



ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, December 07, 2020 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session.

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

1. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments 'alternates') pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding legal issues related to personnel matters 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 Campbell

VI. Open Forum

VII. Take any Action as a Result of Executive Session

VIII. Consent Agenda

1. Consider approval of the minutes from the November 16, 2020 regular City Council meeting, and take any action necessary.
2. **Z2020-043** - Consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an **ordinance** amending an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary **(2nd Reading)**.
3. **Z2020-044** - Consider a request by Casey Cox of Costal Plains Estates for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.21-acre parcel of land identified as Lot 24, Block A, Chandler's Landing, Phase 7, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 102 Thistle Place, and take any action necessary **(2nd Reading)**.
4. **Z2020-046** - Consider a request by Mike Whittle of Whittle & Johnson Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary **(2nd Reading)**.

5. **P2020-048** - Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Replat for Lots 4-7, Block A, Dalton Goliad Addition being a 5.683-acre parcel of land identified as Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the N. SH-205 Overlay (N. SH-205 OV) District, generally located on the west side of SH-205 north of the intersection of SH-205 and FM-552, and take any action necessary.
6. Consider approval of an emergency purchase of a pump at the FM 3097 Lift Station in the amount of \$60,877.58 and authorizing the City Manager to execute a purchase order to Barco Pump to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.
7. Consider approval of a bid award for the purchase of a Police accident/crime scene reconstruction system in the amount of \$57,541.40 and authorizing the City Manager to execute a purchase order to FARO Technologies to be funded out of General Fund Reserves, and take any action necessary.
8. Consider adoption of a resolution setting solid waste collection rates, and take any action necessary.

IX. Appointment Items

1. Appointment with Randall Bryant to discuss and consider a request related to the naming of the swimming pool located at Gloria Williams Park, and take any action necessary.
2. Appointment with Rockwall resident Patty Griffin, 2140 Airport Road, regarding Blackland Water Supply Company's (WSC) customer services policies and procedures, and take any action necessary.

X. Action Items

1. **MIS2020-016** - Discuss and consider a request by Charles Smith of Pentagon on behalf of Dynacap Holdings Limited for the approval of a Miscellaneous Request for a variance to the proximity requirements for the sale of alcoholic beverages stipulated by the Unified Development Code (UDC) for a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 E. IH-30, and take any action necessary.
2. **MIS2020-017** - Discuss and consider a request by Jim Ziegler of PegasusAblon on behalf of Ablon at Harbor Village, LP for the approval of a Miscellaneous Request for a variance to the underground utility requirements stipulated by the Municipal Code of Ordinances and the Unified Development Code (UDC) for a 1.064-acre parcel of land identified as Lot 11, Block A, The Rockwall-Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located between 2125 & 2600 Lakefront Trail, and take any action necessary.
3. Discuss and consider 2021-2031 Park Master Plan, and take any action necessary.
4. Discuss and consider 2021, 1st quarter Parks & Recreation Events, and take any action necessary.
5. Discuss and consider on-street parking related concerns on Kyle Drive, Industrial Boulevard and Justin Road, including consideration of an **ordinance** amending the Code of Ordinances in Ch. 26 'Motor Vehicles & Traffic,' Article VII. 'Stopping, Standing or Parking,' Section 26-505 'Prohibited in Specific Places' to address prohibition of parking, and take any action necessary. **(1st Reading)**
6. Discuss and consider submission of future transportation-related projects to the Rockwall County Roadway Consortium, and take any action necessary.

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

1. Building Inspections Monthly Report - November 2020
2. Fire Department Monthly Report - October 2020
3. Parks & Recreation Monthly Report - October 2020
4. Police Department Monthly Report - October 2020

5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XII. Executive Session.

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

1. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments 'alternates') pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).

XIII. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XIV. Adjournment

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

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

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 4th day of December, 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

ROCKWALL CITY COUNCIL REGULAR MEETING
Monday, November 16, 2020 - 5:00 PM
City Hall Council Chambers - 385 Goliad St., Rockwall, TX 75087

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

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

- 1.** Discussion regarding (re)appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC) and Board of Adjustments pursuant to Section 551.074 (Personnel Matters)
- 2.** Discussion regarding business allowed at the Ralph M. Hall Municipal Airport under state and federal law, pursuant to Section 551.071 (Consultation with Attorney).
- 3.** Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).
- 4.** Discussion regarding possible acquisition of real property in the vicinity of SH 66 and W. Washington Street pursuant to Section §551.072 (Real Property).
- 5.** Discussion regarding legal issues pertaining to potential annexation/development in the Extraterritorial Jurisdiction (ETJ) pursuant to Section §551.071 (Attorney/Client Consultation).
- 6.** Pulled From Public Meeting Agenda: Public Hearing Item #1 (Z2020-043) pursuant to Section §551.071 (Attorney/Client Consultation).
- 7.** Pulled From Public Meeting Agenda: Public Hearing Item #3 (Z2020-045) pursuant to Section §551.071 (Attorney/Client Consultation).

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 6:00 p.m.

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

Mayor Pruitt reconvened the public meeting at 6:05 p.m.

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCIL MEMBER JOHANNESEN

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

VI. OPEN FORUM

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

Jim Turner
1691 Old East Quail Run Road
Rockwall, TX 75087

Mr. Turner came forth and shared photos of what he indicated is contractor produced trash and debris that exists near his home and is associated with homes that are currently under

construction within the City. He expressed extreme dissatisfaction with contractor waste/debris/trash that is left outside of the front of homes that are under construction. He pointed out that the trash gets scattered, especially when wind storms blow through. He shared that he researched the city's Codes today, and the city does have regulations in place to address this type of debris; however, it is not being enforced. He would like the Council to have an open dialogue / discussion about this and truly come up with a viable solution at the next city council meeting.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt closed Open Forum.

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Councilmember Hohenshelt moved to reappoint Craig Renfro to the Rockwall Economic Development Corporation (REDC) for a two-year term, starting January 2021. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

VIII. CONSENT AGENDA

1. Consider approval of the minutes from the November 2, 2020 regular City Council meeting, and take any action necessary.
2. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 26 "Motor Vehicles & Traffic", Article VII "Stopping, Standing, or Parking," Section 26-505 "Prohibited in Specific Places" to include the prohibition of parking on South Lakeshore Drive and Summit Ridge, and take any action necessary. **(2nd Reading)**
3. Consider entering into a Cooperative Purchasing Agreement with the City of Pearland, Texas and authorizing the City Manager to execute a Cooperative Purchasing agreement and take any action necessary.
4. **P2020-044** - Consider a request by Pat Atkins of KPA Consulting on behalf of Pat Atkins of CDGT/Rockwall/2016, LLC for the approval of a Preliminary Plat for the Saddle Star North Subdivision consisting of 92 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses, generally located at the northwest corner of the intersection of FM-552 and John King Boulevard, and take any action necessary.
5. **P2020-046** - Consider a request by Humberto Johnson of the Skorburg Co. on behalf of the Gideon Grove Addition, LTD for the approval of a Preliminary Plat for Phase 2 of the Gideon Grove Subdivision consisting of 84 single-family residential lots on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Councilmember Johannesen moved to approve the entire Consent Agenda, as presented (#s 1, 2, 3, 4, and 5). Councilmember Daniels seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-46**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE ADDITIONAL

STREETS SUBJECT TO THE PROHIBITED PARKING REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

IX. APPOINTMENT ITEMS

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

Jerry Welch from the city's P&Z Commission came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following Mr. Welch's comments.

2. Appointment with Jim Rosenberg to hear presentation regarding a concept plan for Harbor Bay Marina, and take any action necessary.

Mr. Rosenberg indicated he's owned Harbor Bay Marina since 1987. He would like the Council to consider renewing the concession agreement that's currently in place. He would also like the Council to consider his proposed redevelopment and expansion package, as many improvements are needed. Mr. Rosenberg generally went on to explain that the bank wants to have an updated concession agreement in place to use as collateral. Mayor Pruitt spoke up, generally expressing concern about how the city might protect itself and ensure that the proposed expansion / improvements will actually take place and come to fruition. Council generally indicate that the City has several concerns that need to be talked through and addressed before ever potentially moving forward with approving Mr. Rosenberg's request. It was suggested that Mr. Rosenberg perhaps return at a later date to participate in a work session with the Council to talk through some of the concerns. Councilmember Daniels shared that he believes there are some things proposed in Phase II that should actually take place in Phase I. Also, he urged Mr. Rosenberg to meet with the Lakeside Village representatives to discuss his proposed plans. He indicated that he is on that HOA's meeting agenda for mid-December. For now, Council took no action concerning this agenda item, indicating that it would like to schedule a work session on this item for some time in January of 2021.

X. PUBLIC HEARING ITEMS

1. **Z2020-043** - Hold a public hearing to discuss and consider a request by Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP, LLC for the approval of an **ordinance** amending an existing Specific Use Permit for the purpose of increasing the number of storage units permitted by *Ordinance No. 14-25* to account for the number of storage units constructed on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1245 SH-276, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. He explained that a notable number of additional storage units ended up being constructed compared to the number of units that were actually approved (via an ordinance) back in 2014 when this development was first proposed to be built. The property has since changed hands (was sold), and the purpose of this request is to seek approval for the additional units (both internal, within the facility and one external (boat/RV parking space) storage space in order to bring the property into legal compliance. Mr. Miller explained that notices were sent out to adjacent property owners located within 500' of the subject property, and one nearby

homeowner's association (HOA) was notified as well. One notice was received back from the original developer, who is 'in favor' of this request. This case did recently go before the city's P&Z Commission, which approved a motion to deny this request (by a vote of 5 ayes to 2 nays). As a result, because of P&Z's denial, its approval at the council level this evening will require a 'super majority vote' in order to pass.

Jonathan Vinson
2323 Ross Avenue, Ste. 600
Dallas, TX 75201

Mr. Vinson came forth and explained that he is an attorney who represents the applicant regarding this P&Z case. He went on to generally express positive comments pertaining to this storage unit development and encourage Council to approve this request tonight.

Benjamin Carr
7715 McGill Heights Road
Charlotte, North Carolina 28277

Mr. Carr spoke next concerning "precedence" versus "practicality." He shared that the units overall are currently about 85% occupied. He generally urged the city council to act favorably on his behalf and approve this request tonight.

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

Daniel Carrasco
2417 Oscar Ragon Road
Harleton, TX 75651

Mr. Carrasco came forth and shared that he is a 20% owner / investor in this storage unit facility (he is essentially a business partner with Mr. Carr and his wife). He went on to read a pre-prepared statement to the Council, strongly encouraging Council Members to approve the request that is before them this evening.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared that it is obvious that a mistake was made (not sure if it was on the part of the original developer or the city). He acknowledged that sometimes people make mistakes, and he generally urged the Council to act in the interest of these current owner by approving this request tonight.

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

Councilmember Johannesen provided brief comments pertaining to this case, generally expressing that he does not typically go against a recommendation of one of our city's boards or commissions; however, in this particular circumstance, he does not believe that this current applicant is attempting to do anything malicious or pull the wool over the Council's eyes.

Mayor Pruitt acknowledged that a mistake of this magnitude did not just happen ‘by chance.’ He pointed out that since 2014, the city certainly does things differently; however, he expressed he really does wish the city had inspected what was actually built and had actually counted the number of units before a Certificate of Occupancy (C.O.) was issued to the original developer / owner. Pruitt asked the city attorney for some clarification, and brief dialogue took place.

Following additional comments, Councilmember Johannesen moved to approve Z2020-043. Councilmember Hohenshelt seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT ‘A’* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2020-044** - Hold a public hearing to discuss and consider a request by Casey Cox of Costal Plains Estates for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.21-acre parcel of land identified as Lot 24, Block A, Chandler’s Landing, Phase 7, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 102 Thistle Place, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. The proposed house does meet all of the requirements specified in PD-8 and in the city’s Unified Development Code with the exception of the proposed garage orientation (which is proposed to be situated one foot in front of the front façade of the home). 159 Notices were sent out to residents and homeowner’s associations adjacent to/associated with this location; however, no notices were received back. The Planning & Zoning Commission did review the case and voted to recommend its approval by a vote of 7 to 0.

The applicant briefly came forth:

Casey Cox
102 Thistle Place
Rockwall, TX 75087

He indicated that he will be constructing this home (his home) himself, and it has already been approved by the HOA's Environmental Committee. He generally asked the Council to approve his request this evening.

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

Councilmember Macalik moved to approve Z2020-044. Councilmember Campbell seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.21-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK A, CHANDLER'S LANDING, PHASE 7, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2020-045** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties, LLC on behalf of Jen-Liang Wu of Unison Investment, LP for the approval of an **ordinance** for a Zoning Change from a Single-Family 16 (SF-16) District and Neighborhood Services (NS) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District and Neighborhood Services (NS) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is proposing a single family residential home subdivision that will have 193 lots that are 60'x120' and 72 lots that are 70'x120'. Mr. Miller further described the proposed development. He indicated that 37 notices were sent out to property owners and residents located within 500', and one HOA was notified. A total of three notices were received back in opposition of this proposal. The city's P&Z Commission did vote to deny this request (by a vote of 4 to 3). As such, if it is to be approved this evening, it will require a super majority vote of Council in order to pass.

Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX

Mr. Joyce came forth and shared that this is a new, proposed residential development within the City and is located on 121 acres. This is being proposed as the Breezy Hill and Stone Creek developments begin to close out. He has partnered with Skorborg and Windsor Homes on this proposed development.

Adam Buczek
Skorborg Company and Windsor Homes
8214 Westchester Drive, Suite 900
Dallas, TX

Mr. Buczek came forth and gave a lengthy presentation to Council, further explaining his proposal for this new residential subdivision. Following Mr. Buczek's presentation, Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time.

Steve Curtis
2130 FM 1141
Rockwall, TX

Mr. Curtis came forth and pointed out that the city's Comprehensive Plan was very thoughtfully put together. He shared that large, estate lots with low density were envisioned for this area. He pointed out that what is being proposed with this development as far as lot size is concerned is notably smaller than what has been planned for this area. He has concerns that a large portion of this acreage is located within a flood plain, and he believes this area will flood. He generally does not believe that this development represents 'low density residential.' He is opposed to approval of this development, as presented.

Jim Turner
Old East Quail Run Road
Rockwall, TX

Mr. Turner came forth and expressed concern about the developer asking for exemptions associated with his request. 30% of this property is located within a FEMA floodplain, and he does not believe that a lot of it should be developed. He too pointed out that this proposal is not in sync with the city's 2040 Comprehensive Plan. He believes it is too dense as far as the size and number of homes that are being proposed. He is opposed to this development being approved.

There being no one else wishing to come forth and speak at this time, Mayor Pruitt then closed the Public Hearing.

Councilmember Hohenshelt asked for clarification on who is going to maintain the portion of land within this proposed development that is located within a floodplain. Planning Director Ryan Miller shared that the property will be owned by the HOA and maintained by the HOA. The areas will be natural, wildlife areas (and will therefore, essentially, not really be 'maintained' (manicured) at all).

Mayor Pruitt and staff then had dialogue related to the 'lake' and how the city (not an HOA) gets called when a lake like this becomes too full and begins to overflow. Discussion also took place pertaining to maintenance of these floodplain areas. Mr. Miller reiterated that the HOA

will be responsible for maintaining those areas, and that will be specified on the plat. Pruitt asked for clarification on sewage service for this proposed area. City Engineer, Amy Williams indicated that there is a line that the developer would have to tie into on the Dalton side, and a preliminary look at this indicates that it will work with a few modifications.

Extensive discussion ensued pertaining to this proposal.

Mayor Pruitt moved to approve this development with 6' setback on 70 ft. lots and that the minimum square footage of the homes will be 2,200 square feet. Mayor Pro Tem Fowler seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A NEIGHBORHOOD SERVICES (NS) DISTRICT AND A SINGLE-FAMILY 16 (SF-16) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 121.16-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion failed by a vote of 5 ayes with 2 nays (Campbell and Macalik against) (due to lack of a "super majority" vote of Council that was required for its approval).

4. **Z2020-046** - Hold a public hearing to discuss and consider a request by Mike Whittle of Whittle & Johnson Custom Homes for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.15-acre parcel of land identified as Lot 24, Block E, Chandler's Landing #16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. In general, the proposed home meets all of the requirements of the PD and the city's Unified Development Code. One exception is that the garage is proposed to be situated in front of the front façade of the home. Notices were sent out to adjacent property owners and homeowners as well as the relevant HOA. Staff received one notice (of 129 sent out) back in opposition of this request. The Planning & Zoning Commission did vote 7 to 0 to recommend approval of this request.

Indication was given that the applicant was not present this evening. Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak. Councilmember Johannesen moved to approve Z2020-046. Councilmember Macalik seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 20-XX
SPECIFIC USE PERMIT NO. S-2XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. ACTION ITEMS

1. Discuss and consider the Boydstun reconstruction project, and take any action necessary.

Mayor Pruitt began discussion of this item, indicating that he placed this item on tonight's meeting agenda after hearing from several residents who live along this street and made a lot of sense pertaining to their concerns related to sidewalks being planned for installation. Pruitt indicated that he has consulted with the City Engineer, and redesigning this project at this juncture is notably cost prohibitive and not a viable option. However, he went on to suggest that 4' sidewalks be placed abutted to the back of the curb (instead of 6' sidewalks on each side of the street).

Mayor Pruitt moved to reduce the sidewalks on this project to 4' instead of 6' with the street size remaining the same (increasing by 2'). Councilmember Daniels seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. Discuss and consider appointments to the city's Park Board and Airport Advisory Board, and take any action necessary.

Johannesen moved to appoint Marcia Hasenyager and Angela Kleinheksel to the Park Board. Mayor Pruitt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. EXECUTIVE SESSION.

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

1. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees including the Rockwall Economic Development Corporation (REDC) and Board of Adjustments pursuant to Section 551.074 (Personnel Matters)
2. Discussion regarding business allowed at the Ralph M. Hall Municipal Airport under state and federal law, pursuant to Section 551.071 (Consultation with Attorney).

3. Discussion regarding legal issues related to personnel matters pursuant to Section 551.071 (Consultation with Attorney).
4. Discussion regarding possible acquisition of real property in the vicinity of SH 66 and W. Washington Street pursuant to Section §551.072 (Real Property).
5. Discussion regarding legal issues pertaining to potential annexation/development in the Extraterritorial Jurisdiction (ETJ) pursuant to Section §551.071 (Attorney/Client Consultation).

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

XIV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 8:42 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 7th DAY OF DECEMBER, 2020.

JIM PRUITT, MAYOR

ATTEST:

KRISTY COLE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 20-47

SPECIFIC USE PERMIT NO. S-235

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *EXISTING MINI-WAREHOUSE FACILITY* ON A 2.857-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK A, PLATINUM STORAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Maxwell Fisher, AICP of Master Plan on behalf of Wolverine Self-Storage Investments-Rockwall EDP for the approval of a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* for the purpose of amending S-121 [Ordinance No. 14-25] to account for as-built conditions on a 2.857-acre parcel of land identified as Lot 4, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District], addressed as 1245 SH-276, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 14-25*; and,

SECTION 2. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Existing Mini-Warehouse Facility* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(J)(1), *Mini-Warehouse*, of Article 04, *Permissible Uses*, and the development standards contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC)

[Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Mini-Warehouse Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) All construction and operations on this property shall generally conform to the *Concept Plan* contained in *Exhibit 'B'* and the *Building Elevations* contained in *Exhibit 'C'* of this ordinance.
- 2) The maximum number of storage units permitted on the *subject property* shall be 794-units.
- 3) All transparent fences shall be wrought iron, and when necessary shall incorporate landscaping/living screening to screen the interior of the facility. Chain-link fencing is prohibited.
- 4) The height of the building shall not exceed four (4) stories or 60-feet in total height.
- 5) Outside storage shall be limited to the areas depicted on the *Concept Plan* in *Exhibit 'A'*, and shall be entirely screened by a row of evergreen trees (*i.e. Leyland Cypress*) to be planted along the eastern property line. No outside storage of any kind shall be permitted outside of the areas depicted on the *Concept Plan*. Outside storage shall be limited to the storage of boats, recreational vehicles, and motor or self-propelled vehicles.
- 6) Businesses shall not be allowed to operate within individual storage units.
- 7) The commercial operation of rental trucks and trailers shall be prohibited.
- 8) All signage shall be required to conform to the requirements stipulated by the Municipal Code of Ordinances. In addition, pole signage shall be prohibited on this site.
- 9) All poles shall be limited to a maximum height of 20-feet and all light fixtures proposed for the site shall comply with the requirements of the Unified Development Code (UDC).

2.2 COMPLIANCE

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

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

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this

ordinance be, and the same are hereby repealed to the extent of that conflict.

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

Exhibit 'A'
Legal Description and Location Map

Address: 1245 SH-276

Legal Description: Lot 4, Block A, Platinum Storage Addition

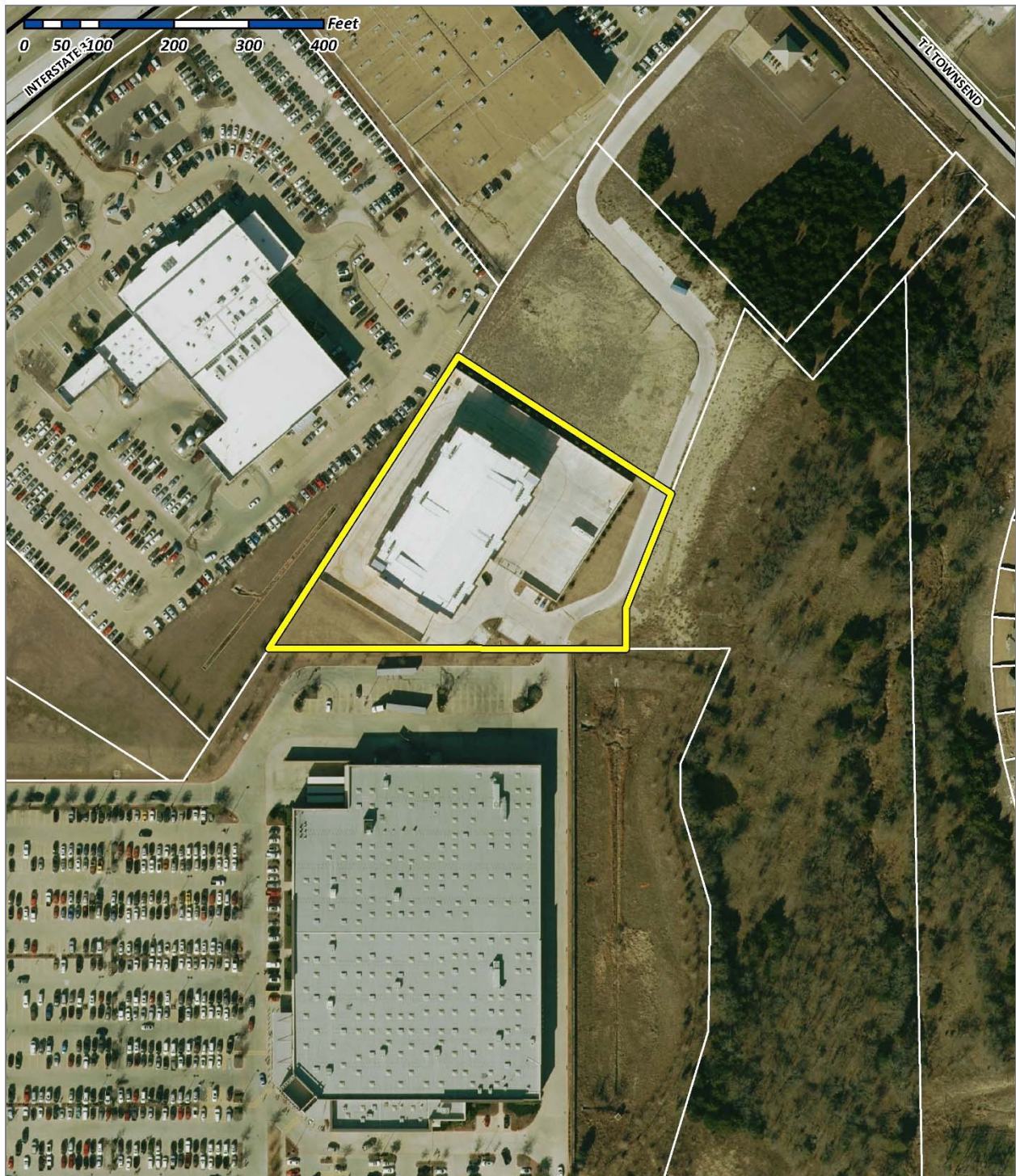


Exhibit 'A'
Legal Description and Location Map

BEING a 2.857-acre tract of land, being a portion of a 5.549 acres tract of land recorded in instrument No. 2013-480420, situated in the *JOSEPH CADLE SURVEY, ABST#65* and the *N.M. BALLARD SURVEY ABST. #48*, in the City of Rockwall, Rockwall County, Texas, and being a portion of a 65.96 tract of land recorded in *Volume 4663, page 281* of the Official Public Records of Rockwall County, Texas and being all and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod set for the northerly northwest corner of Lot 1, Block 1 of Rockwall Centre Corners Addition according to the plat recorded in *Cabinet G, Slide 299* of the *Plat Records* of Rockwall County, Texas and being located in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153-155 Plat Records of Rockwall County, Texas;

THENCE along the southeasterly line of said Toyota of Rockwall Addition, NORTH 33°54'52" EAST a distance of 460.20-feet to a 5/8-inch iron rod to be set in the southeasterly line of Lot 1, Block 1 of Toyota of Rockwall according to the plat recorded in *Cabinet G, Slide 153-155* of the *Plat Records* of Rockwall County, Texas and being the west corner of a 2.692 acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southeasterly line of said Lot 1, Block 1, SOUTH 56°05'08" EAST a distance of 339.05-feet to a 5/8-inch iron road to be set in the southwest line of said 65.96-acre tract of land being the southeast corner of a 2.692-acre tract being a portion of a 5.549-acre tract of land recoded in *Instrument No. 2013-480420* Rockwall SH205 Venture, LLC of the Official Public Records of Rockwall County, Texas;

THENCE departing the southwest corner of said 2.692-acre tract of land and traveling through said 65.96-acre tract of land the following course and distances:

SOUTH 22°36'40" WEST a distance of 158.90 feet to a 5/8-inch iron rod set;

SOUTH 00°57'44" WEST a distance of 54.05 feet to a 5/8-inch iron rod set in the north line of said Lot 1 of Rockwall Centre Corners Addition;

THENCE along said north line, NORTH 89°02'16" WEST a distance of 476.20 feet to the *POINT OF BEGINNING*;

[illegible]

Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 20-48

SPECIFIC USE PERMIT NO. S-236

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.21-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK A, CHANDLER'S LANDING, PHASE 7, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Major Rush for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.21-acre parcel of land being described as Lot 24, Block A, Chandler's Landing, Phase 7, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 102 Thistle Place, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

Exhibit 'A'
Location Map and Survey

Address: 102 Thistle Place

Legal Description: Lot 24, Block A, Chandler's Landing, Phase 7

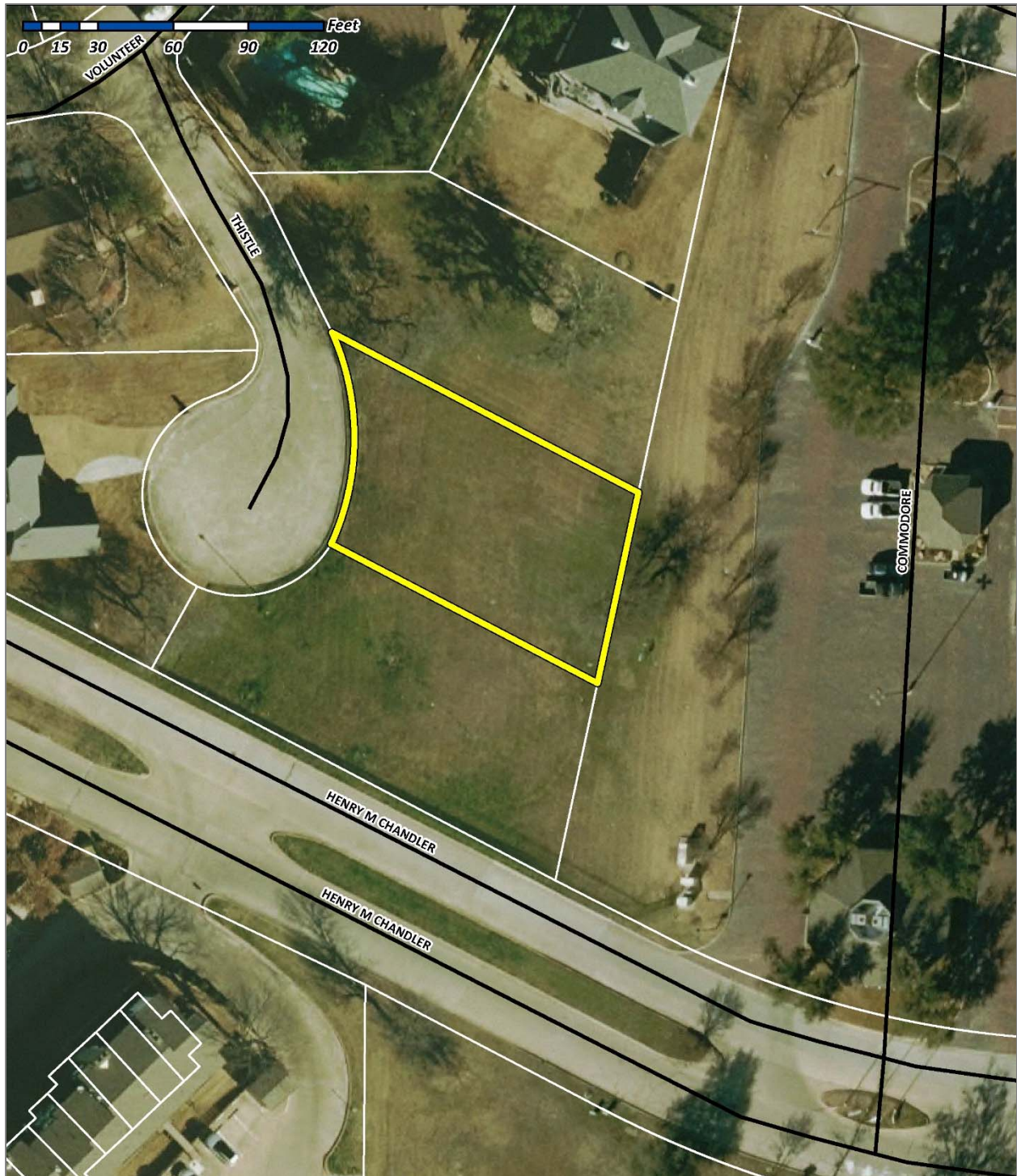
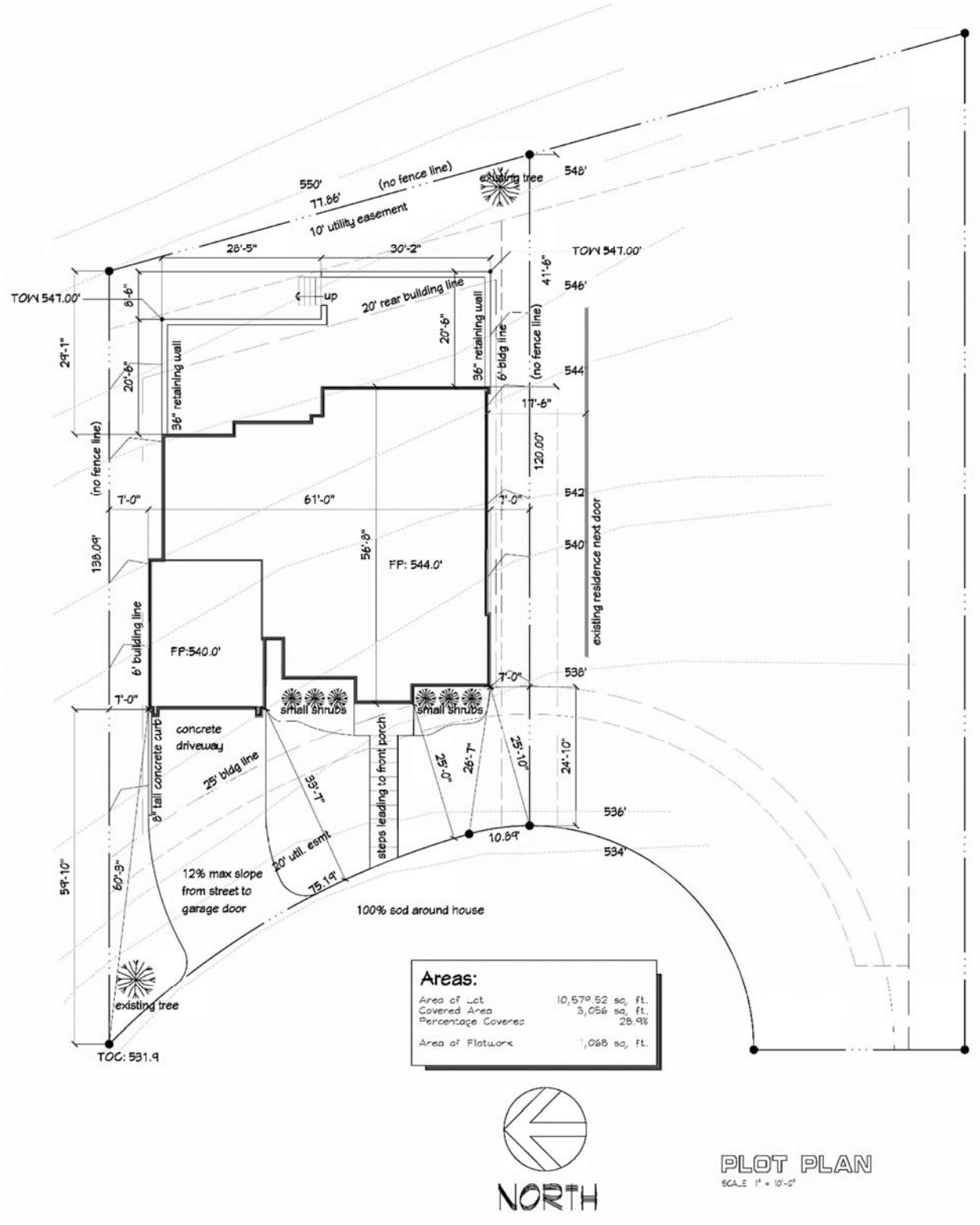


Exhibit 'B':
Residential Plot Plan



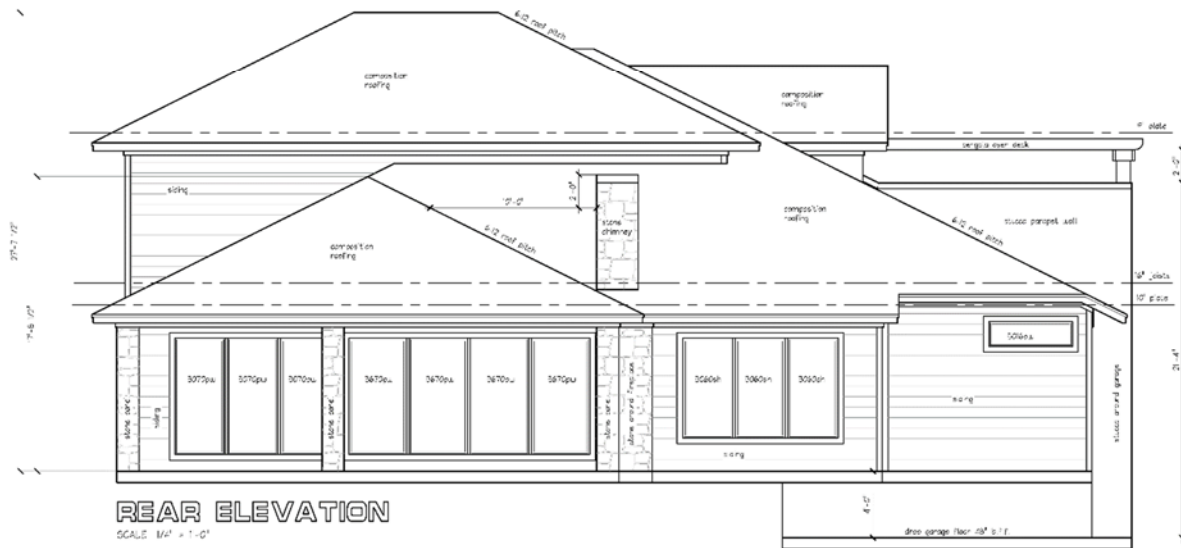
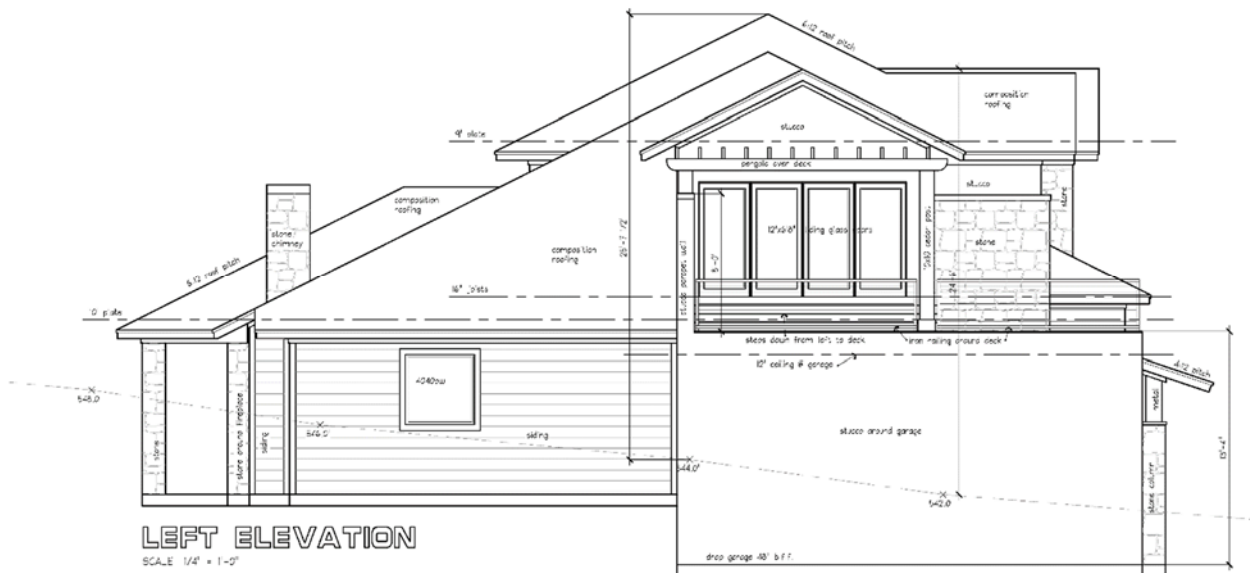
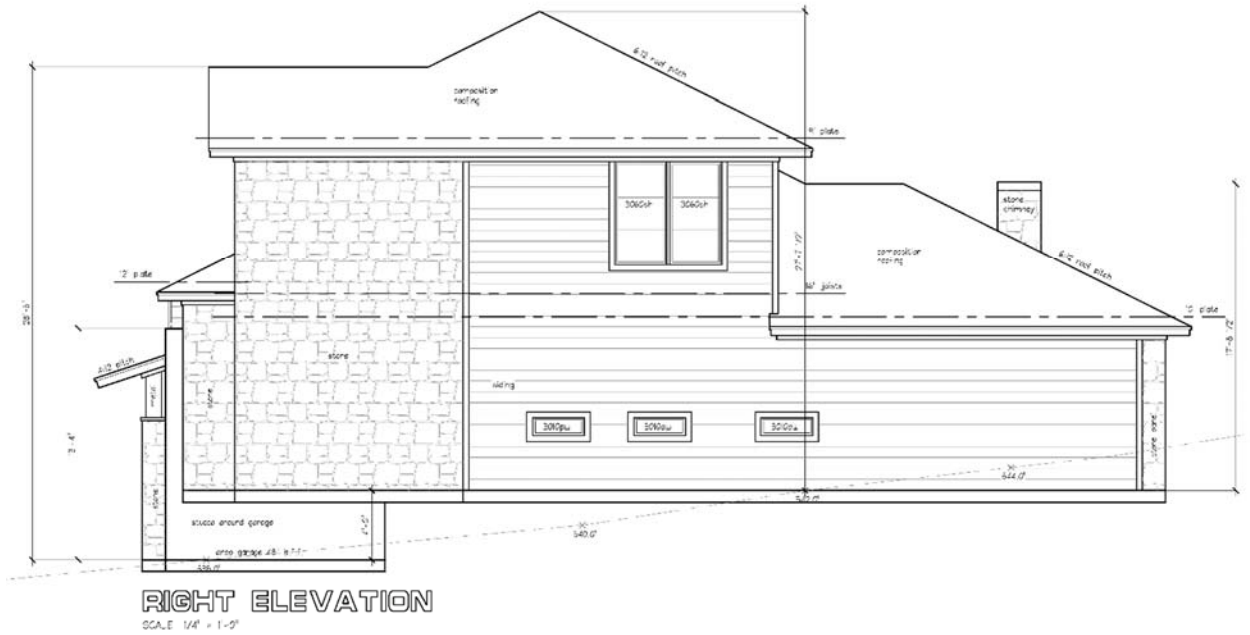


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 20-49

SPECIFIC USE PERMIT NO. S-237

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.15-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 24, BLOCK E, CHANDLER'S LANDING, PHASE 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Major Rush for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.15-acre parcel of land being described as Lot 24, Block E, Chandler's Landing, Phase 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 295 Victory Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 8 (PD-8) of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 8 (PD-8) -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF DECEMBER, 2020.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 16, 2020

2nd Reading: December 7, 2020

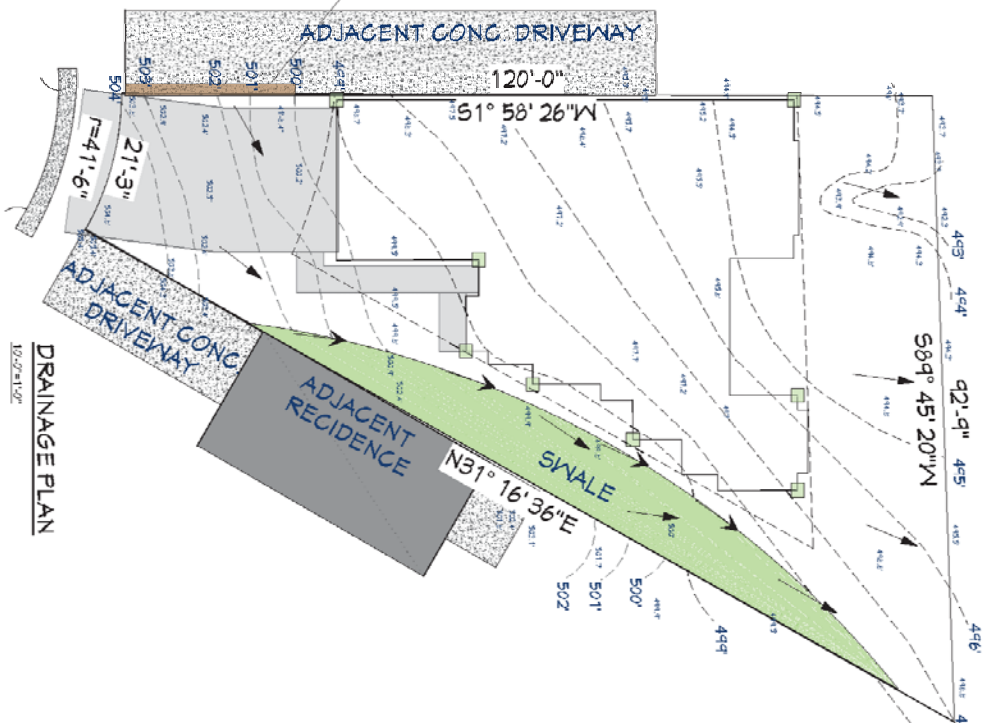
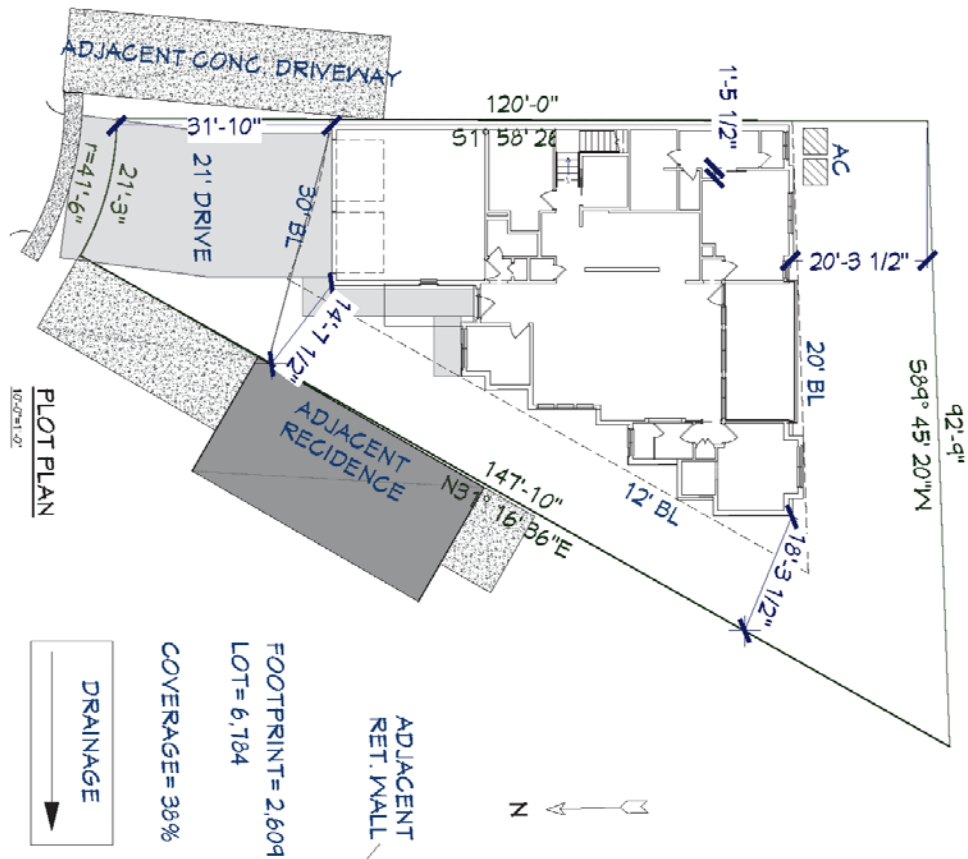
Exhibit 'A'
Location Map and Survey

