40"E	70.49'
L15	S01°22'01"E	40.75'
L16	S46°22'01"E	84.85'
L17	S88°17'58"W	20.00'
L18	N01°22'01"W	20.00'
L19	S01°22'01"E	667.86'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	0°34'52"	1229.92'	12.47'	N11°37'31"E
C2	13°38'17"	470.00'	111.87'	N05°05'49"E
C3	13°38'17"	500.00'	119.01'	N05°05'49"E
C4	13°38'17"	530.00'	126.15'	N05°05'49"E
C5	17°40'38"	1550.00'	478.21'	N79°26'21"E
C6	18°20'57"	4003.31'	1282.08'	N79°45'51"E

BEARING BASE
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

ROCKWALL COMMERCIAL
BEING A REPLAT OF
LOT1, BLK C & LOT 1, BLK D
ROCKWALL COMMERCIAL PARK,
ALSO BEING 93.645 ACRES
E.M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200

No.	DATE	REVISION DESCRIPTION
1	9/16/19	LOT1, BLOCKD DESCRIPTIONS

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SPA	KH	08/15/2019	063234203	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS ROCKWALL 549/I-30 PARTNERS. L.P. AND JAMES COLLIER PROPERTITES, INC., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

FIELD NOTE DESCRIPTION

106.2152 ACRE

BEING A TRACT OF LAND SITUATED IN THE E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK C, AND A PORTION OF LOT 1, BLOCK D OF ROCKWALL COMMERCIAL PARK PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, SLIDE 206 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS (P.R.R.C.T.), BEING ALL OF THAT TRACT OF LAND CONVEYED TO JAMES COLLIER PROPERTIES INC ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20190000002250, (R.P.R.R.C.T.), BEING THE REMAINDER A CALLED 80.779 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERSHIP LP ACCORDING TO THE DOCUMENT AS RECORDED IN VOLUME 4924, PAGE 273, (R.P.R.R.C.T.), THAT TRACT OF LAND CONVEYED TO CONVEYORS I30 PARTNERS LP BEING THE REMAINDER OF THAT CALLED 7.57 ACRE TRACT OF LAND, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 7077, PAGE 201 THE DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), AND BEING THE REMAINDER OF THAT CALLED 26.79 ACRE TRACT CONVEYED TO ROCKWALL 549/I30 PARTNERS LP, ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 5255, PAGE 14 (R.P.R.R.C.T.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF M.K. & T. RAILROAD, FOR THE NORTHWEST CORNER OF SAID COLLIER TRACT, SAME BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO JANIS G. DORRIS & NELDA L. LACUESTA, ACCORDING TO THE DEED RECORDED IN VOLUME 850, PAGE 85, (D.R.R.C.T.);

THENCE NORTH 88°17'58" EAST, WITH SAID SOUTH LINE, SAME BEING THE NORTH LINE OF SAID COLLIER TRACT, A DISTANCE OF 588.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88°10'22" EAST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 2,143.64 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND IN THE WEST LINE OF FM HIGHWAY 3549 FOR THE NORTHEAST CORNER OF SAID COLLIER TRACT AND THIS TRACT;

THENCE WITH THE WEST LINE OF SAID FM HIGHWAY 3459 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTH 1°08'02" EAST, A DISTANCE OF 710.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 1°26'27" WEST, A DISTANCE OF 113.61 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER OF THIS TRACT;

SOUTH 58°12'56" WEST, A DISTANCE OF 98.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 1°07'09" EAST, A DISTANCE OF 441.34 FEET TO AN ALUMINUM TXDOT MONUMENT FOUND FOR CORNER OF THIS TRACT;

SOUTH 35°33'35" WEST, A DISTANCE OF 80.25 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTH LINE OF INTERSTATE HIGHWAY 30, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED ROCKWALL 549/I30 PARTNERS LP TRACT RECORDED IN VOLUME 4924, PAGE 273;

THENCE WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

SOUTH 72°46'18" WEST, A DISTANCE OF 384.46 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 64°14'27" WEST, A DISTANCE OF 202.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 72°46'18" WEST, A DISTANCE OF 1,507.74 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF LOT 1 PT, BLOCK D, ROCKWALL COMMERCIAL PARK RECORDED IN VOLUME 5319, PAGE 243 (D.R.R.C.T.);

THENCE NORTH 1°20'27" WEST, WITH THE EAST LINE OF SAID LOT 1 PT, BLOCK D, A DISTANCE OF 245.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF SAID LOT 1;

THENCE SOUTH 87°29'50" WEST, WITH THE NORTH LINE OF SAID LOT 1 PT, PASSING AT A DISTANCE OF 163.39 FEET A 1/2 IRON ROD FOUND

FOR THE NORTHWEST CORNER OF SAID LOT 1 PT, CONTINUING OVER AND ACROSS THE ABOVE MENTIONED LOT 1 PT, BLOCK D ROCKWALL COMMERCIAL PARK RECORDED IN CAB. B SLIDE 206, A TOTAL DISTANCE OF 318.07 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF CONVEYORS;

THENCE NORTH 3°13'23" WEST, A DISTANCE OF 478.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°08'16", A RADIUS OF 1170.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 4°20'45" EAST, 308.22 FEET;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 309.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 89°50'22" WEST, A DISTANCE OF 61.22 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE WEST LINE OF CONVEYORS, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°33'25", A RADIUS OF 1230.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 4°03'21" WEST, 311.66 FEET;

THENCE WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 312.50 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

SOUTH 3°13'23" EAST, A DISTANCE OF 562.44 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED RPLS 5034 FOUND FOR THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, BLOCK C;

THENCE SOUTH 86°34'32" WEST, WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 309.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO RAFIZADEH M&M FAMILY LTD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN INSTRUMENT NUMBER 20130000500861 (O.P,R,R,C,T,), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 5°29'52" WEST, WITH THE EAST LINE OF SAID RAFIZADEH TRACT, A DISTANCE OF 1,036.76 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE SOUTH LINE OF THE ABOVE MENTIONED DORRIS AND LACUESTA TRACT, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID RAFIZADEH TRACT;

THENCE NORTH 89°44'47" EAST, WITH SAID SOUTH LINE, A DISTANCE OF 175.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID DORRIS AND LACUESTA TRACT;

THENCE NORTH 1°22'01" WEST, WITH THE EAST LINE OF SAID TRACT, A DISTANCE OF 99.03 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR CORNER OF THIS TRACT;

THENCE NORTH 1°23'26" WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 687.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 106.2152 ACRES OR 4,626,733 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ROCKWALL COMMERCIAL 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) UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I (WE) ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
2. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS 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, PROCURRING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4.THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTSWITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL ISNTALLATION OF STREETS WITH THE REQUIRED BASE AND APAVING, 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

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL DRAINAGE AND DETENTION EASEMENT MAINTENANCE, OPERATION, REPAIR AND/OR REPLACEMENT.

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 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 FIXEDBY 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 TO THE CITY; I (WE), MY (OUR) SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT I (WE) MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, 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.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2019.

SEAN PATTON, R.P.L.S. NO. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

STANDARD CITY SIGNATURE BLOCK

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2019

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THE ____ DAY OF _____, 2019.

MAYOR, CITY OF ROCKWALL CITY SECRETARY

CITY ENGINEER

ROCKWALL COMMERCIAL
BEING A REPLAT OF
LOT1, BLK C & LOT 1, BLK D
ROCKWALL COMMERCIAL PARK,
ALSO BEING 93.645 ACRES
E.M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SPA	KH	11/22/2019	063234203	2 OF 2

1		
No.	DATE	REVISION DESCRIPTION

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: January 6, 2020
APPLICANT: Tony Austin; *Rockwall Downtown Lofts, LTD*
CASE NUMBER: P2019-049; *Lot 1, Block A TAC Rockwall Addition*

SUMMARY

Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (*i.e. SH-205*) and W. Washington Street (*i.e. SH-66*), and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting to final plat a 3.338-acre tract of land (*i.e. Lots 1-8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5 Block A, Lowe & Allen Addition*) into one (1) lot (*i.e. Lot 1, Block A, TAC Rockwall Addition*) for the purpose of assembling the properties into one (1) parcel of land, and to abandon and convey the rights-of-way for West Street and Houston Street from the City to the developer. This is being done in accordance with a Chapter 380 Economic Development Agreement that was executed and signed on November 5, 2019.
- ☒ 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 *Lot 1, Block A, TAC Rockwall 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 December 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 4-0 with Commissioners Fishman, Moeller, and Womble absent.

0 20 40 80 120 160 Feet

P2019-049 - LOT 1, BLOCK A, TAC ROCKWALL ADDITION
LOCATION MAP = 

WASHINGTON

ALAMO

DT

CEM



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.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre) [±]
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) [±]
- ☒ Final Plat (\$300.00 + \$20.00 Acre) [±]
- ☐ Replat (\$300.00 + \$20.00 Acre) [±]
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) [±]
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) [±]
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre) [±]
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) [±]

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address **SWC Washington St and Alamo Rd(SH 205)**
Subdivision **B.F. Boydston Survey, Abstract #14** Lot **1** Block **AB**
General Location **Downtown-Washington/Alamo**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **DT** Current Use **Vacant - Rockwall PD parking**
Proposed Zoning **DT** Proposed Use **Multi family development**
Acreage **3.224** Lots [Current] **Multiple** Lots [Proposed] **1**

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

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

☐ Owner **Rockwall, Myrelli, Peoples Estate** ☒ Applicant **Rockwall Downtown Lofts, LTD.**
Contact Person **Tony Austin**
Address **102 S. Goliad, Suite 205**
City, State & Zip **Rockwall, TX 75032**
Phone **214.507.9055**
E-Mail **tsaustin@tac-inc.net**

NOTARY VERIFICATION [REQUIRED]

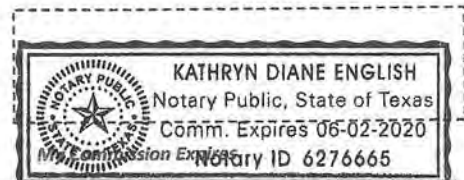
Before me, the undersigned authority, on this day personally appeared Tony Austin [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



DEVELOPMENT APPLICATION

Rockwall Downtown Lofts, LTD.
Tony Austin, Pres of GP



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)²
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
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- ☐ Plat Reinstatement Request (\$100.00)

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- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
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- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

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Notes:

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PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

☐ Owner

☐ Applicant

Contact Person

Contact Person

Address

Address

City, State & Zip

City, State & Zip

Phone

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

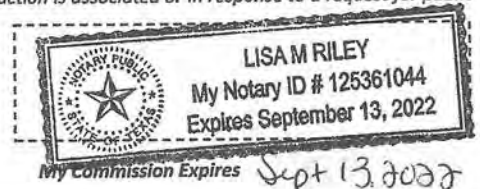
Before me, the undersigned authority, on this day personally appeared Doug Kaufmann [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of December, 2019. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of December, 2019.

Owner's Signature

Notary Public in and for the State of Texas





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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- ☐ Tree Removal (\$75.00)
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Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision

Lot

Block

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

☐ Owner

Contact Person

Address

City, State & Zip

Phone

E-Mail

☐ Applicant

Contact Person

Address

City, State & Zip

Phone

E-Mail

NOTARY VERIFICATION [REQUIRED]

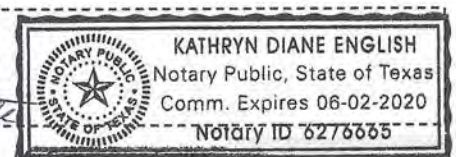
Before me, the undersigned authority, on this day personally appeared Lynda Peoples Morris [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of December, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13th day of December, 2020.