Address: 295 Victory Lane

Legal Description: Lot 24, Block E, Chandler's Landing, Phase 16



Exhibit 'B':
Residential Plot Plan



The image displays five architectural drawings of a house, arranged in a grid-like fashion. The drawings are as follows:

- FRONT ELEVATION:** A detailed elevation of the front of the house, showing a gabled roof, a central entrance with a small porch, and two large windows on either side. The drawing includes dimensions and material callouts.
- RIGHT ELEVATION:** A detailed elevation of the right side of the house, showing a gabled roof and a small window. The drawing includes dimensions and material callouts.
- LEFT ELEVATION:** A detailed elevation of the left side of the house, showing a gabled roof and a small window. The drawing includes dimensions and material callouts.
- REAR ELEVATION:** A detailed elevation of the rear of the house, showing a gabled roof and a small window. The drawing includes dimensions and material callouts.
- ROOF PLAN:** A plan view of the roof, showing the layout of the roof sections, including the main roof and the gable roof. The drawing includes dimensions and material callouts.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 7, 2020

SUBJECT: P2020-048; LOTS 4-7, BLOCK A, DALTON GOLIAD ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Replat* for Lots 4-7, Block A, Dalton Goliad Addition being a 5.683-acre parcel of land identified as Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the N. SH-205 Overlay (N. SH-205 OV) District, generally located on the west side of SH-205 north of the intersection of SH-205 and FM-552, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the replat



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 7, 2020
APPLICANT: Juan J. Vasquez; *Vasquez Engineering, LLC*
CASE NUMBER: P2020-048; *Lots 4-7, Block A, Dalton Goliad Addition*

SUMMARY

Consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Replat for Lots 4-7, Block A, Dalton Goliad Addition being a 5.683-acre parcel of land identified as Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the N. SH-205 Overlay (N. SH-205 OV) District, generally located on the west side of SH-205 north of the intersection of SH-205 and FM-552, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 5.683-acre parcel of land (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) in order to subdivide one (1) lot (*i.e. Lot 2, Block A, Dalton Goliad Addition*) into four (4) lots for purpose of conveying property. Staff should note that the site will not be developed and no permits will be issued without first having an approved site plan, civil engineering plans, and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- ☑ On February 15, 2016, the City Council approved a preliminary plat [Case No. P2016-004] for the purpose of laying out regional detention, preliminary utility, and drainage plans for six (6) non-residential lots zoned General Retail (GR) District. On April 12, 2016, the Planning and Zoning Commission approved a site plan [Case No. SP2016-005] for the construction of an ~11,334 SF retail building (*i.e. Goliad Retail*), which is currently located on Lot 3. On May 10, 2016, the Planning and Zoning Commission approved a site plan [Case No. SP2016-007] for the construction of an ~18,663 SF grocery store (*i.e. Aldi Food Store*), which is currently located on Lot 1. On August 1, 2016, the City Council approved a final plat [Case No. P2016-034] allowing development of three (3) lots within the subdivision. On August 7, 2017, the City Council approved a Specific Use Permit (SUP #S-171- Ordinance No. 17-39) [Case No. Z2017-029] to allow for a restaurant greater than 2,000 SF with a drive-through (*i.e. Freddy's Frozen Custard*). On September 12, 2017, the Planning and Zoning Commission approved a site plan [Case No. SP2017-024] for the construction of a ~2,822 SF restaurant with a drive-through for the subject property. Additionally, on September 18, 2017, the City Council approved a variance to allow the restaurant to have a flat roof in lieu of a pitched roof as required by the North SH-205 Overlay (N SH-205 OV) District; however, the building was never constructed and the SUP and the site plan have since expired. The remaining lots are vacant.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 4-7, Block A, Dalton Goliad 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; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 24, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 4-0, with Commissioners Chodun, Thomas, and Deckard absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 72020-048

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address S. Hwy 205

Subdivision Dalton Goliad Addition

Lot 2

Block A

General Location northwest corner of Dalton Road and S.H. 205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR w/N SH 205 Overlay

Current Use vacant/detention pond

Proposed Zoning Same

Proposed Use commercial/retail uses

Acreage 5.683

Lots [Current] 1

Lots [Proposed] 4

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

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

☐ Owner Rockwall 205-552, LLC

☒ Applicant Vasquez Engineering, LLC

Contact Person Donald L. Silverman

Contact Person Juan J. Vasquez

Address 4622 Maple Ave.
Suite 200

Address 1919 S. Shiloh Road
Suite 440

City, State & Zip Dallas, TX 75219

City, State & Zip Garland, TX 75042

Phone 214-393-3983

Phone 972-278-2948

E-Mail jholman@voyagerinvestments.com

E-Mail jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

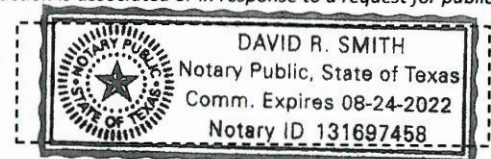
Before me, the undersigned authority, on this day personally appeared Juan J. Vasquez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 413.66, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of November, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

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

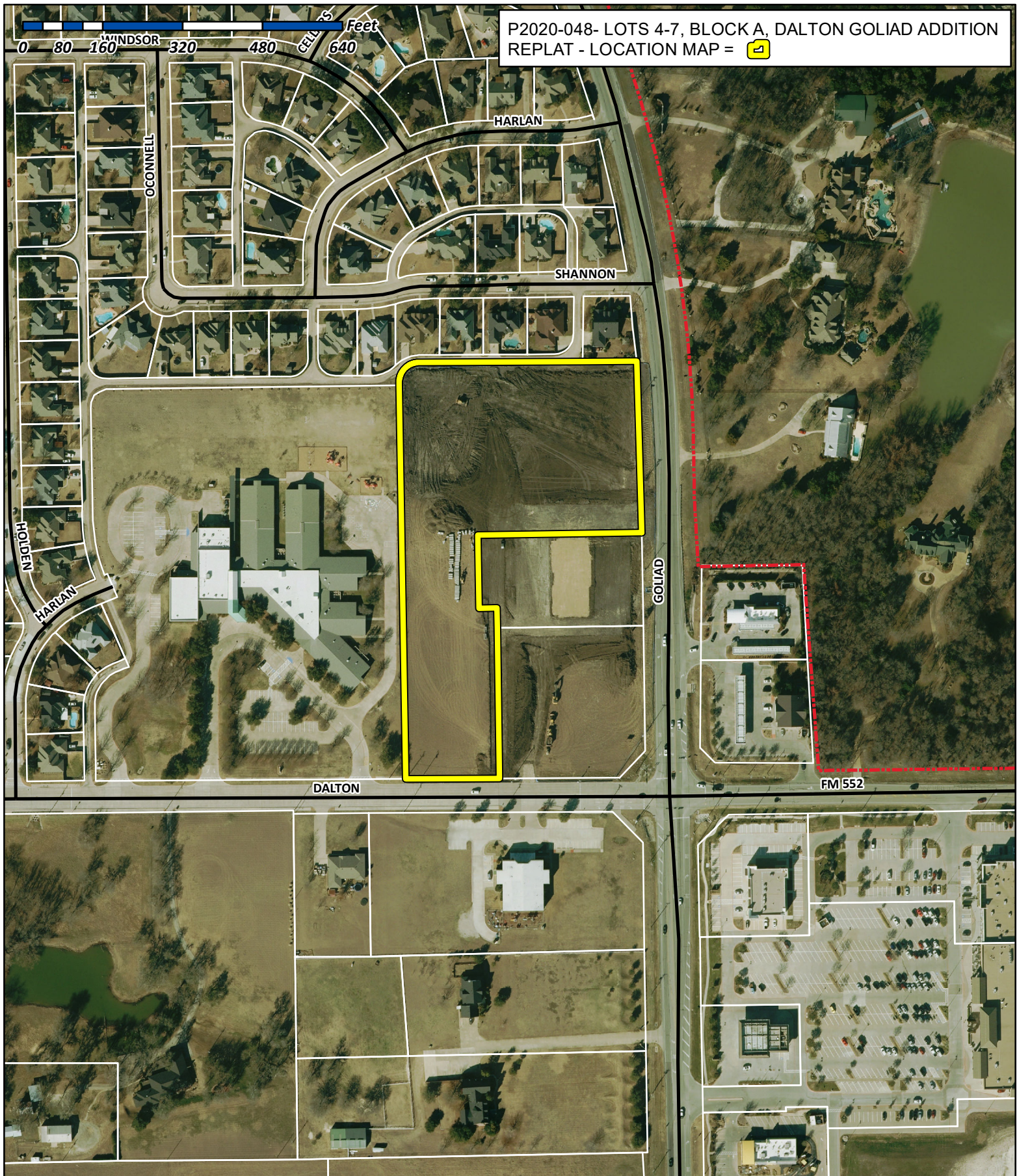
Juan J. Vasquez
 Applicant
 Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

08/24/2022



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.



D=90°32'33"
R=40.00'
L=63.21'
CB=N44°12'06"E
CD=56.84'

NOTE:
Lot 4 will require
screening/buffering from
the adjacent residential
properties in accordance
with the residential
screening requirements
of the Unified
Development Code.

LINETYPE TABLE	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

LOT 1, BLOCK A
ROCKWALL SCHOOL NORTH
ADDITION
CAB. C, SLD. 270
P.R.R.C.T.

ROCKWALL 205-552, LLC
INST. NO. 20150000019501
O.P.R.R.C.T.

LOT 6
104,638 SQ. FT.
OR 2.402 ACRES

LOT 2, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

LOT 7
58,974 SQ. FT.
OR 1.354 ACRES

LOT 3, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

LOT 1, BLOCK A
DALTON GOLIAD ADDITION
CAB. J, SLIDE 17

LOT 4
44,998 SQ. FT.
OR 1.033 ACRES

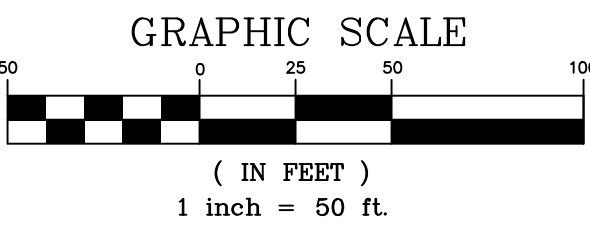
LOT 5
38,952 SQ. FT.
OR 0.894 ACRE

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

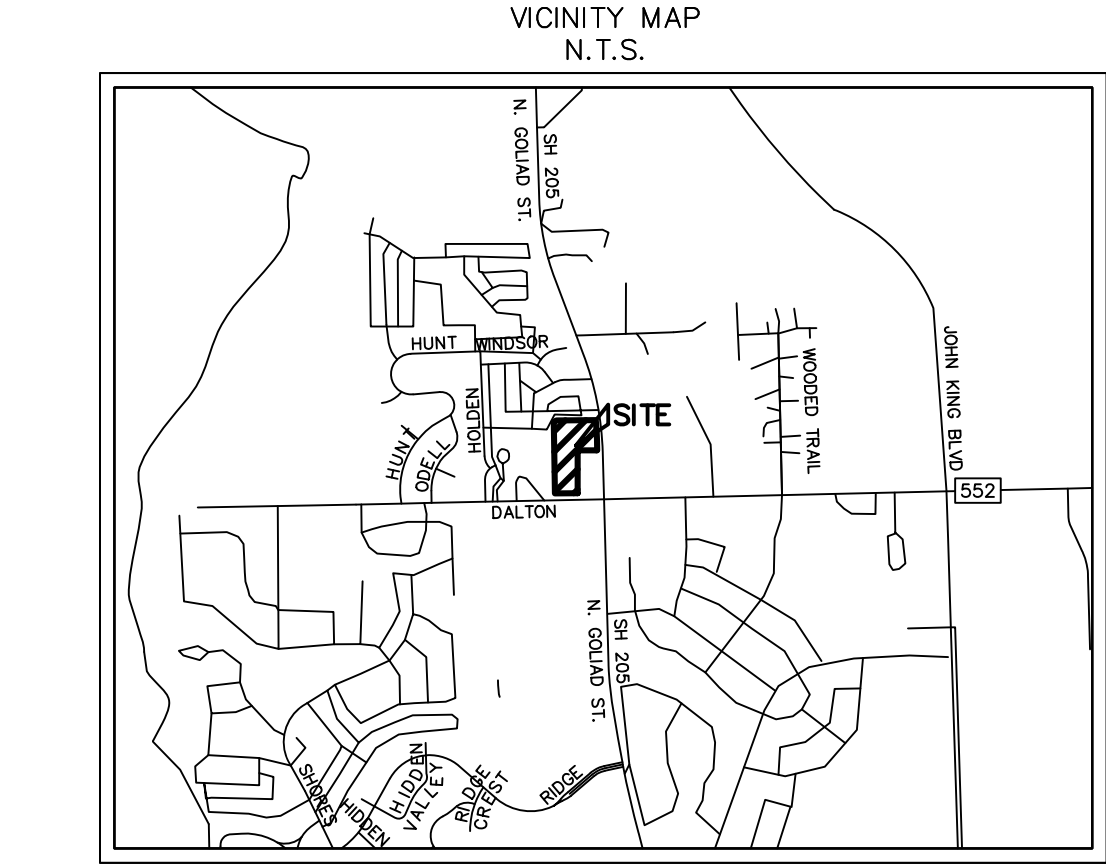
F.M. 552

FINAL PLAT
BEING A CONVEYANCE PLAT FOR
DALTON GOLIAD ADDITION
LOTS 4-7, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CASE NO. _____		PEISER & MANKIN SURVEYING, LLC		SHEET 1 OF 2
JOB NO.: 15-1216	DATE: 10/21/2020	www.peisersurveying.com		
SCALE: 1" = 50'	DRAWN: J.B.W.	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)		Texas Surveyors Member Since 1977
		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		
		FIRM No. 100999-00		



NOTES:

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. P.O.B. – Point of Beginning.
5. O.P.R.D.C.T. – Official Public Records, Collin County, Texas.
6. D.R.C.C.T. – Deed Records, Collin County, Texas.
7. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
8. SLD. – SLIDE
9. CAB. – CABINET
10. This Final Plat is for conveyance only and not for the development of the subject property.
11. 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.

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 _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR'S CERTIFICATE

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

11/09/2020 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

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

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

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

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. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2020

ROCKWALL 205–552, LLC

By: DONALD L. SILVERMAN, MANAGER

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared DONALD L. SILVERMAN, MANAGER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER'S CERTIFICATION
WHEREAS ROCKWALL 205–552, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING that certain tract of land situated in the T. R. BAILEY SURVEY, ABSTRACT NO. 30, in the City of Rockwall, Rockwall County, Texas, and being a portion of that certain tract of land conveyed to ROCKWALL 205–552, LLC in Warranty Deed recorded under Instrument Number 20150000019501, Deed Records, Rockwall County, Texas, and being all of Lot 2, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, and being more particularly described as follows;
BEGINNING at a 1/2 inch iron rod with yellow "Brittain" cap found for the Southwest corner of said Rockwall 205 tract, same being the Southwest corner of said Lot 2, same being the Southeast corner of Lot 1, Block A, Rockwall School North Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 270, Plat Records, Rockwall County, Texas, same being in the North right–of–way line of Dalton Road (80 foot right–of–way);
THENCE North 00 deg. 57 min. 42 sec. West, along the common line of said Lot 2 and said Rockwall School North Addition, a total distance of 788.33 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Lot 2, same being the Northeast corner of said Rockwall School North Addition, same being in the South line of a 20 foot alley in Block C, Harlan Park – Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 266, said Plat Records, same being the beginning of a curve to the right, having a radius of 40.00 feet, a central angle of 90 deg. 32 min. 33 sec., and a chord bearing and distance of North 44 deg. 12 min. 06 sec. East, 56.84 feet;
THENCE along the common line of said Lot 2 and said Block C as follows:
Along said curve to the right, an arc distance of 63.21 feet to a 1/2 inch iron rod found for angle point;
North 89 deg. 37 min. 55 sec. East, a distance of 426.47 feet to a 1/2 inch iron rod found for the Northeast corner of said Lot 2, same being in the westerly right–of–way line of State Highway No. 205 (called 100' right–of–way), same being the beginning of a non–tangent curve to the right, having a radius of 2805.03 feet, a central angle of 04 deg. 41 min. 34 sec., and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet;
THENCE along the common line of said Lot 2 and said State Highway No. 205 as follows:
Along said non–tangent curve to the right, an arc distance of 229.74 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for angle point;
South 00 deg. 54 min. 01 sec. East, a distance of 109.10 feet to a 1/2 inch iron rod found for the most easterly Southeast corner of said Lot 2, same being the Northeast corner of Lot 3, Block A, said Dalton Goliad Addition;
THENCE along the common line of said Lot 2 and said Lot 3 as follows:
South 89 deg. 05 min. 59 sec. West, a distance of 323.17 feet to a 1/2 inch iron rod found for corner;
South 00 deg. 54 min. 01 sec. East, a distance of 146.44 feet to a 1/2 inch iron rod found for corner;
North 89 deg. 05 min. 59 sec. East, a distance of 35.50 feet to a 1/2 inch iron rod found for corner;
South 00 deg. 54 min. 00 sec. West, passing a 1/2 inch iron rod found for the Southwest corner of said Lot 3, same being the Northwest corner of Lot 1, Block A, said Dalton Goliad Addition, and continuing along the common line of said Lot 2 and said Lot 1, a total distance of 341.12 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 1, same being in the northerly right–of–way line of aforesaid Dalton Road;
THENCE South 89 deg. 35 min. 48 sec. West, along the common line of said Lot 2 and said Dalton Road, a distance of 187.94 feet to the POINT OF BEGINNING and containing 247,562 square feet or 5.683 acres of computed land, more or less.

FINAL PLAT
BEING A CONVEYANCE PLAT FOR
DALTON GOLIAD ADDITION
LOTS 4–7, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION
T. R. BAILEY SURVEY, ABSTRACT NO. 30
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____–_____

JOB NO.: 15–1216	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET
DATE: 10/09/2020	 1604 HART STREET SOUTH LAKE, TEXAS 76092 817–481–1806 (O) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		2
SCALE: 1" = 50'	DRAWN: J.B.W. tmankin@peisersurveying.com FIRM No. 100999–00		OF
	Member Since 1977		2

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

OWNER: ROCKWALL 205–552, LLC
4622 MAPLE AVE.
SUITE 200
DALLAS, TEXAS 75219
214–393–3983



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Lea Ann Ewing, Purchasing Agent

DATE: December 7, 2020

SUBJECT: EMERGENCY PURCHASE - REPLACE PUMP AT FM 3097 LIFT STATION

Attachments

Summary/Background Information

On the morning of October 13th during a routine inspection of the FM 3097 Lift Station, staff found that the Barco Pump was missing. The pump is used for emergency bypass pumping when an existing pump in the wet well/lift station fails or when maintenance has to be done in a wet well/lift station.

It was determined that the pump had been stolen (locks and hoses were cut). Police were contacted and a formal report was filed. In addition, the City's liability insurance provider was notified to start the claim process. Staff rented a replacement pump in the interim until the stolen pump was either recovered or replaced.

As of today, the pump has not been found. Staff received a bid from Barco to replace the pump for a total of \$63,437.73. Insurance should cover all costs except for the deductible of \$500, funded in the Water and Sewer fund, for the purchase of this new pump.

Action Needed

For Council's consideration is the approval of this emergency purchase and authorize the City Manager to execute a purchase order to Barco Pump for \$63,437.73.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Lea Ann Ewing, Purchasing Agent

DATE: December 7, 2020

SUBJECT: PURCHASE OF THE FARO SYSTEM FOR POLICE ACCIDENT/CRIME
SCENE RECONSTRUCTION

Attachments

Summary/Background Information

Approved in the Police Patrol Operations budget is \$57,900 to purchase a new Accident Reconstruction Software/Hardware system. This new system affords the Officer the ability to recreate serious and fatal traffic crashes and crime scenes while providing investigation documentation and data.

Command Staff chose the FARO System at a cost of \$57,541.40 that includes the software, hardware, training and first year support. There are only two companies in the US that provide this type of system. Based on staff research of the two systems, FARO is a more robust system and has been a proven asset to peer Police departments. The FARO system is available for purchase through the Federal Government General Services Administration that provides contract piggyback opportunities to State and local governments. This new system will be funded by General Fund reserves.

Action Needed

For Council's consideration is the bid award for the new FARO System for \$57,541.40 to FARO Technologies and authorize the City Manager to execute a purchase order for this purchase.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mary Smith, Assistant City Manager
DATE: December 4, 2020
SUBJECT: Republic Waste Request for Rate Increase

The solid waste contract with Republic Waste as recently extended includes a rate increase to our residents and commercial customers. The accompanying resolution, if adopted by the City Council, will set the new rates to be effective 1/1/2021.

The new residential rate in the proposal reflects an increase of \$2.79 per month including applicable sales tax and allows the residents to continue to enjoy the unlimited bulk pickup, twice per week garbage, and weekly recycling which have been the standard here for many years.

Commercial rates are proposed to increase 3%.

Rick Bernas will be here to represent Republic Waste if the Council has any questions regarding this matter.

CITY OF ROCKWALL, TEXAS

RESOLUTION 20-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE COLLECTION RATE TO BE CHARGED FOR GARBAGE COLLECTION SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 34. Solid Waste, Article I. In General, Sec. 34-5 Collection Charges, of the City of Rockwall Code of Ordinances provides that the rates for garbage service within the city shall be established from time to time by city council resolution; and

WHEREAS, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for garbage collection services.

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

SECTION 1. That the following monthly rates are hereby established and adopted and shall be collected for garbage collection services billed by the City:

Residential Rates							
Twice per week collection Twice per month brush/bulky Once per week recycle collection			\$19.00				
Polycart Rental			\$4.20 per month				
Household Hazardous Waste collection			\$.70 per month (retained by City)				
Commercial Rates							
Twice per week hand collection			\$25.00				
1X		2X	3X	4X	5X	6X	Extra
2 yard	\$ 86.29	\$159.64	n/a	n/a	n/a	n/a	\$48.69
3 yard	\$ 97.21	\$179.81	n/a	n/a	n/a	n/a	\$53.99
4 yard	\$121.52	\$224.79	\$312.93	n/a	n/a	n/a	\$59.99
6 yard	\$145.81	\$269.77	\$375.21	\$464.69	n/a	n/a	\$70.96
8 yard	\$182.27	\$337.21	\$469.00	\$580.82	\$675.98	\$756.82	\$83.98
Roll Off		Compactors		Additional fees for commercial			
20 yard	\$506.96	30 yard compactor	\$568.38	Extra Yards	\$35.00	Per yard	
30 yard	\$533.06	35 yard compactor	\$612.95	Delivery	\$150.00		
40 yard	\$553.03	42 yard compactor	\$612.95	Removal	\$150.00		
Del / Exc	\$171.53				Relocate	\$150.00	
Daily rental	\$ 4.49						

Rentals range from \$1.00 to \$600.00 per month (determined by age, type, size of compactor). Installation is not included.

Rates include street use fees as described in the contract.

SECTION 2. That these rates and charges shall become effective and be in full force and effect starting January 1, 2021.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,
TEXAS THIS 7th DAY OF DECEMBER, 2020.**

APPROVED:

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

CC: Rick Crowley, City Manager
Joey Boyd, Assistant City Manager
Mary Smith, Assistant City Manager

THRU: Travis E. Sales, Director of Parks and Recreation

FROM: Park and Recreation Advisory Board as the Park Naming Committee

DATE: December 7, 2020

SUBJECT: Ruby Dabney Swimming Pool Name Change Request at Gloria Williams Park

The Park and Recreation Advisory Board serving in its capacity as the Park Naming Committee recommends that the City Council advise the Ruby Dabney Family that the board feels the best way to memorialize Mrs. Ruby Dabney would be through the Park and Recreation Memorial and Donation Catalog. The family can choose a variety of options such as plaques or equipment that could be placed at the pool acknowledging her story.

The Park and Recreation Board after hearing the Ruby Dabney story from her family along with a petition did request additional documentation from the Dabney family such as newspaper articles and letters from people impacted by her. The Board did not receive any additional information. The board did receive documentation from citizens in the form of letters and newspaper articles showing that Gloria Williams was the driving force behind the park / pool and that they did not want to see the pool name changed for those reasons. After all the documentation was received for and against the name change request, the board then researched the information we had before us and talked to the individuals named in documentation. We did this to obtain as much information as possible to support our decision. The board felt that the going through the process of the Park and Recreation Memorial and Donation Policy versus changing the name of the pool was the most appropriate option to recognize Mrs. Ruby Dabney.

The Park and Recreation Advisory Board serving in its capacity of the Park Naming Committee recommends that the swimming pool at Gloria Williams Park remain part of Gloria Williams Park and that the Dabney Family contact the Park and Recreation Department to discuss options for a Ruby Dabney Memorial within the Park and

Recreation Memorial and Donation catalog. The Park and Recreation Advisory Board serving in its capacity as the Park Naming Committee also recommends that the City of Rockwall allocate funds for a memorial for Ruby Dabney at the pool or otherwise inside Gloria Williams Park to recognize her dedication to the community and contributions as a former employee of the City of Rockwall.

Parks Advisory Board voted 6 – 0 (Denny absent) to recommend the family go through the Parks and Recreation Memorial and Donation Catalog and not rename the pool at Gloria Williams Park and an example of a recognition plaque was presented.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Mary P. Smith, Assistant City Manager

DATE: December 7, 2020

SUBJECT: Appointment with Patty Griffin

An appointment with Rockwall resident Patty Griffin, 2140 Airport Road, regarding Blackland Water Supply Company's (WC) customer services policies and procedures.



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 7, 2020

SUBJECT: MIS2020-016; VARIANCE TO THE ALCOHOL PROXIMITY REQUIREMENTS FOR 1541 E. IH-30

Attachments

Memorandum
Development Application
Location Map
Distance Map
Photo of the Subject Property
Applicant's Letter
TABC Application
Alcohol License
Survey
Concept Plan

Summary/Background Information

Discuss and consider a request by Charles Smith of Pentagon on behalf of Dynacap Holdings Limited for the approval of a Miscellaneous Request for a variance to the proximity requirements for the sale of alcoholic beverages stipulated by the Unified Development Code (UDC) for a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 E. IH-30, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the request for a variance to the distance requirements for the sale of alcoholic beverages by a retail establishment for off-premise consumption.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 7, 2020

SUBJECT: MIS2020-016; *Variance to the Alcohol Proximity Requirements for 1541 E. IH-30*

The applicant, Charlie Smith, is requesting a variance to the distance regulations for the sale of alcoholic beverages by a retail establishment for off-premise consumption to allow a winery directly adjacent to a church. The subject property is a 2.202-acre tract of land (i.e. *Tract 12 of the A. Hanna Survey, Abstract No. 99*) fronting on to IH-30, zoned Light Industrial (LI) District, that is addressed as 1541 & 1545 E. IH-30. Situated on the subject property are two (2) existing buildings that are oriented in an 'L' shape, are between six (6) and 12-feet apart, and that are connected by a fence. Currently, a church (i.e. *Landmark Fellowship Church*) is situated in the building that runs parallel to IH-30 (i.e. *1545 E. IH-30*), and the proposed winery will be situated in the building that runs perpendicular to IH-30 (i.e. *1541 E. IH-30*). According to the Rockwall Central Appraisal District (RCAD), both buildings were constructed in 1986 with the church being ~3,160 SF and the currently vacant building being 2,550 SF.

In accordance with the *Texas Alcoholic Beverage Code*, the City of Rockwall has adopted distance requirements that stipulate a minimum separation between businesses that sell alcohol -- *for on-site or off-site consumption* -- and schools, churches, and hospitals. Section 03.05, *Alcoholic Beverage Sales*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) states the following (*with pertinent information underlined*):

(B) Retail Establishments with Alcoholic Beverage Sales.

- (1) Retail establishments may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.*
- (2) Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in a direct line from the property line of the public school to the property line of the retail establishment and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.*

The City Council may grant a variance to the distance regulations if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

In this case, the applicant has provided an exhibit showing that the winery's front entrance will be on the eastside of the vacant building, facing towards an existing swimming pool (i.e. *not visible from IH-30*). Based on this location, the applicant

will be required to construct an accessible route up against the building, leading from the entrance of the winery to the parking areas, and based on this accessible route the distance from the front door of the church to the front door of the winery would be 248-feet. Since this is less than the required 300-foot distance stipulated by the Unified Development Code (UDC), the applicant has approached staff requesting to apply for a variance. Staff should note that in the applicant's letter, the applicant describes a measurement process that would take the pedestrian to the right-of-way prior to reaching the front door of the church; however, this measurement process is only applied for buildings on separate lots/properties, and as stated previously these buildings are on the same property. Staff should also point out, that the lot cannot be subdivided in its current configuration.

In reviewing this request, staff should note that the existing church appears to be under parked, and that the applicant has not indicated any additional parking will be provided for the winery. Currently, there are eight (8) parking spaces on the site to serve both buildings. If this request is approved by the City Council, the parking issue will need to be addressed prior to the issuance of a Certificate of Occupancy (CO) for the winery. With all of this being said, any request for a variance to the distance requirements for alcohol sales stipulated by the Unified Development Code (UDC) is a discretionary decision for the City Council. Should the City Council have any questions, staff will be available at the meeting on December 7, 2020.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152020-016

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

Platting Application Fees:

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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 1541 E Interstate 30

Subdivision _____

Lot _____

Block _____

General Location between John King & SH205 on North side of I30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Office

Proposed Zoning no change

Proposed Use Winery

Acreage 1.5 acres

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 Dynacop Holdings Limited

☒ Applicant Pentagon

Contact Person Charles Smith

Contact Person Charles Smith

Address 611 E Boydston

Address 611 E Boydston

City, State & Zip Rockwall Texas 75087

City, State & Zip Rockwall Texas 75087

Phone 214 212 2307

Phone 214 212 2307

E-Mail charlie@ck2advisors.com

E-Mail _____

NOTARY VERIFICATION [REQUIRED]

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

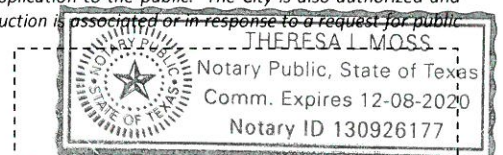
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20 _____. By signing this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

Given under my hand and seal of office on this the 12 day of November, 2020.

Owner's Signature _____

Notary Public in and for the State of Texas

Theresa L. Moss



My Commission Expires 12.8.2020



MIS2020-016- SPECIAL EXCEPTION FOR A VINEYARD
MISCELLANEOUS - LOCATION MAP = 



City of Rockwall

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

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





The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.



City of
Rockwall



0 20 40 Feet
1 inch = 40 feet
Date: 11/23/2020

1541-1545 E. IH-30



From: Charles Smith

To: Planning & Zoning

Dear Sir,

Please find attached my development application for 1541 E Interstate 30, Rockwall, Texas 75087. It is on the north side of Interstate 30 between SH 205 and John King.

My application is to put in a winery – class (G) license with the TABC. I have that license already and would like to move it to the property I own in Rockwall. I have had an office at this location since I bought the property in 2004.

In the building next door there is a church. I have measured front door of the church to the entrance to the winery and I present this map with the distances. The front door of 1541 building is only for storage and does not have access through the building to the section at the back where the winery would be. To access the winery, one would need to go down the side of the building around the back to the door of the winery.

Methodology:

I started at the front door of the church and walked directly to the imaginary sidewalk (since there is no sidewalk), then parallel to the property line to the point at which I would turn to go in a straight line down the road leading to the back where the winery entrance is, then around the building to the door. The diagram show this.

Notes:

The church does not have access to the back of the property although they have an emergency exit door on the back of their building. Their only access (besides emergencies) is the front door.

I talked to the pastor of the church as I was thinking of this application and asked him if he had a problem with me opening a winery backing up to the church. He said I had been so good to him all the time he has been there and he did not have a problem with it. You can call Pastor Lee Wells at 903-453-4191 or I can get a letter from him.

We do not plan to be open on Sundays at all.

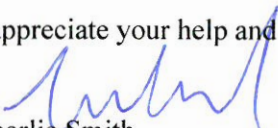
Our activities will be those allowed under our (G) license from the TABC which:

Allows holder to:

- Manufacture, bottle, label and package wine containing 24% alcohol by volume or less.
- Sell or buy wine from permittees authorized to purchase and sell wine, including wholesalers, winery and wine bottler's permittees.
- Sell wine to ultimate consumers for consumption on the winery premises or in unbroken packages for off-premise consumption.
- Dispense free wine for consumption on the winery premises.

We will also serve some limited food which is also allowed under our permit with the TABC.

I appreciate your help and call me at 214-212-2307 if you have any questions or need to speak with me.


Charlie Smith
214-212-2307
charlie@ck2advisors.com



CITY OF ROCKWALL
LOCAL ALCOHOL BEVERAGE PERMIT
APPLICATION & CERTIFICATION

Revised 01/05/18

Date: 11/12/2020
Applicant's Name: Charles Smith
Trade Name of Location: Pentagon
Location Address: 1541 E Interstate 30 Rockwall Texas 75087
Street #, Name, City, State, Zip
Mailing Address: same
Street #, Name, City, State, Zip
Applicant's Phone: (214) 212 2307 Email: charlie@ck2advisors.com
TABC Permit Type(s)
Applying For: I already have a (G) license - want to move to my property
This is a(n): ☒ Original Application ☐ Renewal

Note: Local permits are renewed every two years with proof of State issued license. You must submit a copy of your TABC license with payment (if applicable). The locally issued permit must be displayed on-site at the business location, alongside the state license/permit.

The Below SECTION TO BE FILLED OUT BY City STAFF ONLY

CRITERIA FOR APPROVAL

Was the property annexed prior to November 14, 2007?

☐ Yes ☐ No If no, city staff will need to consult with the applicant.

Is the property located in an area zoned for the requested permit?

☐ Yes ☐ No Zoning Designation:

APPLICATION IS FILED FOR (check either #1 or #2):

☐ 1. The legal sale of beer and wine for off-premise consumption only.

The requested permit appears to be located within the following area(s):

300 feet of a religious institution (measured front door to front door)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
300 feet of a public hospital (measured front door to front door)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
300 feet of a public or private school (measured property line to property line)	<input type="checkbox"/> Yes	<input type="checkbox"/> No

☐ 2. The following distance requirements apply to holders of a *Mixed Beverage Restaurant (with FB certificate), Winery (G) & Wine & Beer (BG) permits:*

The requested permit appears to be located within the following area(s):

300 feet of a religious institution (measured front door to front door)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
300 feet of a public hospital (measured front door to front door)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
300 feet of a public school (measured property line to property line)	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Zoning and distance verification / approval (Planning Dept.):

Printed Name: _____ Date: _____

Signature: _____

City Secretary's Office:

☐ Approved ☐ Denied* ☐ Fees Paid: _____ Check No. _____ Date: _____

*If permit is denied due to non-compliance with distance requirements, applicant may seek approval of a variance from City Council

TEXAS ALCOHOLIC BEVERAGE COMMISSION
P.O. BOX 13127 Seq: 0128
AUSTIN, TX 78711-3127



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities



WINERY GROUP INC.
1541 E INTERSTATE 30
ROCKWALL TX 75087-6248

Dear Licensee/Permittee

As a citizen of the State of Texas and as part of the industry we regulate, we value your comments. Your impressions concerning the fairness and appropriateness of the actions taken by the agency and its employees are vital to the success of the Commission.

Complete this brief and strictly confidential questionnaire and allow your voice to be heard. You are a very important customer to us.

<https://www.surveymonkey.com/r/H5625RT>

Sincerely,

A handwritten signature in cursive script, appearing to read "A. Bentley Nettles".

A. Bentley Nettles

Please detach and display your license/permit in a conspicuous place at all times on the licensed premise.

686403

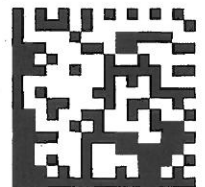
TEXAS ALCOHOLIC BEVERAGE COMMISSION

G 1094373

EXPIRES 07/27/2022

NEW

WINERY PERMIT



WINERY GROUP INC.
982 COUNTY ROAD 979 STE 200
ROYSE CITY COLLIN

WINERY GROUP INC.

A handwritten signature in cursive script, appearing to read "A. Bentley Nettles".
EXECUTIVE DIRECTOR

THIS PERMIT IS NOT TRANSFERABLE. MUST BE PUBLICLY DISPLAYED AT ALL TIMES AND USED ONLY IN THE PLACE OF BUSINESS INDICATED HEREON. THE ACCEPTANCE HEREOF CONSTITUTES AN EXPRESS AGREEMENT TO PERMIT ANY AUTHORIZED REPRESENTATIVE OF THE COMMISSION OR ANY PEACE OFFICER TO FREELY ENTER UPON PERMITTEE'S PREMISES TO PERFORM ANY DUTY IMPOSED UPON HIM.

1/2" IRF S 89°34'01" E 187.19' 3/8" IRF
C.M.



1/2" IRF S 89°34'01" E 187.19' 3/8" IRF C.M.

Chainlink Fence

Wire Fence

2.2003 ACRES
95,844.5095 SQ. FT.

Shed

N 00°27'49" W 551.81'

S 00°25'10" E 479.60'

Gravel Drive

Light Pole

One Story Brick

Pool

Pool Pump

AC

One Story Brick

Conc. Parking

Fire Lane

Gas Line

Mailbox

Headwall

Asphalt

INTERSTATE HIGHWAY 30
(Variable Width R.O.W.)

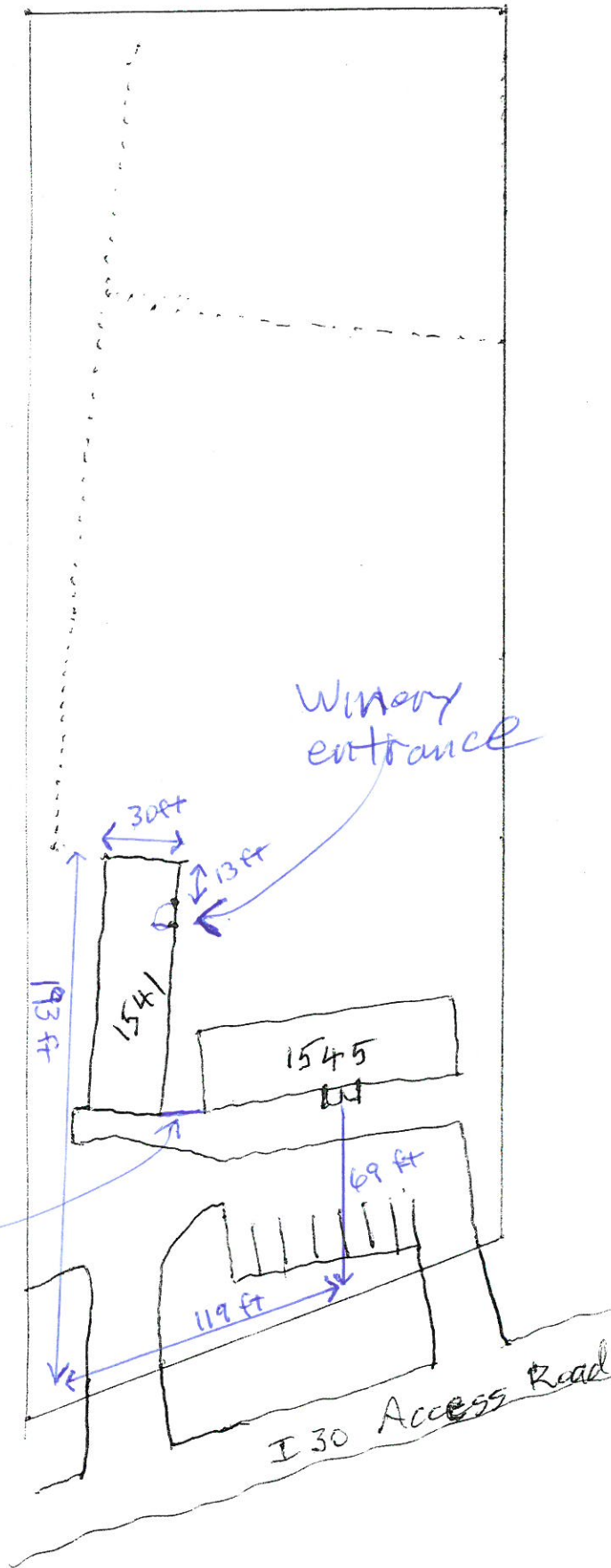
AM Rockwall Inve
Vol. 02435, Pg.
D.R.R.C.T.

Place of Beginning

5/8" IRF S 66°25'57" W 128.30' 5/8" IRF S 73°51'00" W 71.30' 3/8" IRF C.M. 1.47' PP

5/8" IRF S 59°27'46" E 30.8' 5/8" IRF S 30°07'44" E 30.0' 5/8" IRF S 27°16'27" E 2.7' 5/8" IRF S 13°07'42" E 13.9' 5/8" IRF S 08°05'42" E 8.6' 5/8" IRF S 04°05'42" E 4.4' 5/8" IRF S 00°27'49" W 551.81' 5/8" IRF S 00°25'10" E 479.60'

EMERGENCY
USE ONLY



ft
13
30
193
119
69
Total 424 ft



MEMORANDUM

TO: Rick Crowley, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: December 7, 2020

SUBJECT: MIS2020-017; VARIANCE REQUEST FOR 2800 LAKEFRONT TRAIL

Attachments

Memorandum
Development Application
Location Map
Applicant's Letter
Applicant's Exhibit
Approved Site Plan
Approved Landscape Plan
Email from Oncor

Summary/Background Information

Discuss and consider a request by Jim Ziegler of PegasusAblon on behalf of Rockwall Rental Properties, LLP for the approval of a *Miscellaneous Request* for a variance to the underground utility requirements stipulated by the Municipal Code of Ordinances and the Unified Development Code (UDC) for a 1.064-acre parcel of land identified as Lot 11, Block A, The Rockwall-Harbor Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located between 2125 & 2600 Lakefront Trail, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the request for a variance to the underground utility requirements.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

CC: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*

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

DATE: December 7, 2020

SUBJECT: MIS2020-017; *Variance Request for 2800 Lakefront Trail*

On January 15, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2018-043] for a 375-unit condominium building at 2600 Lakefront Trail. In conjunction with this request and approval, the applicant also proposed the construction of a public parking garage at 2800 Lakefront Trail. Since this approval, the applicant has received approval of the civil engineering plans [Case No. E2020-002], a final plat [Case No. P2020-011], and building permits [Case No.'s BLD2020-0564 & COM2020-1515] for the 375-unit condominium building and the public parking garage. Both of these projects are currently under construction.