Owner's Signature

Notary Public in and for the State of Texas



SURVEY BOUNDARY CLOSURE REPORT

Polyline Report

Fri Dec 13 11:56:53 2019

Northing	Easting	Bearing	Distance
----------	---------	---------	----------

6988126.31	2697317.89	S 89°23'01" W 500.74	
------------	------------	----------------------	--

6988120.92	2696817.18	N 00°20'14" W 313.44	
------------	------------	----------------------	--

6988434.35	2696815.33	N 54°55'29" E 38.45	
------------	------------	---------------------	--

6988456.44	2696846.80	N 89°01'44" E 67.71	
------------	------------	---------------------	--

6988457.59	2696914.50	S 87°27'16" E 102.01	
------------	------------	----------------------	--

6988453.06	2697016.42	N 89°38'14" E 213.27	
------------	------------	----------------------	--

6988454.41	2697229.68	S 45°11'50" E 15.56	
------------	------------	---------------------	--

6988443.45	2697240.73	S 00°01'53" E 120.15	
------------	------------	----------------------	--

6988323.29	2697240.79		
------------	------------	--	--

Radius: 309.74 Chord: 211.54 Degree: 18°29'54" Dir: Left

Length: 215.88 Delta: 39°56'02" Tangent: 112.53

Chord BRG: S 21°22'25" E Rad-In: N 88°35'36" E Rad-Out: N 48°39'33" E

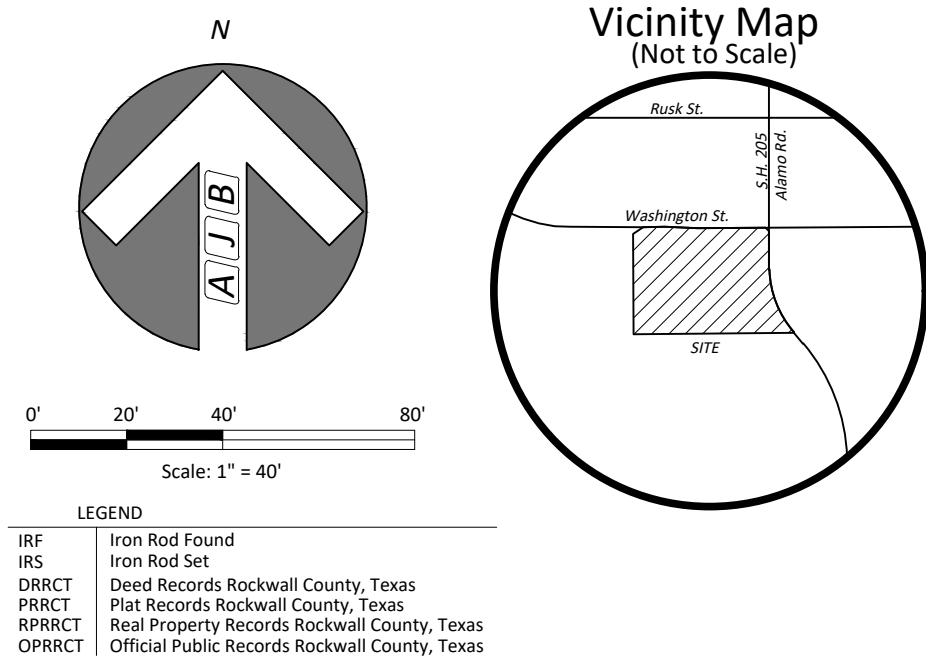
Radius Point: 6988330.90, 2697550.43

6988126.31	2697317.89		
------------	------------	--	--

Closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E

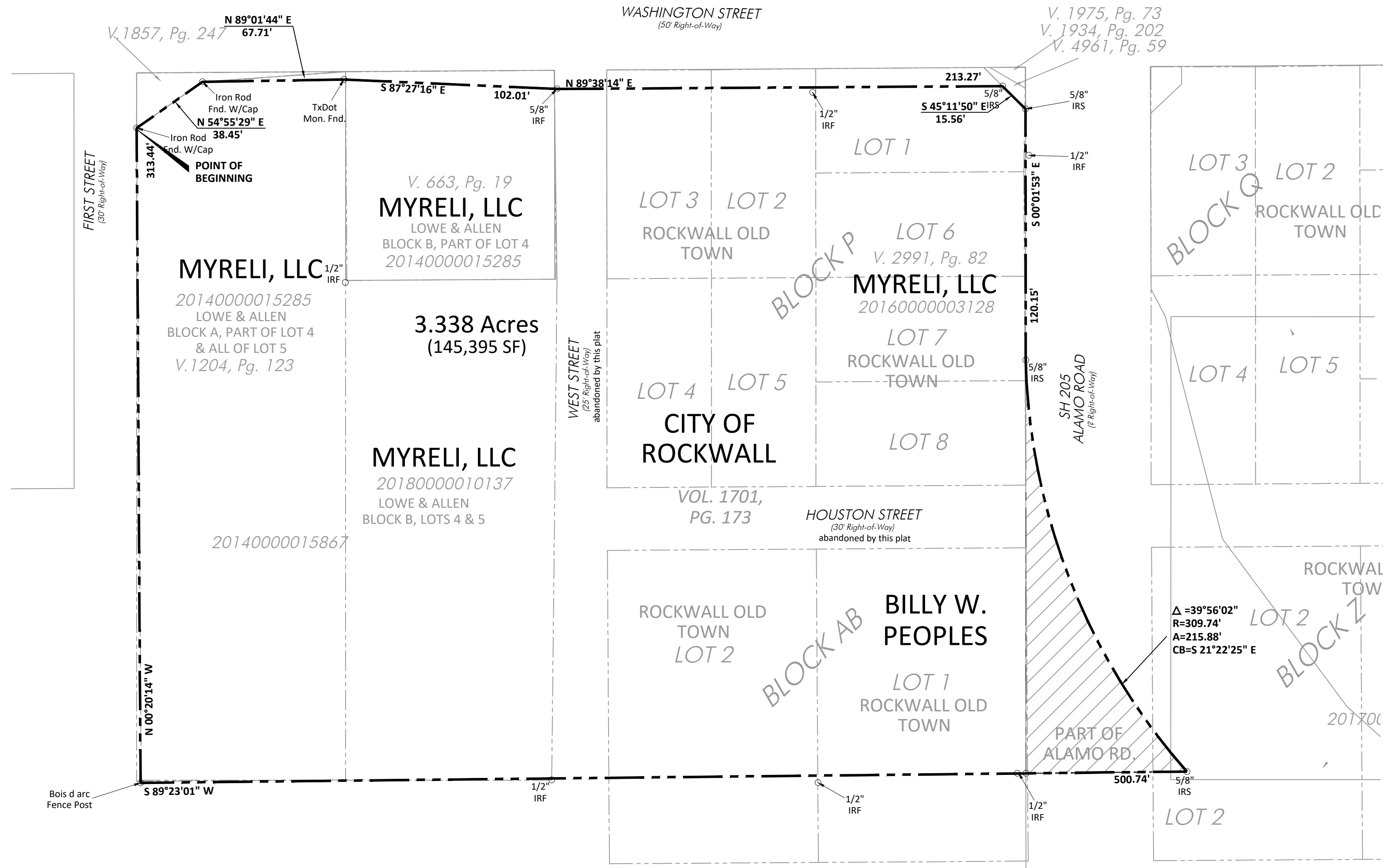
Closure Precision> 1 in 3408534989616.9 Total Distance> 1587.22

Polyline Area: 145394.788 sq ft, 3.338 acres



GENERAL NOTES:

- A. This Final Plat is for conveyance purposes only and not for the development of the survey property.
- B. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.



N:\ALL FILES\552-CLAYMOORE ENGINEERING\ROCKWALL\WASHINGTON ST & HWY 205\CLAYROCK 2019-12-09 CP.dwg, CONVEYANCE PLAT, 12/12/2019 9:03:22 AM

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 3.338 acre tract of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT #14 in the City of Rockwall, Rockwall County, Texas and being *part* of the same property described to MYRELI, LLC recorded in Clerk File # 20140000015285, Clerk File # 20140000015867, Clerk File # 20180000010137, Clerk File # 20160000003128, Official Public Records, Rockwall County, Texas, and being part of a tract of land to the City of Rockwall recorded in Volume 1701, Page. 173, Deed Records, Rockwall County, Texas and being a part of Lot 1, Block AB (no recording information), Official Public Records, Rockwall County, Texas and being part of "WEST STREET" (apparent 25' in width) to Billy W. Peoples, Houston Street (apparent 30' in width) and part of Alamo Road and being more particularly described as follows:

BEGINNING at an iron rod with cap found for the southerly corner of a corner cut-off line at the intersection of the east line of said FIRST STREET (apparent 30' in width) with the south line of WASHINGTON STREET (apparent 50' in width);

THENCE with the south line of said Washington Street with said corner cut-off line, **NORTH 54°55'29" EAST** a distance of **38.45** feet to an iron rod with cap found for corner;

THENCE with the south line of said Washington Street, **NORTH 89°01'44" EAST** a distance of **67.71** feet to a TxDot Monument found for corner;

THENCE continuing with the south line of said Washington Street, **SOUTH 87°27'16" EAST** a distance of **102.01** feet to a 5/8 inch iron rod found for corner and being located near the west line of said WEST STREET;

THENCE continuing with the south line of said Washington Street, **NORTH 89°38'14" EAST** a distance of **213.27** feet to a 5/8 inch iron rod set for the northerly corner of a corner cut-off line located at the intersection of the west line of State Highway 205 (ALAMO ROAD)(variable width);

THENCE with the west line of State Highway 205 (ALAMO ROAD), **SOUTH 45°11'50" EAST** a distance of **15.56** feet to a 5/8 inch iron rod set for corner;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 00°01'53" EAST** a distance of **120.15** feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 309.74 feet and a chord bearing of South 21°22'25" East;

THENCE continuing with the west line of said State Highway 205 (ALAMO ROAD) with said curve to the left through a central angle of **39°56'02"** for an arc length o **215.88** feet to a 5/8 inch iron rod set for the southeast corner of the herein described tract of land;

THENCE departing the west line of said State Highway 205 (ALAMO ROAD), **SOUTH 89°23'01" WEST** a distance of **500.74** feet to a Bois-d-arc fence post found for the southwest corner of herein described tract of land and being located in the east line of said FIRST STREET;

THENCE with the east line of said FIRST STREET, **NORTH 00°20'14" WEST** a distance of **313.44** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **3.338 acres** or 145,395 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen
Registered Professional Land Surveyor No. 5387
frank@ajbedfordgroup.com
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

GENERAL NOTES:

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have bee 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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deeds recorded in Vol. 1204, Pg. 123; 20140000015285; 20180000010137; 20140000015867; 20160000003128; Vol. 2991, Pg. 82; Vol. 1701, Pg. 173; 20170000005610.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, **ROCKWALL DOWNTOWN LOFTS, LTD., MYRELI, LLC, CITY OF ROCKWALL & BILLY W. PEOPLES**, the undersigned owners of the land shown on this plat, and designated herein as the **TAC ROCKWALL ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET, & PART OF ALAMO ROAD** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. 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;
7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;
8. Abandonment and Conveyance: Notwithstanding anything to the contrary contained herein: (i) the purpose of this plat is to be filed in connection with the conveyance of all of the property shown hereon to Rockwall Downtown Lofts, Ltd., a Texas limited partnership, (ii) this plat constitutes and describes the abandonment of those certain right-of-ways know as West Street and Houston Street, as indicated and shown hereon, and West Street and Houston Street, as shown hereon, are hereby conveyed and abandoned by the City of Rockwall to and for the benefit of Rockwall Downtown Lofts, Ltd., a Texas limited partnership and (iii) all parties hereto agree to execute and deliver all such further documents and instruments necessary to effectuate such conveyance and abandonment of West Street and Houston Street to Rockwall Downtown Lofts, Ltd., a Texas limited partnership.

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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (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 DOWNTOWN LOFTS, LTD:

By: Tony Austin Company, Inc., a Texas corporation

By: _____
Tony Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2020

Notary Public in and for the State of Texas

MYRELI, LLC, a Texas limited liability company

By: DRK Family Partners, Ltd, a Texas limited partnership
Its: Sole Member

By: Dreek, LLC, a Texas limited liability company
Its: General Partner

By: _____
Name: Ruth R. Kaufmann
Its: Managing Member

By: _____
Name: Douglas A. Kaufmann
Its: Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2020

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2020

Notary Public in and for the State of Texas

CITY OF ROCKWALL
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2020

Notary Public in and for the State of Texas

Lynda Morris, Independent Executrix of the
Estate of Billy W. Peoples, Deceased

BILLY W. PEOPLES

Name: Lynda Morris
Title: Independent Executrix of the
Estate of Billy W. Peoples, Deceased

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this ____ day of _____, 2020

Notary Public in and for the State of Texas

Case No.: P _____

FINAL PLAT
BEING A CONVEYANCE PLAT
ESTABLISHING ONE LOT
TAC ROCKWALL ADDITION, LOT 1, BLOCK A

BEING A REPLAT OF
LOWE & ALLEN, BLOCK A, LOTS 4 & 5, BLOCK B, LOTS 4 & 5, ROCKWALL OLD TOWN, BLOCK P, LOTS 1, 2, 3, 4, 5, 6, 7, 8, BLOCK AB LOTS 1 & 2, WEST STREET, HOUSTON STREET & PART OF ALAMO ROAD
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: MYRELI, LLC 627 Santa Circle Heath, Texas 75032	Owner: ROCKWALL DOWNTOWN LOFTS, LTD 2300 Versailles Ct. Heath, TX. 75032	Owner: CITY OF ROCKWALL 385 S. Goliad Rockwall, Texas 75087	Owner: BILLY W. PEOPLES P.O. Box 35 Rockwall, Texas 75087
---	---	--	--

Engineer:
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE,
SUITE 406
BEDFORD, TEXAS 76021

Scale: 1" = 40'
Date: December 9, 2019
Technician: Spradling/Bedford
Drawn By: Spradling/Bedford

Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: CLAYROCK 2019-12-06 CP
Job. No. 552-176
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 , www.ajbedfordgroup.com

Sheet:
2
Of: 2

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: January 6, 2020
APPLICANT: Bill Thomas; *Engineering Concepts & Design, LP*
CASE NUMBER: P2019-050; *Lots 24 & 25, Rainbo Acres Addition*

SUMMARY

Consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Justin Webb of Horizon Road Self-Storage, LLC Sandra McMullen for the approval of a replat for Lots 24 & 25, Rainbo Acres Addition being an 8.733-acre tract of land identified as a portion of Lots 22 & 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Road, and take any action necessary.

PLAT INFORMATION

- ☒ The applicant is requesting to replat an 8.733-acre tract of land consisting of two (2) parcels of land (*i.e. Lots 22 & 23, Rainbo Acres Addition*) into two (2) lots (*i.e. Lots 24 & 25, Rainbo Acres Addition*) for the purpose of establishing the necessary firelane, drainage and utility easements necessary to develop a mini-warehouse facility on Lot 25 (*i.e. currently Lot 23*).
- ☒ On October 2, 2017, the City Council approved a change in zoning [Case No. Z2017-037; Ordinance No 17-53] from an Agricultural (AG) District to a Commercial (C) District. On December 4, 2017, the City Council approved a replat [Case No. P2017-050] for the purpose of subdividing the subject property into two (2) lots (*i.e. Lots 22 & 23, Rainbo Acres Addition*). On January 7, 2019, the City Council approved a Specific Use Permit [Case No. Z2018-052; Ordinance No 19-04] to allow a mini-warehouse facility on Lot 25. On August 13, 2019, the Planning and Zoning Commission approved a site plan for a mini-warehouse facility on Lot 25. On September 10, 2019, the Planning and Zoning Commission approved a site plan to allow the construction of a metal office building in conjunction with an existing single-family home that was being converted into an office building on Lot 24.
- ☒ 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 *Lots 25 & 25, Rainbo Acres 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 December 30, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 4-0 with Commissioners Fishman, Moeller, and Womble absent.



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.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-050

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- ☐ Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	Unknown Ranch Trail and 259 Ranch Trail		
Subdivision	Rainbo Acres Tract 22r & 23r	Lot	Block
General Location	East side of Ranch Trail North of Horizon		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District	Current Use	vacant
Proposed Zoning	Commercial (C) District	Proposed Use	Self Storage
Acreage	8.733	Lots [Current]	2
		Lots [Proposed]	2

☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

<input checked="" type="checkbox"/> Owner	Horizon Road Self Storage, LLC (Tract 23)	<input checked="" type="checkbox"/> Applicant	Engineering Concepts & Design, LP
Contact Person	Justin Webb	Contact Person	Bill Thomas
Address	5763 S state Highway 205	Address	201 Windco Circle
City, State & Zip	Rockwall, TX 75032	City, State & Zip	Wylie, TX 75098
Phone	8889721979	Phone	9729418403
E-Mail	justinw@alturahomes.com	E-Mail	bill@ecdip.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Justin Webb [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

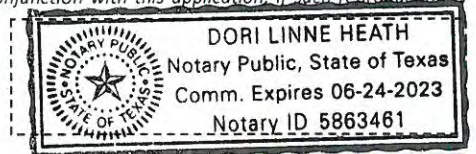
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of December, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 13 day of December, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

[Signature: Justin Webb]
[Signature: Dori Linne Heath]



My Commission Expires 06/24/2023

Parcel Map Check Report

Client: *Prepared by:*

ClientPreparer

Client Company Your Company Name

Address 1 123 Main Street

Date: 12/13/2019 10:14:59 AM

Parcel Name: 05211 Replat - 05211 Replat 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,008,064.050' East: 2,597,406.875'

Segment# 1: Line

Course: N12° 09' 51.48"E Length: 331.58'

North: 7,008,388.185' East: 2,597,476.745'

Segment# 2: Line

Course: S85° 36' 58.60"E Length: 336.14'

North: 7,008,362.492' East: 2,597,811.901'

Segment# 3: Line

Course: S89° 37' 02.38"E Length: 568.63'

North: 7,008,358.694' East: 2,598,380.519'

Segment# 4: Line

Course: S0° 49' 25.68"E Length: 421.43'

North: 7,007,937.308' East: 2,598,386.578'

Segment# 5: Line

Course: S43° 37' 58.93"W Length: 266.76'

North: 7,007,744.234' East: 2,598,202.503'

Segment# 6: Line

Course: N46° 33' 50.28"W Length: 461.86'

North: 7,008,061.783' East: 2,597,867.127'

Segment# 7: Line

Course: N89° 43' 06.60"W Length: 460.25'

North: 7,008,064.044' East: 2,597,406.883'

Perimeter: 2,846.65' Area: 380,411Sq.Ft.

Error Closure: 0.009 Course: S52° 09' 33.88"E

Error North : -0.0057 East: 0.0073

Precision 1: 316,294.44

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS We, Truman Heights, LLC and R. D. Moorman, Inc., are the sole owners of a 8.733 acres of land situated in the William W. Ford Survey, Abstract 80, Rockwall County, Texas, and being a part of Tracts 14 and 16 of Rainbo Acres, an addition to the City of Rockwall, Texas, according to the plat thereof as recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas and also being all of the tract described in a deed to Kenneth E. McMullen and wife Sandra A. McMullen recorded in Volume 692, Page 280, Deed Records of Rockwall County, Texas (DRRCT), and this tract being more particularly described as follows:

BEGINNING at A 1/2" iron rod found for corner at the most southern corner of said Tract 14 and said McMullen Tract common to the most eastern corner of said Tract 12;

THENCE N 46 degrees 33 minutes 50 seconds W, along the southwest line of said McMullen Tract and the common lines of said Tracts 12 and 14 and the northeast lines of a 1.84 acre and a 1.50 acre tract described as Instrument Numbers 20170000006978 and 20140000010041, respectively, a distance of 461.86 feet to a point at an angle point at the base of a steel fence post;

THENCE N 89 degrees 43 minutes 07 seconds W continuing along the common lines of said McMullen tract and said Tracts 12 and 14 and the north line of said 1.50 acre tract and another 1.50 acre tract described in a deed to 2-W Brothers LLC, recorded in Volume 6201, Page 204 (DRRCT), a distance of 460.25 feet to a 1/2" iron rod found near the base of a steel fence post at the common west corner said Tracts 12, 14, McMullen and 2-W Brothers tracts, said point also being in the east right-of way line of Ranch Trail (50 ROW);

THENCE N 12 degrees 09 minutes 51 seconds E, along the east right-of-way line of said Ranch Trail and the common lines said of said Tract 14, 16, and said McMullen Tract, a distance of 331.58 feet to a point for corner in a rock wall at the northwest corner of said McMullen Tract common to the southwest corner of a called 2.00 acre tract described in a deed to Epic Rockwall Ventures LLC, recorded as Instrument Number 20140000008464, (DRRCT), from which a 60D nail set for reference bears S 82 degrees 05 minutes18 seconds E, a distance of 6.38 feet;

THENCE S 85 degrees 36 minutes 59 seconds E, along the common line of said McMullen tract and last mentioned 2.00 acre tract, and near the south side of a rock wall, a distance of 336.14 feet to a 1/2" iron rod found at an angle point in said common line, near the end of said rock wall;

THENCE S 89 degrees 37 minutes 02 seconds E, continuing along the common line of said McMullen and 2.00 acre tract, a distance of 568.63 feet to a 1/2" iron rod found for corner at the common east corner thereof and also being in the east line of said Tract 16;

THENCE S 00 degrees 49 minutes 26 seconds E, along the common east line of said McMullen tract and Tract 16 and 14, respectively, a distance of 421.43 feet to a 1/2" iron rod found for an angle point in said common line;

THENCE S 43 degrees 37 minutes 59 seconds W, along the common southeast line of said McMullen tract and Tract 14, a distance of 266.76 feet to the **POINT OF BEGINNING** and containing 8.733 acres or 380,411 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **RAINBO ACRES** 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 **RAINBO ACRES** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

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

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

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

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

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires

Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this ____ day of _____, 2019.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that this plat was prepared under my supervision, 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 seal of office this the ____ day of _____, 2019.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

Released 11-13-2019

Robert C. Myers
Registered Professional Land Surveyor
State of Texas No. 3963

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this the ____ day of _____, 2019.