Extending along Lakefront Trail, from IH-30 toward Summer Lee Drive, there are existing overhead powerlines situated within the right-of-way. These powerlines are located on the eastside of the right-of-way of Lakefront Trail, cross Lakefront Trail behind 2850 Shoreline Trail, continue to run toward Summer Lee Drive on the westside of the right-of-way of Lakefront Trail, and terminate approximately 120-feet from the intersection of Lakefront Trail and Summer Lee Drive. The termination point is located in front of the surface parking areas for the *Harbor Retail Shopping Center*, approximately in front of the *Cinemark 14 Rockwall and XD* building. Recently, the applicant approached staff with an issue concerning the ability to underground the overhead electrical lines on the parcel where the parking garage is currently being constructed. Specifically, there are two (2) reinforced concrete boxes running parallel to each other that are located underground, adjacent to the existing electrical pole that supports the lines that cross Lakefront Trail, at the southeast corner of the property. According to applicant, the location of the existing concrete boxes does not provide sufficient space to underground the existing overhead electrical lines. According to Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(a)ll utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation from the Planning and Zoning Commission." This requirement is also stipulated by the IH-30 Overlay (IH-30 OV) District requirements [Subsection 06.02, *General Overlay District Standards*, by Article 05, *District Development Standards*, of the UDC] and in Section 38-15 of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Both of which are requirements for the subject property.

Staff did work with the applicant to try and identify solutions to correct this problem before choosing to bring this forward to the Planning and Zoning Commission and City Council. These solutions included multiple different attempts to reroute the undergrounding of the overhead lines and the incorporation of decorative poles (*i.e. steel or concrete*) as opposed to the creosote poles that currently exist; however, after meeting with representatives from Oncor and listening to the hurdles, costs and timelines they associated with these solutions it was determined that the best course of action may be to bring this request forward for a variance to the undergrounding requirements (*see email from Oncor in the attached packet*). Staff should note, that the location of the existing pole would necessitate a loss of four (4) public parking spaces from the approved plan. Since the public parking spaces along Lakefront Trail were required by Planned Development District 32 (PD-32) and Ordinance No. 19-21 [*i.e. the PD Development Plan for the site*], staff and the applicant determined that an alternative plan proposing to add an additional pole -- *southeast of the existing pole* -- to reduce the loss of public parking down to a single space would be more preferable. Under this plan the additional pole would allow for two (2) of the guywires to be removed, which allows the three (3) public parking spaces to be added back to the plan; however, this option and the approval of this request are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. As compensatory measures for the requested variance the applicant has agreed to [1] relocate the lost public parking space to another location in the development and [2] provide enhanced landscaping in the areas where the existing

and proposed poles are/will be situated. Attached to this packet is the updated *Landscape Plan* provided by the applicant, and a requirement for the applicant to provide an updated site plan showing the relocation of the affected parking space has been added as a condition of approval below.

If the City Council chooses to approve the applicant's request, staff would propose the following condition of approval:

- (1) The applicant shall provide an updated site plan showing the proposed location of the relocated parking space. This site plan will require administrative approval by the Director of Planning and Zoning.

On November 24, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 4-0, with Commissioners Chodun, Thomas and Deckard absent. Should the City Council have any questions concerning this request, staff and the applicant will be available at the December 7, 2020 meeting.



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

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address: 2600 Lakefront Trail
Subdivision: Harbor-Rockwall Addition Lot: 11 Block: A
General Location: SW Corner IH 30 and Lakefront Trail

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: PD # 32 Current Use: _____
Proposed Zoning: _____ Proposed Use: _____
Acreage: 1.064 Ac 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]

<input checked="" type="checkbox"/> Owner	<u>Ablon AT Harbor Village LP</u>	<input type="checkbox"/> Applicant	_____
Contact Person	<u>James Ziegler</u>	Contact Person	_____
Address	<u>8222 Douglas Ave</u>	Address	_____
	<u>Suite 390</u>		_____
City, State & Zip	<u>Dallas, Tx 75225</u>	City, State & Zip	_____
Phone	<u>214 389 6195</u>	Phone	_____
E-Mail	<u>jziegler@pegasus@ablon.com</u>	E-Mail	_____

NOTARY VERIFICATION [REQUIRED]

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

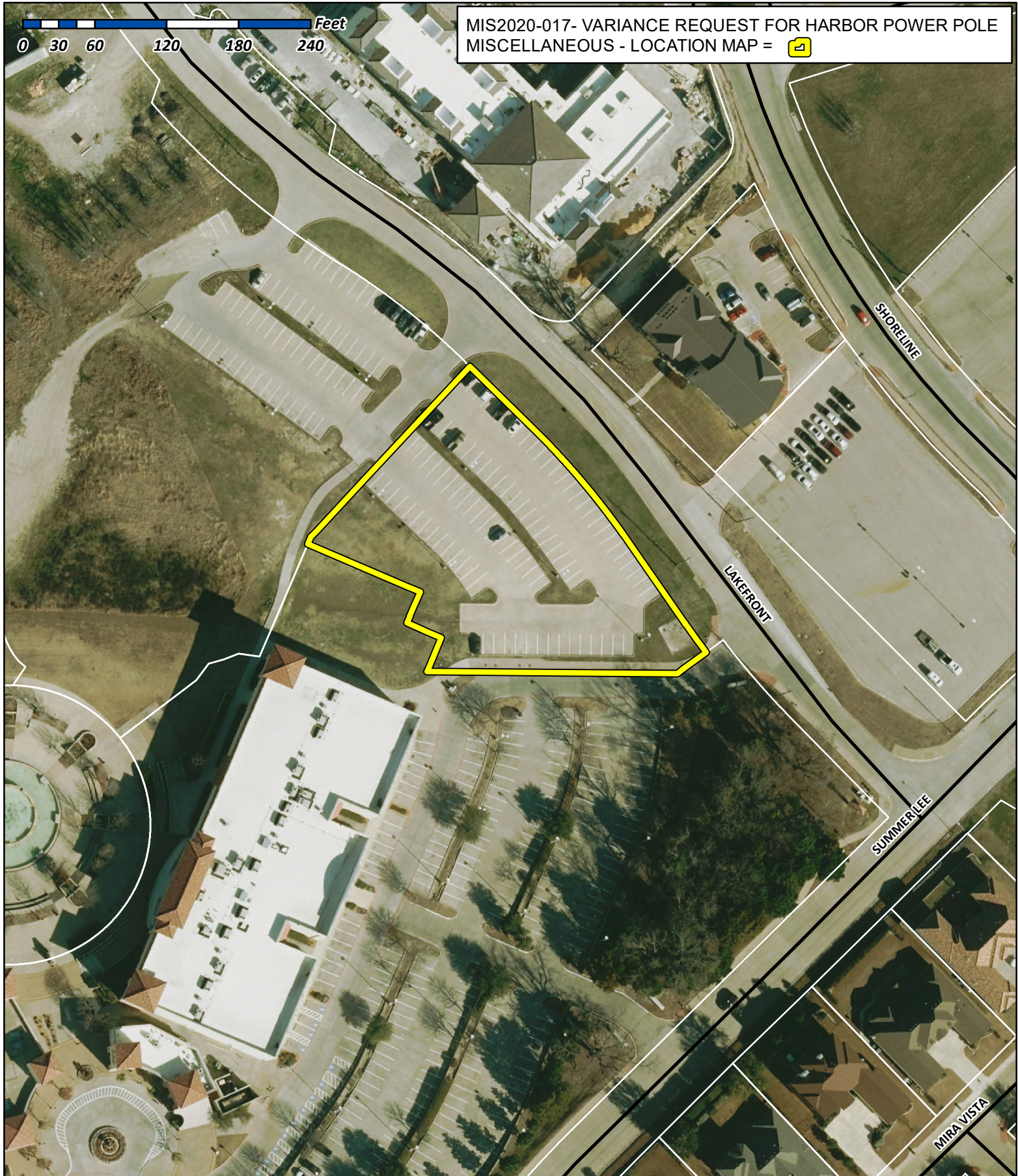
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 13 day of November, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

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

Owner's Signature

Notary Public in and for the State of Texas





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.



Miller, Ryan

From: Jim Ziegler <JZiegler@PegasusAblon.com>
Sent: Friday, November 13, 2020 1:57 PM
To: Miller, Ryan
Subject: Harbor Power Pole
Attachments: Rockwall Variance.pdf

Ryan,

Attached is the Zoning Application for the variance needed so that we can set a pole to supply power the retail parking garage we currently have under construction at The Harbor.

As we discussed this variance is necessary due to the fact that site conditions do not allow for a transformer to be set next to the structure where the power currently enters the property. There exists two side by side 48" RCBs that cut across the property and there is not enough room between them and the Lakefront Trail right of way to allow for a ground mounted transformer. The new pole will be added in line next to an existing pole. Power will drop down from the new pole and run under ground to the new parking structure.

Please let me know if everything is in order with the attached application.

Thanks

Jim

Jim Ziegler

Managing Director of Retail Investments

//



PegasusAblon pegasusablon.com

P (214) 389-6195 // F (214) 871-2799 // M (214) 384-8389

O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

//

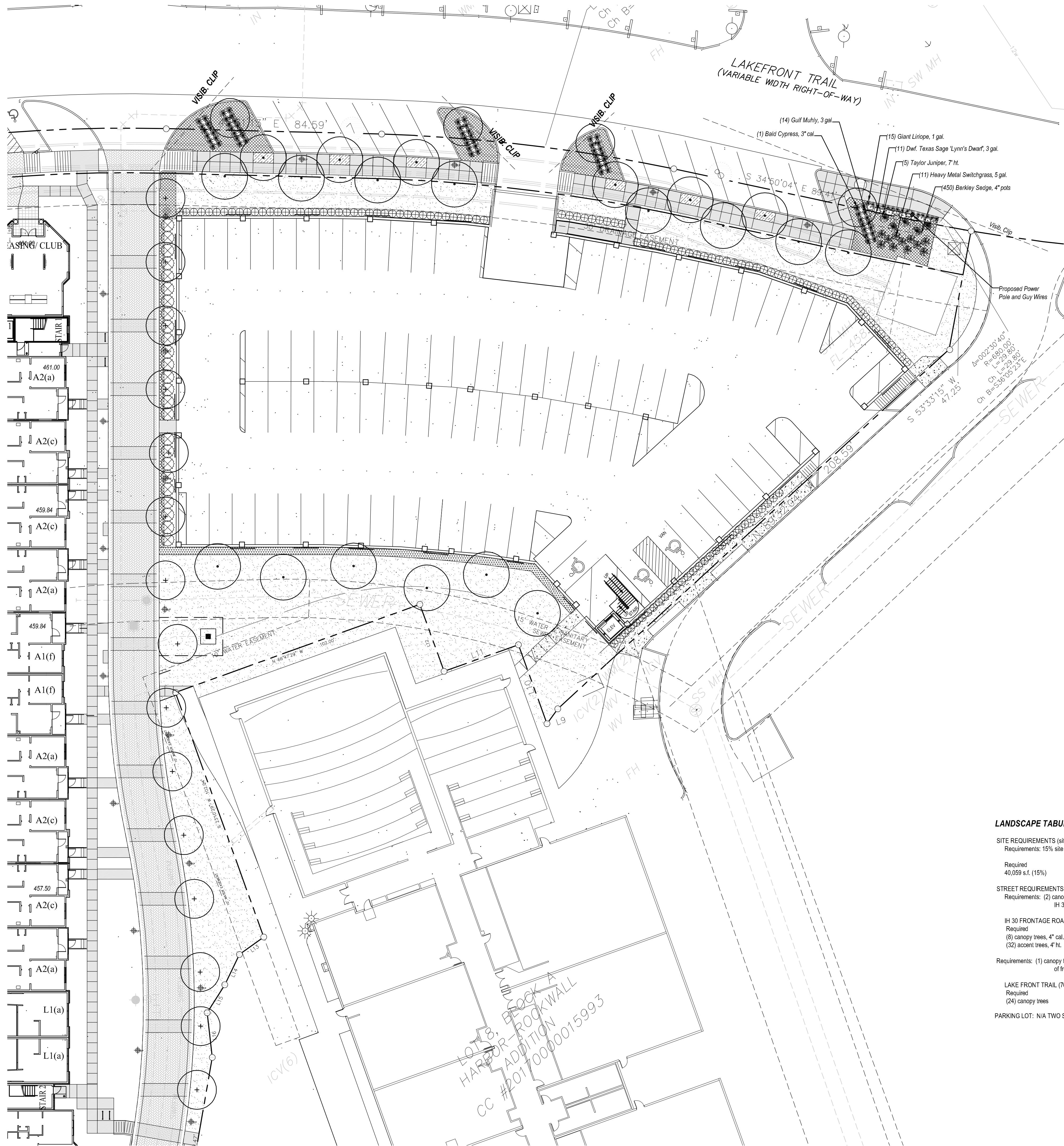


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PLANT LIST:

TREES	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	19	Bald Cypress	Taxodium distichum	4" cal.	container grown, 15' ht., 5' spread min.
	20	Live Oak	Quercus virginiana	4" cal.	container grown, 15' ht. 5' spread min.

SHRUBS	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	25	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	8" ht.	container, full plant, 5' o.c.
	121	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	36" ht.	container, full top of container, 12" o.c.
	54	Gulf Muhly	Muhlenbergia capillaris	3 gal.	container, full top of container, 36" o.c.

GROUNDCOVERS	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	180	Berkeley Sedge	Carex divisa	4" pots	container, full top of container, 12" o.c.
	512	Mexican Feathergrass	Nassella tenuissima	1 gal.	container, full top of container, 12" o.c.
	1559	Wintercreeper	Euonymus fortunei coloratus	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LAWN REPAIR NOTES: IF NEEDED FOR ANY OFF-SITE REPAIRS

- All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
- Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
- Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

IRRIGATION REPAIR SPECIFICATIONS: IF NEEDED FOR ANY OFF-SITE REPAIRS

- Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
- Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, rocks, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE TABULATIONS: PD-32

SITE REQUIREMENTS (site area 270,065 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
40,059 s.f. (15%)	55,414 s.f. (20.5%)

STREET REQUIREMENTS:
Requirements: (2) canopy trees per 100 l.f. of IH 30 Frontage

IH 30 FRONTAGE ROAD (411.30 l.f. / IH 30 OVERLAY)
Required (8) canopy trees, 4" cal.
Provided (8) canopy trees, 4" cal.
(32) accent trees, 8" ht. / 10' ht.
(32) accent trees, 4" ht.

Requirements: (1) canopy tree, Live Oak; per 30 l.f. in 4' x 8' leave-out of frontage: PD 32

LAKE FRONT TRAIL (707.73 l.f.)
Required (24) canopy trees
Provided (24) canopy trees

PARKING LOT: N/A TWO STORY PARKING GARAGE

ALL TREES TO BE LOCATED 5' FROM WATER, SEWER AND STORM SEWER LINES

ALL TREES AND SHRUBS TO BE SETBACK 4' FROM ALL HEAD-IN PARKING

IRRIGATION WILL BE PROVIDED AND MEET UDC REQUIREMENTS

OVERFLOW PARKING LOT: 180 SPACES:

Required: (1) tree, 3" cal. 65 gallon per (8) spaces

REQUIRED
(23) trees, 3" cal. 65 gallon

PROVIDED:
(25) trees, 3" cal. 65 gallon INDICATED ON-SITE WITH

GRAPHIC PLANT LEGEND

- BALD CYPRESS
- LIVE OAK
- NELLIE R. STEVENS HOLLY, 8" ht.
- NELLIE R. STEVENS HOLLY
- GULF MUHLY
- MEXICAN FEATHER GRASS
- BERKELEY SEDGE
- WINTERCREEPER
- LAWN, SOLID SOD

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0545
Email smr@smr-ls.com



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



REVISIONS

1	Permit Submittal	04-21-2020
2	Power Pole	11-18-2020

HARBOR VILLAGE
OVERFLOW PARKING GARAGE

DWELLING LITS, ROCKWALL, TEXAS FOR
PEGASUS ABLON
2600 LAKEFRONT TRAIL

CONSTRUCTION SET
ISSUED ON 05-29-2020

HECK
ARCHITECTS
4302 BELTWAY DRIVE ADDISON, TX 75001
214.520.8878
heck.com

DATE
12-17-19

PROJECT
17126

SHEET NUMBER
L2.01

Miller, Ryan

From: Collins, Bryan <Bryan.Collins@oncor.com>
Sent: Tuesday, October 27, 2020 4:45 PM
To: Miller, Ryan
Cc: Tayem, Cindy
Subject: Harbor Village Pole location in Proposed parking spots
Attachments: Harbor Village Parking Garage.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan,

Good afternoon, Thank You for your time meeting with Cindy and I. Per our discussion on Monday, I have researched every option in getting this project completed within the City's Ordinance. In this case I am unable to remove the pole located at the parking space due to the location of the down guys that are holding the pole line going across the street. If this pole is to be relocated to the other side of the sidewalk the down guys on both sides would change angles and would conflict with the sidewalk and the Storm water inlet, if I changed to a concrete pole and removed the down guys there is not sufficient space for a deadend concrete pole being 3ft in diameter. If the existing pole could stay in place losing one parking space and installing one pole in lead to the south of the inlet would enable us to place to down guys on the new pole and removing the guys from the existing pole only losing one parking space and would allow Oncor able to back up the existing pole going south. This pole line going south along Lakefront Trail is a feeder which is heavy wire requiring the line to be guyed at both ends. I have attached a drawing to indicate this.

I have looked at all options and this is they only one that I see that works for all. Because facilities at this corner Storm Manhole, easements, RCB Pipe and side walk there is no location to place electrical facilities Underground. If I place the facilities across the street then the pole line will need to be extended to house the new transformer and the existing transformer that is serving AT&T. All of our UG facilities require easements and sufficient property to place equipment to place all of these facilities underground, on site there is no location to place these facilities or easements, if placed offsite, because of the voltage drop to serve the elevator would be beyond the allowable voltage drop.

Please contact me if with question or concerns.

Thank You Sir, Bryan

Bryan Collins
Regional Designer
Oncor | PMDS
1545 High Point Dr
Mesquite TX 75149
bryan.collins@oncor.com
C: 214 232 2239
O: 972 216 8989
Oncor.com

My Supervisor: Michael Seiler
Cell: 214 930 9289 Email: Michael.seiler@oncor.com

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

CC: Rick Crowley, City Manager
Joey Boyd, Assistant City Manager
Mary Smith, Assistant City Manager

FROM: Travis E. Sales, Director of Parks and Recreation

DATE: December 7, 2020

SUBJECT: 2021-2031 Park and Recreation, Open Space Master Plan

The FY 2019-2020 budget approved funds for performing the 2020-2030 Parks, Recreation and Open Space Master Plan. MHS Planning and Design was the original consultant used in creating Rockwall's 2010 Master Plan and was utilized again for the 2021-2031 plan.

The purpose for the 2021-2031 Master Plan is to ensure the goals, objectives and proposed developments outlined in the 2010-2020 plan still coincide with the parks and open space needs of the community. The new plan also documents accomplishments in meeting the stated goals and objectives.

An introductory staff meeting was held in January 2020 to begin the process. Three public meetings were conducted in February 2020 to gather input and validation for the 2021-2031 plan's direction, priorities and implementation schedule. A focus group of PARD staff was conducted in June 2020 to gain further insights. This was followed up with a focus group of the Park and Recreation Advisory Board in June 2020 and then a final focus group with the City Council was conducted in June 2020. There was a delay in the process from March to June due the Covid Pandemic.

At the December 1, 2020 Park Board meeting, MHS Planning and Design presented its final draft of the Master Plan recommendations. Park Board voted unanimously (7-0) to recommend that Council consider approving the Master Plan with the deletion of the word bike trails on the Pettinger Nature Preserve Implementation Chart which has already been changed.

Hunter Rush of MHS Planning and Design will present the Master Plan recommendations. Staff will be available to answer any questions. Contingent on Council approval, the Master Plan will be forward to the

Texas Parks and Wildlife Department for their review and approval. This will satisfy their requirements that allow the City to be eligible for grant assistance programs.

The City of Rockwall

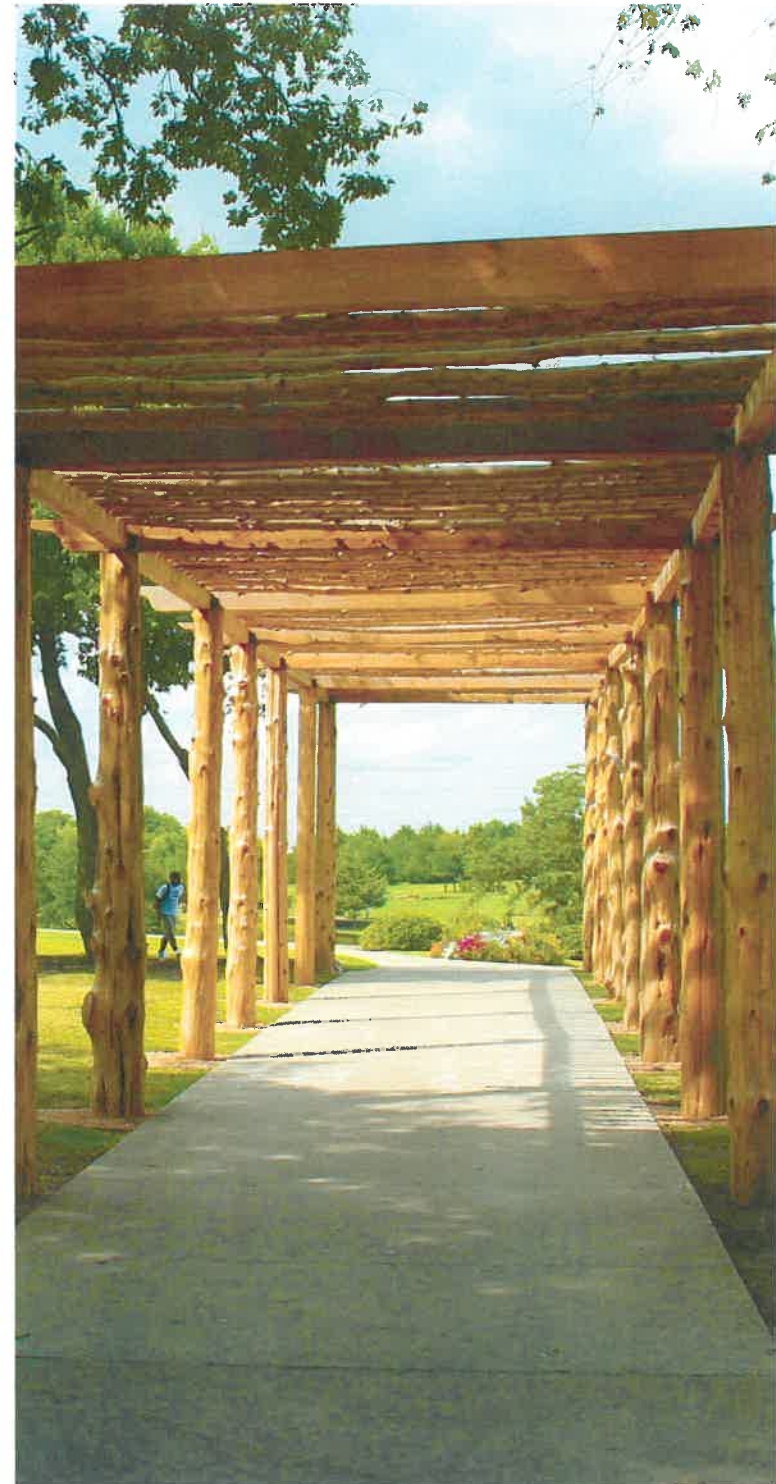
Parks & Open Space Master Plan

2021 - 2031



Table of Contents

1. Executive Summary	4
2. Introduction	16
Purpose of the Plan	18
Mission & Vision	19
Planning Process	20
Community Profile	22
Departmental & City Awards	24
COVID-19 Impacts	25
3. Existing Parks & Recreation System	26
Classification	28
Existing Inventory	30
Existing Parks Map	32
Park Service Areas	34
Individual Park Aerials	40
Level of Service	76
10-Minute Walk Campaign	78
4. Community Input	80
5. Parks & Recreation System Goals & Objectives	84
6. Future Parks & Recreation System	92
System Needs	94
System Priorities	102
System Recommendations	104
Future Parks & Trails Map	108
7. Implementation Schedule	110
8. Funding Mechanisms	118



Acknowledgments

The City of Rockwall and MHS Planning & Design, LLC would like to thank the citizens of Rockwall, City Staff, and Community Leaders for their time and input in the development of the Parks & Open Space Master Plan 2020:

Mayor & City Council

Jim Pruitt - Mayor
Bennie Daniels - Place 1
John Hohenshelt - Place 2
Kevin Fowler - Place 3, Mayor Pro-Tem
Trace Johannesen - Place 4
Dana Macalik - Place 5
Anna Campbell - Place 6

City Manager, Assistant City Managers & City Staff

Rick Crowley - City Manager
Mary Smith - Assistant City Manager
Joey Boyd - Assistant City Manager
Ryan Miller - Director of Planning & Zoning
Kristy Cole - Assistant to the City Manager & City Secretary
Laura Perez - Executive Secretary

Parks Department Staff

Travis E. Sales - Director of Parks and Recreation
Wendy Young - Administrative Assistant
Andrew Ainsworth - Recreation Superintendent
Madison Sisk - Athletics & Aquatics Supervisor
Cory Dentler - Recreation Coordinator
Brian Sartain - Park Superintendent
Kyle Pullen - Park Operations Supervisor

Parks Board

Kevin Johnson - Chairman
Brandon Morris - Vice-Chairman - Former
Amanda Fowler
Angela Kleinheksel
Anna Dodd
Charles Johnson - Former
Jason Alvarado
Larry Denny - Former
Marcia Hasenyager
Peggy Maurhoff

Special Thanks to All Residents of Rockwall!

Chapter 1

Executive Summary





The City of Rockwall hired MHS Planning & Design in 2019 to perform an analysis of the overall Parks System and make recommendations for future parks, trails and open space developments. The Executive Summary is intended to briefly explain the process the City & MHS utilized to understand the existing parks system, conduct public input, develop a mission and vision statement, set goals and objectives, determine the needs of the community and create a road map to develop a parks system that meets the desires of the residents of Rockwall. As the City continues to develop, the parks system will need to grow too. The investment into parks should be a priority to the City due to the fact that parks, trails and open spaces enhance quality of life, drive commercial development and increase residential property values. To continue tracking the progress of the Implementation Schedule and ensure the Parks & Open Space Master Plan goals and policies conform to the 2040 Rockwall Comprehensive Plan, the City should update this Parks & Open Space Master Plan every five years.

After initial review of the 36 parks, natural areas, sports fields & courts and other recreational facilities it is apparent that the City of Rockwall has a great foundation for a successful parks system. However, it is important to note that many of the existing parks need upgrades, an additional community park and Lakeside Park should be constructed, trail signage needs to be installed and a new sports complex should be considered in the future. The City must continue to update, enhance and maintain the existing parks to ensure they are safe, aesthetically pleasing and meet the desires of the community.

In addition to improving and continually maintaining the existing parks system, the City must look towards the future and acquire additional parkland throughout the city to ensure the total developed parks acres increases simultaneously with the growing population.

The Level of Service (LOS) is a measurement of usable park acres per 1,000 residents within the community. Based on the existing parks system, surrounding communities and the National Recreation and Park Association standards, the City of Rockwall's recommended Level of Service is 10.00 acres per 1,000 people. The City of Rockwall currently has a total of 348.55 usable park acres and a current population of 45,010 residents. Based on these numbers, the City has a total of 7.74 acres of developed parkland for every 1,000 residents, leaving a deficit of 2.26 acres of parkland per resident. It is imperative the City acquire properties over the next three to seven years to ensure the gap between the existing LOS and the growing population does not continue to increase.

To understand the desires of the residents of Rockwall, the City conducted several different forms of engagement to ensure everyone had the opportunity to voice their opinion regarding the existing and the future parks system. This included multiple public town hall and focus group meetings.



Public Input

Local Input Meetings:

- Introductory Staff Workshop: January 2020
- 3 Public Town Hall Meetings: February 2020
- Staff Focus Group Meetings: June 2020
- Parks Board Input & Planning Process Update: June 2020
- City Council Input & Planning Process Update: June 2020

Highlights of the Existing Park and Trail Network:

- Great park system with evenly distributed parks throughout the entire community.
- Parks, trails and athletic fields are maintained at a high level and are aesthetically pleasing.
- The Parks Department is very responsive to community needs at a local level.
- Organized athletics provided by the City are coordinated well and successfully operated.

Needs for the Existing Park and Trail Network:

- Need for the City to continue to enhance the existing park system in addition to new park developments.
- Need for trail signage, wayfinding, markings and trail connections.
- Need for shaded play spaces and gathering areas.
- Need for an additional developed community park.
- Need for outdoor fitness equipment in parks.
- Need for additional pickleball courts.
- Need for additional youth athletic fields.
- Need for indoor programmable spaces.



Mission, Vision & Goals

Parks & Recreation Department Mission: To provide a variety of safe and attractive, outdoor recreation facilities and municipal grounds, quality leisure opportunities, non-vehicular transportation routes and the preservation of the community greenways to exceed the resident's expectations.

Parks & Recreation Department Vision: A department that is a leader in improving the quality of life by providing recreational opportunities and attractive grounds.

Parks & Recreation Goal: To encourage community design that promotes physical activity and healthy lifestyles & develop and maintain a high-quality parks, open space and trail system that incorporates a creative mix of green spaces, and takes advantage of Rockwall's unique open space amenities.

Trails & Greenways Goal: To focus on constructing trail connections to distinctive destinations, improve wayfinding throughout the trails network, identify trailhead enhancements, protect the natural elements along trail corridors and invite residents into the community to encourage social interaction.

Open Space Goal: To identify and preserve plant and animal habitat areas and corridors in a functional, native condition, protect sensitive ecosystems, preserve floodplains to reduce flooding risks and provide recreational opportunities in the form of open space and trails, incorporate conservation areas into the parks system, and maintain the aesthetic value the natural systems bring to the City of Rockwall.

Lake Ray Hubbard Goal: To actively explore the preservation and public use of the shorelines at Lake Ray Hubbard through parks, passive greenway space, trails and access to the waterfront property.

Design Development Goal: To design visionary and exciting parks, trails and open spaces that are first-class facilities for the residents of Rockwall.

Maintenance Goal: To provide high quality, technical, safe and consistent maintenance and customer service to ensure the City of Rockwall has attractive, award-winning sports fields and grounds and ample recreational opportunities.

Needs Summary

- Enhance existing parks to make them aesthetically pleasing and safe environments for children and families.
- Replace aging recreational amenities to meet the growing demand within Rockwall.
- Acquire additional park properties to ensure the Level of Service Standard does not decrease as the population increases.
- Develop an additional community park in the southern region of Rockwall.
- Construct multi-purpose trails throughout the City to connect schools, parks, residential neighborhoods and businesses.
- Install signage and wayfinding along the trail system that indicate connections, distances and destinations.
- Continue acquiring and preserving natural spaces as development expands within Rockwall.
- Construct a new sports complex to meet the increasing needs of the youth and adult athletics community.
- Provide general park amenities throughout the parks system such as shade, picnic tables, benches, grills and native plantings.
- Consider the adoption of a park ordinance that allows developer fees to be used across park district lines.



Parks System Priorities

The Parks and Recreational Facility Priorities are listed below in priority order and should be pursued as recreational priorities within the City of Rockwall. Although some elements are ranked higher than others, it is important to note that all the listed opportunities are important and needed throughout the community. The list was prioritized

based on the public input received from the three Town Hall meetings and multiple focus group meetings. In addition, City Staff comments and professional opinion were used to assist in the prioritizing of the facilities. These priorities take into consideration and recognize the incomplete items from the previous 2010-2020 Parks Master Plan.

1. Multi-Use Trails / Greenway Corridors
2. Shaded Recreational Spaces
3. Trail Signage & Wayfinding
4. Playgrounds
5. Pavilions / Picnic Areas
6. Pickleball Courts
7. Practice & Game Quality Athletic Fields
8. Outdoor Fitness Equipment
9. Open Areas for General Play
10. Natural Open Spaces
11. Disc Golf Courses
12. Swimming Pools / Spraygrounds

Implementation Schedule

The following Implementation Schedule presents action items that are based on the needs, recommendations and priorities found in this plan. The purpose of this Implementation Schedule is to provide a framework to assist with future park and community development planning in the City. An estimated project cost has been provided for each project to help the City budget accordingly for the future. There are various types of Local, State and Federal funding sources available to develop

new parks and renovate existing parks in Rockwall. Although not every funding source will be available for every project, it is important to note that more than one funding source may be used per project depending on the scope and size of the project. A list and description of funding sources can be found on page 120 of this plan. When reviewing this document and budgeting into the future, it is important to note that land acquisition, design and engineering are not included in the estimated cost.

The following Implementation Schedule is intended to be a flexible guide for development of parks and facilities over the next ten years. The City should evaluate and change the order of implementation if necessary or take advantage of any unforeseen opportunities that may arise that are not identified in this schedule as long as it fits the goals and objectives of this plan..

Project <i>(*cross-reference with OURHometown 2040 Comprehensive Plan)</i>	Date	Estimated Cost
Enhance Pettinger Nature Preserve Construct additional hiking trails (<i>Chapter 7 - Goal 2 - Policy 3</i>) Construct outdoor educational classroom (<i>Chapter 2 - Goal 8</i>) Construct picnic areas and bench stations	2021	\$100,000
Construct Pickleball Courts (Location To Be Determined) Install court lights Install covered seating areas Install water fountain Install landscape Construct parking lot	2021	\$275,000



Construct Terracina Estates Park Construct playground Construct pavilion Construct multi-purpose trails Develop multi-purpose open lawn area Install dog waste station Plant native trees and landscape Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2021	\$650,000 (Funded & Donated by Developer)
Update and Resurface Spraygrounds Harry Myers Park Hickory Ridge Park The Park at Foxchase	2021	\$31,500
Update and Improve Harry Myers Park Replace Kidzone playground Construct shade structures at playgrounds and seating areas	2022	\$1,000,000
Expand Parking at Highway 66 Boat Ramp	2022	\$150,000
Provide & Install Trail Wayfinding Signs at Trailheads and Along Major Trail Arteries	2022	Market Price
Develop Alma Williams Howard Park Master Plan	2023	\$35,000 - \$50,000
Develop Phase I of the Lakeside Park Property in North Rockwall (<i>Chapter 3 - Goal 2</i>) Construct multi-purpose trails Construct boat ramp Construct fishing piers Construct playground Construct multi-purpose sports practice fields Construct pavilion Construct disc golf course Construct parking lots Construct restroom facility Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2023	\$10,000,000 - \$15,000,000
Develop Phase II of The Park at Stone Creek Construct basketball court Construct additional multi-purpose trails (Completed December 2020) Construct seating areas (Completed December 2020) Install disc golf course Construct additional parking	2024	\$350,000

Install Field Lighting at Yellow Jacket Fields	2024	\$350,000
Develop Urban Beach Park per the Conceptual Site Plan (<i>Chapter 3 - Goal 2 - Policy 3</i>)	2025	\$1,000,000
Update & Enhance Lofland Park Construct new pavilion Update playground equipment Replace site amenities such as benches & picnic tables	2025	\$250,000
Develop Phase II of the Lakeside Park Property in North Rockwall Construct multi-purpose trails Construct pavilion Construct dog park Plant native trees and landscapes Construct formal garden areas Construct parking Construct restroom facility Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2026	\$15,000,000 - \$18,000,000
Update Henry Chandler Park Install playground Construct multi-purpose loop trail Plant tree buffer along the southern property boundary	2027	\$350,000
Update Jewel Park Construct new playground Construct multi-purpose loop trail around park Replace site amenities such as benches and picnic tables	2029	\$400,000
Update & Enhance Meadowcreek Park Construct new playground Install fitness stations along trail Replace site amenities such as benches and picnic tables	2030	\$350,000
Develop Phase II at The Park at Breezy Hill Construct multi-purpose trails Construct nature trails Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2030	\$235,000



On-Going Projects

Project	Date	Estimated Cost
Continue to Research the Feasibility of a New Community Park (South of I-30) <i>(Chapter 3 - Goal 1 - Policy 1)</i>	On-Going	Market Price
Acquire Land (+/- 50 acres) for the Development of a Community Park <i>(Chapter 3 - Goal 1 - Policy 1)</i>	On-Going	Market Price / Donation
Continue to Acquire Properties for (+/- 10 acres) for the Development of Future Neighborhood Parks	On-Going	Market Price <i>(Parkland Dedication Ordinance)</i>

2030 & Beyond Projects

Project	Date	Estimated Cost
Construct New Sports Complex <i>(Chapter 3 - Goal 1 - Policy 2)</i> Construct baseball fields Construct softball fields Construct football fields Construct pickleball courts Construct basketball courts Construct playground Construct sprayground Construct multi-purpose trails Construct pavilions Construct shaded spectator areas Construct concession stand & restroom facilities Construct parking lots	2030	\$55,000,000 - \$70,000,000

Funding Mechanisms: Grants

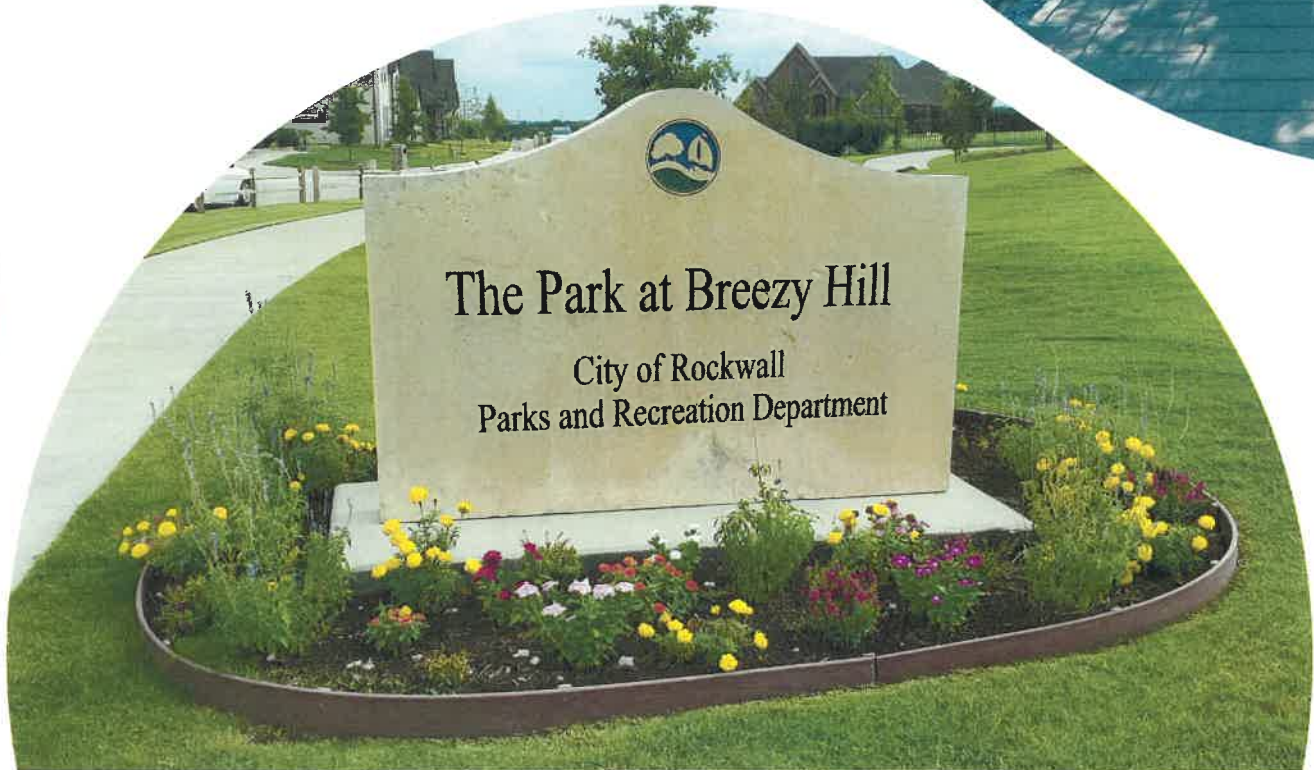
The proposed park developments in this plan can be expensive but will only become more expensive as additional development comes to the area. The state of the current park system and the development of this plan greatly increases the opportunities for successful grant opportunities. Texas Parks and Wildlife has several different grant programs that the City should pursue every other year to assist in the funding of the parks presented in this plan.

A photograph of a park pavilion with a white canopy and dark posts, situated on a paved area next to a body of water. A large tree is on the right, and the sky is clear blue.

The resulting benefits of this plan are an enhanced quality of life, improved economic values, increasing property values, tourism potential and pride in the residents of the City of Rockwall.

Chapter 2

Introduction





Purpose of the Plan

The City of Rockwall Parks & Open Space Master Plan 2020 provides a review of the existing park, trails and open space conditions. Additionally, it identifies the current and future community needs, provides priorities and implementation steps for the future growth of the City of Rockwall and recommends funding opportunities. This document will provide direction and guidance

to the City Council, the Parks and Recreation Department, Parks Board and other City departments, while also building upon the City of Rockwall's comprehensive plan, OURHometown Vision 2040. The Parks & Open Space Master Plan will have footnotes throughout the plan which reference specific implementation strategies and objectives found in the City's comprehensive plan.

.....

With the 2010 - 2020 Parks, Recreation & Open Space Master Plan expiring this year, the City of Rockwall is initiating a new parks master planning process. Since 2010, the City of Rockwall has been successful in implementing high priority items and providing new park and recreation spaces for residents. This

parks master plan covers a ten-year time frame from 2020 to 2030, with a recommendation to conduct a plan update in 2025. Many recommendations within this plan build upon the success already occurring within the City, while also bringing visionary and exciting ideas which may require more time to complete.



Mission & Vision

PARKS & RECREATION DEPARTMENT MISSION

To provide a variety of safe and attractive, outdoor recreation facilities and municipal grounds, quality leisure opportunities, non-vehicular transportation routes and the preservation of the community greenways to exceed the resident's expectations.

PARKS & RECREATION DEPARTMENT VISION

A department that is a leader in improving the quality of life by providing recreational opportunities and attractive grounds.

OUR HOMETOWN 2040 VISION

Design, construct and maintain a citywide system of parks, trails and natural open spaces in perpetuity, which will provide opportunities for citizens in the City of Rockwall to experience nature, create a sense of community, and engage in memorable and enriching activities. The system of parks, trails, and natural open spaces should reflect the level of character, quality and care that communicates responsible stewardship, pride of place and encourages citizens to GO OUTSIDE AND PLAY!



Planning Process

The planning process for the new Parks Master Plan was initiated in 2019 when the City of Rockwall partnered with MHS Planning & Design. The 2010 Parks Master Plan expires in 2020 and the current Parks Department Staff is developing a new parks plan that anticipates the future growth of the City.

With oversight from the Parks Department Staff, the Parks Board, City Council, the Mayor and residents of Rockwall, MHS Planning created the Parks Master Plan 2020. Each entity was involved during major steps in the planning process by making recommendations and providing local knowledge.

The City of Rockwall Parks and Recreation Department, with MHS Planning, began the process by conducting three Town Hall meetings in February 2020. The meetings provided information regarding the approach and process of creating a parks master plan, gathered critical citizen input data and challenged the residents to dream about their future parks and recreation

system. There were approximately a total of 60 residents that attended the Town Hall meetings. Following the February meetings, MHS Planning developed reports with the citizen input findings and presented them to the Parks Department, Parks Board and City Council for approval. The planning process was delayed after these meetings due the COVID-19 pandemic.

Goals and Objectives were then developed for each aspect of the park system by taking into consideration the findings from the public input meeting, Park Board meetings, the Parks Department's capabilities, as well as historic and current City plans. The former plans taken into consideration include the 1986, 1997, 2002, 2010 and 2017 Parks Master

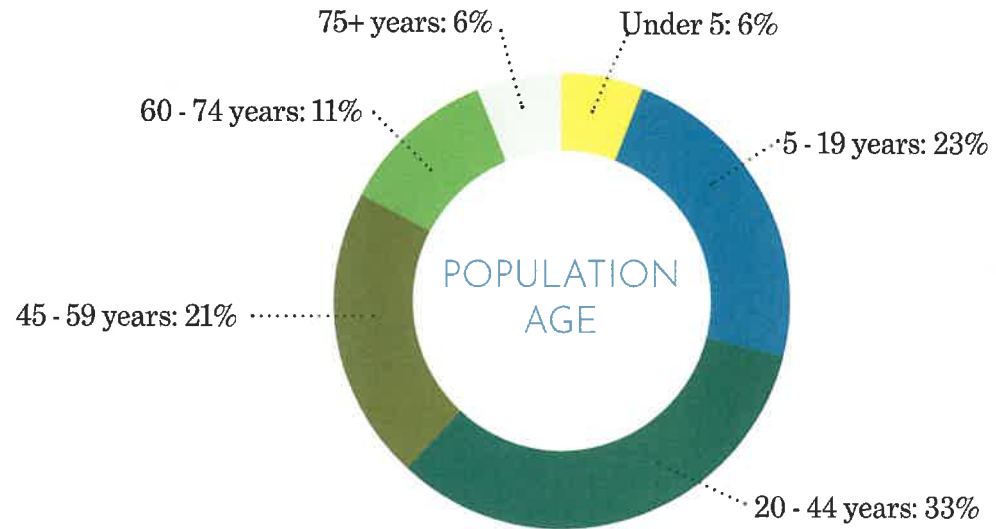
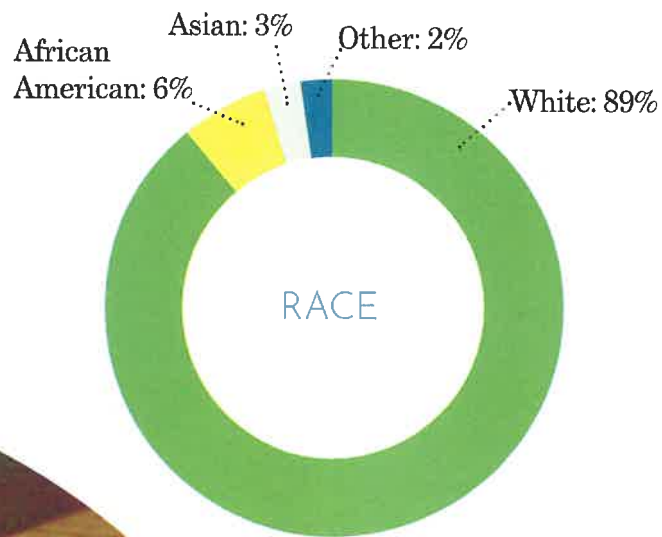
Plans. A park system inventory was performed to evaluate the current parks and recreational facilities. The existing inventory was used to determine Rockwall's Level of Service as compared to the National Recreation and Park Association (NRPA) standard and surrounding communities. This allows the City to measure usable park acres per 1,000 residents.

In June 2020, MHS Planning met with the Parks Board and City Council to discuss plan updates and receive recommendations. Following these meetings, MHS identified park system needs, developed recommendations, determined a list of priorities and

created an implementation schedule with potential funding opportunities. The final step in preparing the Parks Master Plan included presenting the plan to the Parks Board, City Staff and City Council for approval and adoption.



Community Profile

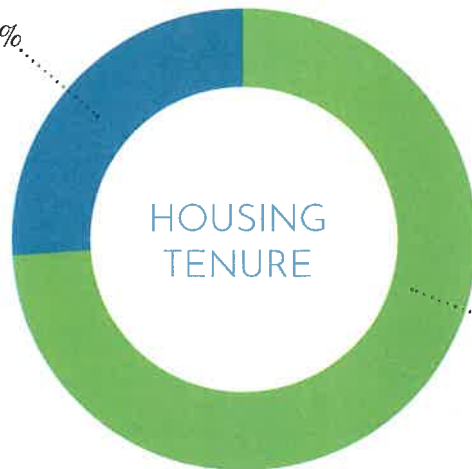


BRIEF HISTORY

The City of Rockwall, established in 1854, began as a small farming and agricultural community. Now, Rockwall is considered one of the “most progressive cities in the Dallas Metroplex”. Three primary influences caused Rockwall’s growth: the Missouri, Kansas, and Texas rail lines, Interstate 30, and Lake Ray Hubbard. *(Historic Preservation Advisory Board)*



Renter Occupied - 26%



Owner Occupied - 74%

\$291,493

Median Housing Value

\$92,269

Median Household Income

Statistics and information are referenced from:

- [http://www.rockwall.com/pz/Planning/Documents/Land%20Use%20Assumptions%20Reports/Land%20Use%20Assumptions%20Report%20\(2019\).pdf](http://www.rockwall.com/pz/Planning/Documents/Land%20Use%20Assumptions%20Reports/Land%20Use%20Assumptions%20Report%20(2019).pdf)
- <https://rockwalledc.com/economic-development/community-profile/>
- <https://data.census.gov/cedsci/table?q=rockwall,%20texas&tid=ACSDP1Y2018.DP05&hidePreview=false>



Departmental & City Awards

The following accolades are awarded to the City of Rockwall Parks and Recreation Department since the 2017 Parks Master Plan Update:

2017

Pioneer Athletics: Fields of Excellence Award – Leon Tuttle Athletic Complex.

2018

Texas Recreation and Park Society: Innovative Maintenance Award – City Hall Dry River Bed.

- Pioneer Athletics: Fields of Excellence Award – Leon Tuttle Athletic Complex.
- Texas Turfgrass Association: Athletic Complex of the Year Award – Leon Tuttle Athletic Complex.

2019

Pioneer Athletics: Fields of Excellence Award – Leon Tuttle Athletic Complex.

- Texas Recreation and Park Society North Region: Park Maintenance Rodeo Champions

2020

- Money Magazine: #4 Best Place to Live in America
- Texas Turfgrass Association: Softball Complex of the Year – Leon Tuttle Athletic Complex.
- Texas Recreation and Park Society North Region: Park Maintenance Rodeo Champions



COVID-19 Impacts

During the community input and planning process of the City of Rockwall's Parks and Open Space Master Plan, the coronavirus (COVID-19) pandemic occurred. COVID-19, a global pandemic, reached the United States in January 2020 and caused a national shutdown in March 2020. The effects of COVID-19 spread through all industries, causing adverse financial, health, employment, education and government impacts. The City of Rockwall's Parks and Recreation Department was affected by altering the parks master plan process and impairing summer

programs and facility offerings. The planning process for the Parks and Open Space Master Plan experienced delays during March and April 2020 during the COVID-19 pandemic. Public input and meetings were delayed and eventually occurred online and virtually to adhere to the CDC social distancing guidelines. The Department did continue to host outdoor activities where social distancing could reasonably occur and allowed private rentals in community spaces. The pool remained closed during the summer and the Founders Day Festival was canceled.

83% of adults find exercising at local parks, trails and open spaces essential to maintaining their mental and physical health during the COVID-19 pandemic.

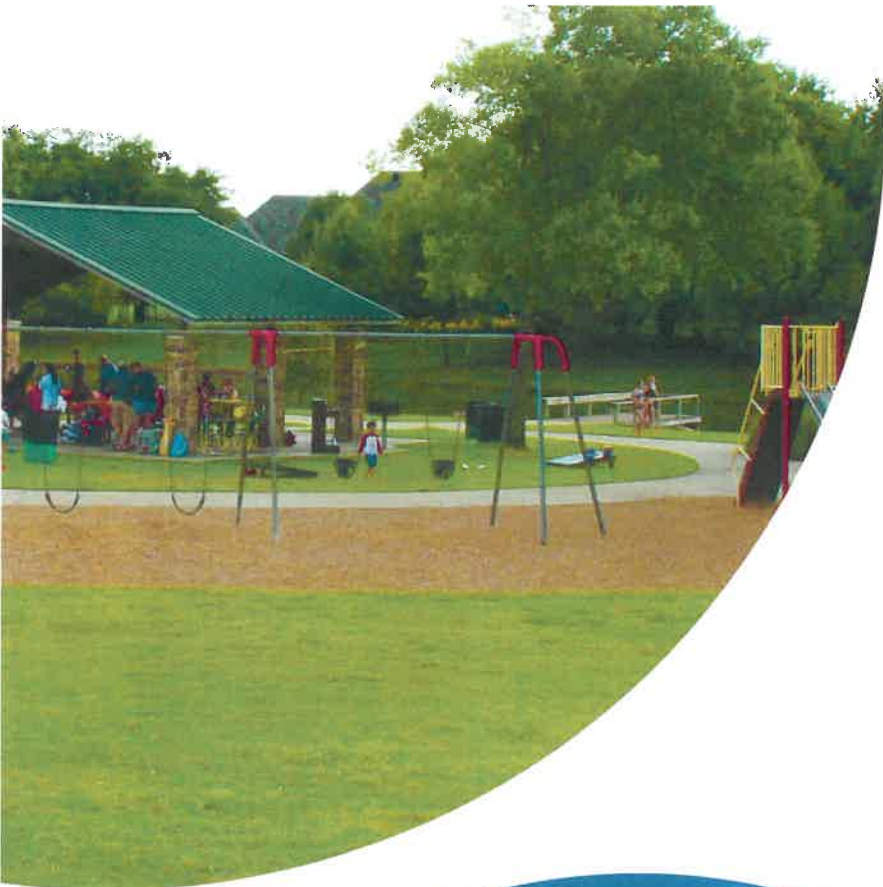
60% of U.S. residents - more than 190 million people - visited a park, trail, public open space or other recreation facility at least once during the first three months of the pandemic. Over half of U.S. residents maintained or increased their usage during those same months.



Chapter 3

Existing Parks & Recreation System





Classification

Classification	Service Area	Size	Population Served	Typical Facilities	Development Costs
Mini-Park	1/4 Mile	1 – 4 acres	500-2,500	Landscaping, drinking fountains, sidewalks & benches	\$75,000 – \$125,000 per acre
Neighborhood Oriented Park (Public parks associated with school properties)	1/4 Mile	5 – 12 acre	500-2,500	Playground, landscaping, sidewalks, drinking fountains, lawn area & benches	\$100,000 – \$150,000 per acre
Neighborhood Park	1/2 Mile	5 – 12 acres	2,000-10,000	Playground, picnic area(s), pavilion, play courts, play fields, multi-use trails, natural open space, landscaping & parking	\$150,000 – \$175,000 per acre
Community Park	2 Miles	40 – 150 acres	10,000-50,000	Tennis courts, sports fields, playground, picnic area(s), pavilions, walking/jogging trails, swimming pools, open space, landscaping, recreation centers, restrooms & parking	\$70,000 – \$200,000 per acre
Regional Park	10 Miles	200 – 1,000 acres	Entire Urban Area	Sports fields, tennis courts, swimming complexes, lakes, hike/bike trails, bridle paths, golf courses, campgrounds, nature areas, play structures, restrooms & ample parking	\$2,000,000 & up (Total Cost)
Natural Area	Varies	Determined by Resource	Entire Urban Area	Nature trails, multi-purpose trails, benches, picnic areas, wildlife viewing stations, educational components, information kiosks, interpretive signs, exercise courses & drinking fountains	Varies
Greenway	Varies	Varies	5,000 to Entire Community	Landscaping, multi-purpose trails, benches, information kiosks, exercise courses & drinking fountains	\$225,000 – \$750,000 per mile
Special Use Park	Varies	Determined by Primary User	Varies Dependant on Primary Use	Concentration of one or two of the following: Baseball/softball complex, soccer fields, tennis centers, sports stadiums, golf courses, performing arts parks, boat ramps, amphitheaters & ornamental gardens	Varies
Sports Complex	Entire City	40 – 150 acres	Entire Community	Sports fields, tennis courts, multi-purpose trails, concessions, spectator plazas, nature areas, play structures, restrooms & ample parking	\$5,000,000 – \$8,000,000



Existing Inventory

	TYPE OF PARK	TOTAL ACRES	DEV ACRES	baseball/softball fields	basketball court	bbq grills	benches	community building	concession stand	dog park	fishing	hiking/jogging trails	kayak launch	mountain bike trails	multi purpose trails	natural open space	parking lot	pavilion	picnic tables	playground	pond	pool	restroom	shade structure	soccer fields	sprayground	volleyball court
Alma Williams Howard Park	CP	44.96	8.00												X												
Clark Street Park	MP	1.71	0.00																								
Dalton Ranch Park	NHO	2.01	2.01		X											X			X					X			
Emerald Bay Park	NH	11.85	10.30			X				X			X	X	X		X	X	X								
Fontanna Ranch Park	NHO	5.23	1.00												X	X			X								
Foxwood Park	MP	0.50	0.50			X							X	X				X									
Gloria Williams Park	MP	0.48	0.48		X	X	X											X	X		X	X					
Harry Myers Park	CP	66.99	60.00	X	X	X	X	X	X	X			X		X	X	X	X	X	X	X	X	X			X	X
Henry M. Chandler Park	MP	4.20	2.50													X								X			
Highland Meadows Greenway	GW	4.81	0.00																								
Highway 66 Boat Ramp	SU	5.07	5.07							X			X			X		X									
J.E.R. Chilton YMCA at Rockwall	SU	21.38	21.38	X	X		X	X								X			X	X	X	X		X		X	
Jewel Park	MP	3.49	3.49			X	X								X	X		X	X					X			
Lago Vista Greenway	GW	3.02	0.00																								
Lakeside Park	RGN	310.38	0.00																								
Lakeview Summit Greenway	GW	11.82	11.82								X		X	X													
Leon Tuttle Athletic Complex	SC	18.65	18.65	X					X					X		X			X			X					
Lofland Park	MP	1.21	1.21			X								X		X	X		X	X							

MP - Mini-Park
 NHO - Neighborhood Oriented Park
 NH - Neighborhood Park
 CP - Community Park
 RGN - Regional Park

NA - Natural Area
 GW - Greenway
 SU - Special Use Park
 SC - Sports Complex





	TYPE OF PARK	TOTAL ACRES	DEV ACRES	baseball/softball fields	basketball court	bbq grills	benches	community building	concession stand	dog park	fishing	hiking/jogging trails	kayak launch	mountain bike trails	multi purpose trails	natural open space	parking lot	pavilion	picnic tables	playground	pond	pool	restroom	shade structure	soccer field	sprayground	volleyball court
Lynden Park	GW	12.06	0.00																								
Meadowcreek #1 Madison	GW	17.19	9.00											X					X								
Meadowcreek #2 Foxwood	GW	11.89	3.50				X							X					X								
Northshore Park	NHO	10.00	10.00		X									X		X			X	X							
Pettinger Nature Preserve	NA	25.00	1.00									X		X		X					X						
Ted Cain's Corner Park	MP	0.07	0.07				X											X					X				
The Harbor	SU	7.34	7.34				X			X				X			X									X	
The Lakes of Squabble Creek Park	CP	168.21	80.00							X		X		X	X						X						
The Park at Breezy Hill	NH	61.97	11.50			X	X					X		X	X	X		X	X	X	X						
The Park at Foxchase	NH	9.77	9.77		X		X			X				X			X	X	X	X	X					X	
The Park at Hickory Ridge	NH	25.45	12.00		X		X							X		X		X	X	X	X					X	
The Park at Stone Creek	NH	11.50	6.00			X	X							X		X	X	X	X	X	X						
The Shores Park	NH	11.90	11.90		X		X							X				X	X	X							
The Trails at Squabble Creek	SU	47.94	47.94				X					X		X	X		X						X				
Timber Creek Greenway	GW	8.27	0.00																								
Waterstone Greenway	GW	12.83	0.00																								
Windmill Ridge Park	NH	8.48	7.50			X	X							X			X		X	X							
Yellow Jacket Park	SC	7.63	6.00	X					X								X		X	X			X				

MP - Mini-Park

NHO - Neighborhood Oriented Park

NH - Neighborhood Park

CP - Community Park

RGN - Regional Park

NA - Natural Area

GW - Greenway

SU - Special Use Park

SC - Sports Complex

Existing Parks Map

	PARK NAME	TYPE OF PARK
1	Alma Williams Park	CP
2	Clark Street Park	MP
3	Dalton Ranch Park	NHO
4	Emerald Bay Park	NH
5	Fontanna Ranch Park	NHO
6	Foxwood Park	MP
7	Gloria Williams Park	MP
8	Harry Myers Park	CP
9	Henry M. Chandler Park	MP
10	Highland Meadows Greenway	GW
11	Highway 66 Boat Ramp	SU
12	J.E.R. Chilton YMCA at Rockwall	SU
13	Jewel Park	MP
14	Lago Vista Greenway	GW
15	Lakeside Park	RGN
16	Lakeview Summit Greenway	GW
17	Leon Tuttle Athletic Complex	SC
18	Lofland Park	MP

	PARK NAME	TYPE OF PARK
19	Lynden Park	GW
20	Meadowcreek #1 Madison	GW
21	Meadowcreek #2 Foxwood	GW
22	Northshore Park	NHO
23	Pettinger Nature Preserve	NA
24	Ted Cain's Corner Park	MP
25	The Harbor	SU
26	The Lakes of Squabble Creek Park	CP
27	The Park at Breezy Hill	NH
28	The Park at Foxchase	NH
29	The Park at Hickory Ridge	NH
30	The Park at Stone Creek	NH
31	The Shores Park	NH
32	The Trails at Squabble Creek	SU
33	Timber Creek Greenway	GW
34	Waterstone Greenway	GW
35	Windmill Ridge Park	NH
36	Yellow Jacket Park	SC

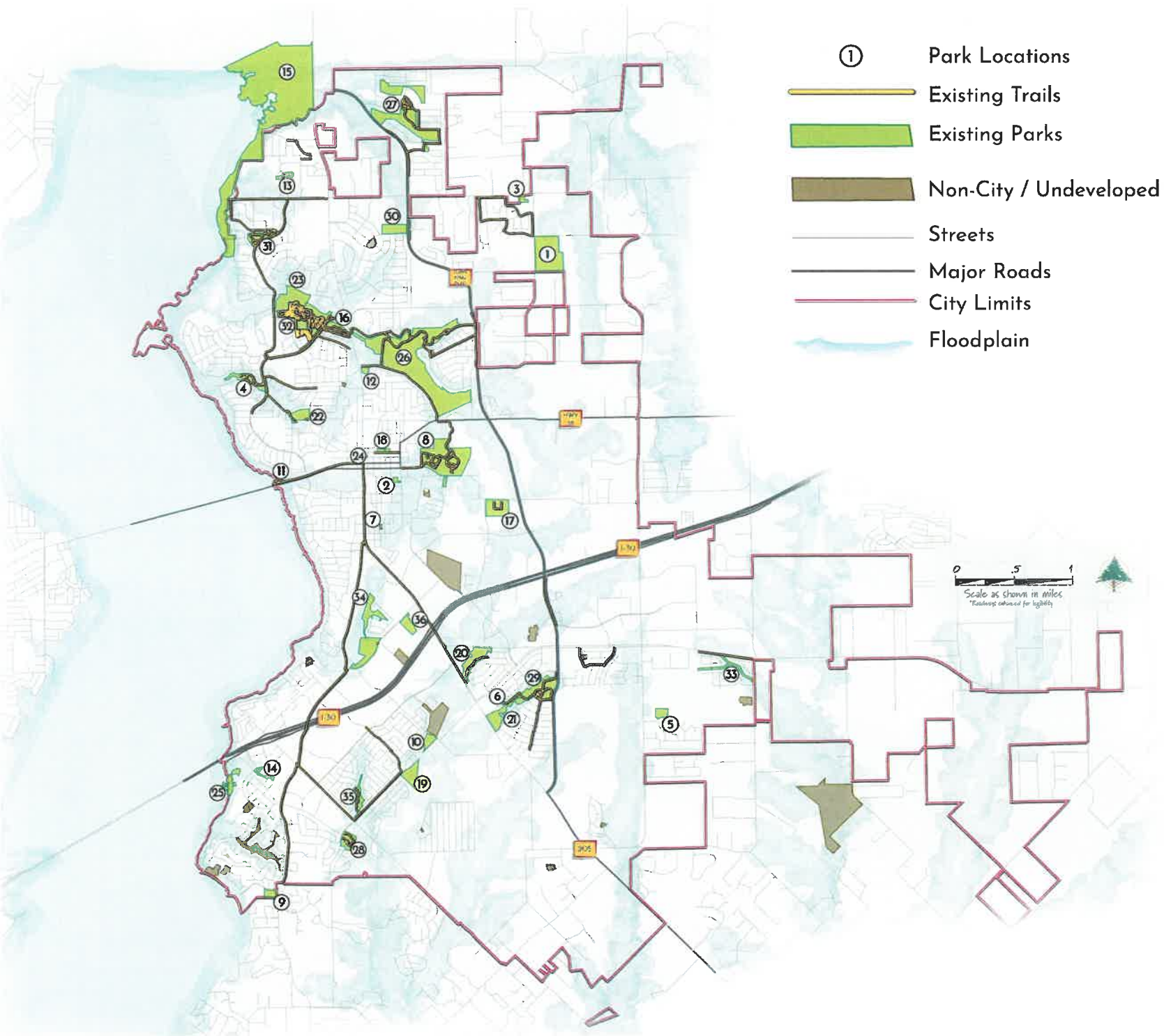
MP - Mini-Park
 NHO - Neighborhood Oriented Park
 NH - Neighborhood Park
 CP - Community Park
 RGN - Regional Park

NA - Natural Area
 GW - Greenway
 SU - Special Use Park
 SC - Sports Complex



- ① Park Locations
- Existing Trails
- Existing Parks
- Non-City / Undeveloped Parkland
- Streets
- Major Roads
- City Limits
- Floodplain

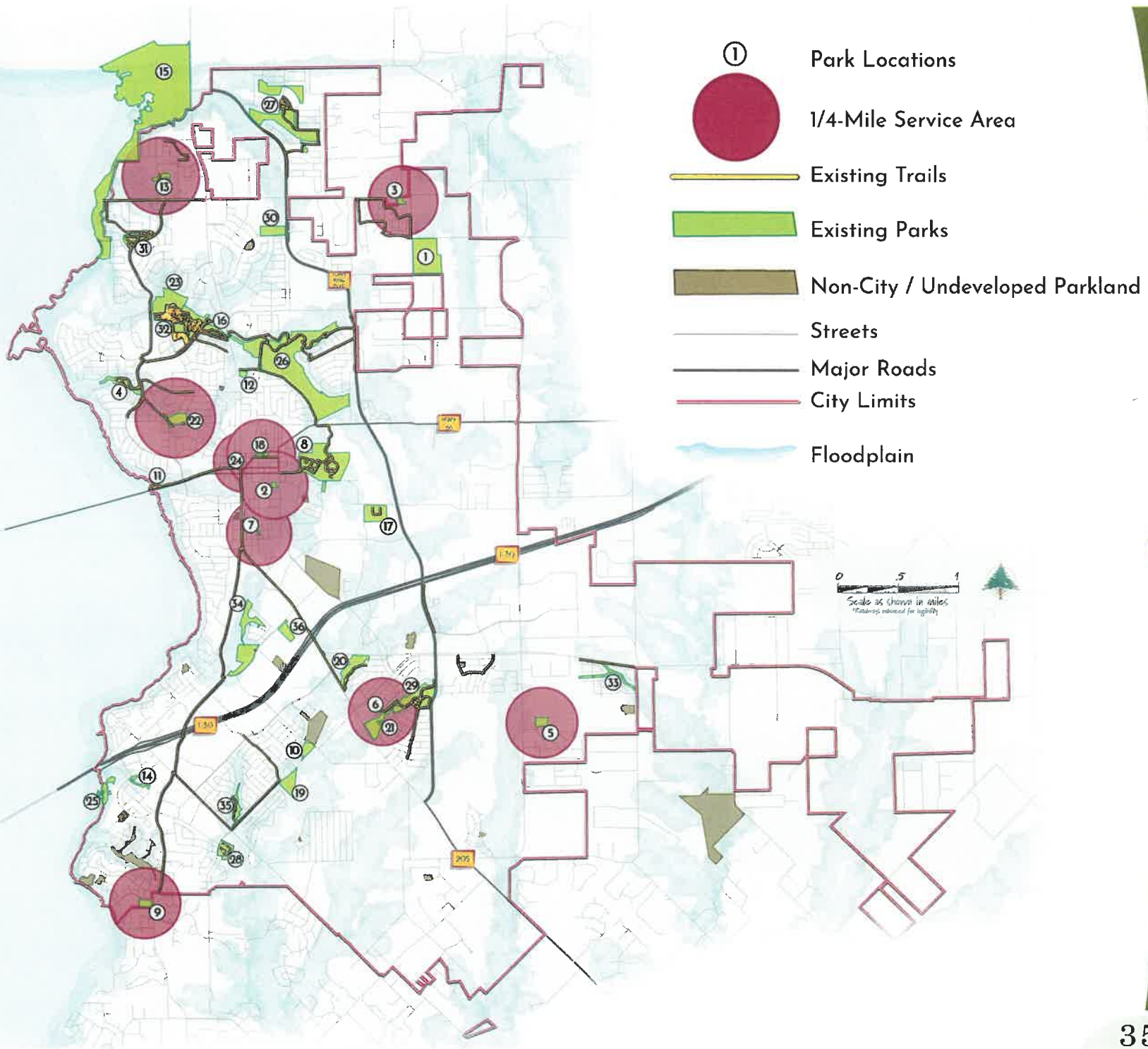
0 .5 1
Scale as shown in miles
"Resolving enhanced for legibility"



Park Service Areas

Mini Parks & Neighborhood Oriented Parks 1/4 MILE SERVICE AREAS

- 
2. Clark Street Park
 3. Dalton Ranch Park
 5. Fontanna Ranch park
 6. Foxwood Park
 7. Gloria Williams Park
 9. Henry M. Chandler Park
 13. Jewel Park
 18. Lofland Park
 22. Northshore Park
 24. Ted Cain's Corner Park

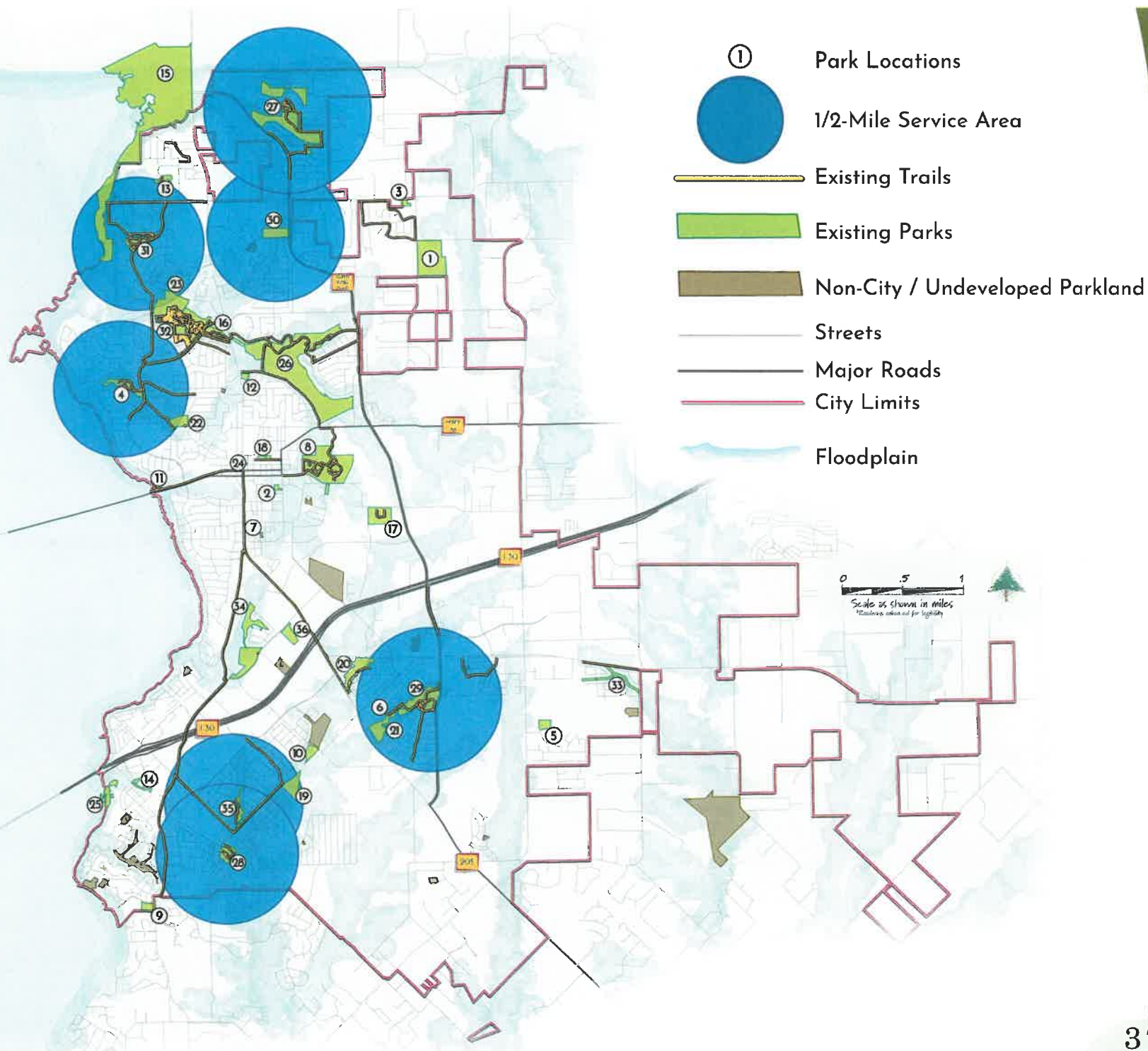


Park Service Areas

Neighborhood Parks..... 1/2 MILE SERVICE AREAS



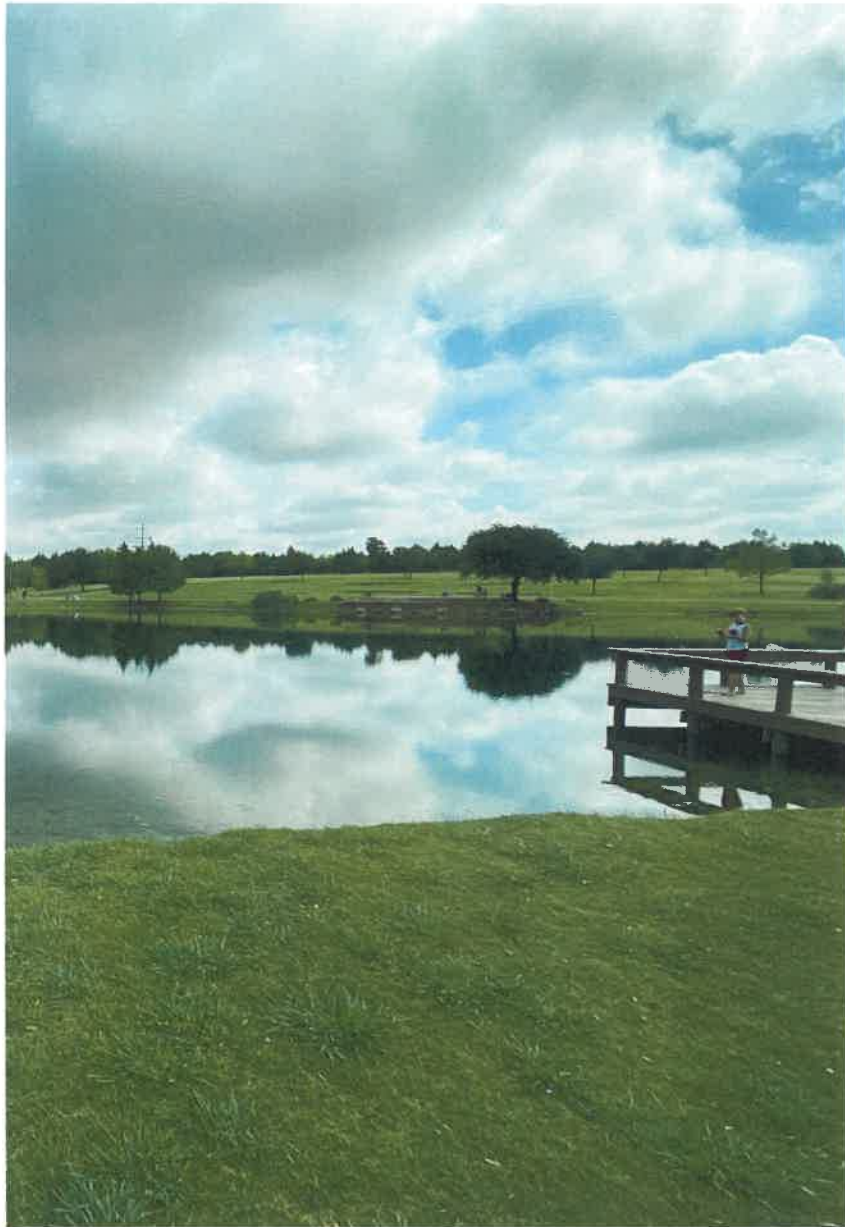
- 4. Emerald Bay
- 27. The Park at Breezy Hill
- 28. The Park at Foxchase
- 29. The Park at Hickory Ridge
- 30. The Park at Stone Creek
- 31. The Shores Park
- 35. Windmill Ridge Park

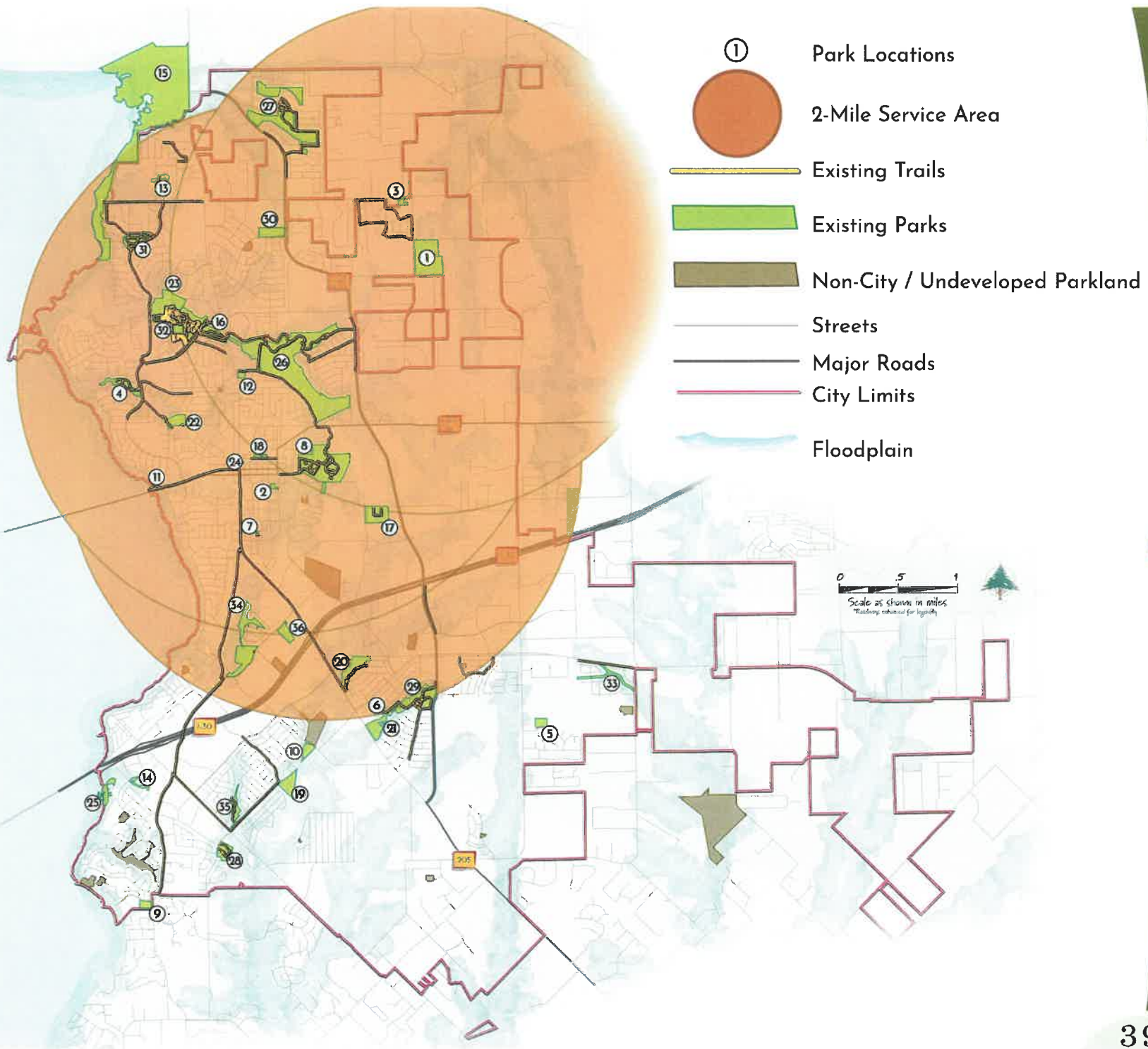


Park Service Areas.....

Community Parks..... 2 MILE SERVICE AREAS

- 1. Alma Williams Park
- 8. Harry Myers Park
- 26. The Lakes of Squabble Creek Park





Alma Williams Park

FM 1141 & North Country Lane



Clark Street Park

308 S Clark Street

Mini
Park



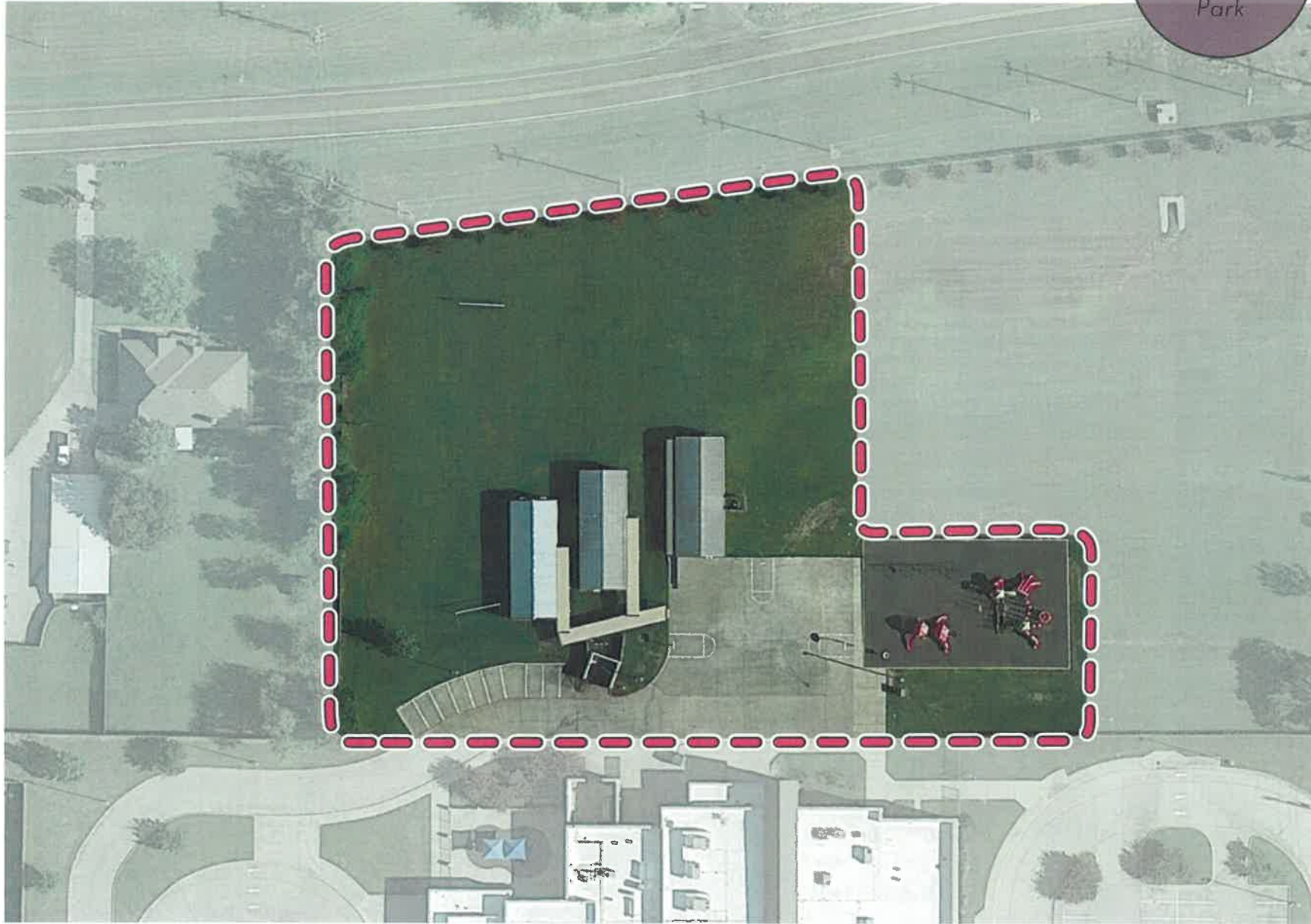
Chapter 3 - Existing Parks & Recreation System