Notary Public in and for the State of Texas
My commission expires:

OWNER/DEVELOPER
Horizon Road Self Storage, LLC
5763 S State Highway 205
Suite 100
Rockwall, Texas 75032
(888) 972-1979

OWNER/DEVELOPER
Truman Heights, LLC
259 Ranch Trail
Rockwall, Texas 75032
(972) 722-2408

LAND SURVEYOR
R. C. Myers Surveying, LLC
488 Arroyo Court
Sunnyvale, Texas 75182
(214) 532-0636
EMAIL: rcmsurveying@gmail.com
Firm No. 10192300

**ENGINEERINGCONCEPTS**
& DESIGN, L.P.

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

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2019.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2019.

Mayor, City of Rockwall

City Secretary

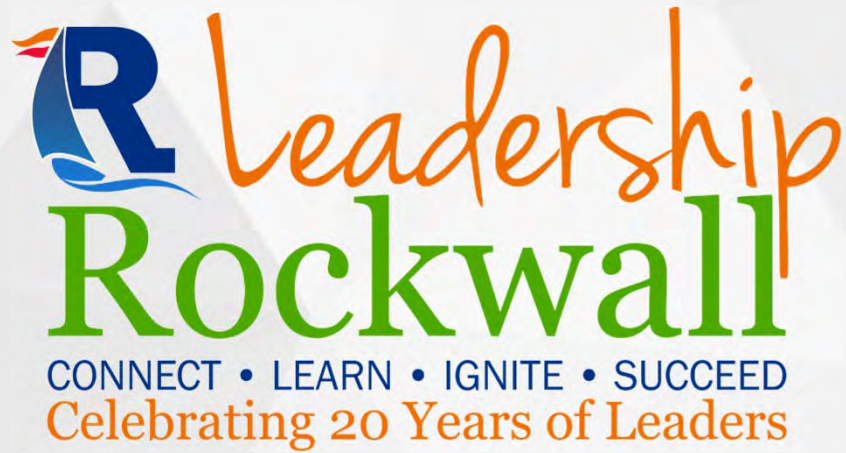
City Engineer

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°44'01"W	14.58'
L2	N46°33'50"W	20.00'
L3	S43°26'10"W	11.96'
L4	N46°33'50"W	1.60'
L5	S43°26'10"W	20.00'
L6	S46°33'50"E	20.00'
L7	S00°15'59"E	10.00'
L8	S89°44'01"W	20.00'
L9	N00°15'59"W	9.40'
L10	N60°37'24"E	5.62'
L11	S89°37'02"E	46.56'
L12	S32°56'55"E	13.30'
L13	S68°11'52"E	32.53'
L14	N82°21'13"E	33.74'
L15	S43°36'01"E	44.71'
L16	S08°15'50"E	30.91'
L17	S53°54'21"E	11.37'
L18	N26°49'06"E	18.98'
L19	S76°58'40"E	6.01'
L20	S77°32'04"W	27.53'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	36°19'31"	25.00'	15.85'	15.59'	S72°06'14"E
C2	44°12'40"	25.00'	19.29'	18.82'	N67°37'41"E
C3	44°51'36"	25.00'	19.57'	19.08'	S67°57'09"W
C4	43°03'12"	49.00'	36.82'	35.96'	N68°05'26"W
C5	90°00'00"	30.00'	47.12'	42.43'	N01°33'50"W
C6	75°55'32"	25.00'	33.13'	30.76'	N84°31'36"W
C7	75°55'32"	49.00'	64.93'	60.28'	S84°31'36"E
C8	43°42'09"	25.00'	19.07'	18.61'	N68°24'55"W
C9	17°07'08"	30.00'	8.96'	8.93'	S81°10'27"W
C10	17°07'08"	49.00'	14.64'	14.59'	N81°10'27"E
C11	16°10'18"	25.00'	7.06'	7.03'	S81°38'52"W
C12	92°05'11"	25.00'	40.18'	35.99'	S00°31'15"E
C13	44°51'36"	49.00'	38.36'	37.39'	S67°57'09"W
C14	43°03'12"	25.00'	18.79'	18.35'	N68°05'26"W
C15	90°00'00"	25.00'	39.27'	35.36'	N01°33'50"W
C16	90°00'00"	25.00'	39.27'	35.36'	N88°26'10"E
C17	90°00'00"	25.00'	39.27'	35.36'	S01°33'50"E
C18	90°00'00"	25.00'	39.27'	35.36'	S88°26'10"W
C19	90°00'00"	25.00'	39.27'	35.36'	N01°33'50"W
C20	90°00'00"	25.00'	39.27'	35.36'	N88°26'10"E

FINAL REPLAT
RAINBO ACRES
TRACTS 22R & 23R
BEING A REPLAT OF RAINBO ACRES
TRACT 22 & TRACT 23
CABINET J, SLIDE 249 (CC #20170000023128)
8.733 ACRES OUT OF THE WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: 11/6/19 SHEET 2 OF 2

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THE BIG EVENT

ROCKWALL COUNTY

APRIL 18, 2020

- Overview
- Solicitations
- Schedule of Events
- Sponsorship Opportunities
- Website Overview
- Needs



OVERVIEW

- 100 Projects
- 1000 People
- \$35,000
- Corporate and Individual Sponsorships
- In-kind donations



GROUPS FOR SOLICITATION

- Cities
 - Businesses
 - Philanthropic Organizations
 - Medical Providers
 - Churches
 - Seniors
 - Children
 - Animals
-
- Past Leadership Rockwall Classes
 - Friendly Competition Between City/School/Business



Schedule of Events

- Projects submitted/approved each week
- Project submittal deadline: Feb 1
- Volunteer submittal deadline: Mar 14 (to get t-shirt)

- Event Schedule:

- 7:45 Breakfast – San Jacinto Plaza
- 8:30 Depart for Projects
- 12:00-12:30 Snacks Provided
- 2:00 Projects Completed
- 2:30-4:00 Return Equipment and Social Event



SPONSORSHIP LEVELS

Financial Goal - \$35,000

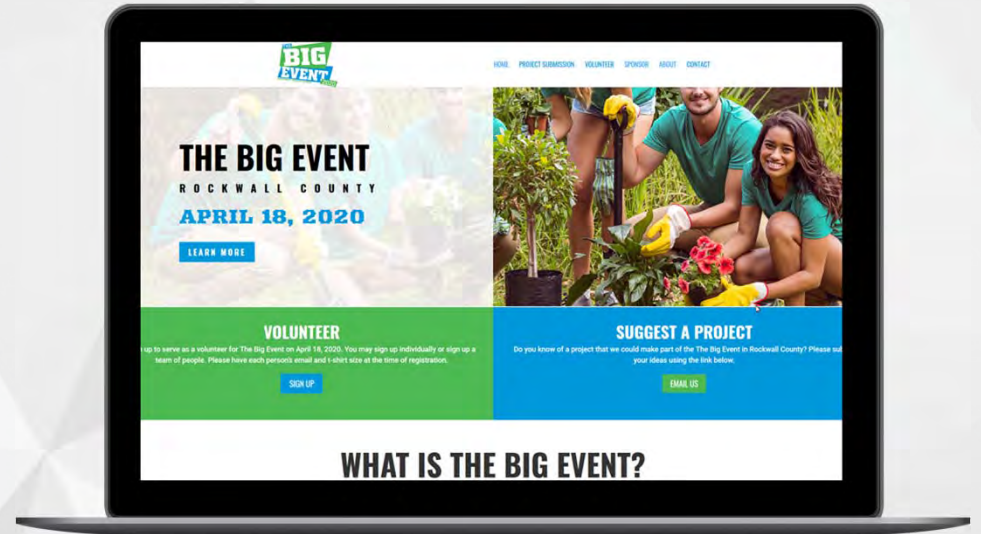


LEVEL	TITLE SPONSOR	SIGNATURE SPONSOR	IMPACT SPONSOR	SUPPORTING SPONSOR
AMOUNT	\$10,000	\$5,000	\$2,500	\$1,000
Logo Placement on T-Shirt	LARGEST	LARGE	MEDIUM	SMALL
Guaranteed Social Reach	20,000	10,000	6,000	5,000
Event Signage	Large Individual Signage	Individual Signage	Group Signage	Group Signage
Website Logo Placement	X	X	X	X
Logo in Email Communication	X	X		



WEBSITE

- Website
 - Project Submission
 - Volunteer Submission
- www.bigeventrockwall.com



We Need YOU!

Project ideas, volunteer, and donations





Questions?

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MEMORANDUM

TO: Honorable Mayor and Council

FROM: Jeffrey Widmer, Building Official

DATE: January 6, 2020

SUBJECT: Wooden retaining wall built without permit, not meeting adopted standards

Ms. Melody Mayer owner of Renew Fence appeared before you during a council meeting approximately 90 days ago, asking the Council to consider relaxing the City's current retaining wall standards. Ms. Mayer had built a retaining wall at 506 Shoretrail Drive without obtaining the required permit. The wall was constructed using wood, which is not an acceptable retaining wall material.

The City has received complaints from nearby residents who are aware of our standards and in addition, have expressed their unhappiness with the walls appearance.

Following Ms. Mayer's appearance before you, city management and staff met with her to discuss the situation. Ms. Mayer was told that a permit cannot be issued for the wall she built, due to its non-compliance with the City's standard. Ms. Mayer was asked to obtain a permit and construct a code compliant wall for our resident. In addition, staff has communicated with the resident Ms. Amy Harvey, to express this information and to answer her questions.

Ms. Mayer has requested an appointment with council, to ask you to reconsider the current retaining wall standards and to relax the adopted standards to once again allow wood products to be utilized in the construction of retaining walls.

Wood was an acceptable material, until city council amended the city's retaining wall standards in 2014, prohibiting the use of wood products & other specific methods and clarifying acceptable wall types. I have prepared the attached PowerPoint that details these prohibitions and standards, which I will be prepared to present and discuss with you. In addition, I have included photos of the wall Ms. Mayer built.

One of the complainants has provided a letter expressing his concerns. I am including his letter for your review.

November 1, 2019

Rockwall City Council

Subject: Retaining wall located at 506 Shoretrail Dr.,
Rockwall

My name is Jeff Shellito. I have filed for a code compliance inspection with the Rockwall Building Inspections office against the resident at 506 Shoretrail Dr. for improper construction of a retaining wall.

The city codes are a necessity for now and our future. We need to maintain these standards that our current and past city officials have set forth.

If this structure is approved:

1. Home owners and contractors will see this and start duplicating this in other parts of the city. Can you say yes to this home owner and no to another?
2. What will be the next code violation? The use of railroad ties?
3. This approval would be a step back for Rockwall and its residents. Let's protect our current and our future home owners.

Thank you,



Jeff Shellito
505 Ridgeview Dr.
Rockwall, Texas 75087

506 Shore Trail Dr.

Alley view





View from street





Current Retaining Wall Standards



Current Retaining Wall Regulations

- ❑ All retaining walls require a permit (we review for proposed materials, proposed location - if in an easement, letter is required from Utility.
- ❑ All walls shall be masonry, stone, or reinforced concrete with stone face/form liner
- ❑ Walls 3' and higher require a professional Engineer's sealed design plan and his inspection (18 other Cities surveyed, with 1 requiring the same, 10 for walls 4' and up, 2 at 3' and up, 1 at 30" and up, 2 at 2' and up and 2 for all walls)
- ❑ Railroad tie walls and other wood products are prohibited
- ❑ Smooth concrete and smooth face block walls are prohibited

Requirements are within our adopted Building Code and Engineering Standards of Design

Information on City website and provided as a handout to customers



CITY OF ROCKWALL RETAINING WALL REQUIREMENTS

1. All retaining walls require a permit, complete and submit a permit application.
2. Submit two (2) site plans (a survey plat is required) showing the proposed location.
3. Retaining walls must be masonry, stone, or reinforced concrete with stone face/ form liner. No smooth concrete retaining walls shall be installed. Provide picture of purposed wall when submitting for permit.
4. Retaining walls exceeding 3' in height must be engineer designed.
5. Permit fee- \$50.00

Approved Walls (typ.)



Key Stone Wall



Milsap/Stone Wall



Concrete Form Liner Wall

Walls Not Approved



Railroad Tie/ Wood Wall



Smooth Concrete Wall



Smooth Face CMU Wall

Wall Types Not Allowed Currently



Railroad Ties





Wood Products





Smooth concrete



Smooth face CMU Blocks



Wall Types Currently Allowed

Split Face CMU Blocks





Pavestones



Solid Stone Blocks



Keystone Blocks



Concrete with Stone Face/Form Liner





Concrete with Masonry Veneer





Millsap Wall





Stone Wall



Retaining Wall Standards



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City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

November 2019

Permits

Total Permits Issued: 214

Building Permits: 31

Contractor Permits: 183

Total Commercial Permit Values: \$ 1,287,930.72

Building Permits: \$962,342.76 Contractor Permits: \$325,587.96

Total Fees Collected: \$116,656.13

Building Permits: \$89,012.93

Contractor Permits: \$27,643.20

Board of Adjustment

Board of Adjustment Cases

0

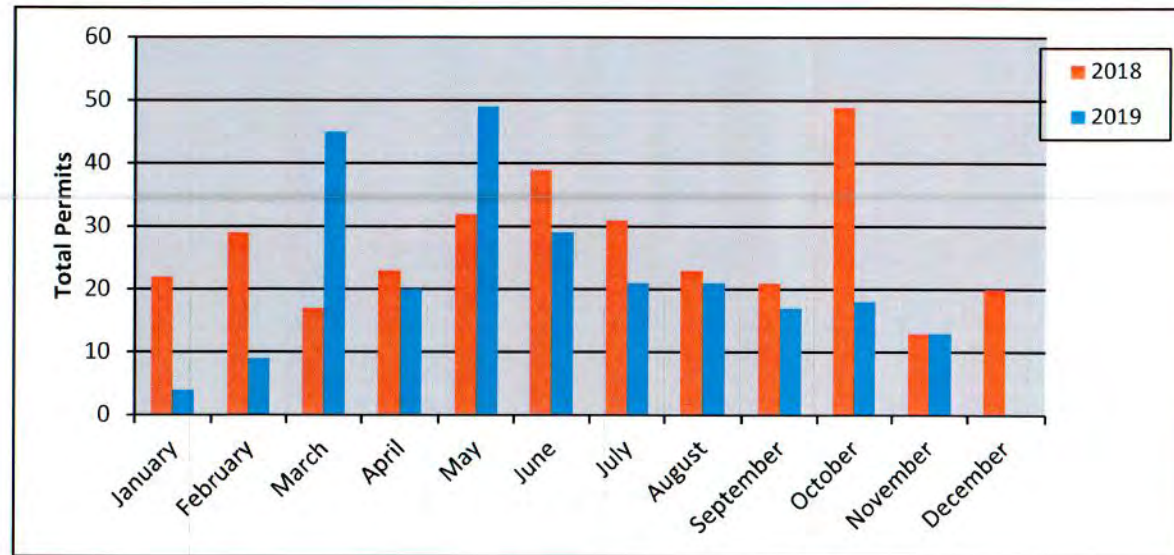
PERMITS ISSUED - Summary by Type and Subtype
For the Period 11/1/2019 thru 11/30/2019

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	3	\$0.00	\$154.50
30 DAY BANNER	3	\$0.00	\$154.50
CLEAN SHOW	4	\$0.00	\$304.50
MISCELLANEOUS	3	\$0.00	\$228.00
CO	1	\$0.00	\$76.50
	3	\$0.00	\$226.50
BUSINESS	1	\$0.00	\$76.50
INTERIOR	2	\$0.00	\$150.00
COMM	24	\$1,278,191.22	\$14,722.33
ALTERATION	2	\$54,342.76	\$853.22
CONCRETE	2	\$5,500.00	\$206.65
DEMO	2	\$1,000.00	\$102.00
ELECTRICAL	6	\$225,400.00	\$2,433.10
FENCE	1	\$18,000.00	\$50.00
IRRIGATION	2	\$6,200.00	\$153.00
PLUMBING	4	\$9,898.00	\$4,632.08
REMODEL	3	\$908,000.00	\$6,166.28
RETAINING WALL	1	\$13,000.00	\$51.00
ROOF	1	\$36,850.46	\$75.00
SIGNAGE	8	\$9,739.50	\$915.00
MONUMENT	2	\$3,000.00	\$153.00
TEMP REAL ESTATE	1	\$1,439.50	\$76.50
WALL	5	\$5,300.00	\$685.50
SINGLE FAMILY	166		\$100,031.80
ACC BLDG	5	\$0.00	\$1,887.17
CONCRETE	5	\$0.00	\$743.93
CONST TRAILER	1	\$0.00	\$3,413.97
ELECTRICAL	10	\$0.00	\$1,119.50
FENCE	37	\$0.00	\$1,885.00
IRRIGATION	24	\$0.00	\$1,834.50
MECHANICAL	12	\$0.00	\$1,527.50
MISCELLANEOUS	1	\$0.00	\$76.50
NEW	13		\$78,821.35
PATIO COVER	4	\$0.00	\$731.05
PLUMBING	28	\$0.00	\$2,446.50
REMODEL	1	\$0.00	\$293.96
REPAIR	1	\$0.00	\$132.40
RETAINING WALL	1	\$0.00	\$51.50
ROOF	13	\$0.00	\$993.00
SALES TRAILER	1	\$0.00	\$3,413.97
SEAWALL	1	\$0.00	\$51.00
SWIM POOL	2	\$0.00	\$303.00
WINDOWS	6	\$0.00	\$306.00
SPECIAL EVENT	6	\$0.00	\$301.50
	6	\$0.00	\$301.50
Totals:	214	\$1,287,930.72	\$116,656.13

New Residential Permits

Calendar Year

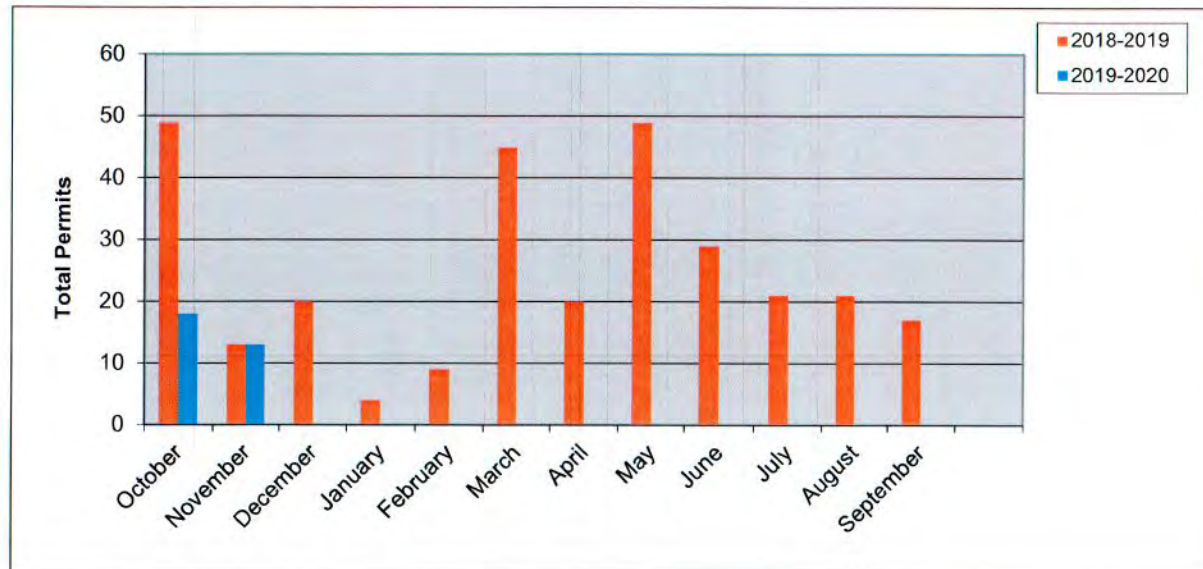
Year		
	2018	2019
January	22	4
February	29	9
March	17	45
April	23	20
May	32	49
June	39	29
July	31	21
August	23	21
September	21	17
October	49	18
November	13	13
December	20	
Totals	319	246



New Residential Permits

Fiscal Year

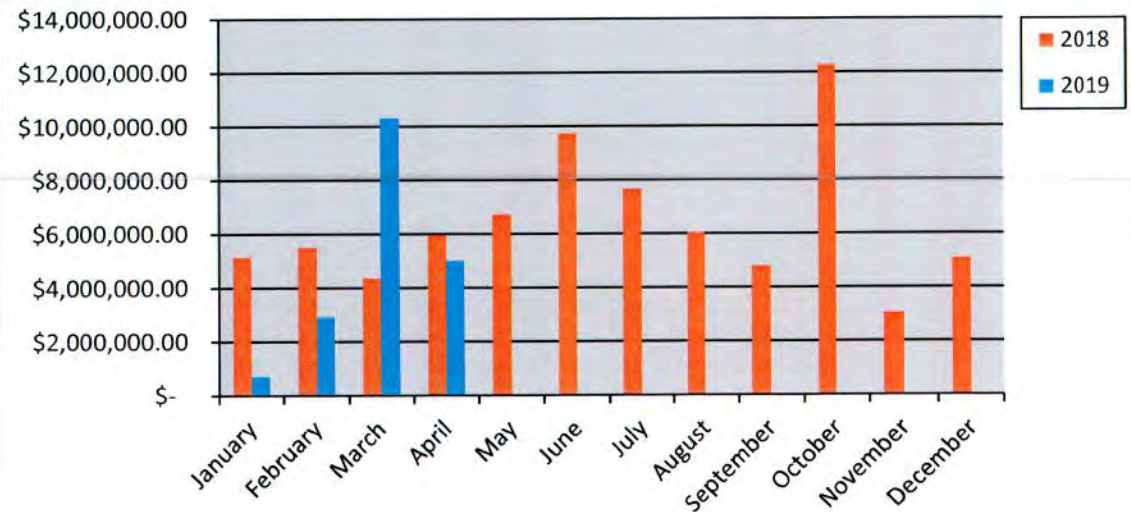
Year		
	2018-2019	2019-2020
October	49	18
November	13	13
December	20	
January	4	
February	9	
March	45	
April	20	
May	49	
June	29	
July	21	
August	21	
September	17	
Totals	297	31



New Residential Value

Calendar Year

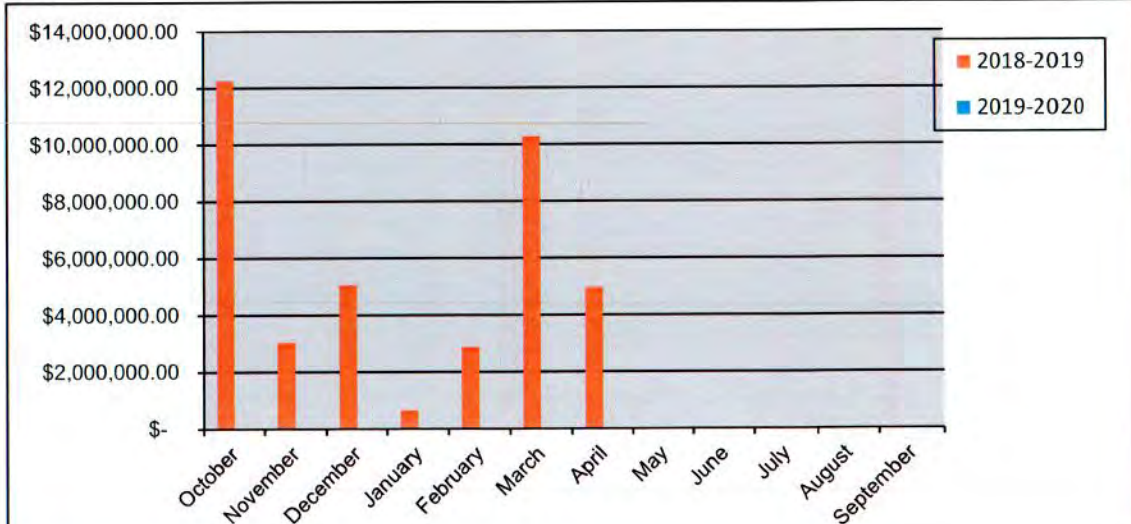
Year		
	2018	2019
January	\$ 5,145,624.00	\$ 681,618.00
February	\$ 5,505,704.00	\$ 2,897,344.85
March	\$ 4,374,886.00	\$ 10,294,717.00
April	\$ 5,946,813.00	\$ 4,977,668.00
May	\$ 6,706,301.00	\$ -
June	\$ 9,728,069.00	\$ -
July	\$ 7,660,917.00	\$ -
August	\$ 6,049,208.00	\$ -
September	\$ 4,799,404.00	\$ -
October	\$ 12,263,973.00	\$ -
November	\$ 3,064,499.00	\$ -
December	\$ 5,072,758.00	\$ -
Totals	\$ 76,318,156.00	\$ 18,851,347.85



New Residential Value

Fiscal Year

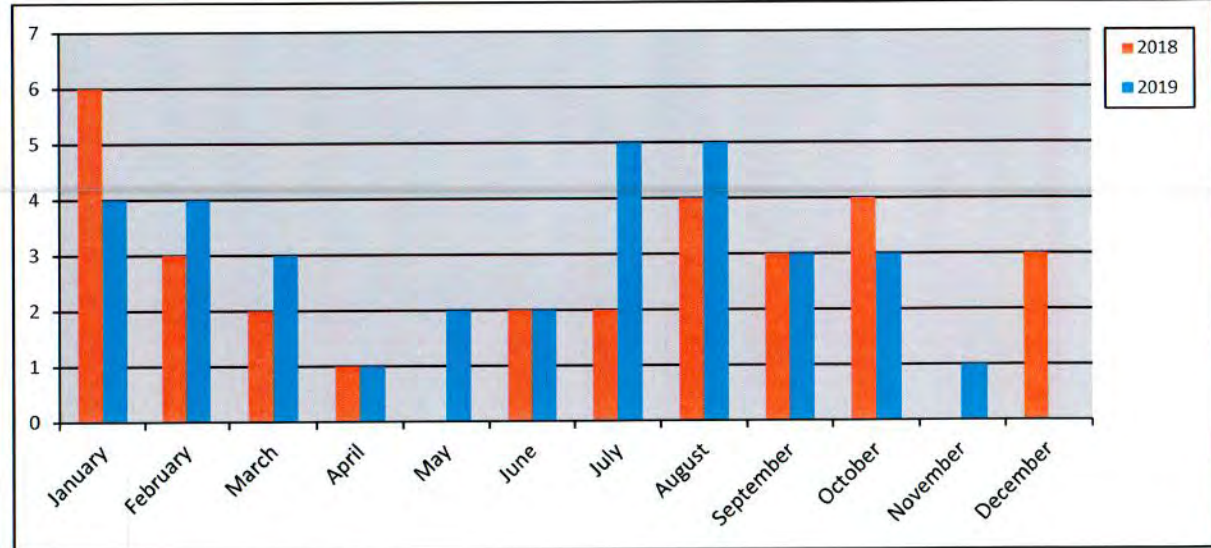
Year		
	2018-2019	2019-2020
October	\$ 12,263,973.00	\$ -
November	\$ 3,064,499.00	\$ -
December	\$ 5,072,758.00	\$ -
January	\$ 681,618.00	\$ -
February	\$ 2,897,344.85	\$ -
March	\$ 10,294,717.00	\$ -
April	\$ 4,977,668.00	\$ -
May	\$ -	\$ -
June	\$ -	\$ -
July	\$ -	\$ -
August	\$ -	\$ -
September	\$ -	\$ -
Totals	\$39,252,577.85	\$ -



Residential Remodel Permits

Calendar Year

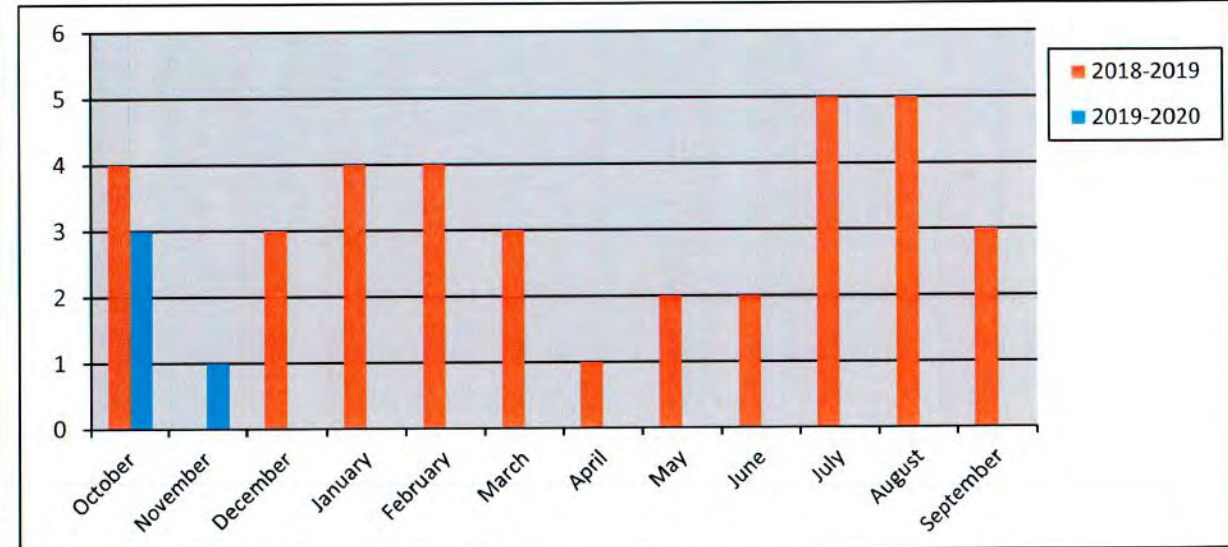
Year		
	2018	2019
January	6	4
February	3	4
March	2	3
April	1	1
May	0	2
June	2	2
July	2	5
August	4	5
September	3	3
October	4	3
November	0	1
December	3	
Totals	30	33



Residential Remodel Permits

Fiscal Year

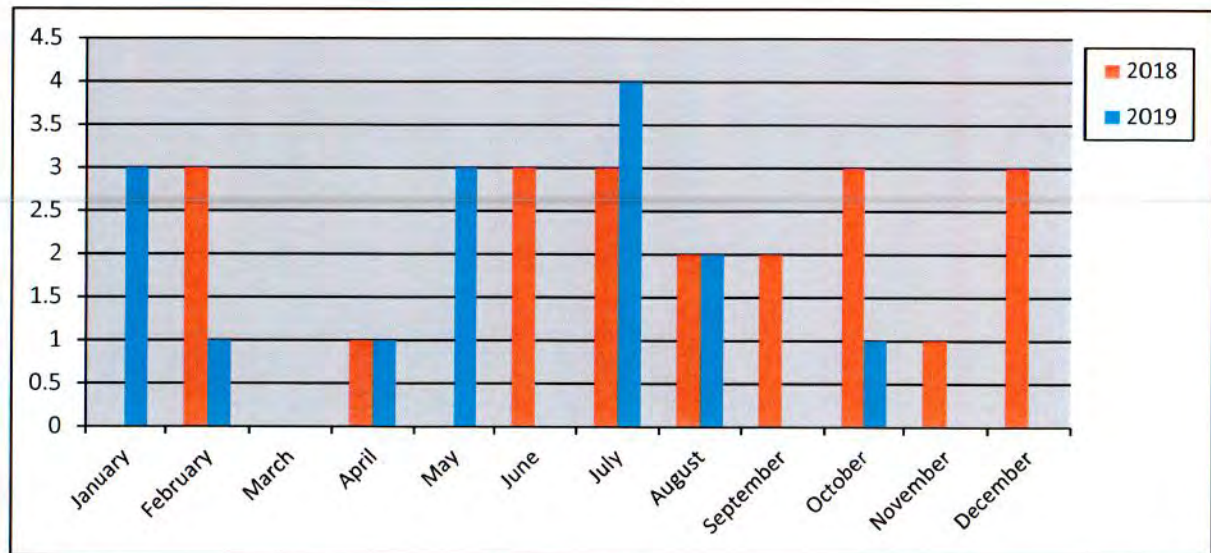
Year		
	2018-2019	2019-2020
October	4	3
November	0	1
December	3	
January	4	
February	4	
March	3	
April	1	
May	2	
June	2	
July	5	
August	5	
September	3	
Totals	36	4