Parks & Open Space Master Plan

Dalton Ranch Park

FM 552/Tannerson Drive

Neighborhood
Oriented
Park



Emerald Bay Park

1816 Emerald Bay Drive

Neighborhood
Park



Chapter 3 - Existing Parks & Recreation System

Parks & Open Space Master Plan

Fontanna Ranch Park

300 Fontanna Boulevard

Neighborhood
Oriented
Park



Foxwood Park

1441 Foxwood Lane

Mini
Park



Gloria Williams Park

807 Davy Crockett

Mini
Park



Harry Myers Park

815 E Washington Street



Henry M. Chandler Park

F740 and Henry M Chandler Drive

Mini
Park



Highland Meadows Greenway

Mims Rd/Sids Road



Highway 66 Boat Ramp

1120 W Rusk Street

Special
Use
Park



J.E.R Chilton YMCA at Rockwall

1210 N Goliad St

Special
Use
Park



Chapter 3 - Existing Parks & Recreation System

Parks & Open Space Master Plan

Jewel Park

7123 Hunt Lane

Mini
Park



Lago Vista Greenway

Summer Lee Drive/Lakefront Trail

Greenway



Lakeside Park

Northwest Region

Regional
Park



Lakeview Summit Greenway

N Lakeshore Drive/Sutter Drive

Greenway



Leon Tuttle Athletic Complex

1600 Airport Road

Sports
Complex



Lofland Park

407 Kernodle Street

Mini
Park



Lynden Park

Tubbs Road/Glenhurst Drive

Greenway



Meadowcreek #1 Madison

1430 Madison Drive

Greenway



Meadowcreek #2 Foxwood

1441 Foxwood Lane

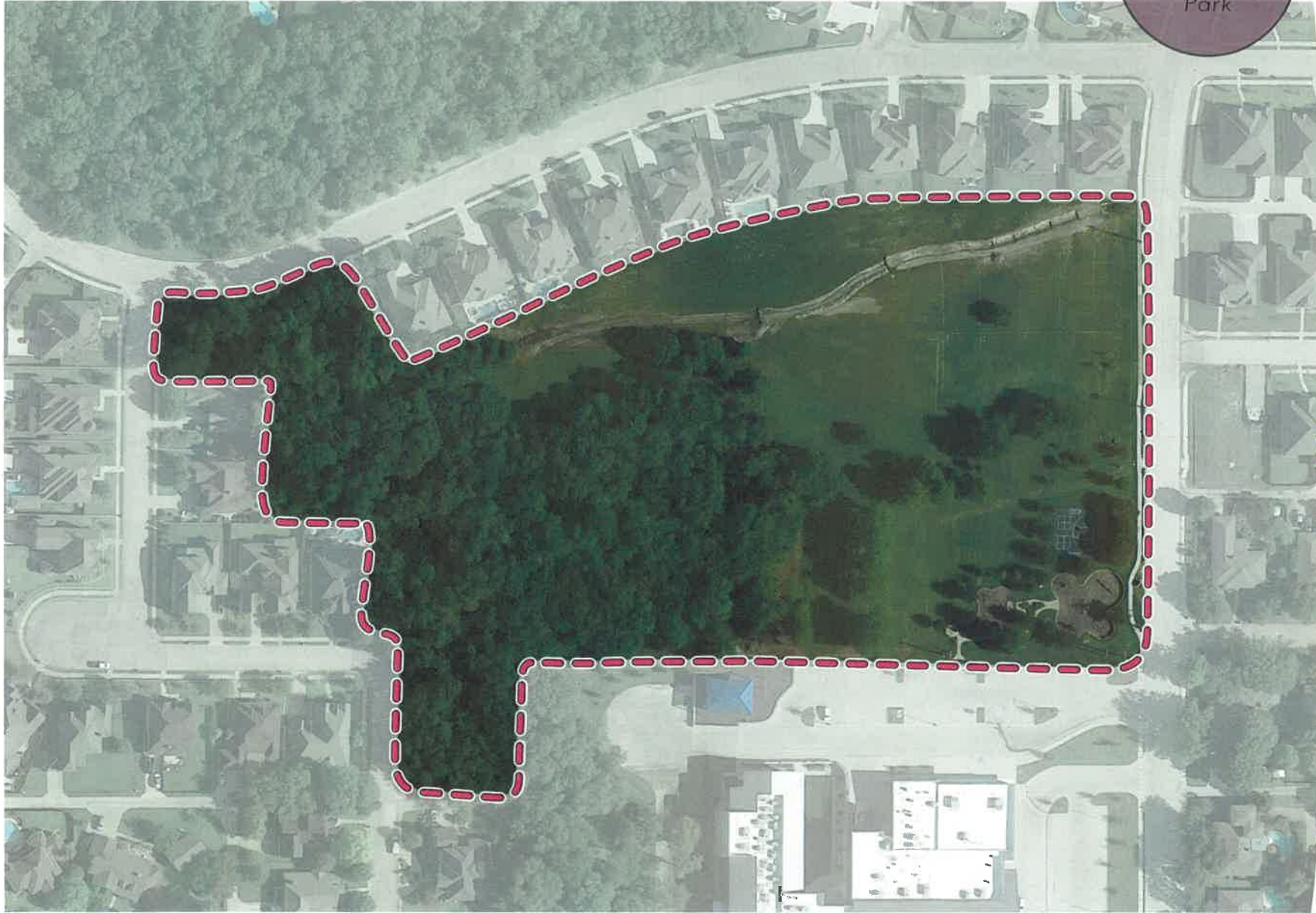
Greenway



Northshore Park

609 Highland Drive

Neighborhood
Oriented
Park



Pettinger Nature Preserve

450 W Quail Run Road

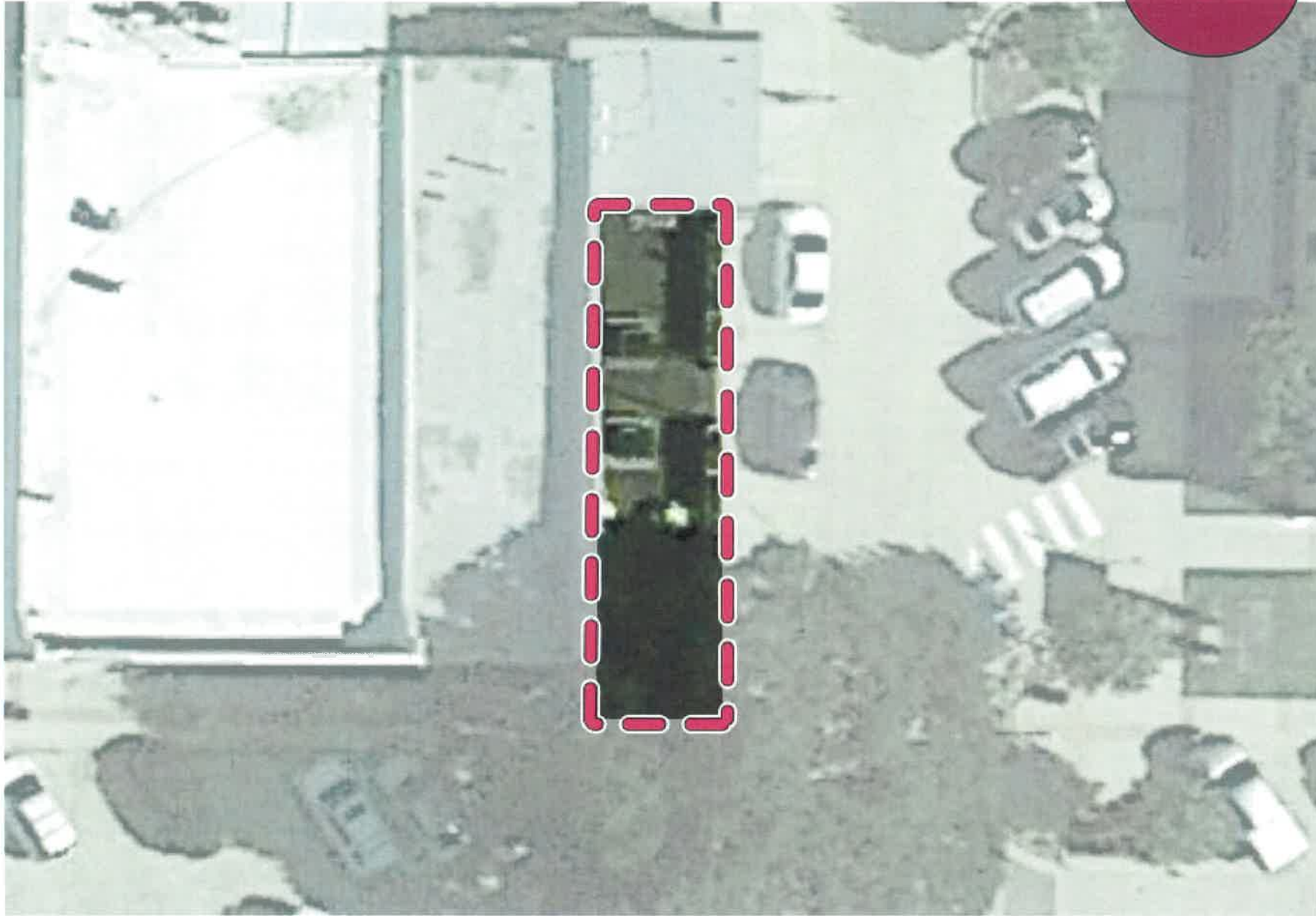
Natural
Area



Ted Cain's Corner Park & Herb Garden

111 S San Jacinto Street

Mini
Park



Chapter 3 - Existing Parks & Recreation System

Parks & Open Space Master Plan

The Harbor

2059 Summer Lee Drive

Special
Use
Park



The Lakes of Squabble Creek Park

1325 Memorial Drive.....

Community
Park



The Park at Breezy Hill

4400 Ketten Drive

Neighborhood
Park



The Park at Foxchase

4475 Tubbs Drive

Neighborhood
Park



Parks & Open Space Master Plan



Chapter 3 - Existing Parks & Recreation System

The Park at Hickory Ridge

1910 Walnut Ridge Drive



The Park at Stone Creek

200 Featherstone Drive

Neighborhood
Park



The Shores Park

2302 Shores Boulevard

Neighborhood
Park



The Trails at Squabble Creek

1401 Dickson Lane

Special
Use
Park



Timber Creek Greenway

Timber Creek Estates.....

Greenway



Waterstone Greenway

Waterstone Estates

Greenway



Windmill Ridge Park

139 Westwood Drive

Neighborhood
Park



Yellow Jacket Park

995 Yellow Jacket Lane

Sports
Complex



Level of Service

Level of Service (LOS) is a measurement of usable park acres per 1,000 residents within the corporate city limits. The purpose for the LOS information is for City officials and residents of Rockwall to better understand the importance of the park system within the City. The LOS helps support essential decisions by government officials regarding parks, trails, open spaces and recreational facilities in the future.

Although the NRPA standard is 10.1 acres per 1,000 residents, this is not always feasible for each community. Each city will determine their own balance between a high quantity of parks and high quality parks. It is important to determine a recommended LOS that best suits Rockwall based on future population projections, available land and high-quality parks. Rockwall's recommended LOS is 10.0 acres per 1,000 residents.

To create a recommended standard for the City of Rockwall, MHS Planning compared Rockwall to surrounding communities and the NRPA standard of 10.1 acres per 1,000 residents.

Although Rockwall's current LOS is 7.74 acres per 1,000 residents, which is lower than surrounding communities, it is important to note that outside influences such as Lake Ray Hubbard, The Shores Country Club, the two marinas, The Rise and the local YMCA provide recreational opportunities that are not necessarily reflected in the LOS calculation because they are not owned and operated by the City of Rockwall. Rockwall

has been historically known for its high quality and highly maintained park system, even with a lower LOS. To reach the recommended LOS of 10.0 acres per 1,000 residents, the City will need to develop an additional 268.40 acres over the next ten years. This is taking into account a population increase of 16,685 residents. By 2030, the City of Rockwall would need to have a total of 616.95 acres of developed parkland.



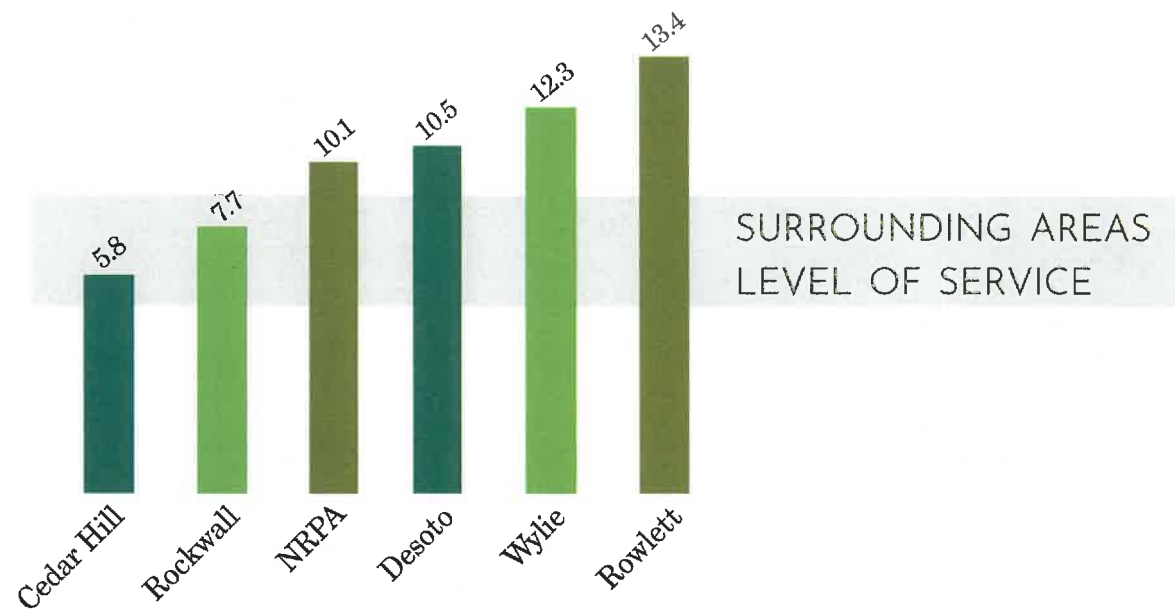
EXISTING ROCKWALL LEVEL OF SERVICE

Total Developed Acres - 348.55

2020 Population - 45,010

Level of Service - 7.74 acres per 1,000 residents

Local Recommended Level of Service - 10.0 acres per 1,000 residents

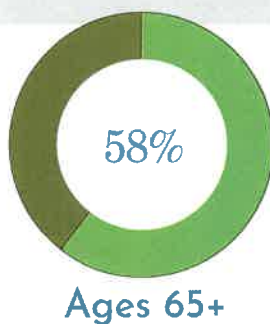
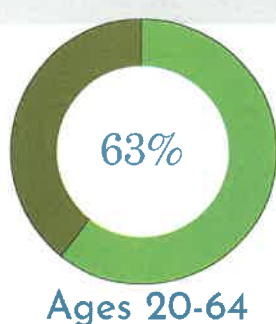
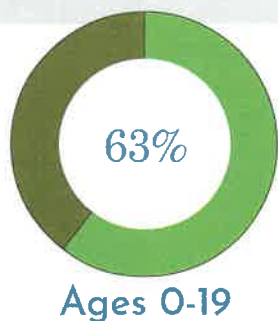


10-Minute Walk Campaign

The National Recreation and Park Association (NRPA) and the Trust for Public Land (TPL) are encouraging cities to improve access to parks and green spaces by ensuring that every resident has safe and easy access to a quality park within a reasonable 10-minute walk. TPL publishes a report each year with statistics about each city's progress on providing quality parks within a 10-minute walk of each resident. According to this report, on average, 60% of Rockwall residents have access to a park within a 10-minute walk. The report shows access by age, income, race and ethnicity and in Rockwall about 60-64% of residents within each category have access to a quality park within a 10-minute walk.

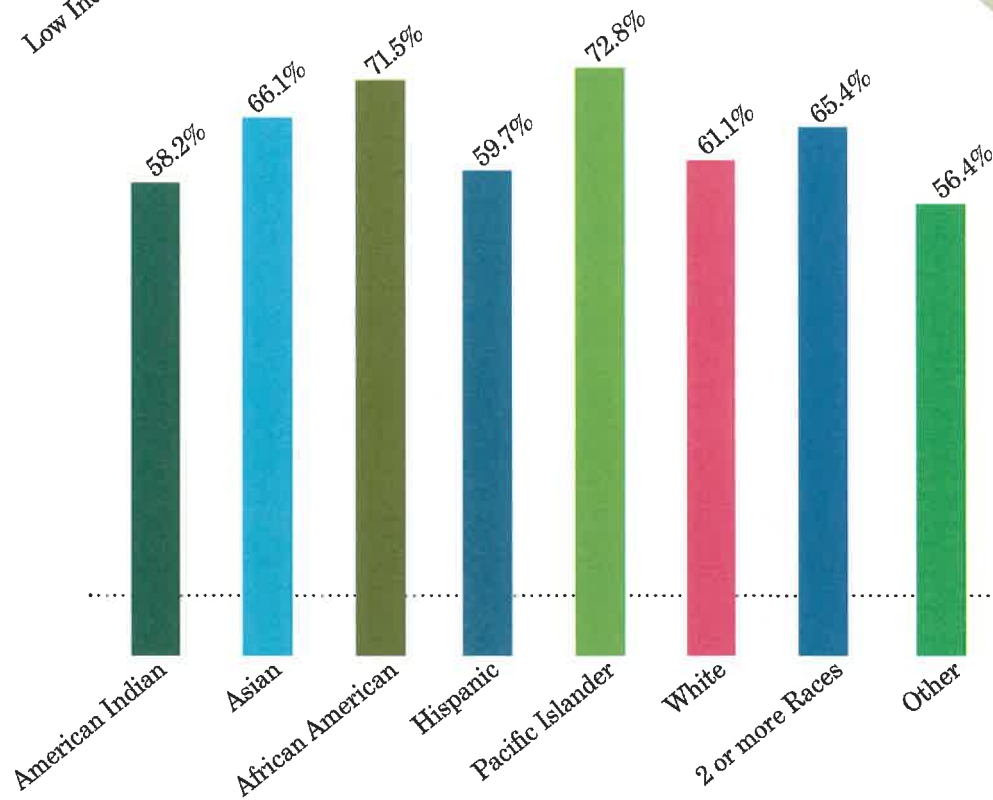
62% of residents live
within a 10 minute walk of a park.

RESIDENTS WITHIN A 10-MINUTE WALK TO PARK - BY AGE





10-MINUTE WALK TO PARK - BY INCOME



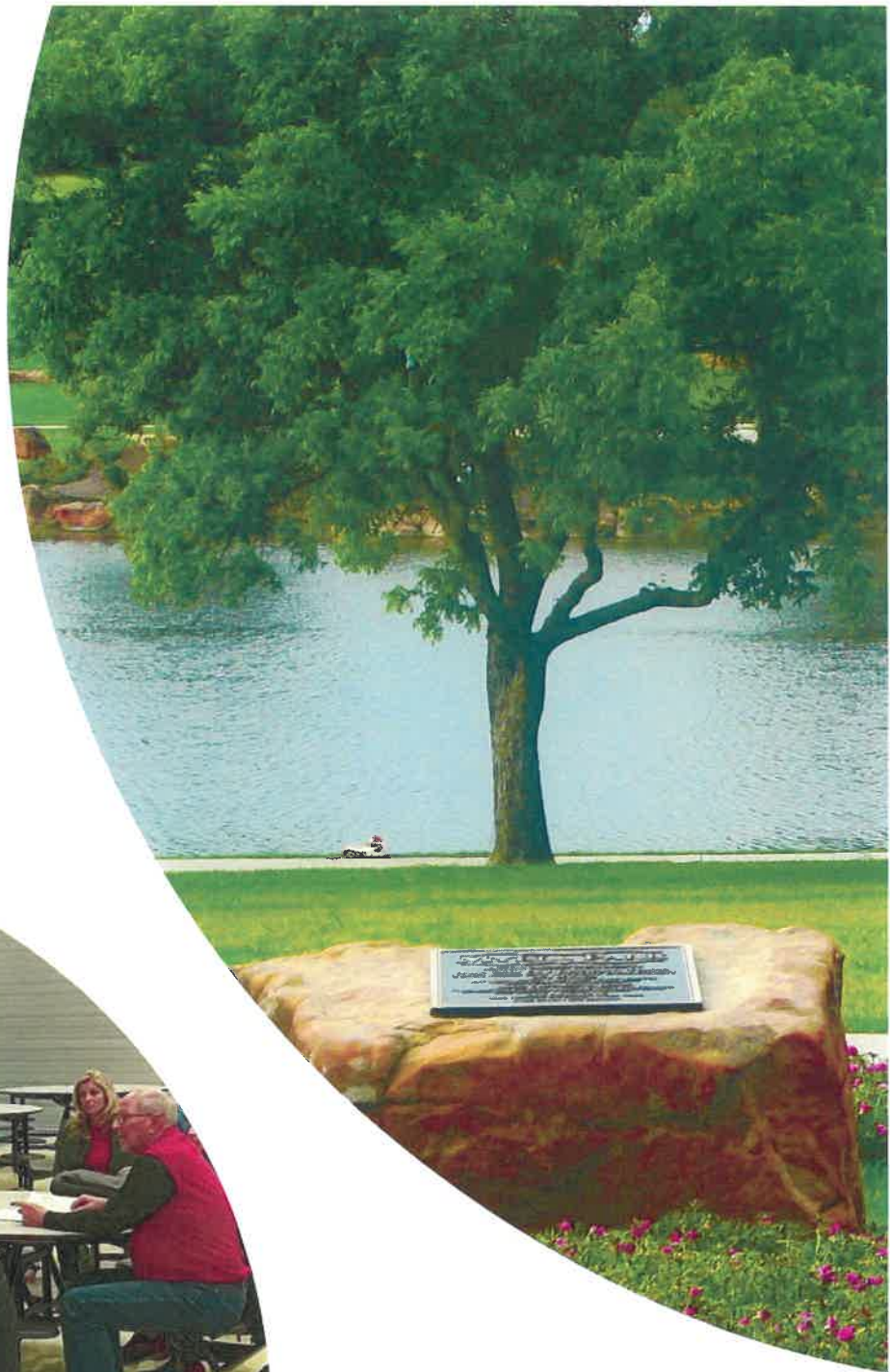
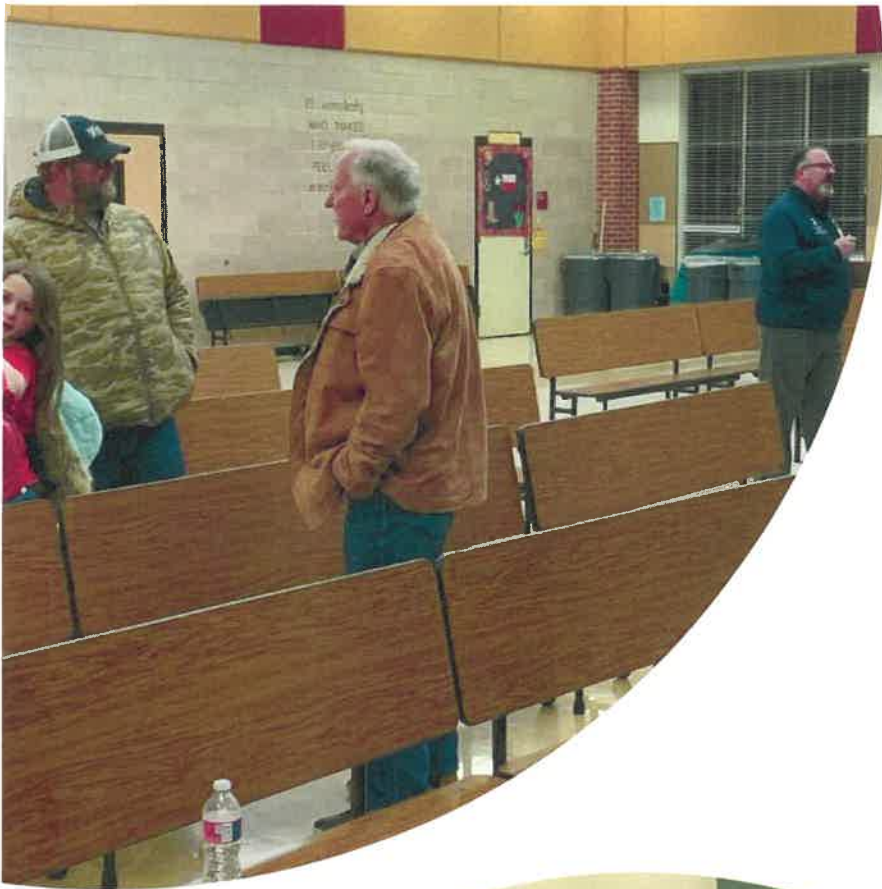
PERCENT OF RESIDENTS WITHIN A 10-MINUTE WALK OF A PARK BY RACE/ETHNICITY



Chapter 4

Community Input





Community Input

The recreational needs for the City of Rockwall have been determined by using a combination of three different planning approaches:

Demand Base: Determined by the local residents via public input meetings and focus group meetings.

Standard Base: Determined by both the local and national level of service.

Resource Based: Determined by the local region's natural environment and resources.

The combination of the three approaches allows for the varied recreational opportunities expressed by the citizens of Rockwall to be compared with local and national standards and recognizes the natural resources and amenities within the community.

Supply and demand are important aspects of developing the local needs assessment. The supply consists of the existing parks, trails and natural resources found within the City. The demand in the park system is the public desire which is determined by the stated goals and objectives, local level of service and national standards.

A balanced analysis was developed based on local input through focus group meetings, public town hall meetings, the Parks Board, City Council and City Staff. This analysis will assist in determining the priorities that ultimately reflect the parks, trails and open space needs of the residents of Rockwall through 2030.

- Introductory Staff Workshop: January 2020
- 3 Public Town Hall Meetings: February 2020
- Staff Focus Group Meetings: June 2020
- Parks Board Input & Update: June 2020
- City Council Input & Update: June 2020

Throughout the public input process, it was imperative to gather information regarding the current park system and the needs and desires of the park system in the future. Below is a bulleted summary of the highlights of the existing park and trail network that is managed by the Parks Department.

- Great park system with evenly distributed parks throughout the entire community.
- Parks, trails and athletic fields are maintained at a high level and are aesthetically pleasing.
- The Parks Department is very responsive to community needs at a local level.
- Organized athletics provided by the City are coordinated well and successfully operated.

Below is a bulleted summary of the needs within the park system provided through feedback from the residents, focus group participants and City Staff:

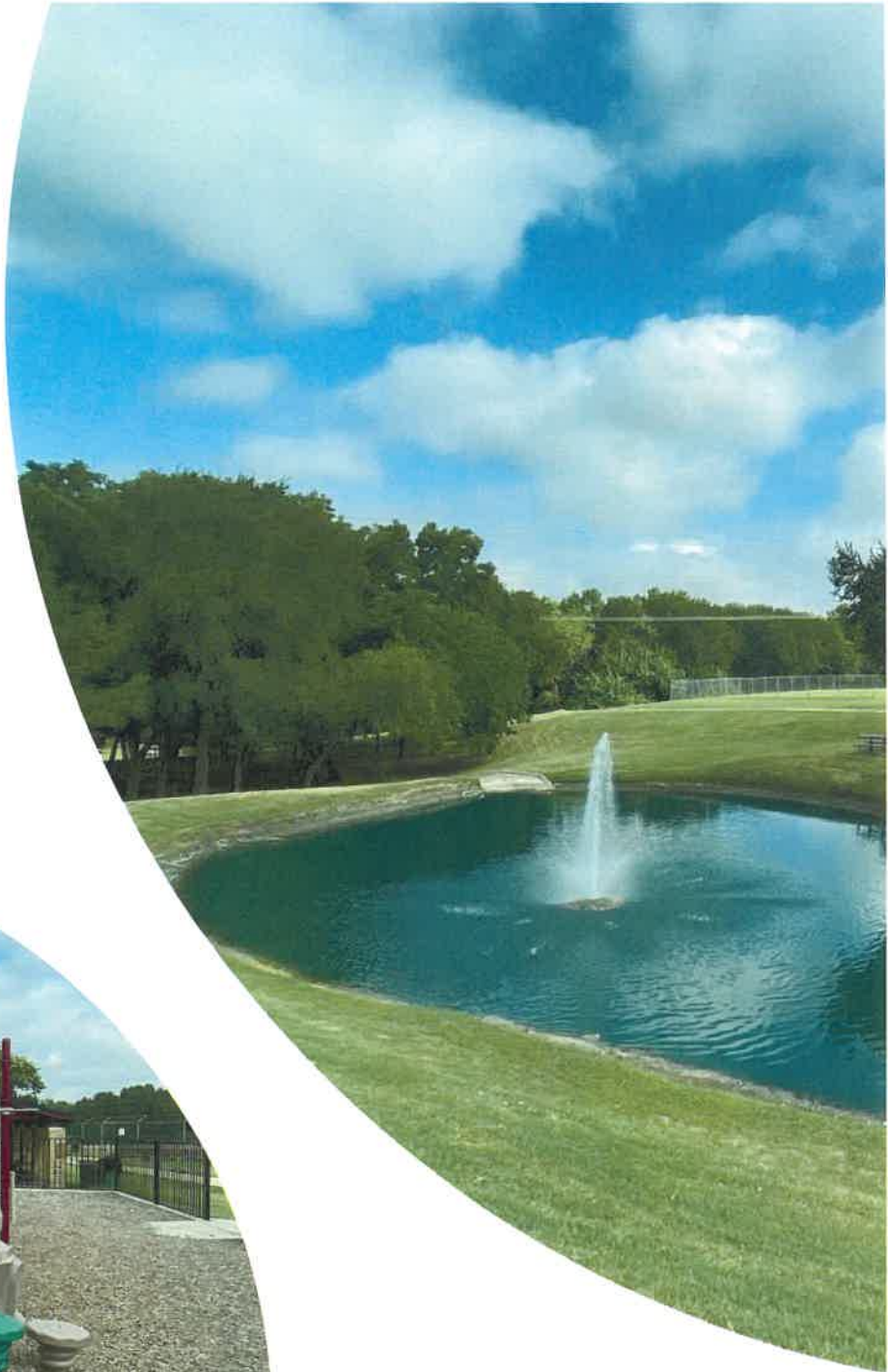
- Need for the City to continue to enhance the existing park system in addition to new park developments.
- Need for trail signage, wayfinding, markings and trail connections.
- Need for shaded play spaces and gathering areas.
- Need for an additional developed community park.
- Need for outdoor fitness equipment in parks.
- Need for additional pickleball courts.
- Need for additional youth athletic fields.
- Need for indoor programmable spaces.
- Need for a larger maintenance service yard.



Chapter 5

Parks & Recreation System Goals & Objectives





Master Plan Goals & Objectives

The City of Rockwall has extensive and noteworthy outdoor natural features such as floodplains, woodlands, shorelines, sensitive habitats and rare ecosystems. These features must be woven together with existing and future parks, trails, and open spaces to serve all residents of Rockwall. The following Goals and Objectives are intended to give direction to the City of Rockwall for future community decisions regarding parks

and recreation, trails and greenways, open spaces, Lake Ray Hubbard, design development, and general maintenance. These goals and objectives were influenced by residents' comments at citizen input meetings, responses during stakeholder and committee meetings, City Staff recommendations, the consultant's professional expertise and the OURHometown 2040 Comprehensive Plan.

PARKS & RECREATION GOAL

To encourage community design that promotes physical activity and healthy lifestyles & develop and maintain a high-quality parks, open space and trail system that incorporates a creative mix of green spaces, and takes advantage of Rockwall's unique open space amenities.

PARKS & RECREATION OBJECTIVES

- Create spaces for programming, city-wide events and quality social interaction by expanding the current park facility offerings.
- Ensure all citizens are included by having access to programs, facilities, parks and trails.
- Encourage the creation of neighborhood parks and common areas in new developments to enhance the character, desirability and quality of social interactions in the City.
- Ensure every Rockwall resident lives within a 10-minute or ½-mile walk to a public or private park and/or multi-use trail.
- Ensure every Rockwall resident lives within a 2-mile radius of a Community Park.
- Explore establishing Community & Regional Park Districts with the City's Parkland Dedication Ordinance.

TRAILS & GREENWAYS GOAL

To focus on constructing trail connections to distinctive destinations, improve wayfinding throughout the trails network, identify trailhead enhancements, protect the natural elements along trail corridors and invite residents into the community to encourage social interaction.

TRAILS & GREENWAYS OBJECTIVES

- Continue to require the preservation of floodplains by limiting developments, improvements and alterations.
- Identify and incorporate other natural features, steep slopes, sensitive habitats and floodplains into greenways and the trails network.
- Explore the connectivity and accessibility of trails through a citywide, interconnected Trails & Connectivity Plan.
- Prioritize building trail connections and linkages to create a more complete multi-use trails network by incorporating other sensitive natural features in the City's greenway and trail network.
- Increase wayfinding throughout the parks system to guide Rockwall residents to their destination.
- Improve trailheads by incorporating more pedestrian and bicycle friendly amenities.
- Explore the opportunity to incorporate requirements relating to the dedication of trails for all residential and non-residential developments in the Parkland Dedication Ordinance.
- Encourage the use of trails and greenways for commuting to work and for leisure activities by creating a long-range transportation plan for improving bicycle mobility and access in the City.



OPEN SPACE GOAL

To identify and preserve plant and animal habitat areas and corridors in a functional, native condition, protect sensitive ecosystems, preserve floodplains to reduce flooding risks and provide recreational opportunities in the form of open space and trails, incorporate conservation areas into the parks system, and maintain the aesthetic value the natural systems bring to the City of Rockwall.

OPEN SPACE OBJECTIVES

- Research the City's ability and opportunity to acquire and preserve areas in and around the native Texas Blackland Prairies, as important natural and historical landscape features.
 - Limit the residential and commercial development in natural spaces to minimize adverse environmental effects.
 - Create unique spaces that allow residents to have balanced recreational opportunities in both active and passive environments by implementing the acquisition and development goals and policies outlined in this Master Plan.
-

LAKE RAY HUBBARD GOAL

To actively explore the preservation and public use of the shorelines at Lake Ray Hubbard through parks, passive greenway space, trails and access to the waterfront property.

LAKE RAY HUBBARD OBJECTIVES

- Preserve the waterfront areas identified in this plan for the use and enjoyment of the public.
- Develop and maintain a lakeside park to provide high quality recreational opportunities along Lake Ray Hubbard shoreline.
- Explore and acquire appropriate land along Lake Ray Hubbard for potential parks, passive greenway spaces and trails along the shoreline of Lake Ray Hubbard that is consistent with the area identified in the Future Land Use Plan.
- Continue to seek a public access component during future private waterfront development.





DESIGN DEVELOPMENT GOAL

Design visionary and exciting parks, trails and open spaces that are first-class facilities for the residents of Rockwall.

DESIGN DEVELOPMENT OBJECTIVES

- Establish park design standards that reflect high quality facilities.
- Ensure park improvements have durable standards, are high-quality, have low maintenance requirements and will serve the community's needs in all new and existing parkland.
- Prioritize accessibility to park spaces and ensure all user groups with varying levels of ability are able to partake in meaningful use of park facilities.
- Include energy conservation components, sustainable building materials and green infrastructure to increase Rockwall's environmental stewardship.
- Continue to review maintenance procedures that are in compliance with other City plans such as the Capital Improvement Plan, Strategic Plan and OURHometown Vision 2040 Comprehensive Plan.
- Continue to implement Crime Prevention Through Environmental Design (CPTED) strategies in new parks and in the maintenance of existing parks to ensure a safe physical environment that incorporates building and site design techniques developed by City Planners and Engineers.



MAINTENANCE GOAL

To provide high quality, technical, safe and consistent maintenance and customer service to ensure the City of Rockwall has attractive, award-winning sports fields and grounds and ample recreational opportunities.

MAINTENANCE OBJECTIVES

- Adhere to the adopted maintenance standards for all public land and amenities in Rockwall's park system.
- Increase maintenance capabilities as new facilities are developed and older parks are upgraded.
- Research partnerships with public and private organizations for the maintenance of Rockwall's parks and recreation facilities.
- Ensure all maintenance equipment such as vehicles, tractors, mowers, edgers, blowers, etc. are on a maintenance schedule to extend their life.
- Consider the creation of a capital project and amenity life-cycle replacement plan that includes projected budget needs.
- Continue training, hiring and retaining qualified personnel with technical skills to provide high quality maintenance services.



Chapter 6

Future Parks & Recreation System





System Needs

The City of Rockwall Park System Needs are primarily based on citizen input, focus group meeting input and the Park Department's Goals & Objectives. Staff recommendations and professional opinions were used to provide realistic

needs and areas of focus for the City throughout the planning period. This plan is intended to be a 10-year plan with the recommendation for an update in 2025 to ensure the local needs are still being met.

NEW PARK NEEDS

Over the last decade, the City of Rockwall has continually and successfully acquired and developed neighborhood parks to serve the growing population. The City is projected to continue to grow and develop. It is imperative that additional land is acquired and developed to ensure the current Level of Service does not decrease based on the continued growth. The existing Park System mostly consists of neighborhood parks

that serve each park district within the City. Harry Myers Park is currently the only Community Park that serves the entire community and is highly used throughout the week and on weekends. The City needs to focus on the acquisition and development of an additional community park in the southern region of the City. This community park should replicate many of the opportunities offered in Myers Park such as:

Playgrounds

Spraygrounds

Multi-Purpose Trails

Pavilions

Shaded Recreational Spaces

Disc-Golf Courses

Sports Practice Fields

Parking Lots

Open Lawn Areas for General Play

Picnic Areas

Benches

Picnic Tables

Hand Cleaning Stations

Restrooms



The City of Rockwall owns approximately 300-acres of parkland in the northern portion of the City that should be developed as a regional park. The development of a large regional park will provide a plethora of recreational

opportunities for residents as well as draw in neighboring communities to access the site and Lake Ray Hubbard. The opportunities on this 300+ acre tract of land are many and should consist of the following:

Multi-Purpose Trails

Nature Trails

Mountain Bike Trails

Community Gardens

Open Lawn Areas

Sports Fields

Pavilions

Fishing Piers

Wildlife Viewing Areas

Picnic Areas

Bench Stations

Water Features

Nature Areas

Playgrounds

Restrooms

Parking Lots



System Needs

EXISTING PARK NEEDS

The City of Rockwall has been successful in the development and upkeep of parks over the past decade and needs to continue to focus on updating and enhancing the existing facilities. The existing park system is currently designed to rely heavily on 8- to 12-acre neighborhood parks. As families continue to move to Rockwall, different recreational opportunities will be desired by the changing demographics. The City needs to be aware of the community needs and ensure the existing neighborhood parks are still meeting the

demands of the nearby residents. As Rockwall becomes more dense and ages, it is imperative for the City to replace and enhance park and recreational amenities to ensure the safety of the residents and encourage use of the spaces provided. With the growing demand of community and neighborhood parks, sports courts, sports fields and boat ramps, the Parks Department needs to continually update and improve the facilities, provide innovative recreational opportunities and develop vacant parkland.

TRAIL NEEDS

Throughout the public input process and meetings with City Staff, trails were mentioned as the most desired amenity in the City. It was determined that the City has an extensive and highly used trail system in place but is in need of expansion and signage. This should be addressed in the future comprehensive Accessibility and Connectivity Plan. There are several areas within the trail system that need to be constructed to extend and connect portions of the trail system so residents have access to all areas of the City.

In addition, the lack of trail signage and wayfinding along the trail system were mentioned multiple times throughout the public meetings. The City has an online mapping system but many residents requested that trail map signs be located along the trails that indicate trail connections, distances and destinations. The City should consider developing a comprehensive Wayfinding Plan that identifies appropriate locations for signage and provides design standards for standardization.







System Needs

NATURAL OPEN SPACE NEEDS

Natural open spaces have always been a priority to the residents of Rockwall and continue to be desired within the community. As the City continues to develop and more residents move to the area, the buildable natural spaces begin to disappear to make room for growth. Along with the demand for expansion and development, residents desire the need for usable natural open spaces, creek corridors and wooded environments. The City needs to focus on the acquisition and preservation of the most valuable environmental resources

to ensure a healthy environment for flora and fauna to thrive in the future. Areas such as riparian zones, wooded environments, natural open spaces and creek corridors need to be preserved and enhanced when necessary. Many key natural features occur within floodplains which should be a primary focus for recreational opportunities due to the fact that commercial and residential developments are not permitted in these areas. Multi-purpose and natural trails are highly popular and needed along creek corridors.

ATHLETIC FACILITY NEEDS

Youth sports have steadily grown in popularity over the past decade in the City of Rockwall and are expected to continue to grow as more families continue to move to the area. As the numbers of players increase in sports, so do the amount of teams. When additional teams are added to the leagues, field space, especially practice facilities, begin to become less and less available due to demand. The City

of Rockwall developed a Sports Complex Feasibility Study in 2019 and it was determined that a new sports complex or the renovation of existing facilities are needed to fulfill the growing demand of youth athletics in Rockwall. The City should continue to explore opportunities to evaluate and address the demand for additional sports facilities and field within the community.



System Needs

MAINTENANCE NEEDS

The City of Rockwall currently has first-class park facilities and focuses on the continual upkeep and maintenance of those parks very well. The high-level of maintenance significantly contributes to the high-use of the parks and satisfaction level within the City. It is important to keep all parks and public facilities well maintained and safe. Future park development plans should consider implementing designs that require less labor intensive maintenance. This can be achieved by the use of native plants and materials and increasing the amount of natural areas in future parks. A focus group was held with the Park Department Maintenance Staff to better understand the needs of employees who maintain the parks. Overall, the Parks Staff is happy with the equipment they have and schedules

they carry throughout the week. However, almost every staff member expressed a need for a new, larger maintenance yard. The need for the new facility is based on the growing number of staff over the past several years with no expansion of work space. It was also noted that more shaded outdoor storage space was needed to increase the longevity of the equipment. As Rockwall's population and park system continues to grow, it is necessary for the maintenance crews to grow proportionally so all outdoor public spaces are safe and aesthetically pleasing for all residents and park visitors. The City should locate and design new facilities to accommodate future growth, while adapting to the changing nature of technology and incorporate flexible spaces that can be adapted for future uses.

GENERAL COMMUNITY NEEDS

In addition to creating new parks and upgrading existing facilities, the Parks and Recreation Department will need to provide more park support facilities. Support facilities are park amenities that are not specifically recreationally-based but instead provide basic, community needs at local parks. These types of amenities are benches, bike racks, drinking fountains/water bottle refill stations, hand sanitation stations, grilling and picnic areas, parking lots, restrooms, shade and wayfinding. Shade can be provided through trees or man-

made structures such as shade canopies, sails, umbrellas and pavilions. Wayfinding is a process using signage, pavement markings and gateways to help citizens navigate and orient themselves through the physical environment and enhance their understanding, use and experience of a space.

It is recommended the City explore establishing Community & Regional Park Districts with the City's Parkland Dedication Ordinance.

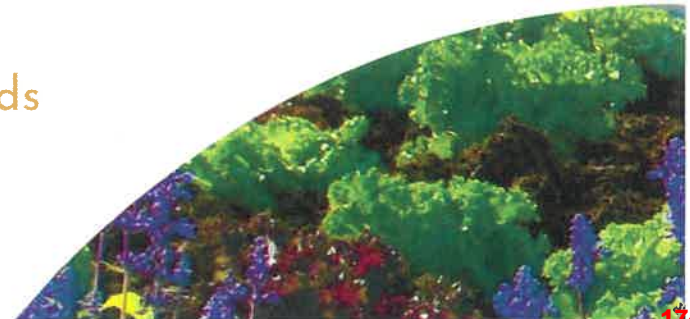


System Priorities

The Parks and Recreational Facility Priorities are listed below in priority order and should be pursued as recreational priorities within the City of Rockwall. Although some elements are ranked higher than others, it is important to note that all the listed opportunities are important and

needed throughout the community. The list was prioritized based on the public input received from the three Town Hall meetings and multiple focus group meetings. In addition, City Staff comments and professional opinion were used to assist in the prioritizing of the facilities.

1. Multi-Use Trails / Greenway Corridors
2. Shaded Recreational Spaces
3. Trail Signage & Wayfinding
4. Playgrounds
5. Pavilions / Picnic Areas
6. Pickleball Courts
7. Practice & Game Quality Athletic Fields
8. Outdoor Fitness Equipment
9. Open Areas for General Play
10. Natural Open Spaces
11. Disc Golf Courses
12. Swimming Pools / Spraygrounds





System Recommendations

The following recommendations are based on the citizen input, focus group meetings, discussions with City Staff and the consultants' professional opinion. Influenced by the needs analysis and list of priorities, it is suggested that these recommendations be considered for implementation over the next five to ten years.

NEW PARK RECOMMENDATIONS

- Acquire +/- 50 acres and develop an additional community park in south Rockwall
 - Construct multi-purpose trails
 - Install playgrounds
 - Install sprayground
 - Provide pavilions and shaded recreational spaces
 - Construct multi-sport practice fields
 - Construct disc golf course
 - Provide open lawn areas for general play
 - Provide support facilities such as restrooms, benches, water fountains, parking lots
- Acquire properties within the city limits for the future development of neighborhood and community parks
- Develop a park master plan for Alma Williams Howard Park
- Partner with developer to construct Terracina Park

EXISTING PARK RECOMMENDATIONS

- Construct lighted pickleball courts
- Improve Harry Myers Park
 - Replace Kidzone playground
 - Add lighting to sports fields
 - Add shade to playgrounds
 - Provide support facilities such as benches, water fountains & shade structures along trails
- Complete Pettinger Nature Preserve
 - Construct outdoor classrooms
- Expand parking lot at Highway 66 Boat Ramp

EXISTING PARK RECOMMENDATIONS CONT.