New Commercial Permits

Calendar Year

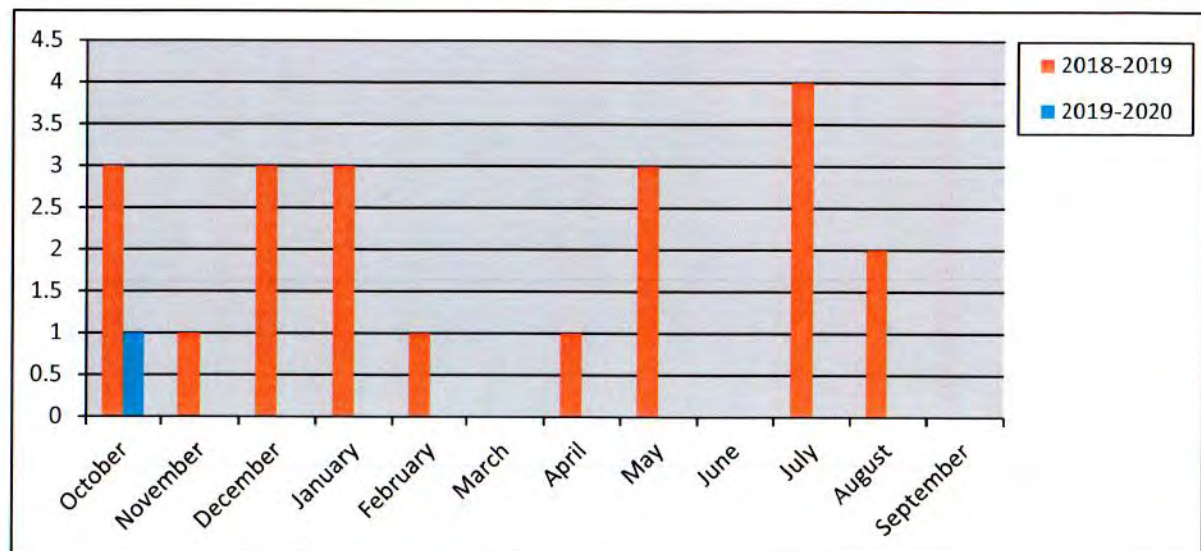
Year		
	2018	2019
January	0	3
February	3	1
March	0	0
April	1	1
May	0	3
June	3	0
July	3	4
August	2	2
September	2	0
October	3	1
November	1	0
December	3	0
Totals	21	15



New Commercial Permits

Fiscal Year

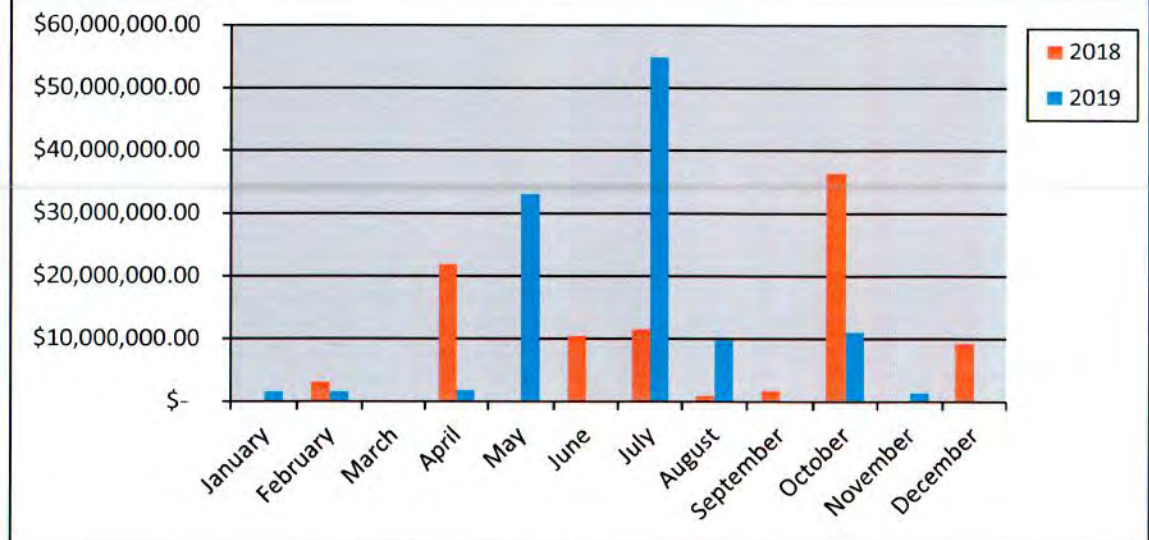
Year		
	2018-2019	2019-2020
October	3	1
November	1	0
December	3	0
January	3	0
February	1	0
March	0	0
April	1	0
May	3	0
June	0	0
July	4	0
August	2	0
September	0	0
Totals	21	1



New Commercial Value

Calendar Year

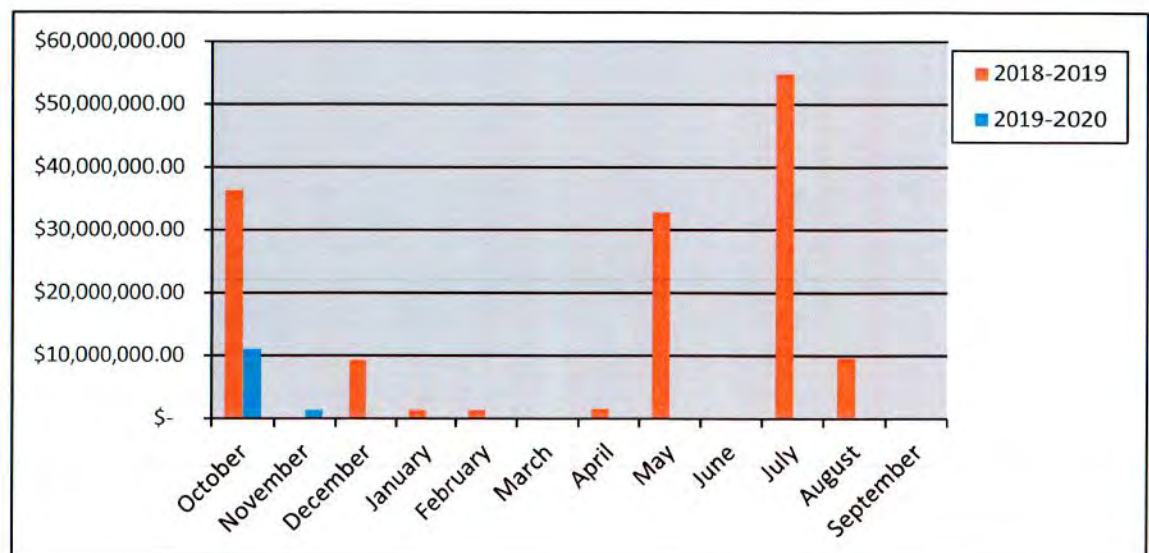
Year		
	2018	2019
January	-	\$ 1,530,000.00
February	\$ 3,221,771.00	\$ 1,500,000.00
March	-	-
April	\$ 22,000,000.00	\$ 1,700,000.00
May	-	\$ 32,969,700.00
June	\$ 10,602,430.88	-
July	\$ 11,712,500.00	\$ 54,900,000.00
August	\$ 1,111,950.00	\$ 9,736,987.00
September	\$ 1,930,813.00	-
October	\$ 36,425,000.00	\$ 11,000,000.00
November	\$ 180,000.00	\$ 1,287,930.72
December	\$ 9,427,800.00	-
Totals	\$ 96,612,264.88	\$ 114,624,617.72



New Commercial Value

Fiscal Year

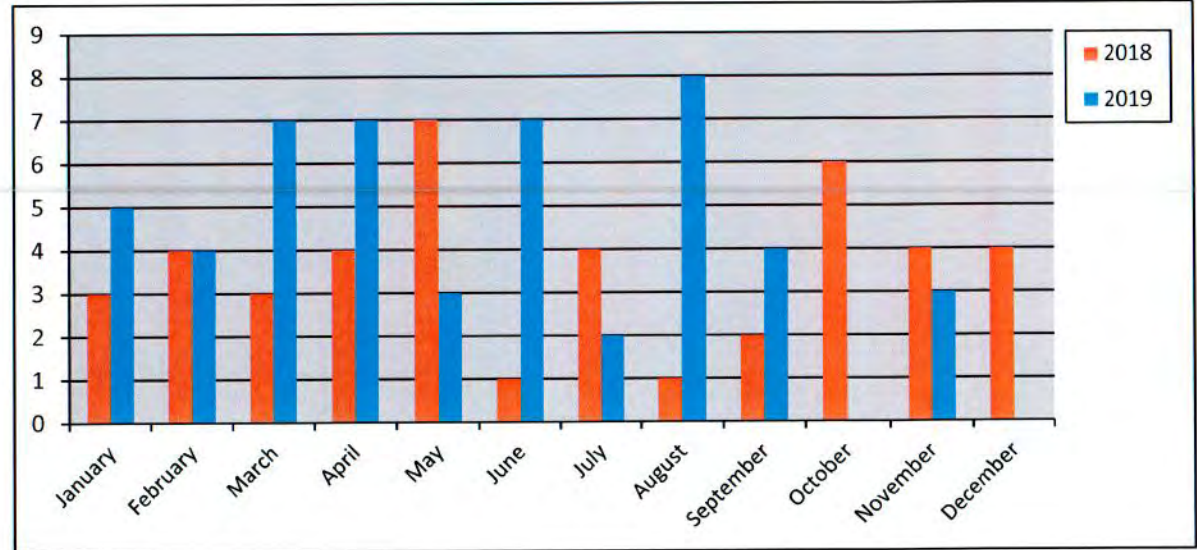
Year		
	2018-2019	2019-2020
October	\$ 36,425,000.00	\$ 11,000,000.00
November	\$ 180,000.00	\$ 1,287,930.72
December	\$ 9,427,800.00	-
January	\$ 1,530,000.00	-
February	\$ 1,500,000.00	-
March	-	-
April	\$ 1,700,000.00	-
May	\$ 32,969,700.00	-
June	-	-
July	\$ 54,900,000.00	-
August	\$ 9,736,987.00	-
September	-	-
Totals	\$ 148,369,487.00	\$ 12,287,930.72



Commercial Remodel Permits

Calendar Year

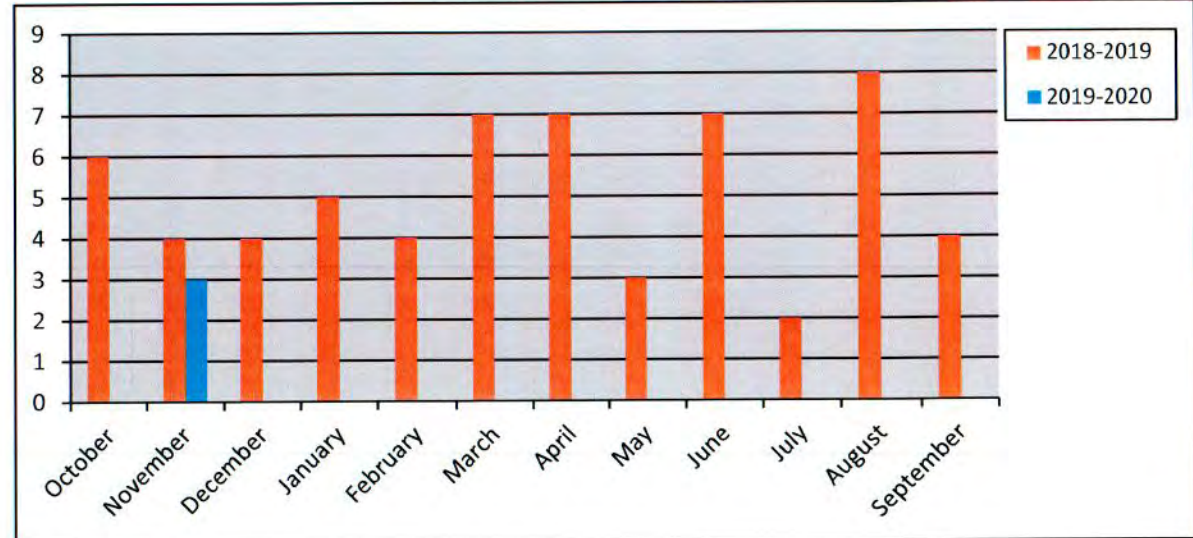
Year		
	2018	2019
January	3	5
February	4	4
March	3	7
April	4	7
May	7	3
June	1	7
July	4	2
August	1	8
September	2	4
October	6	0
November	4	3
December	4	
Totals	43	50



Commercial Remodel Permits

Fiscal Year

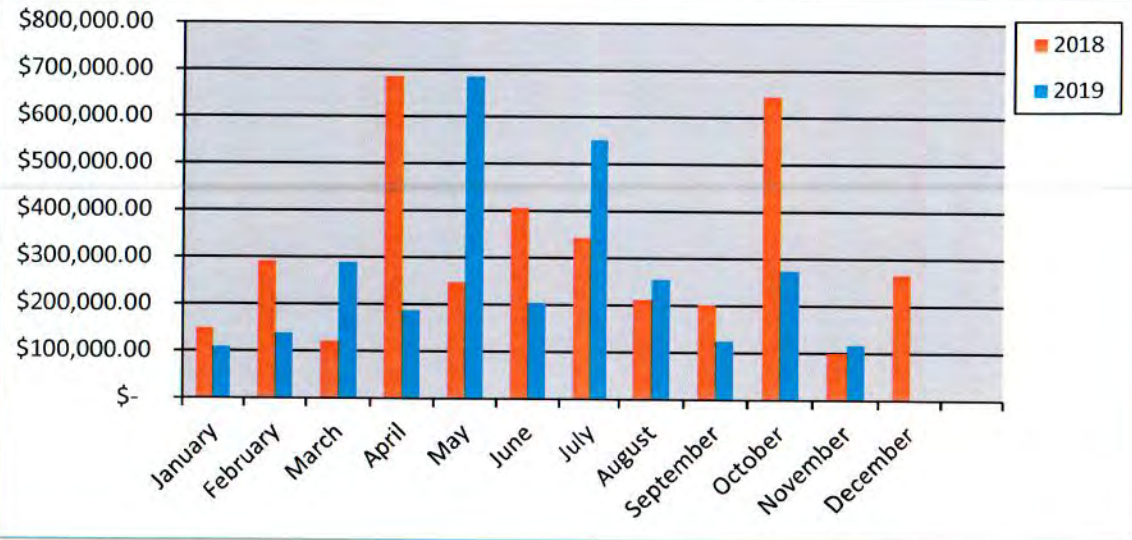
Year		
	2018-2019	2019-2020
October	6	0
November	4	3
December	4	
January	5	
February	4	
March	7	
April	7	
May	3	
June	7	
July	2	
August	8	
September	4	
Totals	61	3