- Complete Phase II at The Park at Stone Creek
 - Construct basketball courts
 - Plant additional trees and native plantings
 - Construct parking lot
- Complete Phase II at The Park at Breezy Hill
 - Construct multi-purpose trails
 - Construct nature trails
 - Provide support facilities such as benches, water fountains, bike racks & picnic tables
- Update aging parks
 - Replace older playgrounds
 - Add shade to recreational spaces such as playgrounds, sports courts & picnic tables
 - Include outdoor fitness equipment in select park redevelopments
 - Increase native plantings to reduce maintenance costs and conserve water
 - Construct walking paths and include park wayfinding
 - Preserve natural open spaces

TRAIL RECOMMENDATIONS

- Continue expanding trail network
 - Prioritize meaningful connections between parks, schools, residential areas and local businesses
 - Construct trails along creek corridors and other natural features
- Provide additional wayfinding along trails
 - Utilize the existing online mapping system by implementing physical signage
 - Install gateway signs, directional signage & mile markers
- Provide support facilities such as benches, water fountains & shade structures along trails

NATURAL OPEN SPACE RECOMMENDATIONS

- Acquire, preserve and develop key remaining natural areas for passive recreational opportunities as well as for natural habitats and trail corridors



System Recommendations

LAKE RAY HUBBARD RECOMMENDATIONS

- Construct Urban Beach Park
- Develop Lakeside Park
 - Construct multi-purpose and nature trails
 - Construct mountain bike and BMX trails
 - Provide areas for community gardens
 - Construct multi-sport practice and game fields with lights
 - Construct fishing piers and wildlife viewing areas
 - Construct playgrounds
 - Provide support facilities such as pavilions, picnic areas, benches, water stations, restrooms, parking lot

ATHLETIC FACILITY RECOMMENDATIONS

- Develop a new sports complex
 - Construct practice and game quality sports fields
 - Provide field lighting
 - Construct spectator seating with shade
 - Construct parking lot
 - Construct playground with shade
 - Construct concession stand
 - Construct additional storage



MAINTENANCE RECOMMENDATIONS

- Construct a new, larger maintenance yard
- Provide shade to cover equipment and increase its lifespan
- Continue to hire, train and retain technical staff to meet the growing maintenance demands
- Continue to proactively maintain equipment on a regular schedule
- Update maintenance budget to include increased park level of service
- Continue to contract out park maintenance as needed to maintain the high quality level of service

GENERAL COMMUNITY RECOMMENDATIONS

- Explore establishing Community & Regional Park Districts with the City's Parkland Dedication Ordinance
- Conduct an indoor recreation facility feasibility study
- Continue implementing high park design standards in existing and new parks and facilities
- Continue to construct shade structures throughout Rockwall's park system
- Continue improving the City of Rockwall's environmental stewardship by utilizing energy conservation components, sustainable building materials, impermeable surfaces & green infrastructure



Future Parks & Trails Map

The City of Rockwall is projected to continue growing and developing throughout the next decade. As development and the population increases, it is important the number of developed park acres continue to expand. Although it is necessary to enhance and redevelop existing parks, it is crucial the City acquire new land and develop undeveloped existing parks already within the parks system. The current Level of Service in the City is 7.74 acres of developed parkland per 1,000 residents. The recommended LOS in Rockwall is currently 10.0 acres of usable park acres per 1,000 residents. Based on the projected population of 61,695 residents in 2030, the City would need to acquire and develop an additional 268.40 acres of parkland over the next decade to reach the recommended 10.0 acres of usable parkland per 1,000 residents.

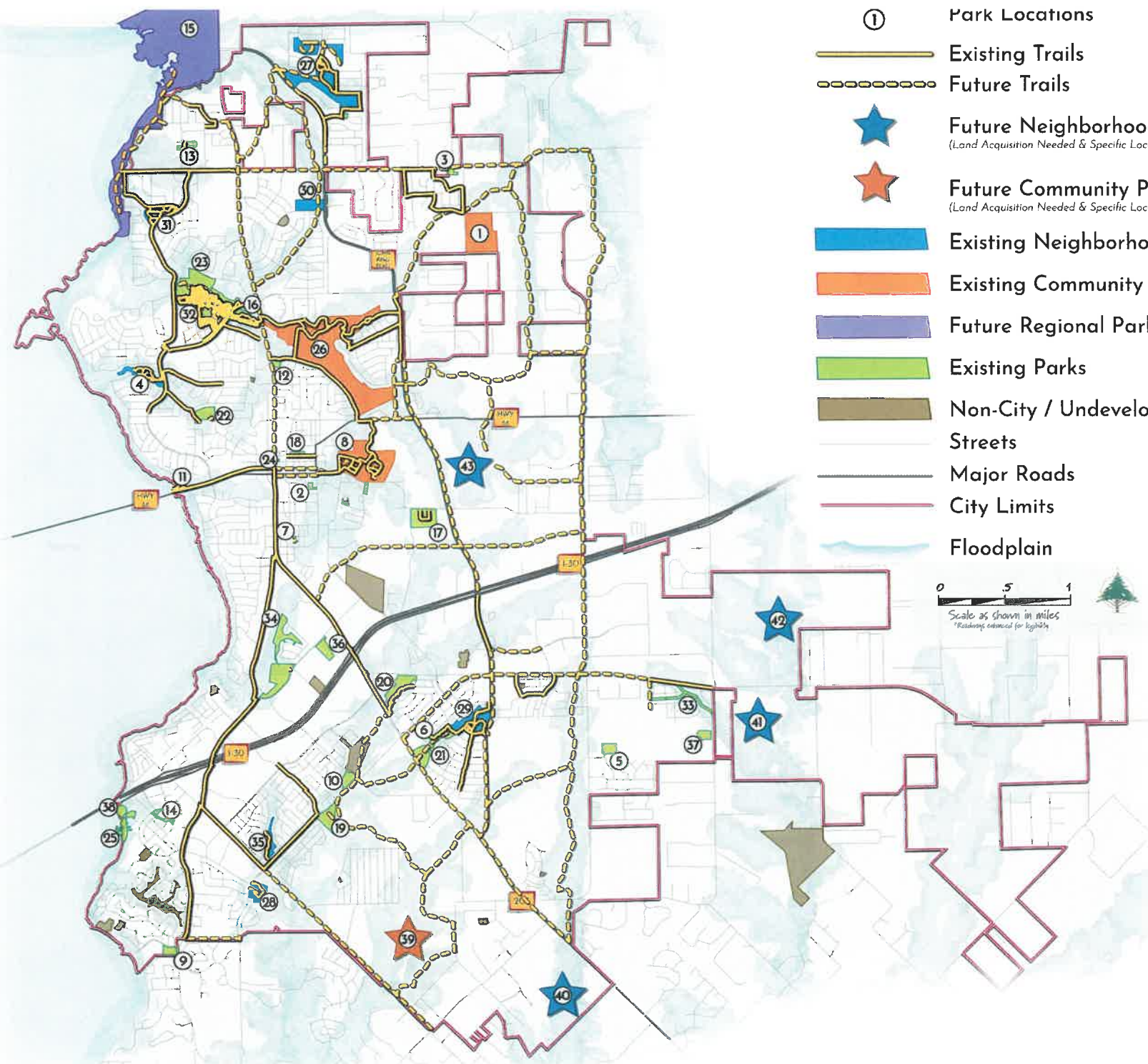
The blue stars on the map on the following page suggests areas throughout the City where future neighborhood parks should be considered. The orange star is a general location for a proposed community park. These locations are based on current needs, future developments, land availability and the 10-Minute Walk. It is important to note that the stars are merely representational and do not represent specific parcels of land, but suggest areas of the community in which parks are needed. The City will need to review each area and coordinate with potential land owners on the availability of land for future parks. Due to the fact that over 260 acres will need to be acquired or developed in the next ten years, it is highly recommended the City begin the process of searching for specific areas of acquisition to ensure parkland is dedicated for the future.

EXISTING PARKS		EXISTING PARKS	
1	Alma Williams Park	23	Pettinger Nature Preserve
2	Clark Street Park	24	Ted Cain's Corner Park
3	Dalton Ranch Park	25	The Harbor
4	Emerald Bay Park	26	The Lakes of Squabble Creek Park
5	Fontanna Ranch Park	27	The Park at Breezy Hill
6	Foxwood Park	28	The Park at Foxchase
7	Gloria Williams Park	29	The Park at Hickory Ridge
8	Harry Myers Park	30	The Park at Stone Creek
9	Henry M. Chandler Park	31	The Shores Park
10	Highland Meadows Greenway	32	The Trails at Squabble Creek
11	Highway 66 Boat Ramp	33	Timber Creek Greenway
12	J.E.R. Chilton YMCA at Rockwall	34	Waterstone Greenway
13	Jewel Park	35	Windmill Ridge Park
14	Lago Vista Greenway	36	Yellow Jacket Park
15	Lakeside Park	FUTURE PARKS	
16	Lakeview Summit Greenway	37	Terracina Park
17	Leon Tuttle Athletic Complex	38	Urban Beach Park
18	Lofland Park	39	Community Park
19	Lynden Park	40	Neighborhood Park
20	Meadowcreek #1 Madison	41	Neighborhood Park
21	Meadowcreek #2 Foxwood	42	Neighborhood Park
22	Northshore Park	43	Neighborhood Park



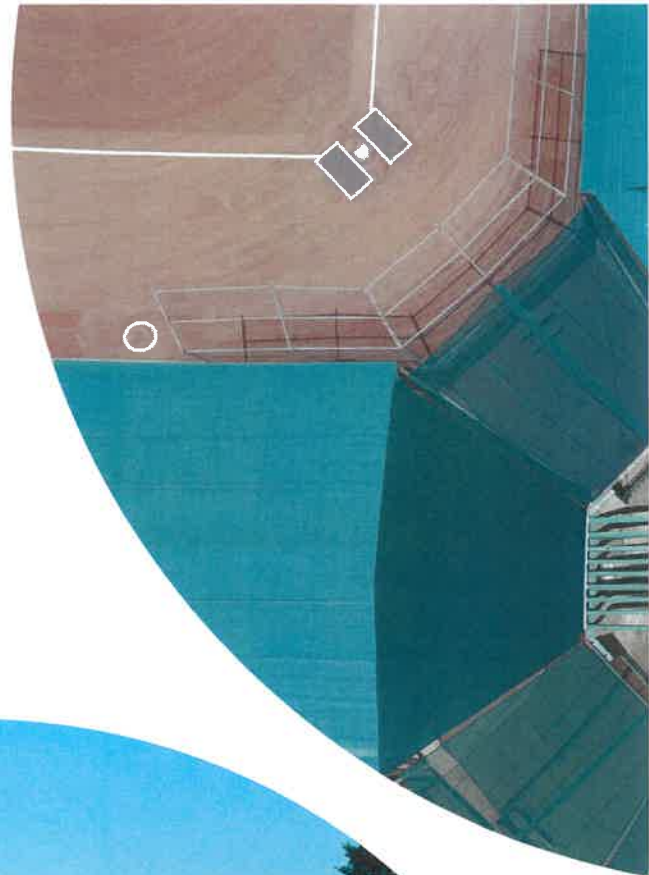
- ① Park Locations
- Existing Trails
- Future Trails
- Future Neighborhood Park
(Land Acquisition Needed & Specific Location To Be Determined)
- Future Community Park
(Land Acquisition Needed & Specific Location To Be Determined)
- Existing Neighborhood Parks
- Existing Community Parks
- Future Regional Park
- Existing Parks
- Non-City / Undeveloped Parkland
- Streets
- Major Roads
- City Limits
- Floodplain

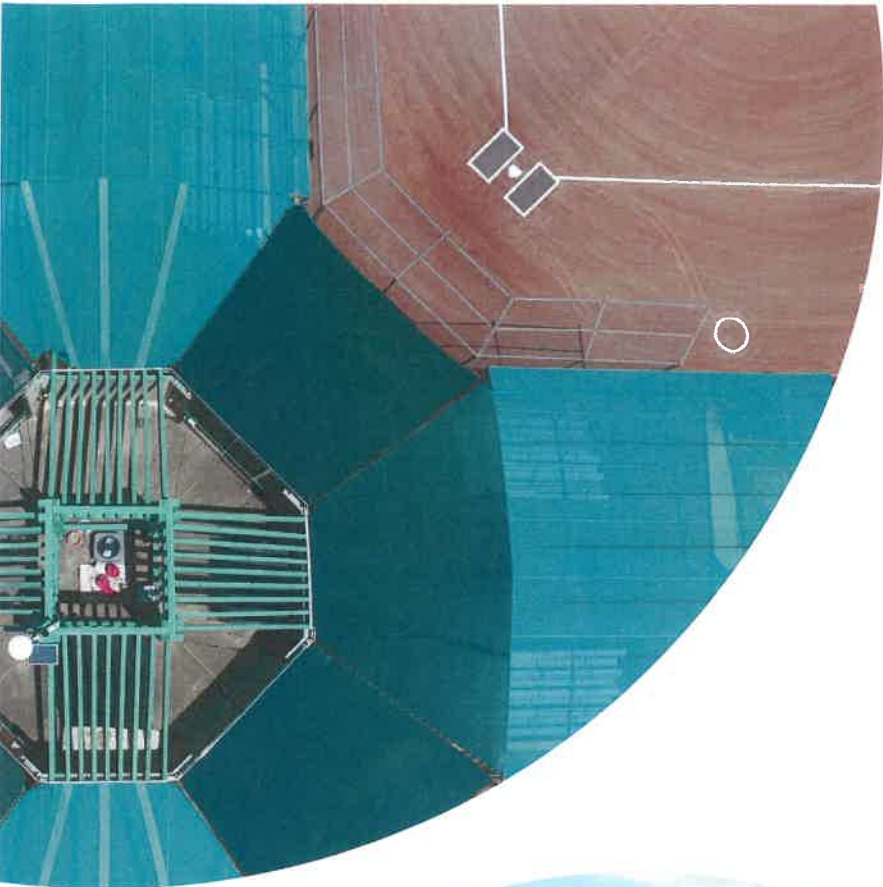
0 0.5 1
Scale as shown in miles
*Roadways estimated for legibility



Chapter 7

Implementation Schedule





Implementation Schedule

The following Implementation Schedule presents action items that are based on the needs, recommendations and priorities found in this plan. The purpose of this Implementation Schedule is to provide a framework to assist with future park and community development planning in the City. An estimated project cost has been provided for each project to help the City budget accordingly for the future. There are various types of Local, State and Federal funding sources available to develop

new parks and renovate existing parks in Rockwall. Although not every funding source will be available for every project, it is important to note that more than one funding source may be used per project depending on the scope and size of the project. A list and description of funding sources can be found on page 120 of this plan. When reviewing this document and budgeting into the future, it is important to note that land acquisition, design and engineering are not included in the estimated cost.

The following Implementation Schedule is intended to be a flexible guide for development of parks and facilities over the next ten years. The City should evaluate and change the order of implementation if necessary or take advantage of any unforeseen opportunities that may arise that are not identified in this schedule as long as it fits the goals and objectives of this plan.



Project <i>(*cross-reference with OURHometown 2040 Comprehensive Plan)</i>	Date	Estimated Cost
Enhance Pettinger Nature Preserve Construct additional hiking trails (<i>Chapter 7 - Goal 2 - Policy 3</i>) Construct outdoor educational classroom (<i>Chapter 2 - Goal 8</i>) Construct picnic areas and bench stations	2021	\$100,000
Construct Pickleball Courts (Location To Be Determined) Install court lights Install covered seating areas Install water fountain Install landscape Construct parking lot	2021	\$275,000
Construct Terracina Estates Park Construct playground Construct pavilion Construct multi-purpose trails Develop multi-purpose open lawn area Install dog waste station Plant native trees and landscape Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2021	\$650,000 (Funded & Donated by Developer)
Update and Resurface Spraygrounds Harry Myers Park Hickory Ridge Park The Park at Foxchase	2021	
Update and Improve Harry Myers Park Replace Kidzone playground Construct shade structures at playgrounds and seating areas	2022	\$1,000,000
Expand Parking at Highway 66 Boat Ramp	2022	\$150,000
Provide & Install Trail Wayfinding Signs at Trailheads and Along Major Trail Arteries	2022	Market Price



Implementation Schedule

Develop Alma Williams Howard Park Master Plan	2023	\$35,000 - \$50,000
Develop Phase I of the Lakeside Park Property in North Rockwall (<i>Chapter 3 - Goal 2</i>) Construct multi-purpose trails Construct boat ramp Construct fishing piers Construct playground Construct multi-purpose sports practice fields Construct pavilion Construct disc golf course Construct parking lots Construct restroom facility Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2023	\$10,000,000 - \$15,000,000
Develop Phase II of The Park at Stone Creek Construct basketball court Construct additional multi-purpose trails (Completed December 2020) Construct seating areas (Completed December 2020) Install disc golf course Construct additional parking	2024	\$350,000
Install Field Lighting at Yellow Jacket Fields	2024	\$350,000
Develop Urban Beach Park per the Conceptual Site Plan (<i>Chapter 3 - Goal 2 - Policy 3</i>)	2025	\$1,000,000
Update & Enhance Lofland Park Construct new pavilion Update playground equipment Replace site amenities such as benches & picnic tables	2025	\$250,000

Develop Phase II of the Lakeside Park Property in North Rockwall Construct multi-purpose trails Construct pavilion Construct dog park Plant native trees and landscapes Construct formal garden areas Construct parking Construct restroom facility Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2026	\$15,000,000 - \$18,000,000
Update Henry Chandler Park Install playground Construct multi-purpose loop trail Plant tree buffer along the southern property boundary	2027	\$350,000
Update Jewel Park Construct new playground Construct multi-purpose loop trail around park Replace site amenities such as benches and picnic tables	2029	\$400,000
Update & Enhance Meadowcreek Park Construct new playground Install fitness stations along trail Replace site amenities such as benches and picnic tables	2030	\$350,000
Develop Phase II at The Park at Breezy Hill Construct multi-purpose trails Construct nature trails Provide & install site amenities: benches, picnic tables, water fountains, bike racks, etc.	2030	\$235,000



On-Going Projects

Project	Date	Estimated Cost
Continue to Research the Feasibility of a New Community Park (South of I-30) <i>(Chapter 3 - Goal 1 - Policy 1)</i>	On-Going	Market Price
Acquire Land (+/- 50 acres) for the Development of a Community Park <i>(Chapter 3 - Goal 1 - Policy 1)</i>	On-Going	Market Price / Donation
Continue to Acquire Properties for (+/- 10 acres) for the Development of Future Neighborhood Parks	On-Going	Market Price <i>(Parkland Dedication Ordinance)</i>

2030 & Beyond Projects

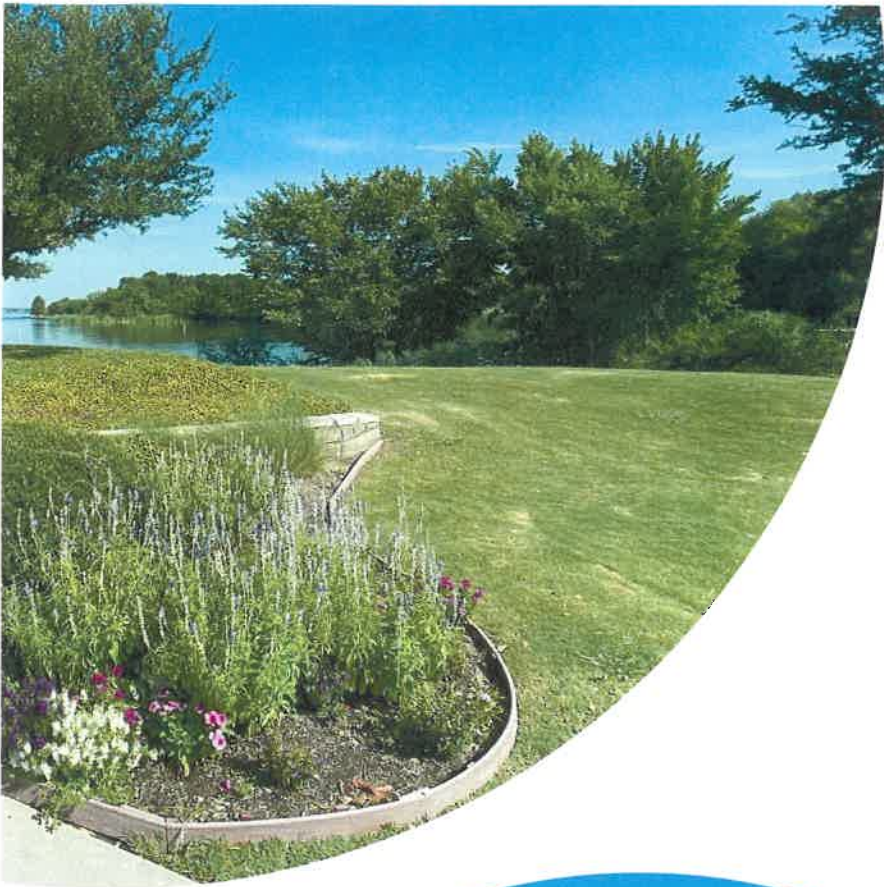
Project	Date	Estimated Cost
Construct New Sports Complex <i>(Chapter 3 - Goal 1 - Policy 2)</i> Construct baseball fields Construct softball fields Construct football fields Construct pickleball courts Construct basketball courts Construct playground Construct sprayground Construct multi-purpose trails Construct pavilions Construct shaded spectator areas Construct concession stand & restroom facilities Construct parking lots	2030	\$55,000,000 - \$70,000,000



Chapter 8

Funding Mechanisms





Funding Mechanisms

The City of Rockwall has a variety of different funding opportunities available that can assist with the funding of the proposed projects in this plan. Funding sources typically fall within three different categories: Local Partnership Opportunities, Local City Funding or State and Federal Funding. There may also be additional funding available which is not listed within this plan.

LOCAL PARTNERSHIP OPPORTUNITIES

Boy Scouts of America

Local Boy Scout troops with those working towards their Eagle Scout achievement will routinely partner the Parks and Recreation Department for projects.

Butterfly Battalion & Butterfly Brigade

Through this partnership, the Parks and Recreation Department and local volunteers are able to design and upkeep butterfly gardens in eight parks. Every year this group takes in several caterpillars, watches them grow and releases the butterflies back into the wild.

Local Homeowners Associations (HOAs)

Local HOAs are useful in the development and expansion of trails throughout Rockwall. HOAs can also build and maintain parks using the City's design standards. This makes it easy to transfer ownership from the HOAs to the City.

North Central Texas Council of Governments (NCTCOG)

NCTCOG is a voluntary association of, by and for local governments, established to assist in regional planning. NCTCOG's purpose is to strengthen both the individual and collective power of local governments and to help them recognize regional opportunities, eliminate unnecessary duplication, and make joint decisions.

Rockwall County

Rockwall County has a Rockwall County Open Space Alliance which published an Open Space Master Plan and with the following objectives: preserve quality stormwater corridors, including creeks, channels, flood plains, tributaries and easements; explore community interest in, and potential locations for, a major preserve/public amenity that could potentially be developed in the future; and protect and establish corridors essential for county-wide open space connectivity for non-motorized mobility modes. The County is a local partner in the preservation of natural areas and expanding the trail network.



Funding Mechanisms

LOCAL CITY FUNDING

General Obligation Bonds

These bonds are issued by the city following an election in which the voters authorize their issuance for specific stated purposes, as well as the necessary tax increases to support them. These bonds pledge the property or ad valorem taxing power of the city.

Certificates of Obligation

These certificates have basically the same effect as general obligation bonds except they do not require an election to authorize them. An election can be petitioned by five percent of the registered voters of the city. These certificates are issued on the authorization of the City Council. Repayment is based on the property taxing power of the city, utility system revenues, or a combination of the two.

Park Fee Ordinance

These fees are typically imposed on developers when they bring new projects into the community. The fees are typically used to ensure that as more development comes to the City, more park land is developed or improved. Each community has a specific Ordinance, but typically the city can require the developer to provide land for a park, cash in lieu of the required land or park development fees.

Tree Mitigation Funds

These funds are fees that are imposed on developers when removing high quality trees for their developments. The acquired funds are typically used for tree planting, landscaping and irrigation projects.

User Fees

This method of financing requires the eventual user of each park to pay a fee for the use of each facility. Fees to be charged users can be established to pay for debt service, maintenance, and operation of the park system.

Private or Corporate Donations

Donations from foundations, corporations, and/or private individuals are often used to acquire and develop parks. The city should constantly identify and pursue opportunities to receive such funding for parks. One avenue for receiving donations is through the use of the Texas Parks & Recreation Foundation. This foundation has been developed to help all communities in the State of Texas to maximize the benefits of donations of land, property, and money.

General Fund - Pay As You Go

These funds are typically used for smaller projects such as repairs and replacements at existing park facilities.

STATE & FEDERAL FUNDING

TPWD Outdoor Recreation Grants

These grants are intended for communities with a population of less than 500,000 and can be used for the acquisition of parkland, park development or for the renovation of existing parks and open spaces. This grant is a 50% matching grant with a ceiling of \$750,000.

TPWD Indoor Recreation Grants

These grants are intended for communities with a population of less than 500,000 and can be used for the construction of recreation centers, local community centers, nature centers and other applicable indoor facilities. This grant is 50% matching grant with a ceiling of \$1.5 million.

TPWD Community Outdoor Outreach Program (Co-op)

These grants are primarily used to assist non-profits and local governments for recreational programming geared toward underserved populations. The intent of the funds are to introduce the importance of environmental education and conservation and provide TPWD mission oriented outdoor recreational activities. This grant is a TPWD Sponsored grant with a minimum funding requirement of \$5,000 and a ceiling of \$50,000.

TPWD Recreational Trail Grants

These grants are intended for both motorized and non-motorized recreational trail projects; including new trail construction, existing trail improvements, acquisition of trail corridors, trailheads and/or amenities. This grant is federally funded by the Federal Highway Administration and administered by TPWD. This grant is 80 / 20 grant with up to 80% of the project being funded through TPWD with a ceiling of \$200,000 for non-motorized trails and no ceiling for motorized trails.

Land & Water Conservation Fund (LWCF) Grants

These funds are federally funded and administered through TPWD through the Texas Recreation Park Account. Note: If a City applies for an Outdoor Grant, Small Community Grant or Indoor Recreation Grant, TPWD may choose to fund a successful project directly through LWCF with no additional or separate application.

National Park Service (NPS) Programs

These funds are primarily used for parks and recreational opportunities and consist of LWCF & Urban Park and Recreation Recovery Act (UPARR) dollars. The United States Congress appropriates funds to each State.



The City of Rockwall Parks & Open Space Master Plan

2021 - 2031



Adopted December 2020



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

CC: Rick Crowley, City Manager
Joey Boyd, Assistant City Manager
Mary Smith, Assistant City Manager

FROM: Travis E. Sales, Director of Parks and Recreation

DATE: December 7, 2020

SUBJECT: 2021 (1st Quarter) Parks and Recreation Events

Due to the on-going Covid Pandemic we wanted to get the recommendation of the Council on the following Special Events in 2021. Staff will not bring any outdoor events to Council for approval, unless requested due to the guidance already received during 2020. I know it is difficult to have an idea what the Covid Pandemic will look like this far out, but we start advertising and planning these events now. I know what we decide today may change as the Covid Pandemic changes.

Daddy Daughter Dance

Participants: 740

Location: Hilton @ The Harbor

Date: January 23, 2021

Time: 6:00pm to 9:00pm

Hilton is requiring that we take temperature check on all participants

Special Needs and Adaptive Programing Prom

Participants: 120

Location: The Center Lone Star Room

Date: February 13, 2021

Time: 6:00pm to 9:00pm

2021 Pool Season

We are already moving forward with plans for normal operations. We are currently advertising for Pool Managers and Lifeguards, as we are so far out there is no way of knowing where we will be with the Covid Pandemic and can adjust if and when needed.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Assistant City Manager

DATE: December 2, 2020

SUBJECT: On-Street Parking Concerns

There have been concerns brought to the City's attention regarding street parking in separate locations in the City that staff would like to discuss with the City Council. Staff was recently asked why "No Parking" is not enforced on Kyle Drive. Approximately five years ago, "No Parking" signs were installed along Kyle Drive on the east side of Rockwall High School at the same time a crosswalk was installed at the request of Rockwall ISD. It was recently discovered that an ordinance was never adopted by the City Council to legally establish this no parking zone and is therefore not currently enforceable.

The athletic field is across the street from the Rockwall High School main campus and is used during the day for practice and at nights for competition. Students and other spectators must cross Kyle Drive to access the public restrooms, locker rooms, and the concession stand. There are almost 1,300 parking spaces on the high school campus for student and staff parking. Attached is a draft ordinance establishing the no parking zone along Kyle Drive from W. Yellow Jacket Lane to the Interstate 30 access road should the City Council decide to formalize parking restrictions along this roadway.

There has also been concerns related to vehicles parking on Justin Road, from John King Blvd heading westbound, and concerns related to parking on Industrial Blvd between Airport Road and Justin Road. Vehicles parking along these routes are believed to be employees of businesses adjacent to Justin Road and Industrial Blvd, with some using street parking due to ongoing construction. Industrial is also used often in the evenings and weekends when the Tuttle Ball Field parking lot is full during baseball / softball season. It is legal to park along these two streets since there is no ordinance in place to limit parking on Industrial Blvd or Justin Road.

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE ADDITIONAL STREETS SUBJECT TO THE PROHIBITED PARKING REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rockwall High School has an athletic field across the street from its main campus that is used for practices during normal school hours and competition at night, with the concession stand, locker rooms, and public restrooms being on the main campus; and,

WHEREAS, students and spectators park vehicles along the roadway creating visibility problems for motorists traveling along this route and is unsafe for pedestrians crossing the street between the athletic field and main campus facilities; and

WHEREAS, parking is provided on the Rockwall High School campus for student, teacher, and visitor parking; and

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and,

WHEREAS, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended; and

WHEREAS, the City Council has determined that no parking must be enforced in order to protect the health, safety and welfare of students, staff and visitors to the athletic field across the street of Rockwall High School;

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

SECTION 1. Findings. The recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. That the Section 26-505, *Prohibited in Specified Places*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to include Kyle Drive, which is more specifically depicted in Exhibit "A" of this ordinance and incorporated by reference herein; and henceforth to read in its entirety as follows:

SECTION 26-505: Prohibited in specified places

(a) An operator may not stop, stand, or park a vehicle:

- (1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
- (2) On a sidewalk;
- (3) In an intersection;
- (4) On a crosswalk;
- (5) Between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings;
- (6) Alongside or opposite a street excavation or obstruction if stopping, standing or parking the vehicle would obstruct traffic;
- (7) On a bridge or other elevated structure on a highway or in a highway tunnel;

- (8) On a railroad track;
 - (9) Where an official sign prohibits stopping;
 - (10) On Clark Street, between Williams and E. Boydston, or Fannin Street, between Washington and E. Boydston, except within the parking niches outside the main roadway lanes;
 - (11) On either side of Summer Lee Drive from FM 740 (Ridge Road) west to the western right-of-way line of Bourbon Street Circle; or
 - (12) On either side of Springer Road, Corporate Crossing, Discovery Boulevard, Data Drive, Capital Boulevard, Research Circle, Observation Trail, Science Place, Technology Way, and Innovation Drive.
 - (13) On either side of South Lakeshore Drive from State Highway 66/West Rusk to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes.
 - (14) On either side of Summit Ridge Drive from the Farm to Market 740/Ridge Road to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes.
 - (15) On either side of Kyle Drive from the Interstate 30 frontage road to West Yellow Jacket Lane.
- (b) All emergency vehicles shall be exempt from the restrictions set forth in subsection (a) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.
- (c) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions in accordance with this chapter.
- (d) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

SECTION 6. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF DECEMBER, 2020.

Jim Pruitt, *Mayor*

ATTEST:

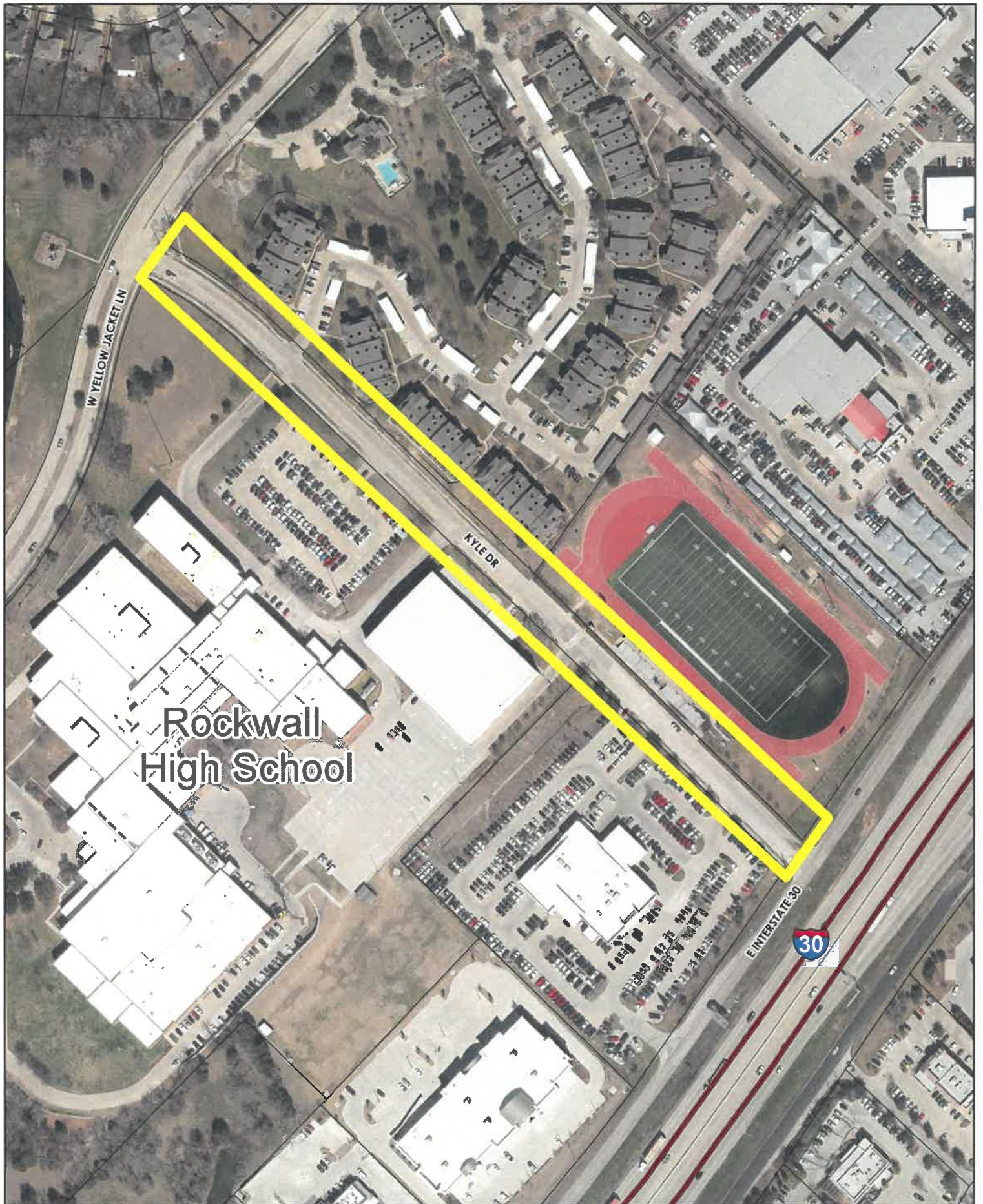
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 7, 2020

2nd Reading: December 21, 2020



City of
Rockwall



0 75 150 Feet
Date: 12/1/2020

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The accuracy of any data is not guaranteed. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided "as is" with no warranty being made, either expressed or implied.

EXHIBIT A



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and City Council
FROM: Rick Crowley, City Manager
DATE: December 3, 2020
SUBJECT: Submittal of Future Projects to Consortium

The Rockwall County Roadway Consortium has requested that all cities submit future projects (in addition to those currently noted in Consortium planning) lists for consideration for future transportation projects when additional funding is available. Some funds remain from the \$117M that was made available by the County in the past, and there is some thought that additional funding might be available in the not so distant future for other projects.

It should be noted that State roadway projects in which the County (through the Consortium process) has participated have been many – many of those have been in the City of Rockwall (partially or wholly). All of the state roadway projects that have been done have included funding from federal, state, county and local funds, but participation by the County (through the Consortium) has resulted in securing state and federal funding much quicker than would otherwise have been the case and significantly reduced the local funding portion – a great deal for the cities all around.

This new “call for projects” differs from previous project planning in that it is not limited to state roadways. Projects submitted (including major city and county roadways) will be considered and evaluated based on their contributions to reducing congestion and moving traffic (throughout the county and in cities) if constructed. This, again, emphasizes how valuable the work of the Consortium is and how far ahead of others that Rockwall County and its cities are as compared to others.

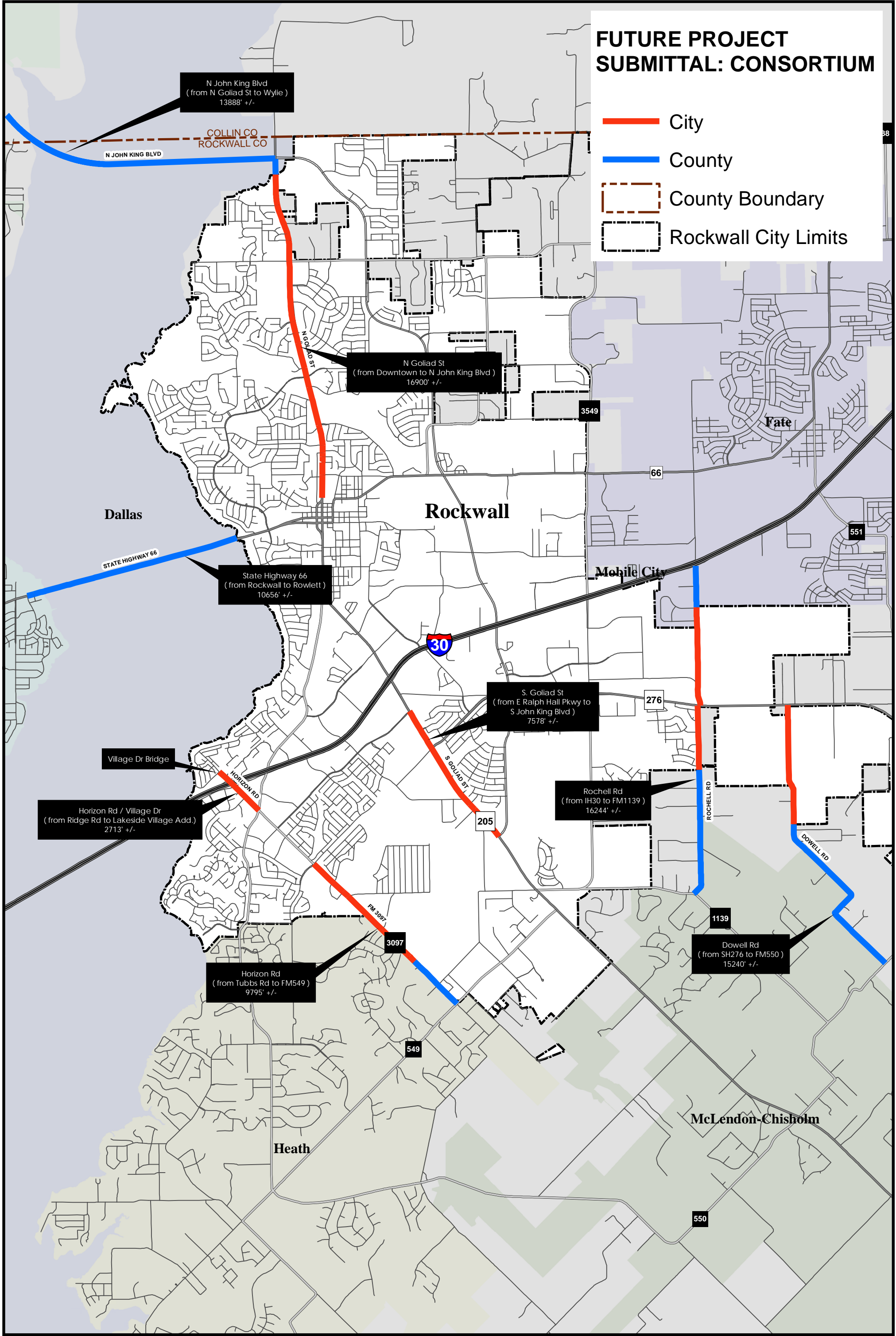
Every project that will be submitted will not be funded through the process, but even those projects that may not be funded will have the benefit of being included on the “Consortium list.” We have learned the value of this a number of times as we have sought both funding and favor for projects that are of great importance to the city. For example, the City of Rockwall’s efforts to secure approval and funding of the John King route for SH205 received dramatically improved favor once included on the County’s Thoroughfare Plan, endorsed by the

Consortium, and declared a viable route by NCTCOG – all of this results from the fact that the Consortium carries great weight with TxDOT and other agencies that participate in planning and funding.

The Rockwall projects proposed for submittal to the Consortium for future consideration are shown on the attached drawing. It is requested that the Council consider whether these are additional projects that should be added to the submittal, and, after any such additions, that the City Council take action to authorize the submittal. If approved the submittal will be forwarded to the Consortium on Tuesday.