Total Fees Collected

Calendar Year

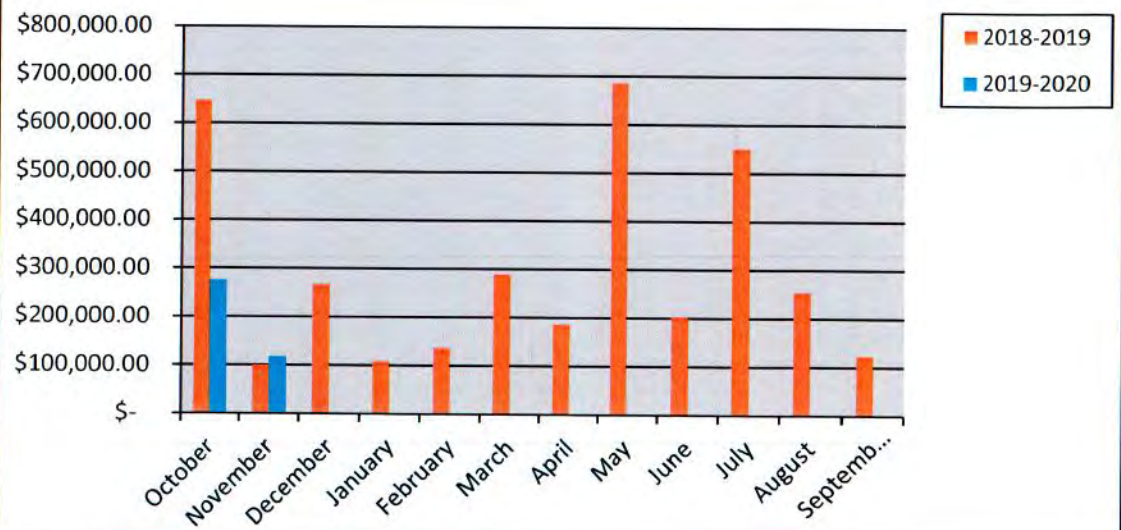
Year		
	2018	2019
January	\$ 149,088.54	\$ 108,325.23
February	\$ 291,324.78	\$ 137,260.79
March	\$ 122,271.28	\$ 288,576.03
April	\$ 686,154.89	\$ 186,555.47
May	\$ 247,465.55	\$ 685,938.85
June	\$ 406,799.91	\$ 203,335.14
July	\$ 343,682.23	\$ 551,248.76
August	\$ 212,643.16	\$ 254,601.49
September	\$ 201,855.47	\$ 123,811.68
October	\$ 645,511.95	\$ 274,121.49
November	\$ 99,983.92	\$ 116,656.13
December	\$ 266,328.43	
Totals	\$ 3,673,110.11	\$ 2,930,431.06



Total Fees Collected

Fiscal Year

Year		
	2018-2019	2019-2020
October	\$ 645,511.95	\$ 274,121.49
November	\$ 99,983.92	\$ 116,656.13
December	\$ 266,328.43	
January	\$ 108,325.23	
February	\$ 137,260.79	
March	\$ 288,576.03	
April	\$ 186,555.47	
May	\$ 685,938.85	
June	\$ 203,335.14	
July	\$ 551,248.76	
August	\$ 254,601.49	
September	\$ 123,881.68	
Totals	\$ 3,551,547.74	\$ 390,777.62



City of Rockwall
PERMITS ISSUED
For the Period 11/1/2019 thru 11/30/2019

Permit Number Application Date Issue Date	Permit Type Subtype Status of Permit	Site Address Parcel Number Permit Name	Valuation	Total Fees	Fees Paid
CO2019-0027 02/19/2019 11/04/2019	CO INTERIOR Active	106 S San Jacinto 4820-000M-0006-C0-0R The Downings Bottles & Bites Shop	0.00	75.00	75.00
Contact Type	Contact Name	Contact Address	Phone Number		
APPLICANT	David Hoffman	106 S San Jacinto, Rockwall, TX 75087	(940) 367-0067		
BUS OWNER	David Hoffman	106 S San Jacinto, Rockwall, TX 75087	(940) 367-0067		
OWNER	HENDRICKS, JAMES L	1602 RIDGE RD, ROCKWALL, TX 75087			
CO2019-0107 10/04/2019 11/13/2019	CO INTERIOR Active	1307 Ridge Road 1106 0255-0000-0006-02-0R Crossroads Women's Health	0.00	75.00	75.00
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Gabriela Zendomeni	1307 Ridge Road Suite 1106, ROCKWALL, TX 75087	(215) 410-6600		
BUSINESS	Crossroads Women's Health	1307 Ridge Road Suite 1106, ROCKWALL, TX 75087	(214) 771-9910		
OWNER	T Rockwall Phase 2 LLC	16600 Dallas Parkway Suite 300, Dallas, TX 75248	(972) 417-5835		
CO2019-0110 10/23/2019 11/01/2019	CO BUSINESS Active	3084 N Goliad St 104 5121-000A-0001-00-0R Rockwall Urgent Vet	0.00	76.50	76.50
Contact Type	Contact Name	Contact Address	Phone Number		
BUS OWNER	Sandy Lomeli	3084 N Goliad St Suite 104, Rockwall, TX 75087	(903) 450-7750		
BUSINESS	Rockwall Urgent Vet	3084 N Goliad St Suite 104, Rockwall, TX 75087	(469) 769-7222		
OWNER	Crestview Real Estate	12720 Hillcrest Rd. Suite 650, Dallas, TX 75230	(214) 343-4477		

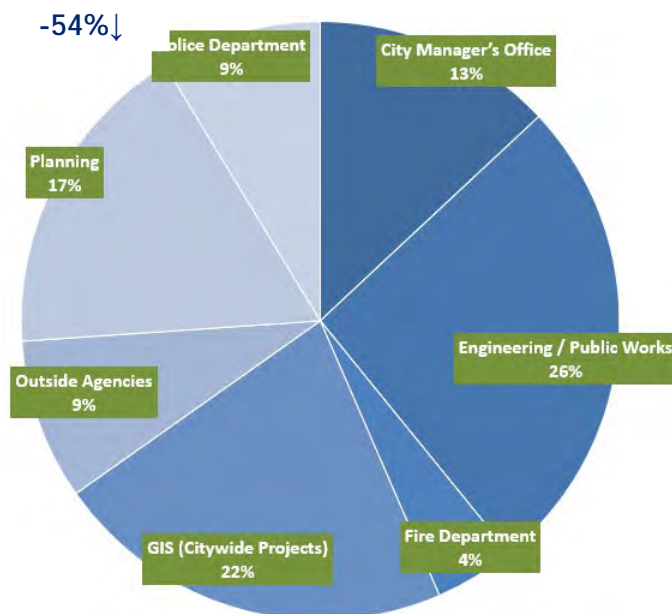
Total Valuation: 0.00
Total Fees: 226.50
Total Fees Paid: 226.50

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Key Projects:

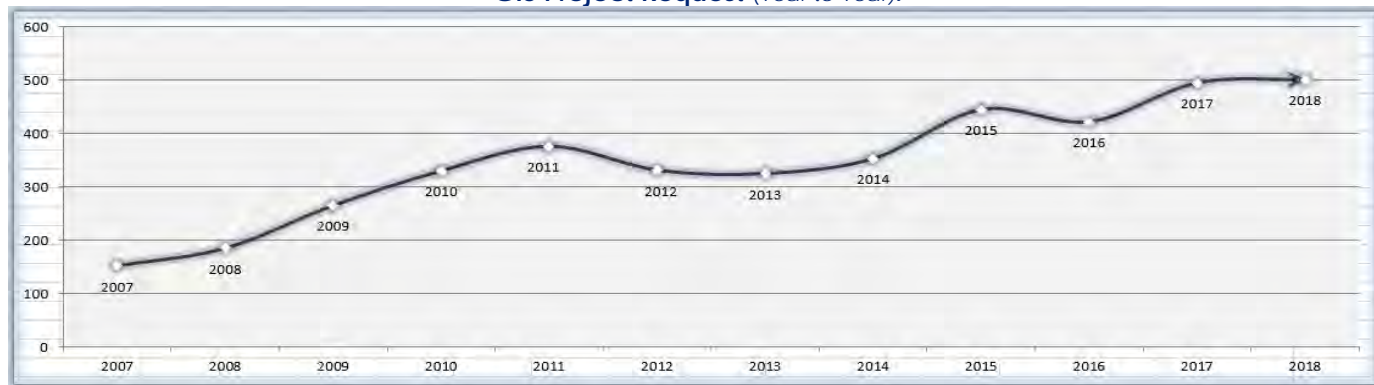
- (1) **Outside Agencies / Citizens.** RCAD Data Request, Trimble Maps
- (2) **Engineering / Public Works.** St Mary's Mail out, Additional Addresses, Highland Drive Reconstruction Project Utility Edits, Mt Zion CCN Utility Map, Wastewater Plan Eastside, Utility Data Input, Grease Trap GPS
- (3) **Planning Department.** UDC Graphics (New), Voluntary Annexation, Comp Plan Updates, Historic Landmark Properties
- (4) **GIS.** 911 Addressing, Cityworks PLL GIS Items, GIS Server Maintenance / License Manager, 2019-2020 Dept. Purchases, GIS Analyst Interviews
- (5) **Police.** NWS PD Regular Update, Fate / Heath NWS Beat & Box Changes
- (6) **Fire.** Fire Hydrant Inspections Collector App
- (7) **City Manager's/Admin.** Census Tract 405.03 Calculation's, Tubbs Rd ROW Map, Flag Pole GPS Location

Monthly Project Request by Department: 23 Projects



Admin / HR / Internal Ops	0
Building Inspections	0
Citizen Request	0
City Council	0
City Manager's Office	3
Neighborhood Improvement Services	0
Engineering / Public Works	6
Finance / Utility Billing	0
Fire Department	1
GIS (Citywide Projects)	5
IT	0
Main Street Program	0
Outside Agencies	2
Parks and Recreation	0
Planning	4
Police Department	2
REDC	0
Total	23

GIS Project Request (Year to Year):



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Rockwall Police Department

Harbor District Call For Service

November 2019

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

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	8	8	0	100%
ADMINISTRATIVE SERVICES	7	7	0	100%
AIRPORT	12	12	0	100%
ANIMAL SERVICES	8	8	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	3	3	0	100%
ENGINEERING	4	4	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	33	33	0	100%
INTERNAL OPERATIONS	128	128	0	100%
MUNICIPAL COURT	7	7	0	100%
PARKS & RECREATION	24	24	0	100%
PLANNING & ZONING	2	2	0	100%
POLICE DEPARTMENT	33	33	0	100%
PUBLIC WORKS	3	3	0	100%
UTILITY BILLING	0	0	0	0%
TOTAL	272	272	0	100%

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NOVEMBER 2019 MONTHLY REPORT



**ROCKWALL PARKS
& RECREATION**

PARTICIPATION



FISHING DERBY: 29 PARTICIPANTS



FALL BASEBALL: 50 TEAMS



SENIOR TRIP: 8 PARTICIPANTS

MONTHLY OVERVIEW

NOV '19

Part Time Labor Hours	35.5
Program Offerings	8
Program Participants	286
Resident Participants	240
Non-Resident Participants	46
Programs that Made	7
Cancelled Programs	1
% of Programs Cancelled	13%

FEE BASED RESIDENT VS NON-RESIDENT

7 programs

84%

16%

VIP



NOVEMBER

TOTAL # OF HOURS

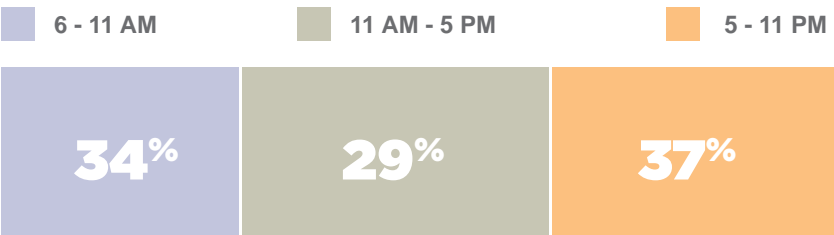
# OF VOLUNTEERS	N/A
# OF HOURS	N/A

N/A



HMCC	NOV '19
Time Blocks Rented	59
Monthly Revenue	\$1720

HMCC RENTAL ACTIVITY BY TIME BLOCK
59 Rentals



PAVILIONS	NOV '19
Time Blocks Rented	7
Monthly Revenue	\$280

PAVILION RENTAL ACTIVITY BY TIME BLOCK
7 Rentals



PARKS



FACILITY INSTALLATION:

City Hall /San Jacinto Plaza Christmas installation



FACILITY UPGRADES:

66 Boat ramp dock bumper installation



FACILITY RENOVATIONS AND REPAIRS:

Myers dam sidewalk replacement and Yellow Jacket Poured in place fall zone repairs