**FUTURE PROJECT
SUBMITTAL: CONSORTIUM**

- City
- County
- County Boundary
- Rockwall City Limits



**City of
Rockwall**



0 2,500 5,000 Feet

ROCKWALL GIS

Date: 12/3/2020



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

October 2020

Permits

Total Permits Issued:	274
Building Permits:	44
Contractor Permits:	230
Total Commercial Permit Values:	\$7,876,350.01
Building Permits:	\$20,000.00
Contractor Permits:	\$7,856,350.01
Total Fees Collected:	\$242,859.42
Building Permits:	\$179,941.24
Contractor Permits:	\$62,918.18

Board of Adjustment

Board of Adjustment Cases:	1
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11/3/2020
8:40:53AM

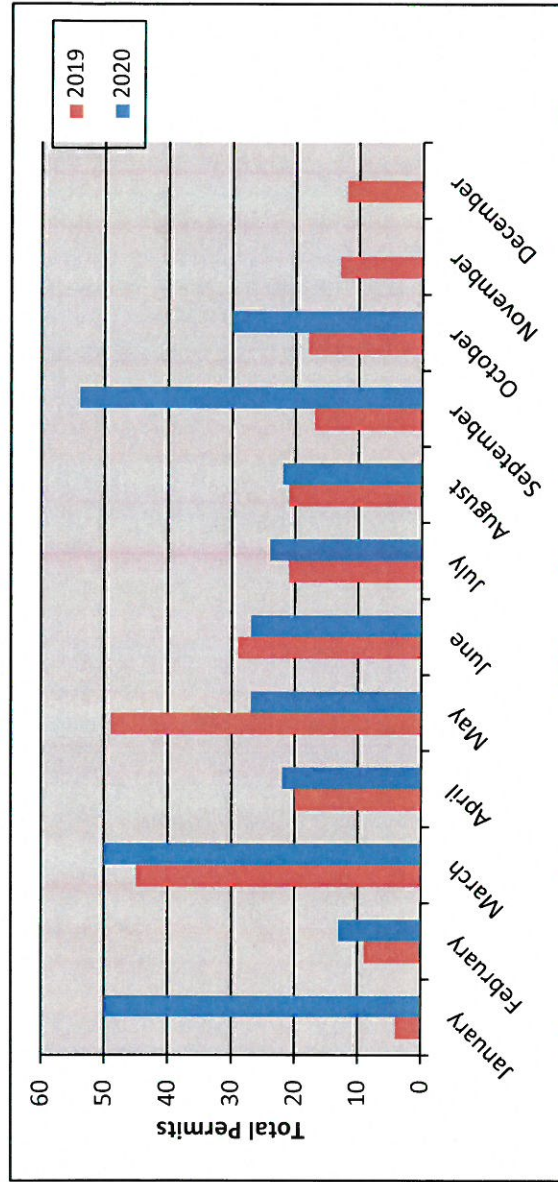
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 10/1/2020 to 10/31/2020

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	55	\$7,876,350.01	\$46,322.45
Accessory Building Permit	1	20,000.00	\$332.75
Cell Tower Permit	2	37,500.00	\$637.50
Certificate of Occupancy	11		\$826.50
Concrete Permit	1	50,600.00	\$662.25
Demolition	2		\$100.00
Electrical Permit	12	313,050.00	\$4,458.80
Fence Permit	1		\$50.00
Irrigation Permit	1		\$75.00
Mechanical Permit	2	82,750.00	\$960.00
Plumbing Permit	6	15,525.01	\$628.55
Remodel	6	7,196,000.00	\$35,916.10
Roofing Permit	1	157,000.00	\$75.00
Sign Permit	4	3,925.00	\$300.00
Small Cell Node	1		\$500.00
Temporary Certificate of Occupancy	2		\$600.00
Temporary Construction Trailer	2		\$200.00
Residential Building Permit	219		\$196,536.97
Accessory Building Permit	9		\$1,115.85
Addition	3		\$437.20
Concrete Permit	5		\$417.80
Electrical Permit	3		\$400.00
Fence Permit	50		\$2,550.00
Irrigation Permit	15		\$1,125.00
Mechanical Permit	14		\$1,650.00
New Construction	30		\$178,005.44
Outdoor Kitchen Permit	3		\$150.00
Patio Cover/Pergola	8		\$825.00
Plumbing Permit	37		\$2,750.00
Pool	11		\$1,650.00
Remodel	2		\$1,045.36
Retaining Wall Permit	2		\$100.00
Roofing Permit	16		\$1,200.00
Solar Panel Permit	7		\$2,915.32
Takeline - Boat House	1		\$50.00
Window & Door Permit	3		\$150.00
Totals:	274		\$242,859.42

New Residential Permits

Calendar Year

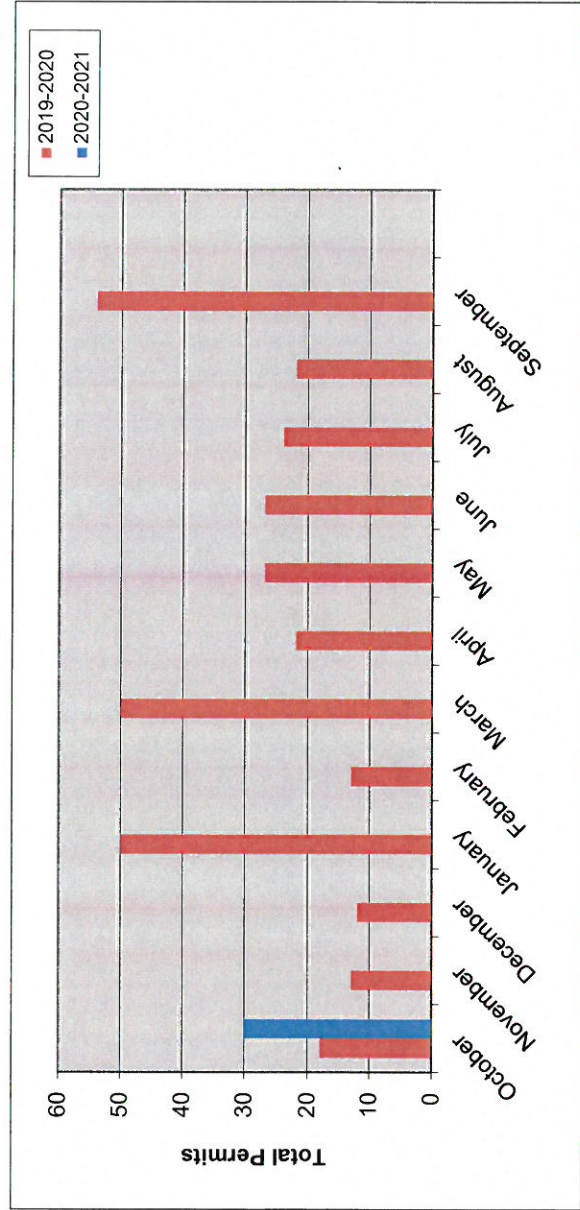
	Year	
	2019	2020
January	4	50
February	9	13
March	45	50
April	20	22
May	49	27
June	29	27
July	21	24
August	21	22
September	17	54
October	18	30
November	13	
December	12	
Totals	258	319



New Residential Permits

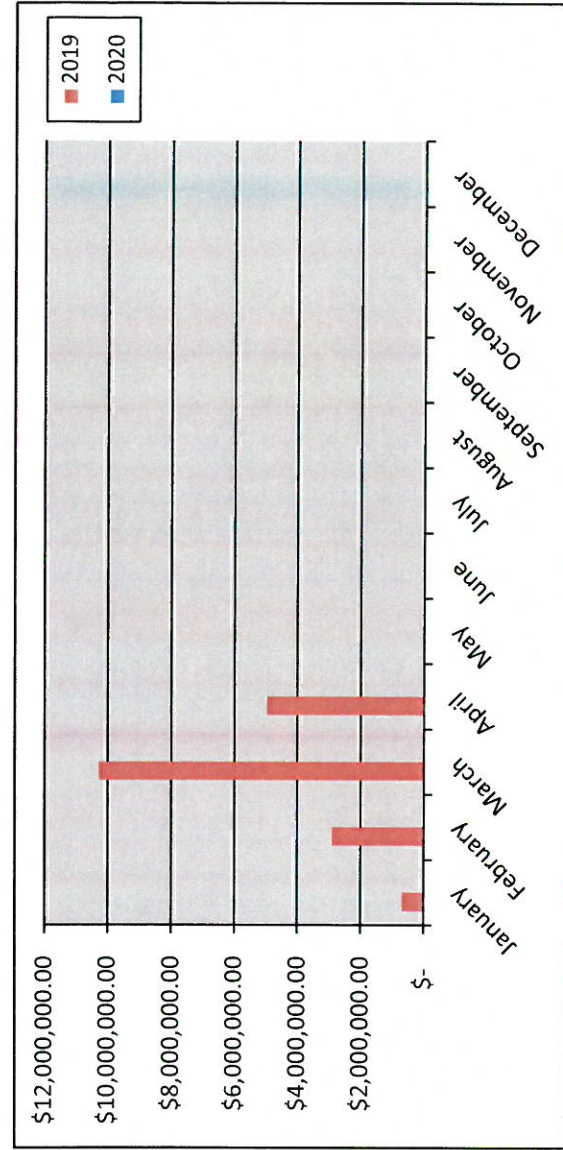
Fiscal Year

	Year	
	2019-2020	2020-2021
October	18	30
November	13	
December	12	
January	50	
February	13	
March	50	
April	22	
May	27	
June	27	
July	24	
August	22	
September	54	
Totals	332	



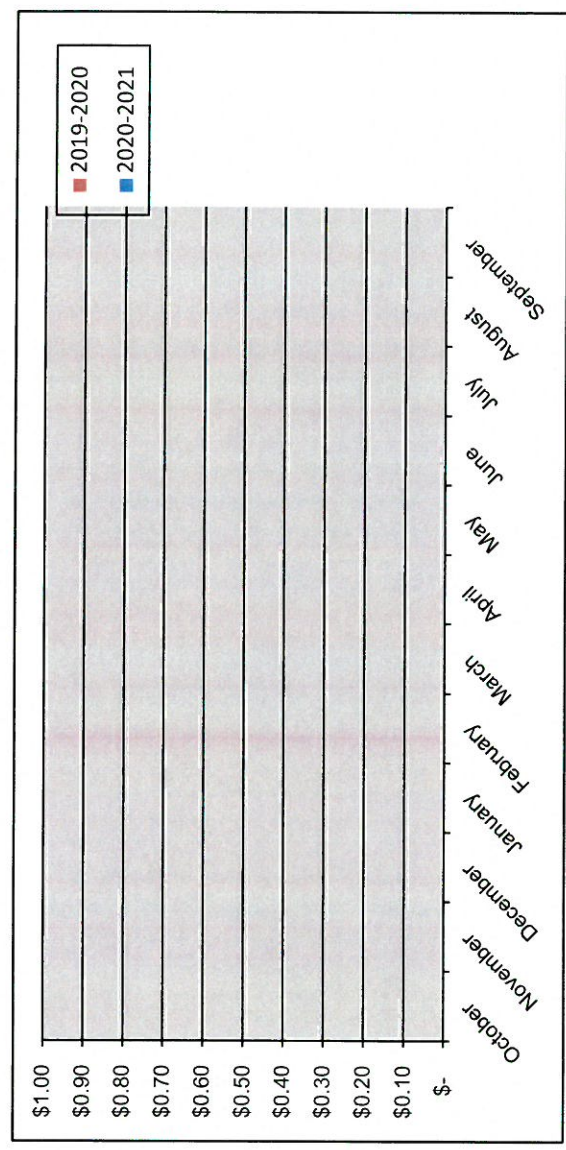
New Residential Value Calendar Year

Year		
	2019	2020
January	\$ 681,618.00	\$ -
February	\$ 2,897,344.85	\$ -
March	\$ 10,294,717.00	\$ -
April	\$ 4,977,668.00	\$ -
May	\$ -	\$ -
June	\$ -	\$ -
July	\$ -	\$ -
August	\$ -	\$ -
September	\$ -	\$ -
October	\$ -	\$ -
November	\$ -	\$ -
December	\$ -	\$ -
Totals	\$ 18,851,347.85	\$ -



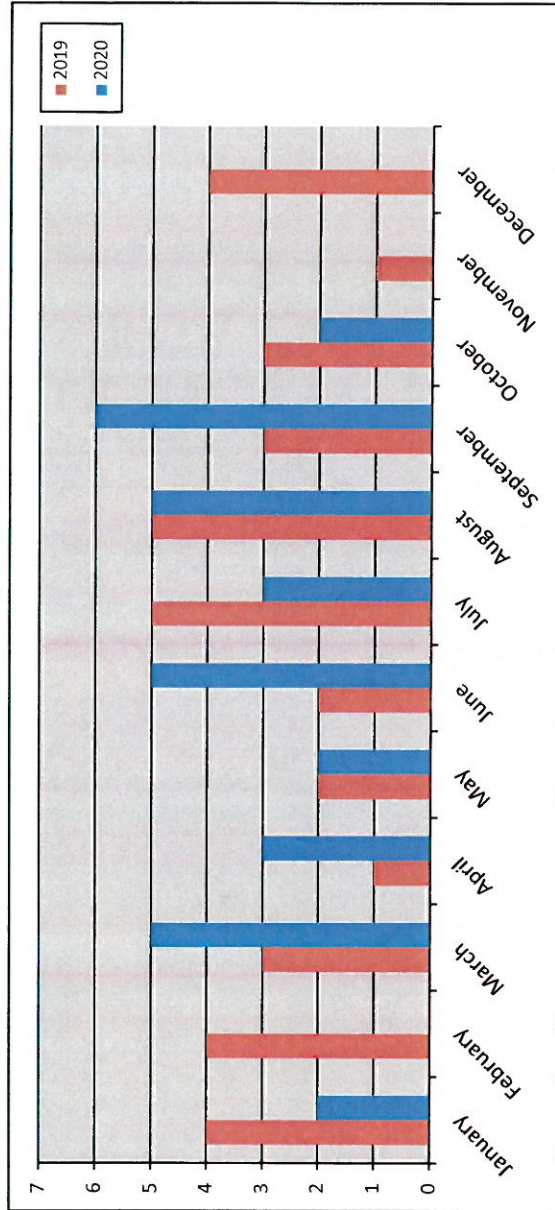
New Residential Value Fiscal Year

Year		
	2019-2020	2020-2021
October	\$ -	\$ -
November	\$ -	\$ -
December	\$ -	\$ -
January	\$ -	\$ -
February	\$ -	\$ -
March	\$ -	\$ -
April	\$ -	\$ -
May	\$ -	\$ -
June	\$ -	\$ -
July	\$ -	\$ -
August	\$ -	\$ -
September	\$ -	\$ -
Totals	\$ -	\$ -



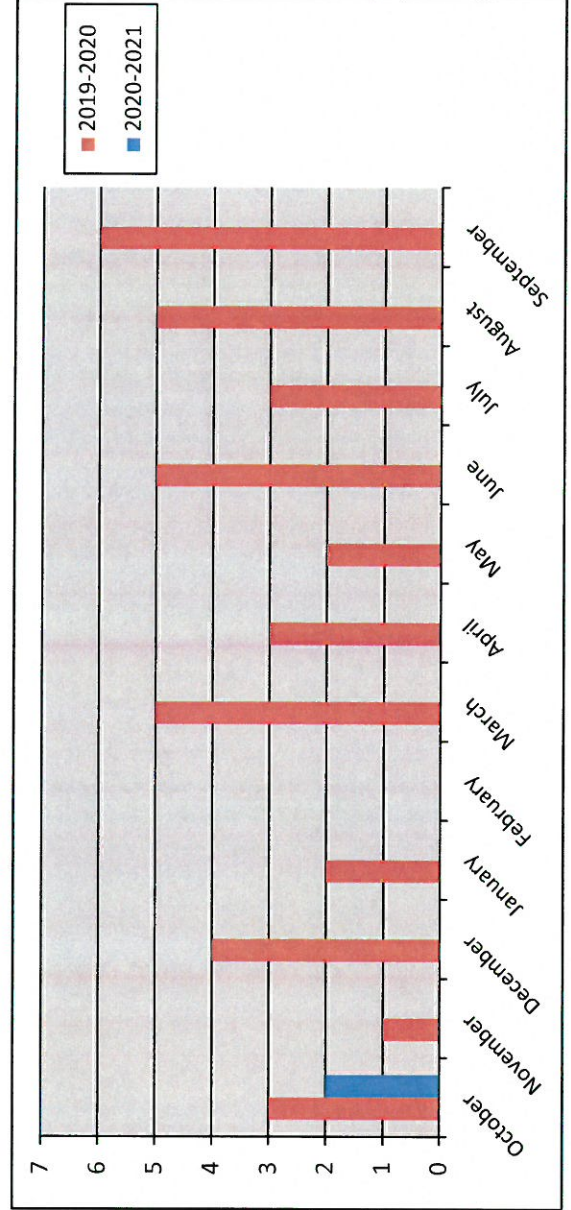
Residential Remodel Permits Calendar Year

	Year	
	2019	2020
January	4	2
February	4	0
March	3	5
April	1	3
May	2	2
June	2	5
July	5	3
August	5	5
September	3	6
October	3	2
November	1	
December	4	
Totals	37	33



Residential Remodel Permits Fiscal Year

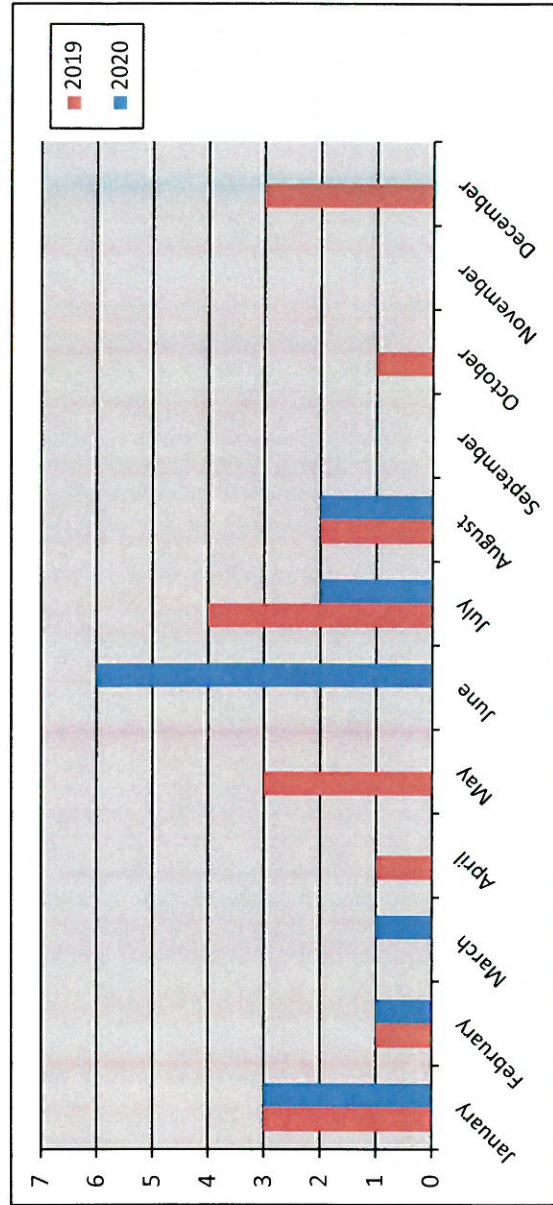
	Year	
	2019-2020	2020-2021
October	3	2
November	1	
December	4	
January	2	
February	0	
March	5	
April	3	
May	2	
June	5	
July	3	
August	5	
September	6	
Totals	39	2



New Commercial Permits

Calendar Year

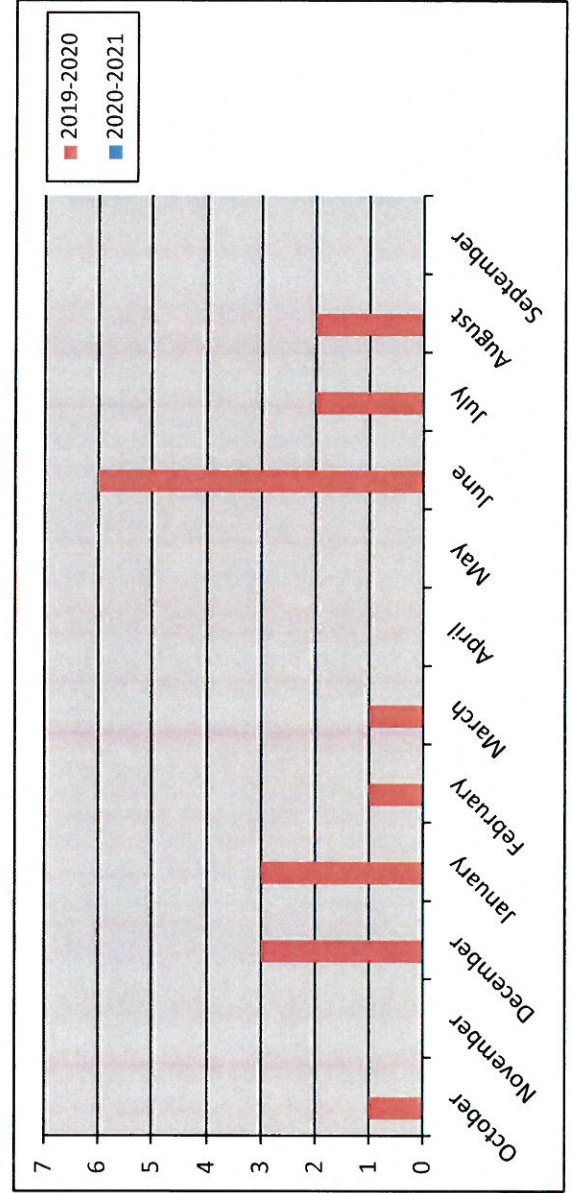
	Year	
	2019	2020
January	3	3
February	1	1
March	0	1
April	1	0
May	3	0
June	0	6
July	4	2
August	2	2
September	0	0
October	1	0
November	0	0
December	3	0
Totals	18	15



New Commercial Permits

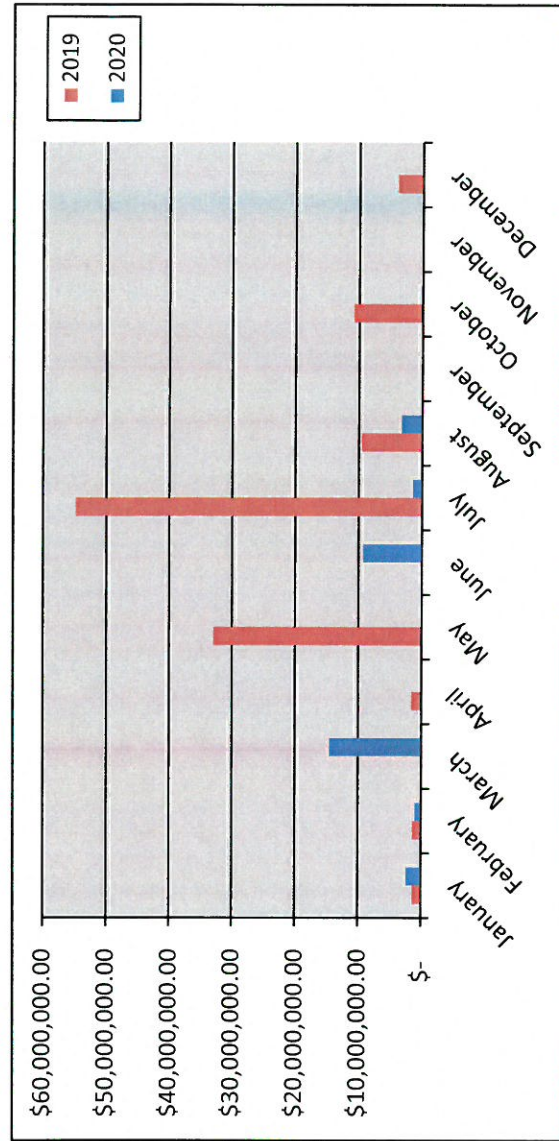
Fiscal Year

	Year	
	2019-2020	2020-2021
October	1	0
November	0	0
December	3	0
January	3	0
February	1	0
March	1	0
April	0	0
May	0	0
June	6	0
July	2	0
August	2	0
September	0	0
Totals	19	0



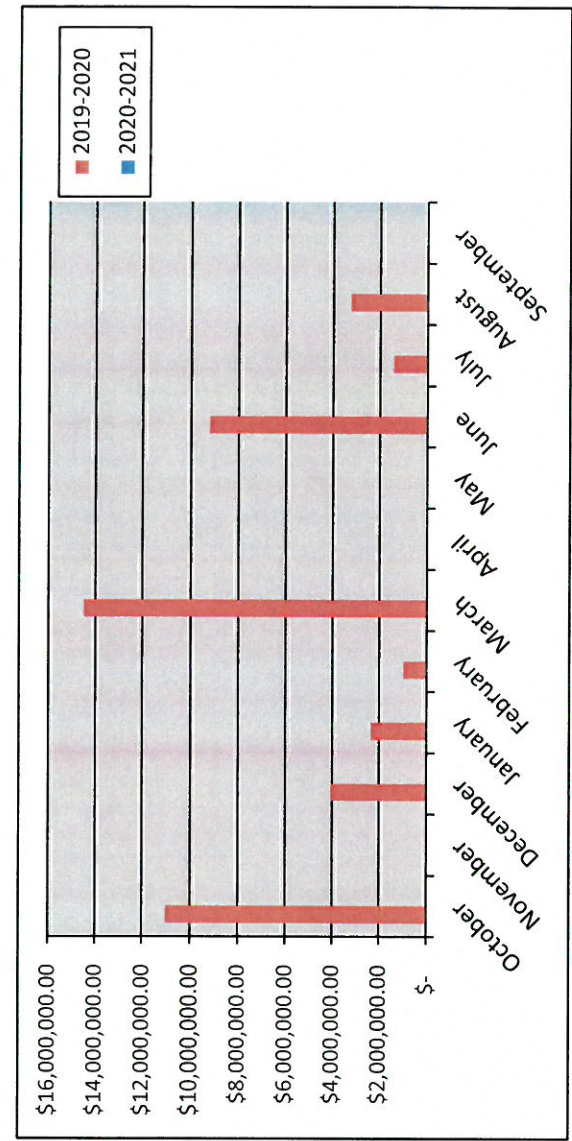
New Commercial Value Calendar Year

	Year	
	2019	2020
January	\$ 1,530,000.00	\$ 2,375,000.00
February	\$ 1,500,000.00	\$ 995,000.00
March	-	\$ 14,500,000.00
April	\$ 1,700,000.00	-
May	\$ 32,969,700.00	-
June	\$ -	\$ 9,244,001.00
July	\$ 54,900,000.00	\$ 1,445,000.00
August	\$ 9,736,987.00	\$ 3,284,065.00
September	\$ -	\$ -
October	\$ 11,000,000.00	\$ -
November	\$ -	\$ -
December	\$ 4,100,000.00	\$ -
Totals	\$ 117,436,687.00	\$ 31,843,066.00



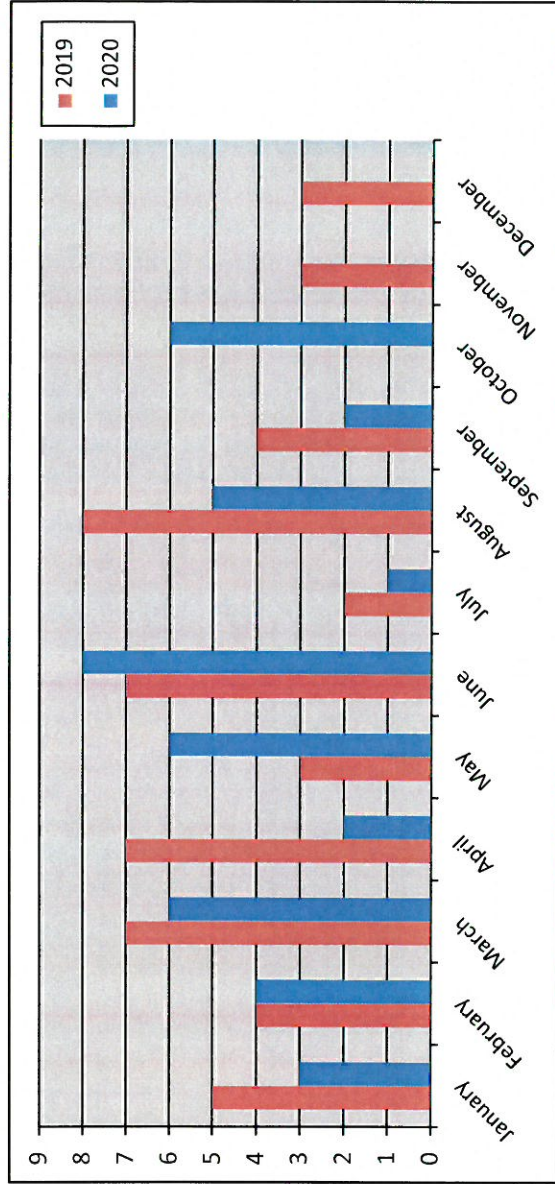
New Commercial Value Fiscal Year

	Year	
	2019-2020	2020-2021
October	\$ 11,000,000.00	\$ -
November	-	-
December	\$ 4,100,000.00	-
January	\$ 2,375,000.00	-
February	\$ 995,000.00	-
March	\$ 14,500,000.00	-
April	-	-
May	-	-
June	\$ 9,244,001.00	-
July	\$ 1,445,000.00	-
August	\$ 3,284,065.00	-
September	-	-
Totals	\$ 46,943,066.00	\$ -



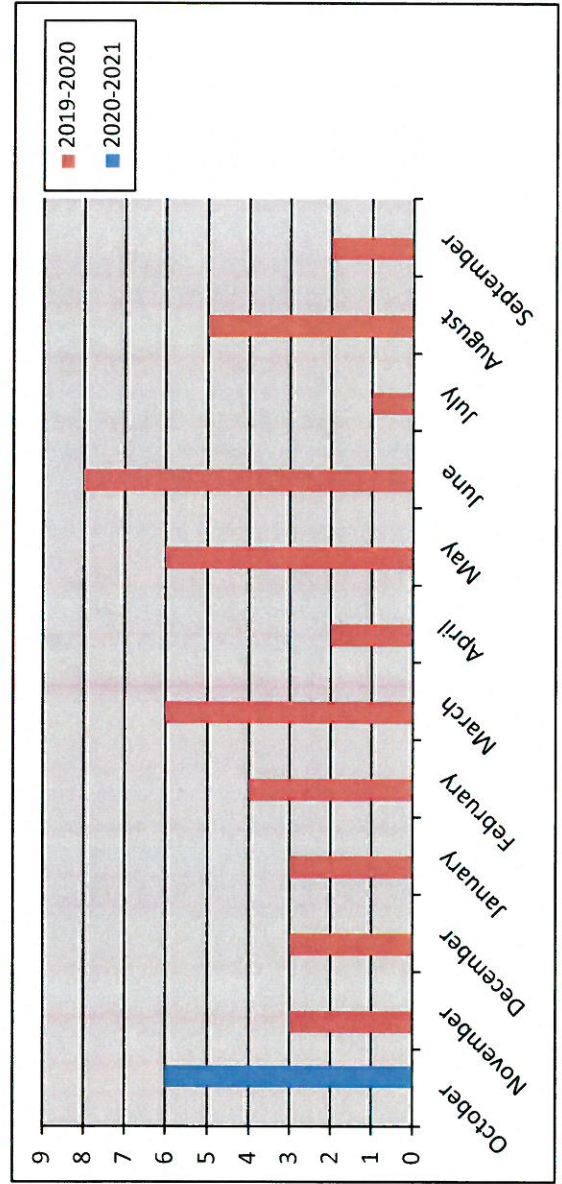
Commercial Remodel Permits Calendar Year

	Year	
	2019	2020
January	5	3
February	4	4
March	7	6
April	7	2
May	3	6
June	7	8
July	2	1
August	8	5
September	4	2
October	0	6
November	3	
December	3	
Totals	53	43



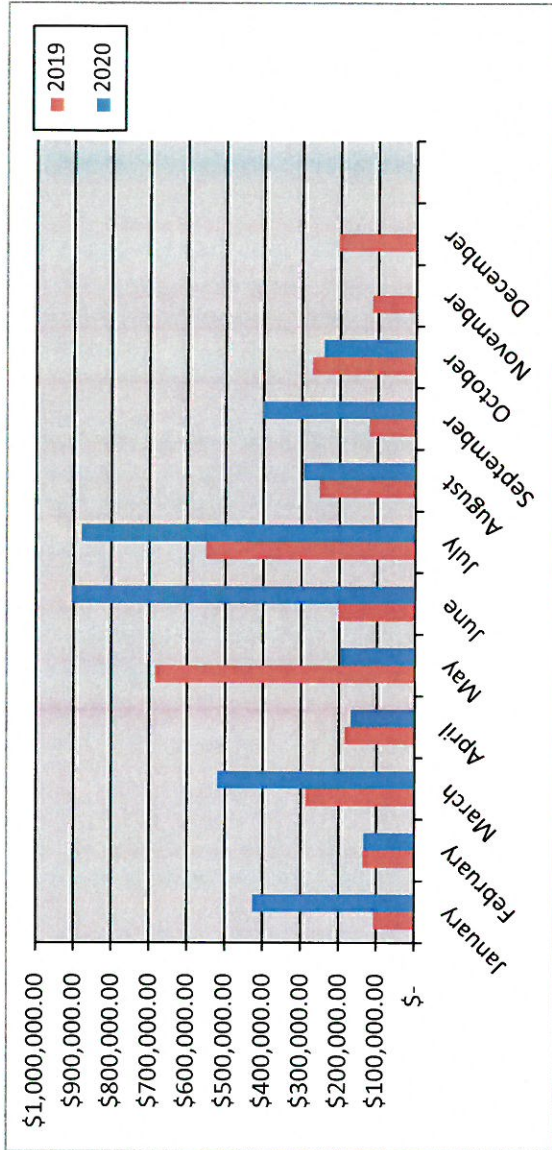
Commercial Remodel Permits Fiscal Year

	Year	
	2019-2020	2020-2021
October	0	6
November	3	
December	3	
January	3	
February	4	
March	6	
April	2	
May	6	
June	8	
July	1	
August	5	
September	2	
Totals	43	6



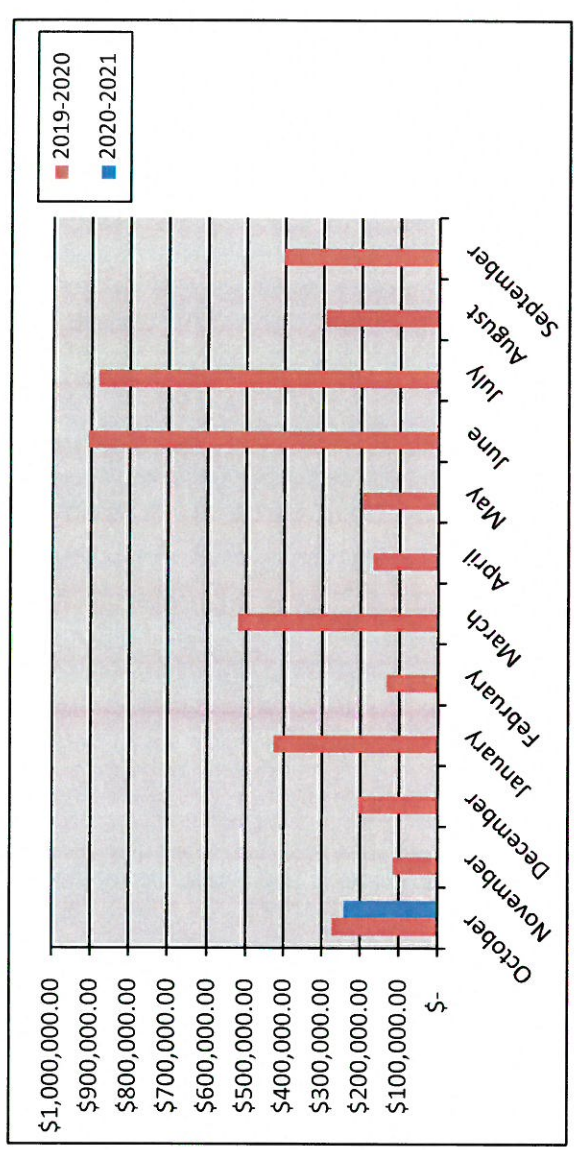
Total Fees Collected Calendar Year

Year		
2019	2020	
January	\$ 108,325.23	\$ 427,697.11
February	\$ 137,260.79	\$ 134,061.03
March	\$ 288,576.03	\$ 521,238.63
April	\$ 186,555.47	\$ 169,632.18
May	\$ 685,938.85	\$ 196,119.77
June	\$ 203,335.14	\$ 906,969.19
July	\$ 551,248.76	\$ 880,396.43
August	\$ 254,601.49	\$ 294,303.58
September	\$ 123,811.68	\$ 401,730.63
October	\$ 274,121.49	\$ 242,859.42
November	\$ 116,656.13	
December	\$ 205,859.61	
Totals	\$ 3,136,290.67	\$ 4,175,007.97



Total Fees Collected Fiscal Year

Year		
2019-2020	2020-2021	
October	\$ 274,121.49	\$ 242,859.42
November	\$ 116,656.13	
December	\$ 205,859.61	
January	\$ 427,697.11	
February	\$ 134,061.03	
March	\$ 521,238.63	
April	\$ 169,632.18	
May	\$ 196,119.77	
June	\$ 906,969.19	
July	\$ 880,396.43	
August	\$ 294,303.58	
September	\$ 401,730.63	
Totals	\$ 4,528,785.78	\$ 242,859.42



PERMITS ISSUED

For the Period 10/1/2020 to 10/31/20

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
		Plan Number	Valuation	Total SQFT	Fees Paid
CO2020-0013	Commercial Building Permit				
06/18/2020	Certificate of Occupancy	3021 Ridge Rd 103,		\$76.50	\$76.50
10/28/2020	ISSUED	Rockwall, TX 75032		1,711.00	
Contact Type					
Owner	Michael Drankoski	3021 Ridge Rd, Suite 103	Rockwall	TX	75032
Applicant	Michael Drankoski	3021 Ridge Rd, Suite 103	Rockwall	TX	75032
Business Owner	Michael Drankoski	3021 Ridge Rd, Suite 103	Rockwall	TX	75032
Business Owner	Tropical Smoothie Cafe	3021 Ridge Rd, Suite 103	Rockwall	TX	75032
Owner	RIDGE ROAD PROPERTIES LLC		ROCKWALL	TX	75032
Contractors					
CO2020-0036	Commercial Building Permit				
09/03/2020	Certificate of Occupancy	6530 ALLIANCE DR,		\$75.00	\$75.00
10/29/2020	ISSUED	ROCKWALL, TX 75032		4,900.00	
Contact Type					
Owner	N&H Legacy Partners, LLC	PO Box 818	Terrell	TX	75160
Applicant	N&H Legacy Partners, LLC	PO Box 818	Terrell	TX	75160
Business Owner	N&H Legacy Partners, LLC	PO Box 818	Terrell	TX	75160
Business Owner	N&H Legacy Partners, LLC	6530 Alliance Dr	ROCKWALL	TX	75087
Contractors					
CO2020-0043	Commercial Building Permit				
10/05/2020	Certificate of Occupancy	2065 Summer Lee Dr 101,		\$75.00	\$75.00
10/05/2020	ISSUED	Rockwall, TX 75032		1,028.00	
Contact Type					
Owner	PA Harbor Retail LLC	8222 Douglas Ave Suite 390	Dallas	TX	75225
Applicant	Stephanie P Mathews	2065 Summer Lee Dr Suite 101	Rockwall	TX	75032
Business Owner	Stephanie P Mathews	2065 Summer Lee Dr Suite 101	Rockwall	TX	75032
Business Owner	The Rustic Brush	2065 Summer Lee Dr Suite 101	Rockwall	TX	75032
Contractors					
COM2020-3609	Commercial Building Permit				
09/18/2020	Certificate of Occupancy	907 N GOLIAD ST		\$75.00	\$75.00
10/23/2020	ISSUED			1,112.00	
Contact Type					
Business Owner	Windy Busher	907 N. Goliad St.	Rockwall	TX	75087
Property Owner	Double T Ventures	1500 S. Kreymer Ln.	Wylie	TX	75098
Contractors					

PERMITS ISSUED

For the Period 10/1/2020 to 10/31/20

Permit Number	Permit Type	Site Address				
Application Date	Subtype	Parcel Number		Total Fees		
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid	
		Plan Number	Valuation			
COM2020-3689	Commercial Building Permit					
09/23/2020	Certificate of Occupancy	1450 S TL Townsend,		\$75.00	\$75.00	
10/23/2020	ISSUED	Suite 400, Rockwall, TX 75032		1,660.00		
Contact Type	Contact Name	Contact Address				
Business Owner	Richard J. Borek II	1450 S. TL Townsend Dr. Suite 400	Rockwall TX 75032			
Property Owner	Saro Partners, LLC	1450 S. TL Townsend Suite 100	Rockwall TX 75087			
Contractors						
COM2020-3699	Commercial Building Permit					
09/23/2020	Certificate of Occupancy	991 E. Interstate 30 Suite		\$75.00	\$75.00	
10/29/2020	ISSUED	105, Rockwall, TX 75087		1,260.00		
Contact Type	Contact Name	Contact Address				
Business Owner	Azmar, LLC.	991 E. Interstate 30, Suite 105	Rockwall TX 75087			
Property Owner	Shopcore Properties	355 South Teller, Suite 200	Lakewood CO 80226			
Contractors						
COM2020-3767	Commercial Building Permit					
09/25/2020	Certificate of Occupancy	1400 E Interstate 30,		\$75.00	\$75.00	
10/05/2020	ISSUED	Suite A, ROCKWALL, 75087		3,700.00		
Contact Type	Contact Name	Contact Address				
Business Owner	Ben Northcutt	1400 E. Interstate 30, Suite A	Rockwall TX 75032			
Property Owner	John Curanovic	361 Willowcrest	Rockwall TX 75032			
Contractors						
COM2020-3931	Commercial Building Permit					
10/02/2020	Temporary Certificate of Occupancy	900 Bella Dr., Rockwall,		\$300.00	\$300.00	
10/16/2020	ISSUED	TX, 75087		4,707.00		
Contact Type	Contact Name	Contact Address				
Business Owner	Integrity Retirement Group, LLC.	361 W. Byron Nelson Blvd.. #104	Roanoke TX 76262			
Property Owner	Integrity Retirement Group, LLC.	361 W. Byron Nelson Blvd.. #104	Roanoke TX 76262			
Contractors						
COM2020-3934	Commercial Building Permit					
10/02/2020	Certificate of Occupancy	2310 Ridge Road,		\$75.00	\$75.00	
10/15/2020	ISSUED	Rockwall, TX, 75087		2,652.00		

PERMITS ISSUED

For the Period 10/1/2020 to 10/31/20

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid
Plan Number			Valuation		
Contact Type	Contact Name	Contact Address			
Business Owner	ALMLAM Real Estate, LLC.	PO Box 755	Rockwall	TX	75087
Property Owner	ALMLAM Real Estate, LLC.	PO Box 755	Rockwall	TX	75087
Contractors					
<hr/>					
COM2020-3990	Commercial Building Permit				
10/05/2020	Certificate of Occupancy	1009 S. Goliad St,		\$75.00	\$75.00
10/21/2020	ISSUED	Rockwall, TX 75087		1,856.00	
<hr/>					
Contact Type					
Contact Name					
Contact Address					
Business Owner	Texas Safeway LLC	1009 S. Goliad St	Rockwall	TX	75087
Property Owner	William Mefeney	1406 S. Lakeshore Dr	Rockwall	TX	75087
Applicant	Haytham Raad				
Contractors					
<hr/>					
COM2020-4096	Commercial Building Permit				
10/09/2020	Certificate of Occupancy	2600 Summer Lee Dr.,		\$75.00	\$75.00
10/26/2020	ISSUED	Rockwall, TX 75032		45,646.00	
<hr/>					
Contact Type					
Contact Name					
Contact Address					
Business Owner	MHC Rockwall, LLC.	1468 Kimbrough, Ste. 103	Memphis	TN	38134
Property Owner	MHC Rockwall, LLC.	1468 Kimbrough, Ste. 103	Memphis	TN	38134
Contractors					
<hr/>					
COM2020-4204	Commercial Building Permit				
10/15/2020	Certificate of Occupancy	801-B E. Interstate 30,		\$75.00	\$75.00
10/23/2020	ISSUED	Rockwall, TX 75032		1,595.00	
<hr/>					
Contact Type					
Contact Name					
Contact Address					
Business Owner	Sharon Ray	801-B E. Interstate 30	Rockwall	TX	75032
Property Owner	Rockwall Professional Properties	PO Box 2527	Rockwall	TX	75087
Contractors					
<hr/>					
COM2020-4274	Commercial Building Permit				
10/20/2020	Temporary Certificate of Occupancy	2300 Discovery Blvd. -		\$300.00	\$300.00
10/27/2020	ISSUED	Bldg. 4, Rockwall, TX 75032		35,765.00	
<hr/>					
Contact Type					
Contact Name					
Contact Address					
Business Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas	TX	75225
Business Owner	SWBC Rockwall, LP	5949 Sherry Ln. Suite 570	Dallas	TX	75225
Contractor	Kelly Tindall				

11/3/2020

City of Rockwall

Page 4

8:43:12AM

PERMITS ISSUED

For the Period 10/1/2020 to 10/31/20

Permit Number	Permit Type	Site Address						
Application Date	Subtype	Parcel Number				Total Fees		
Issue Date	Status of Permit	Subdivision Name						
Contractors		Plan Number	Valuation	Total SQFT	Fees Paid			
						Total Valuation:		
						Total Fees: \$1,426.50		
						Total Fees Paid: \$1,426.50		