MARKETING

FACEBOOK PAGE LIKES



OCT

GAIN OR LOSS

+68

NOV

+25

TOTAL LIKES THRU 11/30/2019



13,902

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

OCT

ACCOUNTS

9142

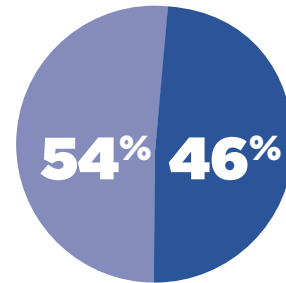
GAIN OR LOSS

+80

NOV

9181

+39



**RESIDENT VS NON-RESIDENT
ACCOUNTS**

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS

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

32,803

SESSIONS

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

6,245

USERS

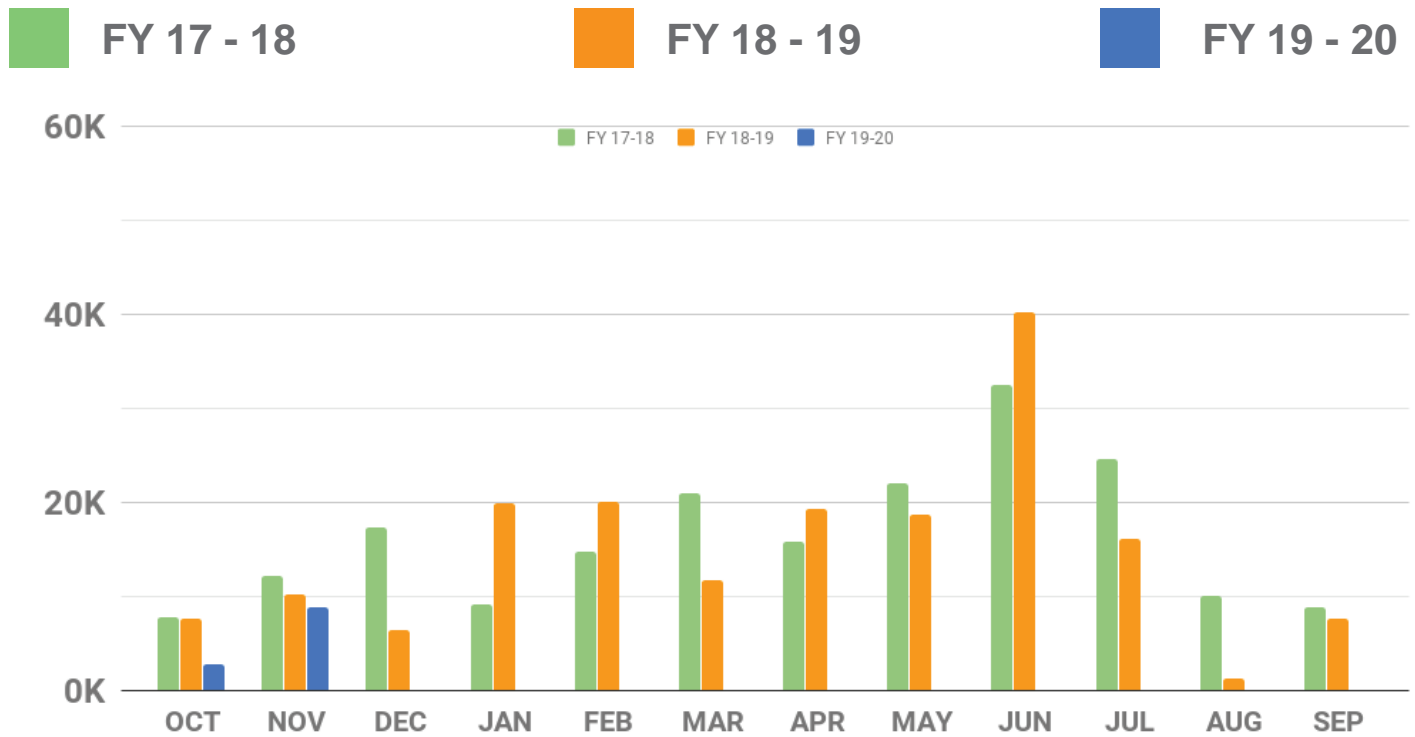
Visitors to playrockwall.com

4,692

REVENUE

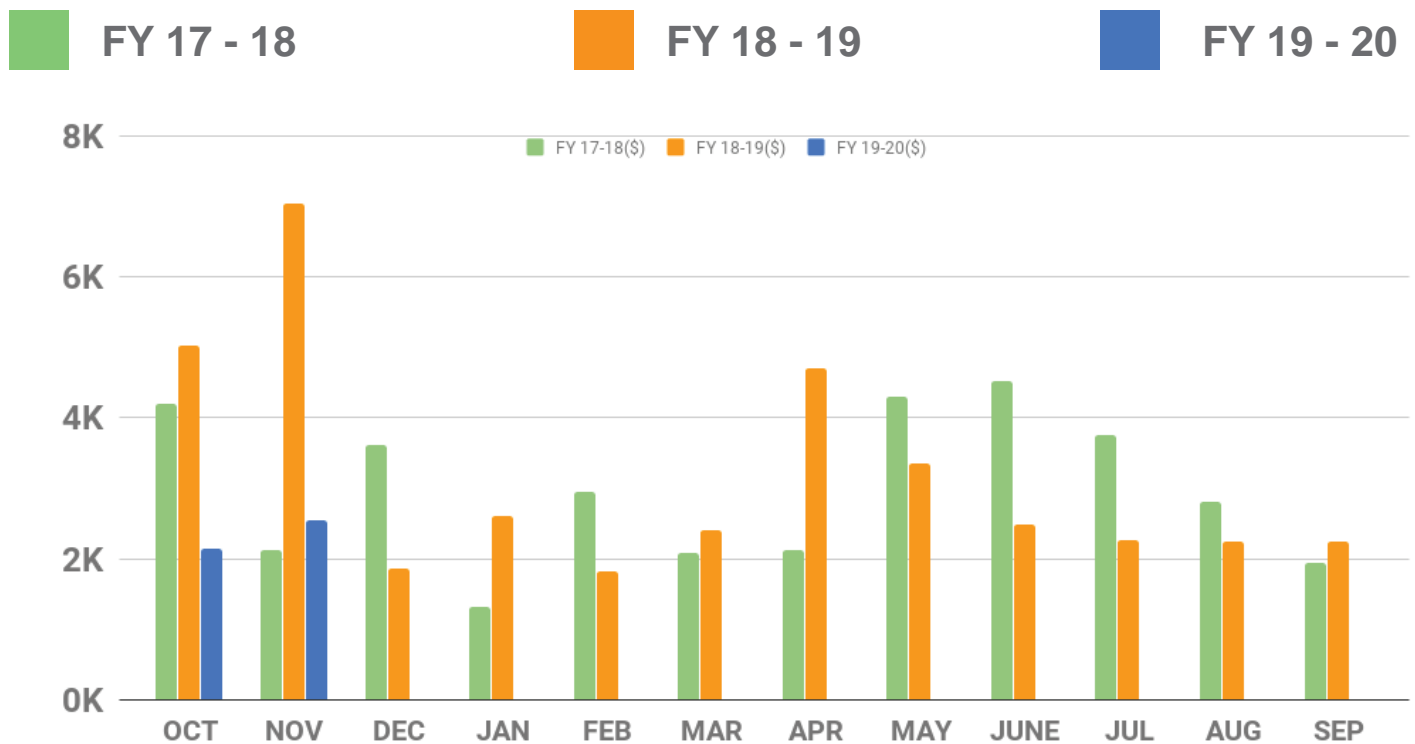
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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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	74-65%	14-12%	18-16%	6-5%	3-3%	135	115	92%
June '19	69-60%	18-16%	26-25%	1-1%	1-1%	109	115	99%
July '19	62-60%	18-17%	21-20%	2-2%	1-1%	97	104	97%
August '19	64-65%	10-10%	24-24%	1-1%	0-0%	114	99	99%
September '19	37-50%	12-16%	15-20%	2-3%	8-11%	76	74	86%
October '19	68-63%	12-11%	26-24%	1-1%	1-1%	100	108	98%
November '19	49-58%	6-7%	29-34%	1-1%	0-0%	91	85	99%
December '19								

Rockwall Animal Adoption Center

PROFIT AND LOSS

November 2019

	TOTAL
Income	
4000 City of Rockwall	117,617.88
4100 Adoption Fee	
4111 Adoption Fee - Dog	3,025.00
4112 Adoption Fee - Cat	1,335.00
Total 4100 Adoption Fee	4,360.00
4200 Impound Fee	491.00
4300 Owner Surrender	1,400.00
4350 Quarantine Fee	410.00
4400 Direct Public Support	
4410 Corporate Contributions	74.66
Total 4400 Direct Public Support	74.66
4650 Medical	810.00
4700 General Donations	6,263.61
47200 Program Income	
47230 Membership Dues	75.00
Total 47200 Program Income	75.00
Total Income	\$131,502.15
GROSS PROFIT	\$131,502.15
Expenses	
5200 - Shelter Expense	
5203 Medication	3,536.52
5209 - Shelter Supplies	1,787.93
5210 - Cleaning	192.51
5211 - Repair & Maint.	96.34
5220 - Truck Maintenance	45.93
Total 5200 - Shelter Expense	5,659.23
5206 - Training/Conferences	99.00
5300 - Veterinary Expense	8,440.49
5400 - Professional Services	4,249.34
65000 5000 - Administrative Expense	
5004 - Paypal/Intuit fee	336.84
5005 - Postage	39.15
5006 - Bank Fees	38.38
5040 - Retirement srvs - 401K	264.50
5050 - Payroll	24,702.31
5055 - Payroll Tax	1,807.85
5056 - 401K Employer/Healthcare	1,327.38
5099 - Misc	133.50
65040 5001 - Supplies	836.41
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administrative Expense	29,726.32
Total Expenses	\$48,174.38

	TOTAL
NET OPERATING INCOME	\$83,327.77
NET INCOME	\$83,327.77

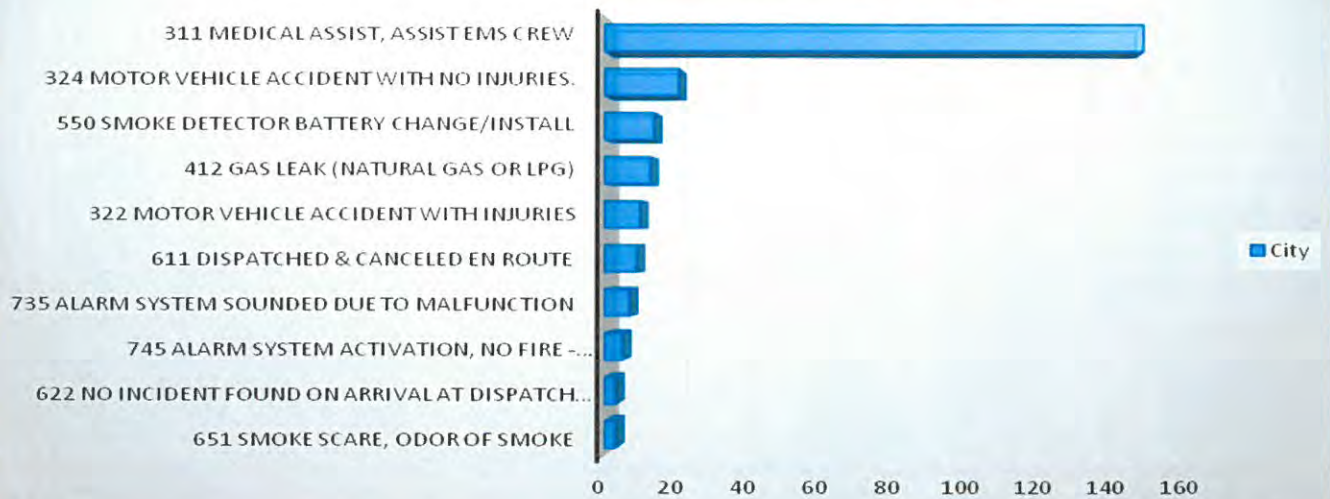
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**ROCKWALL FIRE
DEPARTMENT**

Monthly Report
November 2019

November 2019 Top Ten Calls



November 2019- All Calls		
Situation Type	Mutual aid given	City
561 Unauthorized burning	1	1
611 Dispatched & canceled en route		9
736 CO detector activation due to malfunction		1
700 False alarm or false call, other		1
114 Chimney or flue fire, confined to chimney or flue		1
745 Alarm system activation, no fire - unintentional		5
143 Grass fire		2
651 Smoke scare, odor of smoke		3
154 Dumpster or other outside trash receptacle fire		1
733 Smoke detector activation due to malfunction		2
311 Medical assist, assist EMS crew		152
743 Smoke detector activation, no fire - unintentional		3
322 Motor vehicle accident with injuries		10
111 Building fire		1
100 Fire, other		1
324 Motor vehicle accident with no injuries.		21
622 No incident found on arrival at dispatch address		3
350 Extrication, rescue, other		1
653 Smoke from barbecue, tar kettle		2
352 Extrication of victim(s) from vehicle		1
731 Sprinkler activation due to malfunction		1
412 Gas leak (natural gas or LPG)		13
735 Alarm system sounded due to malfunction		7
440 Electrical wiring/equipment problem, other		1
741 Sprinkler activation, no fire - unintentional		1
511 Lock-out		2
744 Detector activation, no fire - unintentional		1
531 Smoke or odor removal		1
746 Carbon monoxide detector activation, no CO		1
550 Smoke Detector Battery Change/Install		14
551 Assist police or other governmental agency		1
Totals	1	264

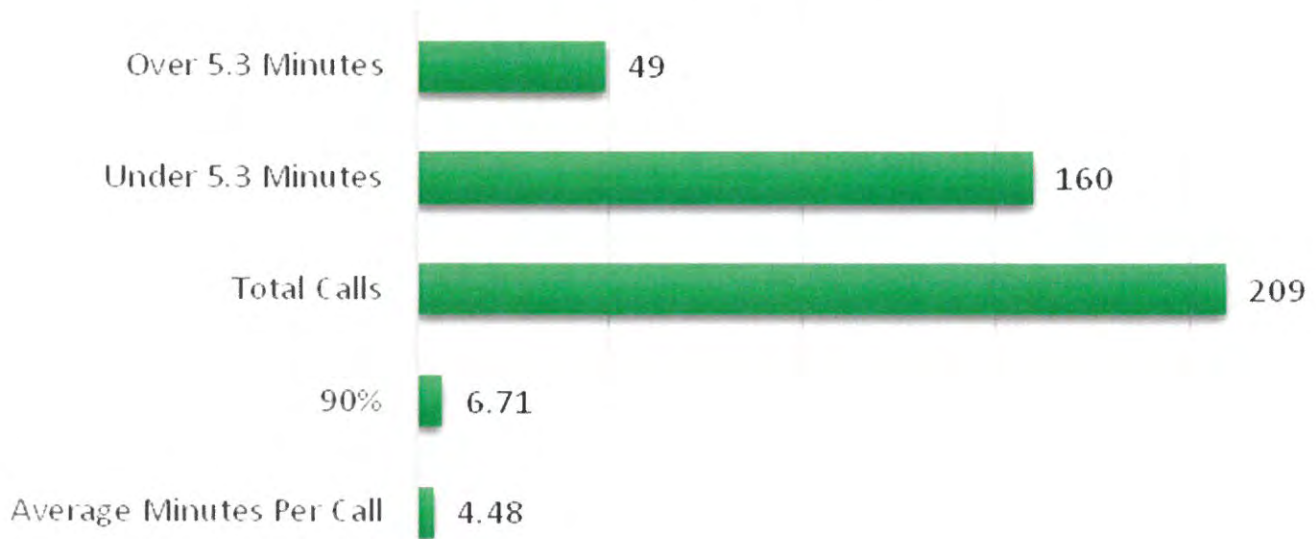
90% of calls per District- Travel Times



Travel Time Analysis- <i>By District</i> ALL CALLS- (No Mutual Aid)				Total Number of Calls	Average Travel Time Minutes	Percent of Runs per District
% in 4 min or less	All Code 3 Calls-No Cancelled enroute calls					
	<u>100s</u>					
89%	On Scene in	4.0	minutes or less	62	2.64	29.67%
	<u>200s</u>					
75%	On Scene in	4.0	minutes or less	64	3.56	30.62%
	<u>300s</u>					
82%	On Scene in	4.0	minutes or less	28	3.07	13.40%
	<u>400s</u>					
83%	On Scene in	4.0	minutes or less	36	3.26	17.22%
	500s					
22%	On Scene in	4.0	minutes or less	9	5.91	4.31%
	600s					
33%	On Scene in	4.0	minutes or less	3	4.17	1.44%
	700s					
20%	On Scene in	4.0	minutes or less	5	5.36	2.39%
	800s					
50%	On Scene in	4.0	minutes or less	2	4.49	0.96%
	900s					
	On Scene in	4.0	minutes or less	0		
Total Calls				209		

<i>Dispatch to Arrival Analysis-(No Mutual Aid)</i>				Total Calls
74.16%	On Scene in	5.3	minutes or less	160
84.69%	On Scene in	6.0	minutes or less	177
91.39%	On Scene in	7.0	minutes or less	191
95.69%	On Scene in	8.0	minutes or less	200
97.61%	On Scene in	9.0	minutes or less	204
100.00%	On Scene in	13.0	minutes or less	209
	Total Calls		209	

Dispatch to Arrival Analysis All Calls (No Mutual Aid)





City of Rockwall
The New Horizon

Total Dollar Losses

November 2019

Print Date/Time: 12/23/2019 08:30
Login ID: rcklsdean
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

Rockwall Fire Department

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$23,656.00	\$370,000.00	\$0.00	\$529,871.00	\$608,248.00
Total Content Loss:	\$4,500.00	\$115,000.00	\$0.00	\$170,000.00	\$170,216.80
Total Property Pre-Incident Value:	\$31,760.00	\$610,773.00	\$0.00	\$5,807,289.92	\$8,137,170.00
Total Contents Pre-Incident Value	\$6,350.00	\$180,000.00	\$0.00	\$822,926.35	\$1,696,573.00
Total Losses:	\$28,156.00	\$485,000.00	\$0.00	\$699,871.00	\$28,156.00
Total Value:	\$38,110.00	\$790,773.00	\$0.00	\$6,630,216.27	\$9,833,743.00



Fire Marshal Division

Monthly Report - November 2019

Inspection Status Report

Total for the Month	136
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Plan Review Report

Clean show	1
CO	5
COMM	33
Engineering	5
Plat	6
Single Family	1
Site Plan	6
Special Event	3
TCO	1
Zoning	1
Total for the Month	62

Fire Investigations Status Report

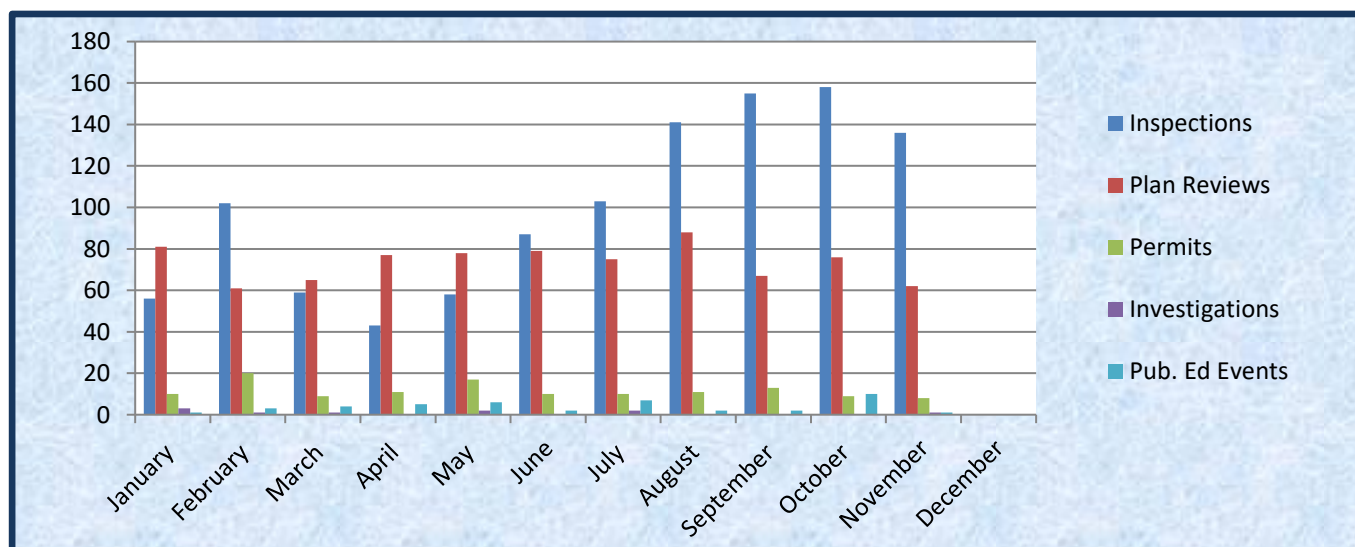
Active Investigations	0
Closed Investigations	1
Total for the Month	1

Fire Permit Report

Doors - Access Control	2
Fire Alarm	2
Fire Sprinkler	2
Open Burn	1
Underground Sprinkler	1
Total for the Month	8

Public Education Events

Total for the Month	1
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FY2020 City of Rockwall In kind values /Meals 1st Quarter
Meals on Wheels Senior Services

Oct-19			Days served 23			Nov-19			Days served 20			Dec-19			Days served 21		
ROUTES	MILES	\$	ROUTES	MILES	\$	ROUTES	MILES	\$	ROUTES	MILES	\$	ROUTES	MILES	\$	ROUTES	MILES	\$
A	284	\$154.78	A	250	\$136.25	A	264	\$143.88	A	264	\$143.88	A	264	\$143.88	A	264	\$143.88
B1,B2 & Co	240	\$136.80	B1, B2 & Co	200	\$112.00	B1, B2 & Co	200	\$112.00	B1, B2 & Co	200	\$112.00	B1, B2 & Co	200	\$112.00	B1, B2 & Co	200	\$112.00
C	725	\$413.25	C	680	\$380.80	C	680	\$380.80	C	680	\$380.80	C	680	\$380.80	C	680	\$380.80
E	620	\$353.40	E	620	\$347.20	E	620	\$347.20	E	620	\$347.20	E	620	\$347.20	E	620	\$347.20
F & K	528	\$224.00	F & K	400	\$224.00	F & K	400	\$224.00	F & K	400	\$224.00	F & K	400	\$224.00	F & K	400	\$224.00
H	270	\$153.90	H	250	\$140.00	H	250	\$140.00	H	250	\$140.00	H	250	\$140.00	H	250	\$140.00
I&J	1242	\$707.94	I&J	1150	\$655.50	I&J	1150	\$655.50	I&J	1150	\$655.50	I&J	1150	\$655.50	I&J	1150	\$655.50
RM & R	325	\$185.25	RM & R	301	\$168.56	RM & R	301	\$168.56	RM & R	301	\$168.56	RM & R	301	\$168.56	RM & R	301	\$168.56
	4234	\$2,329.32		3851	\$2,164.31		3865	\$2,171.94		3865	\$2,171.94		3865	\$2,171.94		3865	\$2,171.94
HOURS			HOURS			HOURS			HOURS			HOURS			HOURS		
A	23	\$320.16	A	20	\$278.40	A	21	\$292.32	A	21	\$292.32	A	21	\$292.32	A	21	\$292.32
B1, B2 & Co	33	\$459.36	B	30	\$417.60	B1, B2, & Co	32	\$445.44	B1, B2, & Co	32	\$445.44	B1, B2, & Co	32	\$445.44	B1, B2, & Co	32	\$445.44
C	23	\$320.16	C	20	\$278.40	C	21	\$292.32	C	21	\$292.32	C	21	\$292.32	C	21	\$292.32
E	23	\$320.16	E	20	\$278.40	E	21	\$292.32	E	21	\$292.32	E	21	\$292.32	E	21	\$292.32
F & K	44	\$612.48	F & K	40	\$584.64	F & K	42	\$584.64	F & K	42	\$584.64	F & K	42	\$584.64	F & K	42	\$584.64
H	23	\$320.16	H	20	\$278.40	H	21	\$292.32	H	21	\$292.32	H	21	\$292.32	H	21	\$292.32
I&J	28	\$389.76	I&J	25	\$348.00	I&J	21	\$292.32	I&J	21	\$292.32	I&J	21	\$292.32	I&J	21	\$292.32
RM & R	33	\$459.36	RM & R	30	\$417.60	RM & R	32	\$445.44	RM & R	32	\$445.44	RM & R	32	\$445.44	RM & R	32	\$445.44
	230	\$3,201.60		205	\$2,881.44		211	\$2,937.12		211	\$2,937.12		211	\$2,937.12		211	\$2,937.12
\$ Value in kind volunteer services			\$ Value in kind volunteer services			\$ Value in kind volunteer services			\$ Value in kind volunteer services			\$ Value in kind volunteer services			\$ Value in kind volunteer services		
Intern/Admin.		\$1,120.00	Thanksgiving Holiday Meal Sponsored/Kiwanis Club Prepared by Lubys Volunteer Miles & Hrs. Intern/Admin.		\$1,200.00 \$220.00 \$1,120.00	Christmas Holiday Meal Zanata Volunteer Miles & Hrs Intern/Admin.		\$1,200.00 \$220.00 \$1,120.00									
Total October	In-kind value(only for Nutrition program)	\$6,650.92	TotalNovember	In-kind value (only for Nutrition program)	\$7,585.75	Total December	In-kind value (only for Nutrition Program)	\$7,649.00									
ROCKWALL PROGRAM MEALS			ROCKWALL PROGRAM MEALS			ROCKWALL PROGRAM MEALS											
3,015 Home Delivered and Disabled 335 Congregate Centers			2,764 Home Delivered and Disabled 276 Congregate Centers 215 Holiday			2,951 Home Delivered and Disabled 304 Congregate Centers 217 Holiday Meals											
Total purchased Meals	3,350		Total purchased Meals	3,255		Total Purchased Meals	3,472										
THANK YOU FOR YOUR SUPPORT																	
Sincerely, Margie VerHagen E.D.																	

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Rockwall Police Department

Monthly Activity Report

November-2019

ACTIVITY	CURRENT MONTH NOVEMBER	PREVIOUS MONTH OCTOBER	YTD 2019	YTD 2018	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	1	-100.00%
Sexual Assault	0	1	15	11	36.36%
Robbery	0	0	8	6	33.33%
Aggravated Assault	0	1	21	19	10.53%
Burglary	9	5	55	31	77.42%
Larceny	61	51	589	603	-2.32%
Motor Vehicle Theft	10	5	55	45	22.22%
TOTAL PART I	80	63	743	716	3.77%
TOTAL PART II	157	129	1524	1648	-7.52%
TOTAL OFFENSES	237	192	2267	2364	-4.10%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	12	16	179	186	-3.76%
D.W.I.	23	19	192	232	-17.24%

FELONY	19	23	335	337	-0.59%
MISDEMEANOR	71	59	693	801	-13.48%
WARRANT ARREST	11	11	120	142	-15.49%
JUVENILE	12	10	60	56	7.14%
TOTAL ARRESTS	113	103	1208	1336	-9.58%

DISPATCH

CALLS FOR SERVICE	1493	1589	16683	15229	9.55%
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ACCIDENTS

INJURY	5	10	104	110	-5.45%
NON-INJURY	76	74	700	625	12.00%
FATALITY	0	0	0	2	-200.00%
TOTAL	81	84	804	737	9.09%

FALSE ALARMS

RESIDENT ALARMS	56	53	603	670	-10.00%
BUSINESS ALARMS	109	142	1424	1397	1.93%
TOTAL FALSE ALARMS	165	195	2027	2067	-1.94%
Estimated Lost Hours	108.9	128.7	1337.82	1364.22	-1.94%
Estimated Cost	\$2,590.50	\$3,061.50	\$31,823.90	\$32,451.90	-1.94%

ROCKWALL NARCOTICS UNIT

Number of Cases	4
Arrests	1
Arrest Warrants	0
Search Warrants	1
Seized	
Marijuana	14 lbs
Methamphetamine	1 Kg
Weapon	1
Vehicles	1

Rockwall Police Department

Dispatch and Response Times

November 2019

Police Department

Average Response Time		
Priority 1		Number of Calls 85
Call to Dispatch	0:01:37	
Call to Arrival	0:07:01	
% over 7 minutes	38%	
Average Response Time		
Priority 2		Number of Calls 330
Call to Dispatch	0:03:54	
Call to Arrival	0:10:21	
% over 7 minutes	62%	
Average Response Time		
Priority 3		Number of Calls 71
Call to Dispatch	0:07:45	
Call to Arrival	0:16:26	
% over 7 minutes	61%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

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December 5, 2019

To: City of Rockwall

From: Ashley Berryhill, Grant Director

Re: November 2019 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
NOVEMBER	19	1,330

Non-Service Days: November 28 & 29

NO. OF TRIPS	PURPOSE
682	Contract Service
14	Education
0	Government
29	Medicaid
264	Medical
10	Nutrition (Senior Center)
183	Other (adult-day care, beauty salon, friend's homes, etc.)
22	Shopping
126	Work

ELDERLY AND DISABLED RIDERSHIP	
111	Disabled Trips
414	Elderly (&/or Dis) Trips

525 E & D Total Rides

E & D Percent of Total Trips – 79%

NOVEMBER UNDUPLICATED PASSENGERS
79
YEAR TO DATE UNDUPLICATED PASSENGERS
129

FY 2020 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 4,734

(FY 2020-SEPTEMBER 1, 2019 -AUGUST 31, 2020)

PRIOR YEAR NOVEMBER TRIP TOTAL= 885 (50% INCREASE)

ROCKWALL CITY	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
(UPT) Unlinked Passenger Trips	1,841	1,563	1,330										4,734
CONTRACT	1,074	721	682										2,477
EDU	26	20	14										60
GOV	0	3	0										3
MDE	13	26	29										68
MED	255	308	264										827
NUT	13	14	10										37
OTH	210	175	183										568
SHP	64	97	22										183
WORK	186	199	126										511
TOTAL DR TRIPS	1,841	1,563	1,330	0	0	0	0	0	0	0	0	0	4,734

	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
Medicaid	13	26	29	0	0	0	0	0	0	0	0	0	68
Lakepointe Church Contract	1,028	657	638										2,323
Nursing Home Contracts	0	0	0										0
Charters	0	0	0										
	1,041	683	667	0	0	0	0	0	0	0	0	0	2,391

813 906 692

	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
Adjusted Trip Total	800	880	663	0	0	0	0	0	0	0	0	0	2,343
*Trip Totals without Contracts or Medicaid													

Rockwall E & D Ridership	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
Elderly (&/or Disabled) Trips	450	542	414										1,406
Disabled Trips	155	148	111										414
E & D Total Rides	605	690	525	0	0	0	0	0	0	0	0	0	1,820
E & D Percent of Total	76%	78%	79%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
GENERAL PUBLIC	195	190	138	0	0	0	0	0	0	0	0	0	523
% of Adjusted Total	24%	22%	21%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

DAY OF SERVICE	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
DOS	20	23	19										62

UNDULPICATED	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
MONTH to MONTH (M2M)	86	84	79										249
YEAR TO DATE (YTD)		109	129										238

SUBSCRIPTION TRIPS	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
SUBSCRIPTION TRIPS	388	402	349										1,139
% OF TOTAL DR	21%	26%	26%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SUBS Can/NoShow	203	194	73										470

NS, CAN, ADV CAN	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
DENIALS	42	72	62										176
NO SHOW, CANCELED AT DOOR	138	372	115										625
ADVANCE CANCELLATION	278	252	350										880

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December 5, 2019

TO: City of Rockwall

FROM: Ashley Berryhill, Grant Director

Re: STAR Transit First Quarter FY 2020 Demand Response

TOTAL TRIPS FOR 1ST QUARTER = 4,734

Days of Service: September 1, 2019 to November 30, 2019
62 Service Days

Holidays: 3 Days

September 9, Labor Day

November 28 and 29, Thanksgiving and the Day after

MONTH	NO. OF SERVICE DAYS	TRIPS
SEPTEMBER	20	1,841
OCTOBER	23	1,563
NOVEMBER	19	1,330
	62	4,734

NO. OF TRIPS	PURPOSE
2,477	CONTRACT SERVICE
60	EDUCATION
3	GOVERNMENT
68	MEDICAID
827	MEDICAL
37	NUTRITION
568	OTHER
183	SHOPPING
511	WORK

ELDERLY AND DISABLED RIDERSHIP	
414	Disabled Trips
1,406	Elderly (&/or Dis) Trips

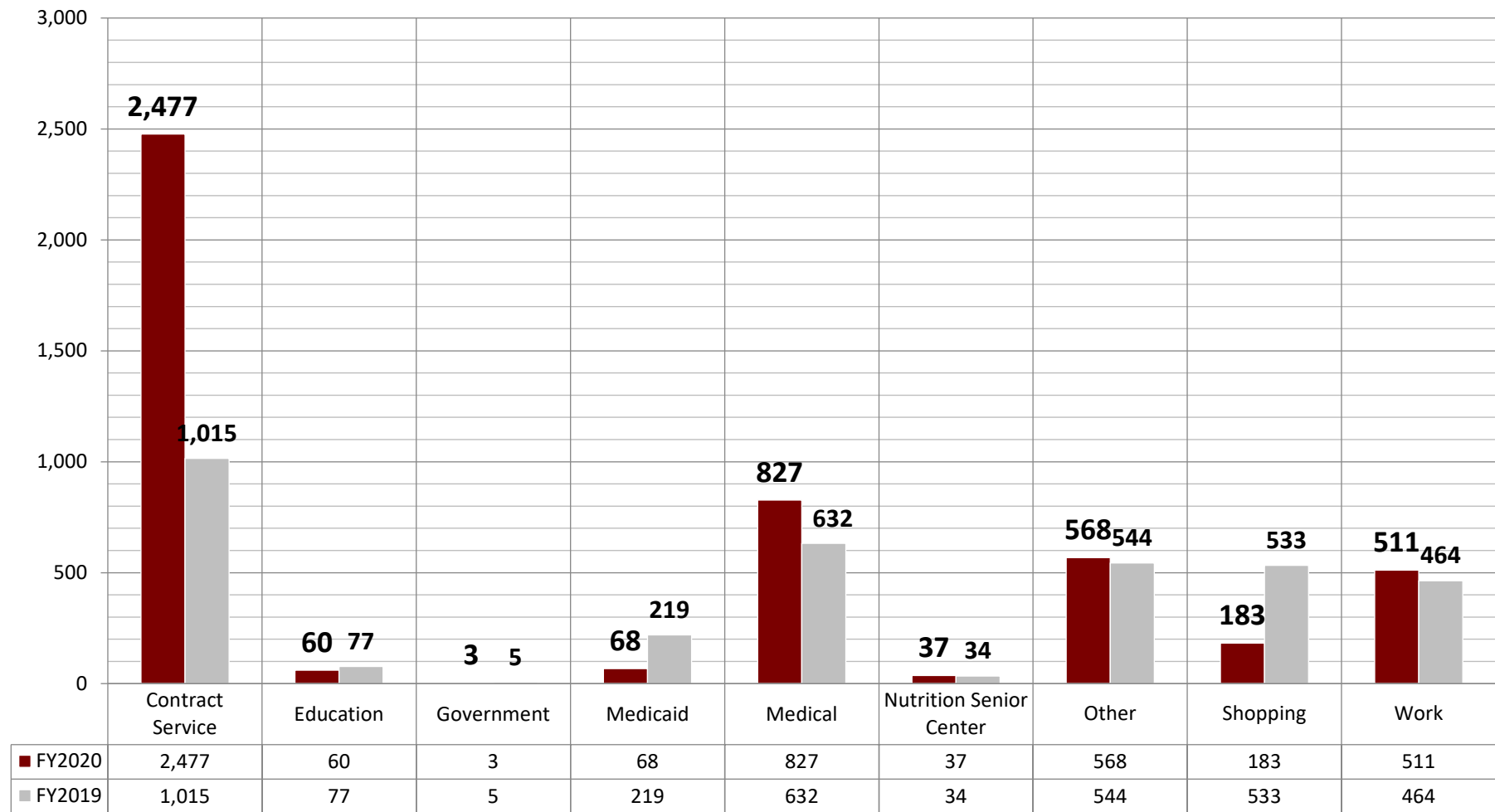
1,820 E & D Total Rides

E & D Percent of Public Transportation – 78%

FY 2020 Year to Date Total Rides – **4,734**

Prior Year 1st Q Total Rides – 3,523 (34% INCREASE)

1ST QUARTER COMPARISON OF FY20 TO FY19



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