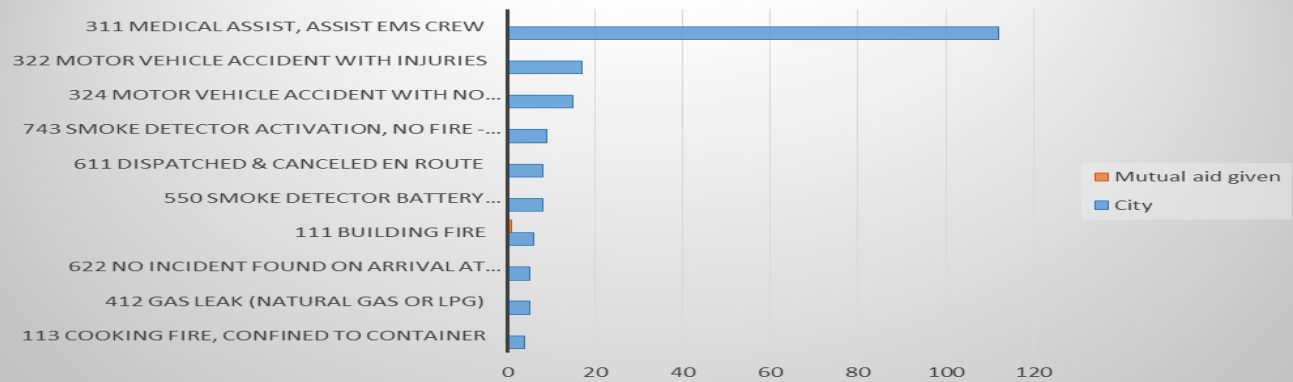
13



October Monthly Report

2020

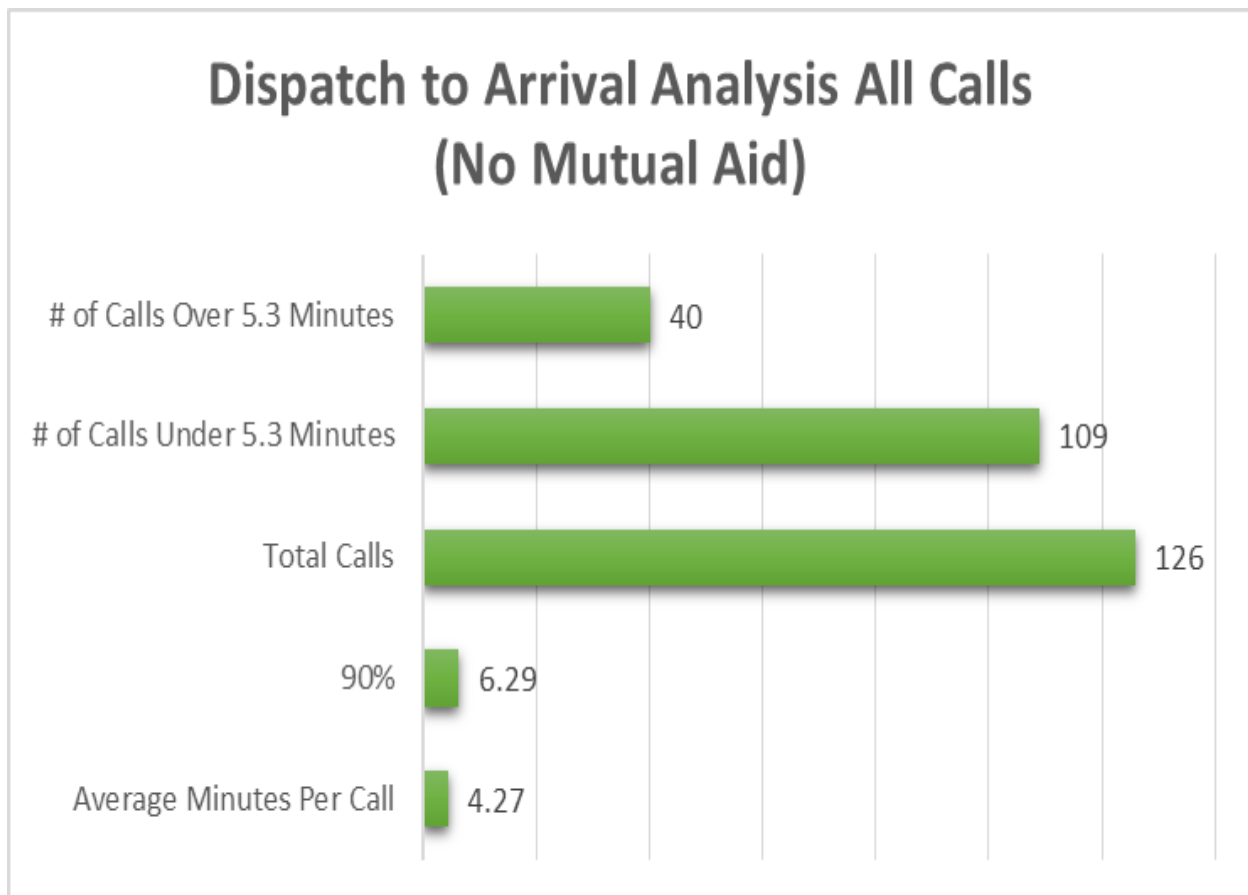
October 2020 Top Ten Calls



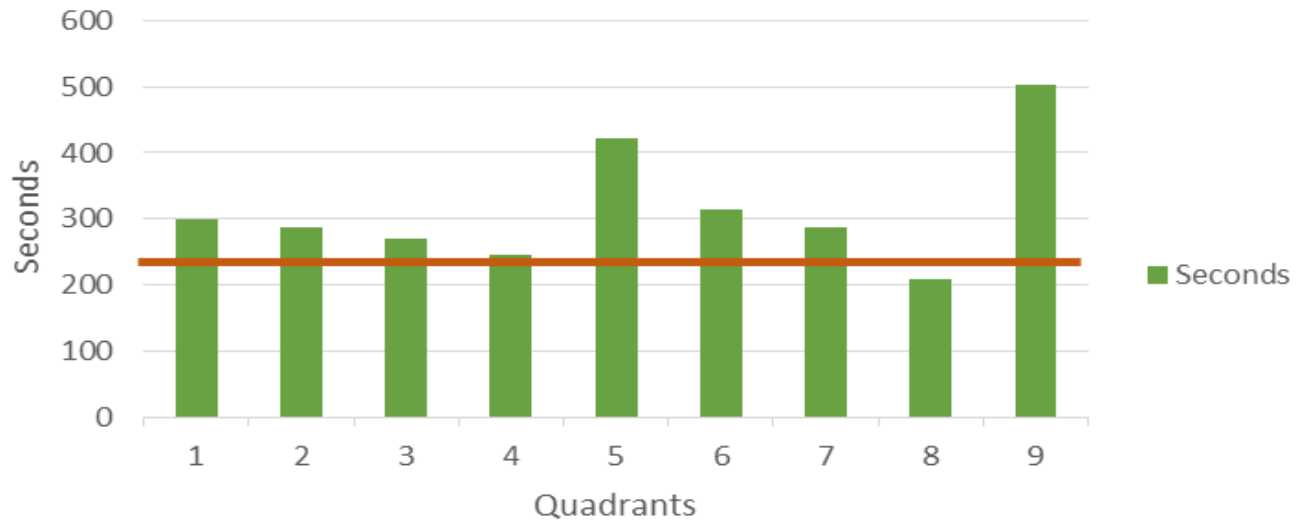
October 2020 - All Calls			
Situation Type	Mutual aid given	Mutual aid received	City
111 Building fire	1	1	6
700 False alarm or false call, other			2
531 Smoke or odor removal			1
741 Sprinkler activation, no fire - unintentional			1
122 Fire in motor home, camper, recreational vehicle			1
561 Unauthorized burning			1
131 Passenger vehicle fire (cars, pickups, SUV's)			1
733 Smoke detector activation due to malfunction			1
142 Brush or brush-and-grass mixture fire			3
814 Lightning strike (no fire)			1
143 Grass fire			4
550 Smoke Detector Battery Change/Install			8
154 Dumpster or other outside trash receptacle fire			1
622 No incident found on arrival at dispatch address			5
160 Special outside fire, other			3
730 System malfunction, other			1
162 Outside equipment fire			1
736 CO detector activation due to malfunction			2
311 Medical assist, assist EMS crew			112
744 Detector activation, no fire - unintentional			2
322 Motor vehicle accident with injuries			17
510 Person in distress, other			1
324 Motor vehicle accident with no injuries.			15
542 Animal rescue			1
331 Lock-in (if lock out , use 511)			1
553 Public service			1
341 Search for person on land			1
611 Dispatched & canceled en route			8
342 Search for person in water			1
651 Smoke scare, odor of smoke			3
352 Extrication of victim(s) from vehicle			1
715 Local alarm system, malicious false alarm			1
365 Watercraft rescue			1
731 Sprinkler activation due to malfunction			1
412 Gas leak (natural gas or LPG)			5
735 Alarm system sounded due to malfunction			4
440 Electrical wiring/equipment problem, other			1
740 Unintentional transmission of alarm, other			3
444 Power line down			2
743 Smoke detector activation, no fire - unintentional			9
445 Arcing, shorted electrical equipment			1
745 Alarm system activation, no fire - unintentional			4
460 Accident, potential accident, other			2
113 Cooking fire, confined to container			4
911 Citizen complaint			1
462 Aircraft standby			1
Totals	1	1	221

October 2020 Dispatch to Arrival Analysis

<u><i>Dispatch to Arrival Analysis-(No Mutual Aid)</i></u>				Total Calls
78.57%	On Scene in	5.3	minutes or less	109
87.30%	On Scene in	6.0	minutes or less	121
92.86%	On Scene in	7.0	minutes or less	133
95.24%	On Scene in	8.0	minutes or less	143
97.62%	On Scene in	9.0	minutes or less	146
100.00%	On Scene in	11.0	minutes or less	149
	Total Calls		126	



Travel Time October 2020 90% of the Time



Goal=240 seconds/4 minutes

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						
87%	<u>100s</u>	On Scene in	4.0 minutes or less	45	2.89	35.71%
79%	<u>200s</u>	On Scene in	4.0 minutes or less	34	2.98	26.98%
81%	<u>300s</u>	On Scene in	4.0 minutes or less	16	3.14	12.70%
82%	<u>400s</u>	On Scene in	4.0 minutes or less	17	2.92	13.49%
25%	500s	On Scene in	4.0 minutes or less	4	13.40	3.17%
0%	600s	On Scene in	4.0 minutes or less	3	4.83	2.38%
40%	700s	On Scene in	4.0 minutes or less	5	3.86	3.97%
100%	800s	On Scene in	4.0 minutes or less	1	1.00	0.79%
0%	900s	On Scene in	4.0 minutes or less	1	0.00	0.79%
Total Calls				126		



Total Dollar Losses

October 2020



City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 11/18/2020 10:38
Login ID: rck\ihatcher
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$2,149,842.50	\$8,500.00	\$370,000.00	\$2,382,456.50	\$506,215.00
Total Content Loss:	\$1,103,805.00	\$1,500.00	\$115,000.00	\$1,248,258.00	\$165,500.00
Total Property Pre-Incident Value:	\$57,022,060.00	\$0.00	\$610,773.00	\$88,152,472.00	\$5,775,529.92
Total Contents Pre-Incident Value	\$11,092,930.00	\$0.00	\$180,000.00	\$12,511,660.00	\$816,576.35
Total Losses:	\$3,253,647.50	\$10,000.00	\$485,000.00	\$3,630,714.50	\$3,253,647.50
Total Value:	\$68,114,990.00	\$0.00	\$790,773.00	\$100,664,132.00	\$6,592,106.27



Fire Marshal Division

October 2020 Report



Inspections Conducted

Total for the Month	122
---------------------	-----

Plan Reviews Completed

Total for the Month	53
---------------------	----

Permits Issued

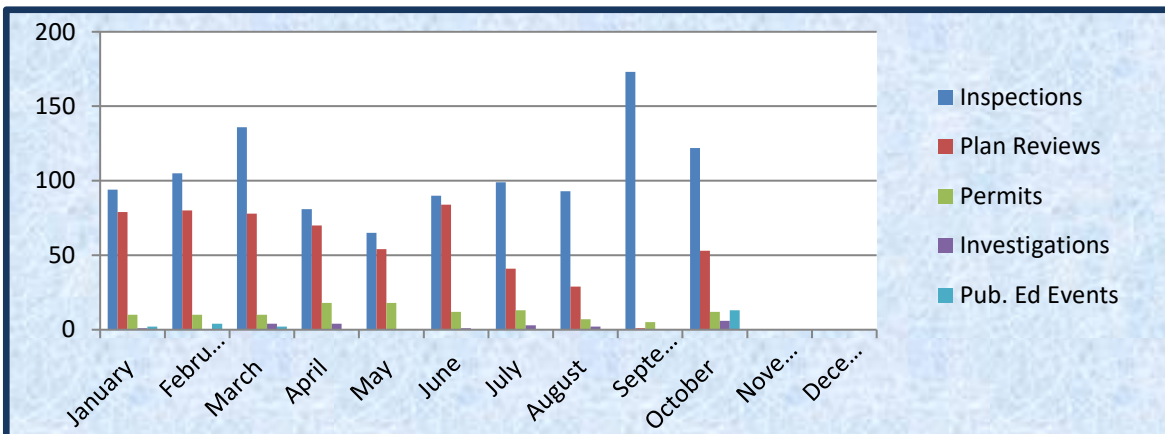
Total for the Month	12
---------------------	----

Fire Investigations

Active Investigations	1
Closed Investigations	5
Total for the Month	6

Public Education Events

Total for the Month	13
---------------------	----



OCTOBER 2020 MONTHLY REPORT



ROCKWALL PARKS
& RECREATION

PARTICIPATION



LITTLE ATHLETES SESSION 1: 18 RESIDENT, 12 NON-RESIDENT



RIB RUB RUN & ROLL: 2,500 PARTICIPANTS



BINGO IN THE CENTER: 25 PARTICIPANTS

MONTHLY OVERVIEW

OCT '20

Part Time Labor Hours	176
Program Offerings	9
Program Participants	479
Resident Participants	230
Non-Resident Participants	249
Programs that Made	9
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

9 programs

47%

53%

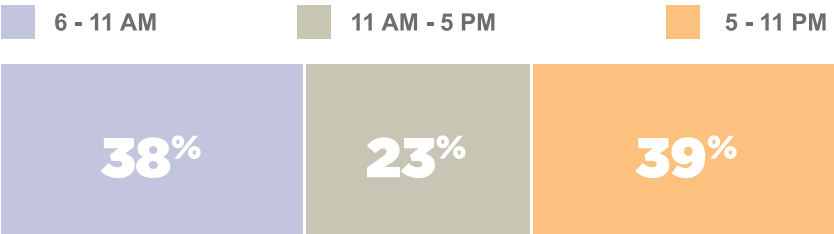
RENTALS



HMCC	OCT '20
Time Blocks Rented	61
Monthly Revenue	\$2440

HMCC RENTAL ACTIVITY BY TIME BLOCK

61 Rentals



PAVILIONS	OCT '20
Time Blocks Rented	38
Monthly Revenue	\$1520

PAVILION RENTAL ACTIVITY BY TIME BLOCK

38 Rentals



PARKS



FACILITY RENOVATIONS:

Leon Tuttle off-season renovations



FACILITY UPGRADE:

Wind Slats at Harry Myers Pickleball Courts



DEPARTMENT ACHIEVEMENTS

Leon Tuttle TTA Softball Complex of the Year 2020

FACILITY INVOLVEMENT:

RBSL supports breast cancer awareness going PINK!



MARKETING

FACEBOOK PAGE LIKES



SEP

GAIN OR LOSS

+45

OCT

+25

TOTAL LIKES THRU 10/31/2020



15,023

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

SEP

ACCOUNTS

9639

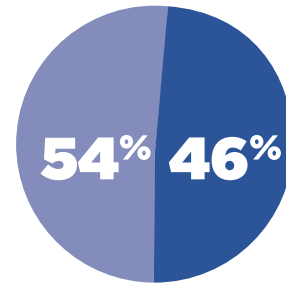
GAIN OR LOSS

+77

OCT

9672

+33



**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 October 2020.

47,531

SESSIONS

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

9,916

USERS

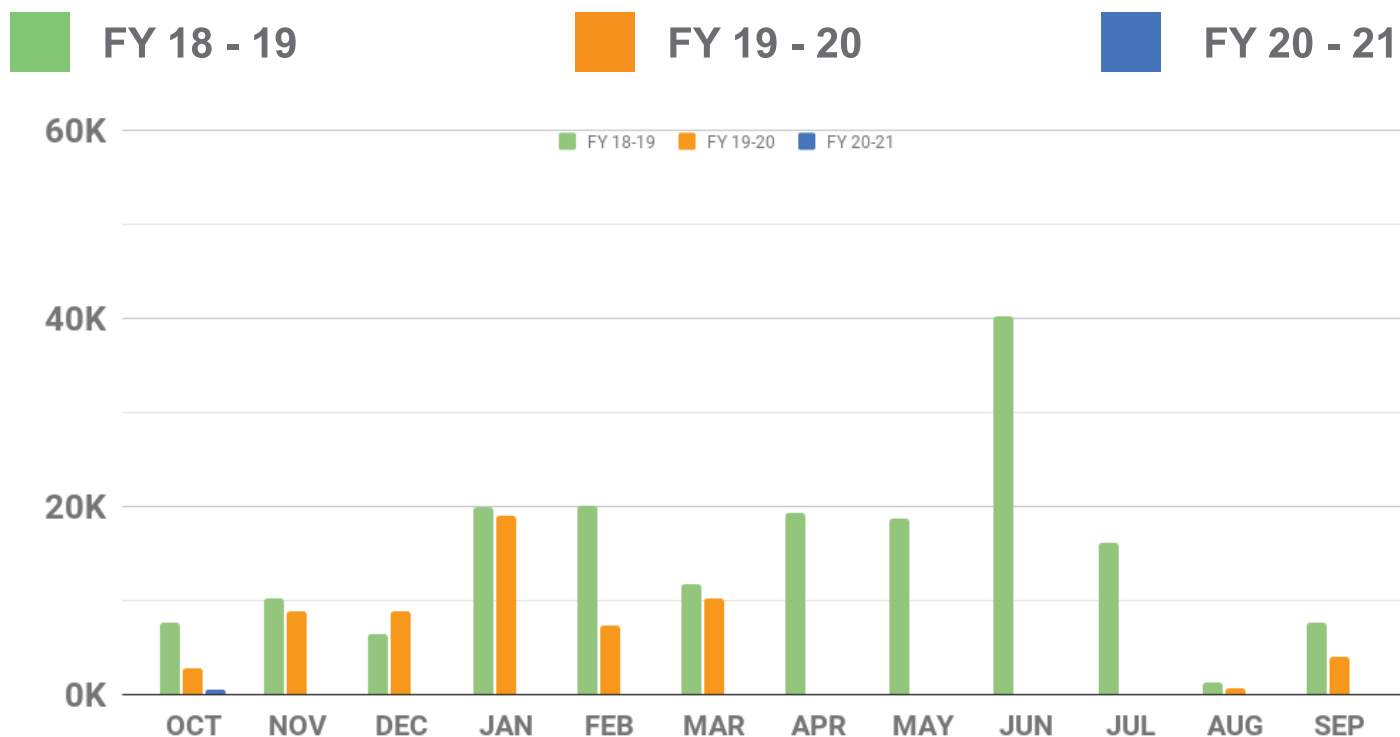
Visitors to playrockwall.com

7,265

REVENUE

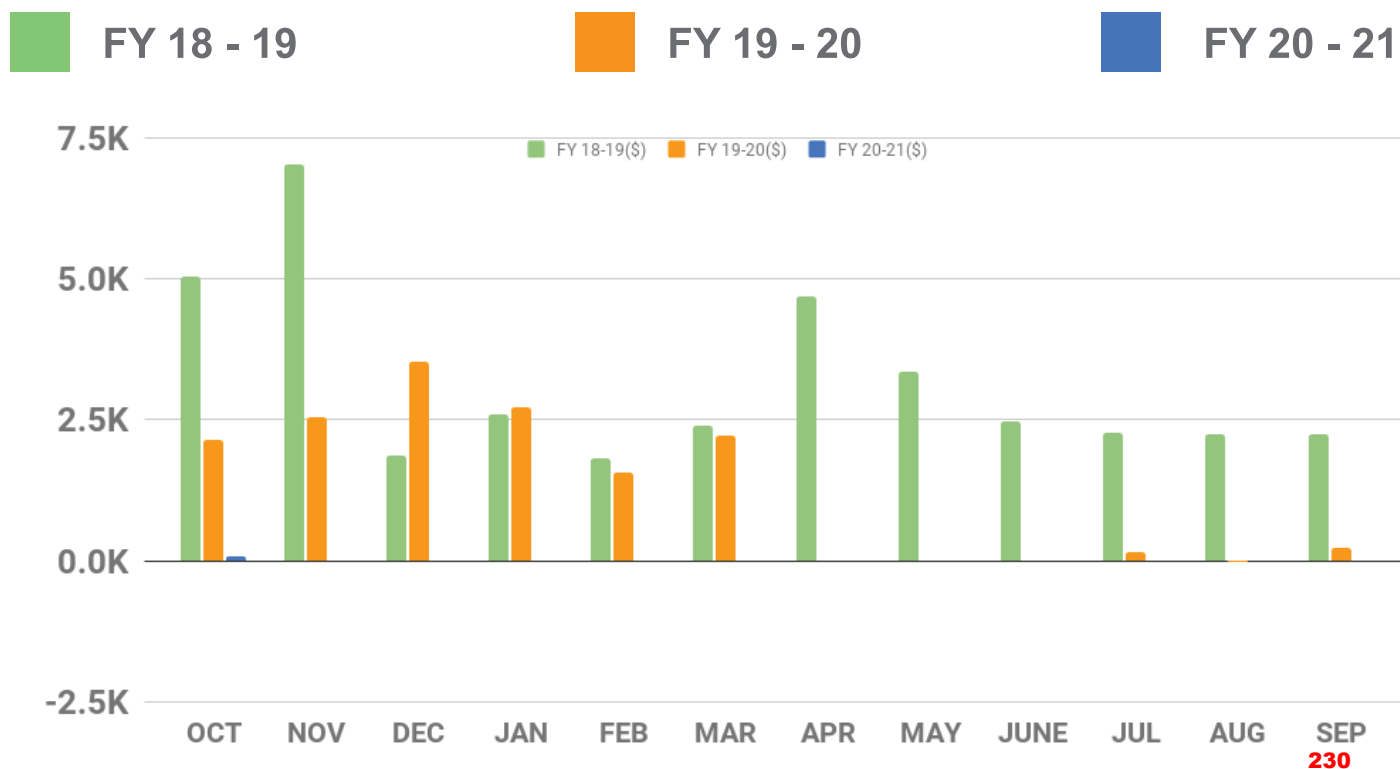
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



Rockwall Police Department

Monthly Activity Report

October-2020

ACTIVITY	CURRENT MONTH OCTOBER	PREVIOUS MONTH SEPTEMBER	YTD 2020	YTD 2019	YTD % CHANGE
----------	--------------------------	-----------------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	1	5	15	-66.67%
Robbery	4	1	14	8	75.00%
Aggravated Assault	2	5	24	21	14.29%
Burglary	7	5	54	46	17.39%
Larceny	78	71	613	528	16.10%
Motor Vehicle Theft	7	7	65	45	44.44%
TOTAL PART I	98	90	775	663	16.89%
TOTAL PART II	139	126	1256	1367	-8.12%
TOTAL OFFENSES	237	216	2031	2030	0.05%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	11	10	116	167	-30.54%
D.W.I.	13	8	120	169	-28.99%

ARRESTS

FELONY	34	20	273	316	-13.61%
MISDEMEANOR	61	50	501	622	-19.45%
WARRANT ARREST	5	5	85	109	-22.02%
JUVENILE	2	3	38	48	-20.83%
TOTAL ARRESTS	102	78	897	1095	-18.08%

DISPATCH

CALLS FOR SERVICE	1560	1403	14229	15190	-6.33%
-------------------	------	------	-------	-------	--------

ACCIDENTS

INJURY	1	1	94	99	-5.05%
NON-INJURY	78	56	479	624	-23.24%
FATALITY	2	0	3	0	300.00%
TOTAL	81	57	576	723	-20.33%

FALSE ALARMS

RESIDENT ALARMS	47	49	433	547	-20.84%
BUSINESS ALARMS	133	117	1314	1315	-0.08%
TOTAL FALSE ALARMS	180	166	1747	1862	-6.18%
Estimated Lost Hours	118.8	109.56	1153.02	1228.92	-6.18%
Estimated Cost	\$2,826.00	\$2,606.20	\$27,427.90	\$29,233.40	-6.18%

ROCKWALL NARCOTICS UNIT

	Number of Cases	5
	Arrests	8
	Arrest Warrants	1
	Search Warrants	2
	Seized	
	Cocaine	28g
	Marijuana	10oz
	Methamphetamine	2.88kg
	Xanax	1040 pills

Total Offenses			
Month	Total Part I Crimes	Total Part II Crimes	Total Crimes
January-19	65	154	219
February-19	55	132	187
March-19	52	153	205
April-19	51	140	191
May-19	83	147	230
June-19	58	109	167
July-19	96	108	204
August-19	80	122	202
September-19	61	173	234
October-19	63	129	192
November-19	80	157	237
December-19	71	157	228
Totals	815	1681	2496
January-20	78	130	208
February-20	70	112	182
March-20	62	134	196
April-20	52	78	130
May-20	56	138	194
June-20	62	119	181
July-20	91	141	232
August-20	116	139	255
September-20	90	126	216
October-20	98	139	237
November-20			0
December-20			0
Totals	775	1256	2031

Crime Index per 1,000 population			
Month	Total Part I Crimes	Population Estimate	Crime Index
January-19	65	44,123	1.5
February-19	55	44,188	1.2
March-19	52	44,257	1.2
April-19	51	44,350	1.1
May-19	83	44,425	1.9
June-19	58	44,542	1.3
July-19	96	44,632	2.2
August-19	80	44,658	1.8
September-19	61	44,710	1.4
October-19	63	44,767	1.4
November-19	80	44,924	1.8
December-19	71	44,966	1.6
Average	67.9	Average	1.5
January-20	78	44,982	1.7
February-20	70	45,044	1.6
March-20	62	45,124	1.4
April-20	52	45,186	1.2
May-20	56	45,261	1.2
June-20	62	45,318	1.4
July-20	91	45,367	2.0
August-20	116	45,413	2.6
September-20	90	45,462	2.0
October-20	98	45,511	2.2
November-20			0.0
December-20			0.0
Average	77.5	Average	1.7

The City of Rockwall Crime Index is calculated by taking the UCR Part I crimes and comparing them with the City of Rockwall's estimated population.

Violent Crimes			
Month	Total Violent Crimes	Population	Crime Index / 1000 population
January-19	4	44,123	0.09
February-19	4	44,188	0.09
March-19	3	44,257	0.07
April-19	3	44,350	0.07
May-19	6	44,425	0.14
June-19	6	44,542	0.13
July-19	8	44,632	0.18
August-19	3	44,658	0.07
September-19	5	44,710	0.11
October-19	2	44,767	0.04
November-19	0	44,924	0.00
December-19	4	44,966	0.09
Total	48	Average	0.09
January-20	6	44,126	0.14
February-20	1	45,044	0.02
March-20	3	45,124	0.07
April-20	4	45,186	0.09
May-20	5	45,261	0.11
June-20	4	45,318	0.09
July-20	4	45,367	0.09
August-20	5	45,413	0.11
September-20	7	45,462	0.15
October-20	6	45,511	0.13
November-20			0.00
December-20			0.00
Total	45	Average	0.00
Property Crimes			
Month	Total Property Crimes	Population	Crime Index / 1000 population
January-19	84	44,123	1.90
February-19	54	44,188	1.22
March-19	56	44,257	1.27
April-19	52	44,350	1.17
May-19	89	44,425	2.00
June-19	63	44,542	1.41
July-19	98	44,632	2.20
August-19	89	44,658	1.99
September-19	88	44,710	1.97
October-19	69	44,767	1.54
November-19	95	44,924	2.11
December-19	75	44,966	1.67
Total	912	Average	1.71
January-20	87	44,982	1.93
February-20	81	45,044	1.80
March-20	68	45,124	1.51
April-20	57	45,186	1.26
May-20	68	45,261	1.50
June-20	70	45,318	1.54
July-20	107	45,367	2.36
August-20	126	45,413	2.77
September-20	96	45,462	2.11
October-20	105	45,511	2.31
November-20			0.00
December-20			0.00
Total	865	Average	0.00

Rockwall Police Department

Dispatch and Response Times

October 2020

Police Department

Average Response Time		
Priority 1		Number of Calls 105
Call to Dispatch	0:01:01	
Call to Arrival	0:05:40	
% over 7 minutes	21%	
Average Response Time		
Priority 2		Number of Calls 269
Call to Dispatch	0:02:31	
Call to Arrival	0:10:18	
% over 7 minutes	52%	
Average Response Time		
Priority 3		Number of Calls 88
Call to Dispatch	0:04:05	
Call to Arrival	0:12:28	
% over 7 minutes	44%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Harbor District Call For Service

Common Name

Rockwall Police Detective Case Status Statistics

January-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	13	8	3	2		4	3	7	53.85%	16	0.81
	Jalena Page	21	19	4	10	3	4	10	17	80.95%	13	1.62
	Steve Tigert	25	17		13		1		1	4.00%	13	1.92
	Kevin Tilley	27	26	4	4		2		2	7.41%	16	1.69
	John Tinsley	26	23		1		1	4	5	19.23%	17	1.53
	Phillip Young	8	5	2			4		4	50.00%	15	0.53
	Monthly Totals	120	98	13	30	3	16	17	36	30.00%	90	1.35
February-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	9	5	4			4	4	8	88.89%	14	0.64
	Jalena Page	25	20	3	11	1	1	7	9	36.00%	15	1.67
	Steve Tigert	25	24	18	21			2	2	8.00%	15	1.67
	Kevin Tilley	35	21	6	8			1	1	2.86%	14	2.50
	John Tinsley	23	18	3	4		1	3	4	17.39%	10	2.30
	Phillip Young	8	8		1		1		1	12.50%	15	0.53
	Monthly Totals	125	96	34	45	1	7	17	25	20.00%	83	1.55
March-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	18	7	6	1		2	5	7	38.89%	17	1.06
	Jalena Page	18	5	2	13	2	1	7	10	55.56%	14	1.29
	Steve Tigert	29	16	6	16		1	2	3	10.34%	15	1.93
	Kevin Tilley	23	15		8		1		1	4.35%	15	1.53
	John Tinsley	28	17	4	4	3		3	6	21.43%	17	1.65
	Phillip Young	14	10	4			1		1	7.14%	12	1.17
	Monthly Totals	130	70	22	42	5	6	17	28	21.54%	90	1.44
April-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	14	5	1			3		3	21.43%	16	0.88
	Jalena Page	15	1	1	2				0	0.00%	17	0.88
	Steve Tigert	21	2	1	1				0	0.00%	16	1.31
	Kevin Tilley	26	4	2			1	1	2	7.69%	17	1.53
	John Tinsley	19	5	1		1		1	2	10.53%	16	1.19
	Phillip Young	6	4					1	1	16.67%	18	0.33
	Monthly Totals	101	21	6	3	1	4	3	8	7.92%	100	1.02

May-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	14	12	7			8	6	14	100.00%	16	0.88
	Jalena Page	15	15	4	6	2			2	13.33%	14	1.07
	Steve Tigert	21	6	2	11			2	2	9.52%	15	1.40
	Kevin Tilley	26	19	5			1	2	3	11.54%	15	1.73
	John Tinsley	19	17	3	6	1		6	7	36.84%	17	1.12
	Phillip Young	6	15				1	1	2	33.33%	16	0.38
	Monthly Totals	101	84	21	23	3	10	17	30	29.70%	93	1.10
June-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	12	7	7	1	1	7	3	11	91.67%	18	0.67
	Jalena Page	32	12	12	13	1	2	3	6	18.75%	16	2.00
	Steve Tigert	22	14		17	2	2	2	6	27.27%	17	1.29
	Kevin Tilley	22	14	5	2		3	3	6	27.27%	16	1.38
	John Tinsley	23	13	1	5		1	5	6	26.09%	18	1.28
	Phillip Young	12	12						0	0.00%	15	0.80
	Monthly Totals	123							0	0.00%	100	1.24
	6 Month Totals	700	369	96	143	13	43	71	127	18.14%	556	1.28
July-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	19	11	1	13		5	3	8	42.11%	18	1.06
	Jalena Page	33	23	7			1	7	8	24.24%	16	2.06
	Steve Tigert	21	8	4	29		2	4	6	28.57%	17	1.24
	Kevin Tilley	27	13	9	7			3	3	11.11%	17	1.59
	John Tinsley	35	22		7		3	4	7	20.00%	18	1.94
	Phillip Young	10	10		1			1	1	10.00%	11	0.91
	Monthly Totals	145	87	21	57	0	11	22	33	22.76%	97	1.47
August-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	13	8	3			2	4	6	46.15%	9	1.44
	Jalena Page	32	26	6	11	1	4	8	13	40.63%	14	2.29
	Steve Tigert	27	25	1	8			2	2	7.41%	10	2.70
	Kevin Tilley	26	23		3	2		2	4	15.38%	16	1.63
	John Tinsley	39	30				10	5	15	38.46%	16	2.44
	Phillip Young	13	13					1	1	7.69%	17	0.76
	Monthly Totals	150	125	10	22	3	16	22	41	27.33%	82	1.88

September-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	17	10	4		1	1	5	7	41.18%	17	1.00
	Jalena Page	30	21	8	21	1	1	8	10	33.33%	18	1.67
	Steve Tigert	24	19	1	13			1	1	4.17%	10	2.40
	Kevin Tilley	22	12	5	4			4	4	18.18%	18	1.22
	John Tinsley	29	15	4	5	1		4	5	17.24%	16	1.81
	Phillip Young	17	14	1	1			2	2	11.76%	18	0.94
	Monthly Totals	139	91	23	44	3	2	24	29	20.86%	97	1.51
October-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	13	6	1			2	9	11	84.62%	16	0.81
	Jalena Page	30	16	14	10	3	2	11	16	53.33%	16	1.88
	Steve Tigert	27	21	3	14	1		3	4	14.81%	15	1.80
	Kevin Tilley	31	24	4	3	2		4	6	19.35%	18	1.72
	John Tinsley	29	17	2	1	5	5	2	12	41.38%	14	2.07
	Phillip Young	27	11	3		8	1	7	16	59.26%	17	1.59
	Monthly Totals	157	95	27	28	19	10	36	65	41.40%	96	1.64
November-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0	0	0	0	0	0	0	0	--	0	0.00
December-20	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0							0	--		0.00
238												
Yearly Totals		1291	767	177	294	38	82	175	295	22.85%	928	2.36

Detective Yearly Totals 2020	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	142	79	37	17	2	38	42	82	57.75%	157	0.90
	Jalena Page	251	158	61	97	14	16	61	91	36.25%	153	1.64
	Steve Tigert	242	152	36	143	3	6	18	27	11.16%	143	1.69
	Kevin Tilley	265	171	40	39	4	8	20	32	12.08%	162	1.64
	John Tinsley	270	177	18	33	11	21	37	69	25.56%	159	1.70
	Phillip Young	121	102	10	3	8	8	13	29	23.97%	154	0.79
	Totals	1291	839	202	332	42	97	191	330	25.56%	928	2.36

October-20

Crimes Against Persons						
Crime	Total Number October	Total Cleared October	Clearance Rate October	Total YTD	Cleared YTD	Clearance Rate YTD
Murder	0	0	0%	0	0	#DIV/0!
Aggravated Assault	2	1	50%	21	10	48%
Simple Assault	6	4	67%	62	30	48%
Robbery	4	2	50%	13	9	69%
Sex Offenses	0	0	0%	11	6	55%
Property Crimes						
Crime	Total Number October	Total Cleared October	Clearance Rate October	Total YTD	Cleared YTD	Clearance Rate YTD
Motor Vehicle Theft	5	0	0%	48	22	46%
BMV	16	5	31%	125	47	38%
Burglary	7	0	0%	45	4	9%
Larceny	40	5	13%	335	71	21%
Criminal Mischief	10	7	70%	77	27	35%
Financial Crimes						
Crime	Total Number October	Total Cleared October	Clearance Rate October	Total YTD	Cleared YTD	Clearance Rate YTD
Forgery	1	0	0%	22	8	36%
ID Thefts	2	0	0%	31	5	16%
Credit/Debit Card Abuse	3	0	0%	30	8	27%

**Rockwall Police Narcotics Unit
2020 - Statistics**

Activity	January	February	March	April	May	June	July	August	September	October	November	December	Totals	
Cases	8	6	5	4	6	7	7	9	7	5			64	
Arrests	7	3	7	7	6	5	7	8	4	8			62	
Assist other Agencies	3	3	4	1	3	2	1	2	4	4			27	
Search Warrants	2	1	3			2	2	2	2	2			16	
Arrest Warrants		2	3	1	2	3	1	1		1			14	
Drugs Seized														
PCP (ounces)													0	Pounds
Marijuana (ounces)	3	15	1.25	7.75	1	12.5	7	22.4	1	10			5.06	Pounds
Cocaine (grams)	2500	28.6	227.2		4	2000	29	1	6.5	28			4824.3	grams
Methamphetamine (grams)	1002	29.6	180			148000	12	46.1		2886			152.16	Kilograms
Heroin (grams)		1			31.9			40.6					73.5	grams
Ecstasy (grams)			4	19	8.3								31.3	grams
Adderall (grams)							10						10	grams
Xanax (pills)		4	1525		34	21	20	110					1714	pills
Hydrocodone (pills)			250		25		30			1040			1345	pills
Dangerous Drugs (pills)			50										50	pills
Clenbuterol													0	grams
Steroids (grams)		6						23.3					29.3	grams
Lysergic Acid					5								5	units
Hashish (ounces)													0.00	Pounds
Synthetic Marijuana (ounces)													0.00	Pounds
MDMA (grams)									53				53	Grams
THC Oil (grams)		8		156		15	32	51					262	Grams
Recovered Stolen Vehicle			1				1						2	Vehicles
Weapons Seized	5		3	1		7	2	4		7			29	Weapons
Equipment Seized													0	Total Equipment
Money Seized						\$5,346	\$6,865						\$12,211	
Vehicles Seized	3					2							5	

ROCKWALL POLICE DEPARTMENT-OCTOBER 2020

OFFICERS MONTHLY BREAKDOWNS				
WILLIAMSON	MONTH REPORT		ANNUAL REPORT	
	Total	Recovered	Total	Recovered
Arrests:	0	\$ -	0	\$ -
On-Line:	0	\$ -	0	\$ -
Transfers	0	\$ -	0	\$ -
Bonds:	0	\$ -	0	\$ -
Jail Time Serve:	0	\$ -	0	\$ -
Mail:	0	\$ -	0	\$ -
Window:	0	\$ -	0	\$ -
Payment Plans:	0	\$ -	0	\$ -
Dismissals	0	\$ -	0	\$ -
*** Warrants Cleared	0	0	0	\$ -
TIME BREAKDOWN			0	0
			0	0
	WILLIAMSON		ANNUAL AMOUNT	
	# Served	Hours Managed	# Served	Hours Managed
Summons	0	0	#REF!	0
Subpoenas	0	0	#REF!	0
Transfers	0	0	0	0
Bailiff		0		0
General Office		0		0
Warrants		0		0
Total Time Consumed:	0	0	#REF!	0

By DEPARTMENT as a WHOLE				
			0	0
	THIS MONTH		ANNUALLY 20??	
	# of Cases	Recovered	# of Cases	Recovered
Arrests:	0	\$ -	0	\$ -
On-Line:	0	\$ -	0	\$ -
Transfers:	0	\$ -	0	\$ -
Bonds:	0	\$ -	0	\$ -
Jail Time Serve:	0	\$ -	0	\$ -
Mail:	0	\$ -	0	\$ -
Window:	0	\$ -	0	\$ -
Payment Plans:	0	\$ -	0	\$ -
Dismissals:	0	\$ -	0	\$ -
Warrants Cleared:	0	0	0	0
New Warrants Received:	196	61380	1320	407433.14
PURGED WARRANTS	0	0	0	0

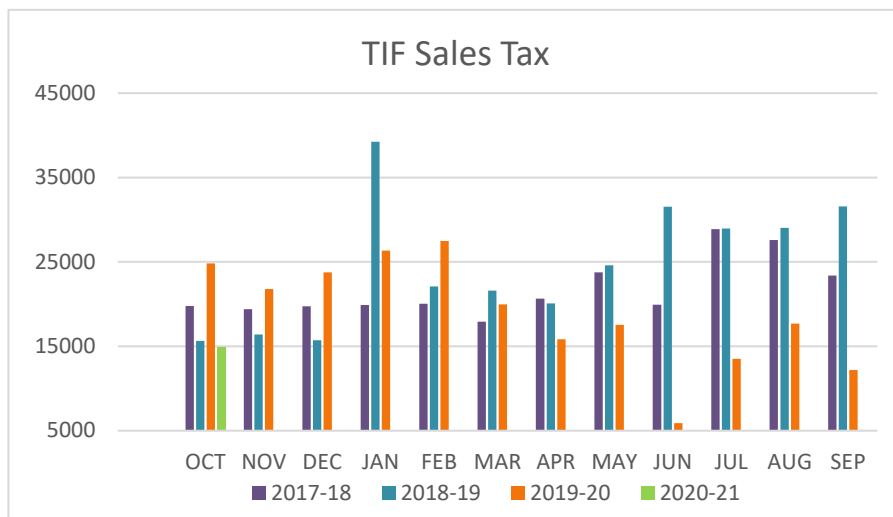
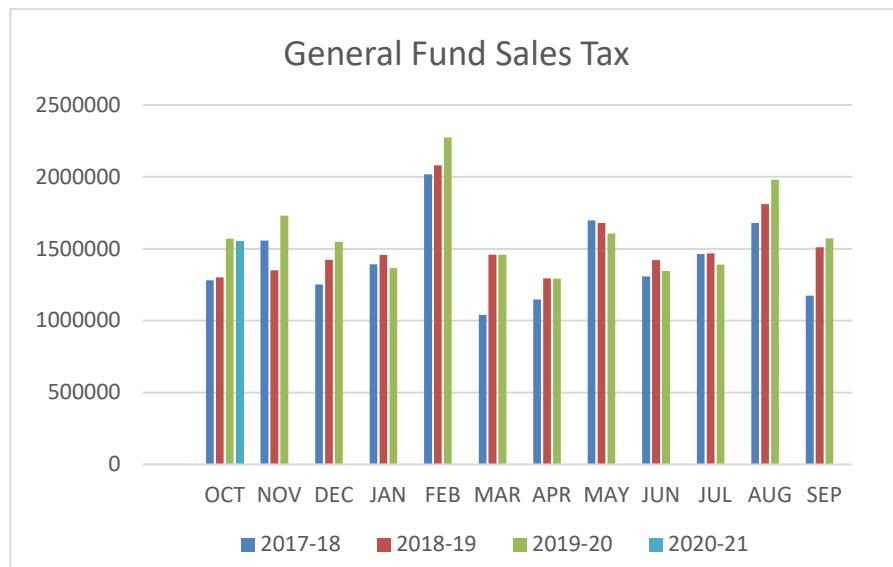
October 2020 Officer Activity Report

Totals	1318	200	96	74	411	138	20	4	418
Primary Officer	Calls for Service	Offense Reports	Accident Reports	Arrests	Traffic Stops	Citations	Violator Contacts	Emergency Detentions	Days Worked
Adair, Kristopher	48	8	5		5	3			13
Avery, Michael Todd	4	1	2			2			13
Blackwood, Jason Blaine									FTO
Bowen, Toby Joe	57	19	3	10	50	13	1	2	18
Brink, Christie	44	7	2	3	1	4			16
Bruce, Thomas	79	14	4	6	42	4	4		15
Campbell, Christopher	41	3	4	1	7	3			10
Clay, Melissa A.	35	5	2	1		2	1		12
Collier, Michael O	51	2	15		22	14	1		18
Crowsey, Timothy	28	3	3	1	16				8
Ealy, Kaleb	43	13	3	6	16	4		1	12
Gibraltar, Stephan	45	8	2	4	7				15
Goff, James Craig	11	2		2	30				11
Hartman, Collin J									
Jaurequi, Ryan David	44	6		1	1	1		1	8
Joseph, Mathew C	45	5	5	1	31	24			12
Lamb, Clayton	65	5	3	3	8	2			17
Lombana, Gil	65	4	6	3	8	4	1		15
McAuley, Heather	45	8		4	1	1			16
McCreary, Michael	18		12		7	7			14
McGee, Gunnor Lee	11	1			14				7
McIntire, Robert J	11		8		1	2			16
Morris, Barrett	11				7				10
Nagy, Stephen	30	16			1		1		9
Otto, Michael J	63	16	3	1	7	4	2		17
Parker, Cameron	15	2	2	1	6	2			11
Patterson, Matthew	46	5	4		4	1			9
Perez, Wener Luis	26	9	1	7	9	3	3		15
Poindexter, Andrew	59	4	2	6	43	15	1		15
Raymond, Aaron	35	3	1	1	3	3			15
Sparks, Joshua Dylan	67	10	3	6	40	9	3		8
Stewart, Garrett	49	6		5	11	11			16
Taylor, David									
Thompson, Demi	52	5		1	8		1		14
West, Jake	2	1							11
Woodruff, Benjamin	73	9	1		5		1		18

* Reflection of CFS where listed Officer is primary

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
Nov-17	1,556,732	19,397
Dec-17	1,252,959	19,732
Jan-18	1,391,833	19,914
Feb-18	2,017,684	20,041
Mar-18	1,039,380	17,922
Apr-18	1,146,873	20,655
May-18	1,697,970	23,752
Jun-18	1,308,372	19,941
Jul-18	1,463,243	28,867
Aug-18	1,679,728	27,594
Sep-18	1,174,074	23,370
Oct-18	1,301,342	15,641
Nov-18	1,349,253	16,403
Dec-18	1,423,386	15,708
Jan-19	1,457,584	39,247
Feb-19	2,080,043	22,109
Mar-19	1,459,018	21,606
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,554,620	14,880



Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Aug-18	474,885,847	15,318,900	19,781,800
Sep-18	304,052,374	10,135,080	19,307,450
Oct-18	240,262,264	7,750,396	10,191,580
Nov-18	194,498,356	6,483,279	7,438,044
Dec-18	186,450,313	6,014,526	7,818,894
Jan-19	222,027,420	7,162,175	13,160,330
Feb-19	166,796,311	5,957,011	7,181,853
Mar-19	216,172,991	6,973,323	8,899,546
Apr-19	230,304,224	7,676,809	9,546,692
May-19	246,447,588	7,949,923	10,806,480
Jun-19	273,477,588	9,115,919	12,818,660
Jul-19	479,403,830	15,464,640	19,686,560
Aug-19	557,577,730	17,986,380	20,877,020
Sep-19	480,076,300	16,002,544	19,898,562
Oct-19	377,192,895	12,167,513	17,708,812
Nov-19	237,328,307	7,910,944	9,218,867
Dec-19	229,083,044	7,389,776	8,396,266
Jan-20	215,978,847	6,967,060	8,691,306
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199

Source: SCADA Monthly Reports generated at the Water Pump Stations

