

## ROCKWALL CITY COUNCIL REGULAR MEETING

**Monday, May 02, 2022 - 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 legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Councilmember Johannesen**

**VI. Proclamations / Awards / Recognitions / Honors**

1. Motorcycle Safety & Awareness Month
2. Older Americans Month
3. Police Memorial Week
4. Mental Health Awareness Month
5. Recognition of outgoing City Councilmember / Mayor Pro Tem, John Hohenshelt

**VII. Open Forum**

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

**VIII. Take any Action as a Result of Executive Session**

**IX. Consent Agenda**

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

1. Consider approval of the minutes from the April 18, 2022 regular City Council meeting, and take any action necessary.

2. **Z2022-013** - Consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary **(2nd Reading)**.
3. **Z2022-014** - Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary **(2nd Reading)**.
4. **Z2022-015** - Consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary **(2nd Reading)**.
5. Consider approval of an emergency repair of sanitary sewer manholes on the southwest corner of Dalton Road and N. Goliad and on the northeast corner of Horizon Road and FM-740 in the amount of \$113,890.00 to be performed by Double R Utilities, Inc. and funded out of the Water and Sewer Fund, Wastewater Operations Budget, including authorizing the City Manager to execute any associated documents, and take any action necessary.
6. Consider awarding a contract to Custard Construction Services for waterproofing improvements to Rockwall City Hall and authorizing the City Manager to execute a contract totaling \$157,578.53 to be funded out of the Internal Operations Department operating budget, amending the Internal Operations Department operating budget in the amount of \$157,600 from General Fund Reserves, and take any action necessary.
7. Consider authorizing the City Manager to execute a contract with Peek Pro Audio in the amount of \$28,375.00 for stage and sound services related to 2022 Founders Day Festival, to be funded out of 2021-2022 Hotel / Motel Funds, and take any action necessary.
8. **SP2022-021** - Consider a request by Jeff Carroll Architects on behalf of Frank Fite of the Fite Agency, LLC for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for an Office Building on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street ~~SH-205~~, and take any action necessary.
9. **P2022-013** - Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive, and take any action necessary.
10. **P2022-014** - Consider a request by Dub Douphrate of Douphrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.



11. **P2022-019** - Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
12. **P2022-021** - Consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Preliminary Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.
13. **P2022-022** - Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.
14. **MIS2022-007** - Consider a request Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a Miscellaneous Case for an *Alternative Tree Mitigation Settlement Agreement* for a 6.60-acre tract of land being a portion of Tract 21 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.
15. Consider approval of an **ordinance** amending the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2022, and take any action necessary.

**X. Appointment Items**

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.
2. Appointment with representatives of the Rockwall Fire Department's "Explorer Program" to hear update regarding the program, and take any action necessary.

**XI. Action Items**

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

1. **MIS2022-010** - Discuss and consider a request by Michael Hampton of 549 Crossing, LP on behalf of Justin Webb and Russell Phillips of Rockwall 205 Investors, LLC for the approval of a Miscellaneous Case for a *Variance* to the *Utility Placement* requirements in the *General Overlay District Standards* to allow overhead utilities in conjunction with raw land and a *Retail Store with Gasoline Sales* on a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.
2. **MIS2022-009** - Discuss and consider a request by Stephen Geiger of Rayburn Electric Cooperative, Inc. for the approval of a Miscellaneous Case for a *Special Exception* to the fence standards on a 58.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

3. Discuss and consider an **ordinance** amending the Code of Ordinances in Ch. 36, Article IV, Division 2. 'ART Review Team Commission' to increase the composition of the board from five to seven members, and take any action necessary. **(1st reading)**
4. Discuss and consider appointment(s) to the city's ART Commission, and take any action necessary.

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

1. Building Inspections Department Monthly Report - March 2022
2. Fire Department Monthly Report - March 2022
3. Parks & Rec. Department Monthly Report - March 2022
4. Police Department Monthly Report - March 2022
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

**XIII. Executive Session.**

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

1. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)

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

**XV. Adjournment**

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

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

I, Kristy Teague, 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 29th day of April, 2022 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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Date Removed

Rockwall,  Texas

# Proclamation

*Whereas*, today's society finds more citizens involved in motorcycling on the roads of our country; and

*Whereas*, motorcyclists are roughly unprotected and are much more likely to be injured or killed in a crash than other vehicle drivers; and

*Whereas*, safety-related campaigns help inform riders and motorists of ways to reduce motorcycle-related risks, injuries, and most of all fatalities, through a comprehensive approach to motorcycle safety; and

*Whereas*, it is the responsibility of all who put themselves behind the wheel to become aware of motorcyclists and to regard them with the same respect as any other vehicle traveling the highways of this country; and


*Whereas*, we urge our community to be aware of the inherent dangers involved in operating a motorcycle and for drivers to give motorcyclists the respect on the road they deserve.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 2022** as:

## **MOTORCYCLE SAFETY & AWARENESS MONTH**

in the City of Rockwall and urge all citizens to do their part to increase safety and awareness of motorcyclists in and around our community.

*In Witness Whereof*, I hereby affix my official hand and seal this 2<sup>nd</sup> day of May, 2022.

  
Kevin Fowler, Mayor

# Rockwall, Texas Proclamation

*Whereas*, the City of Rockwall includes a growing number of older Americans who contribute their strength, wisdom, and experience to our community; and

*Whereas*, communities benefit when people of all ages, abilities, and backgrounds are welcomed, included, and supported; and

*Whereas*, Rockwall recognizes our need to create a community that provides services and support to older Americans who need to thrive and live independently for as long as possible; and

*Whereas*, Rockwall can work to build an even better community for our older residents by:

- planning programs that encourage independence;
- ensuring activities are responsive to individual needs and preferences; and
- increasing access to services that support aging in place.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby proclaim the month of **May 2022** as:

## **OLDER AMERICANS MONTH**

in the City of Rockwall and urge every resident to recognize the contributions of our older citizens, help to create an inclusive society, and join efforts to support older Americans' choices about how they age in their communities.

*In Witness Whereof*, I hereunto affix my hand and official seal this 2<sup>nd</sup> day of May, 2022.

  
Kevin Fowler, Mayor

# Rockwall Texas

## Proclamation

*Whereas*, more than 800,000 law enforcement officers serve across the U.S., including all the dedicated, sworn members of the Rockwall Police Department; and

*Whereas*, since the first recorded police death in 1786, over 23,000 law enforcement officers have been killed in the line of duty, and 22,611 names are currently engraved on the walls of the National Law Enforcement Officers Memorial; and

*Whereas*, according to the FBI's Uniform Crime Report - 58,170 assaults against law enforcement officers occurred in 2019, resulting in 17,560 injuries; and

*Whereas*, the New York City Police Department has lost more officers in the line of duty than any other in the nation with Texas having lost 1,831 officers – more than any other state in the nation; and

*Whereas*, in 2022, the names of 619 officers killed in the line of duty will be added to the National Law Enforcement Officers Memorial, including 472 killed in 2021 (319 of which were COVID-19 related) and an additional 147 officers who passed away in previous years; and

*Whereas*, May 15 is nationally designated as “Peace Officers Memorial Day” in honor of fallen officers and their families, and U.S. flags are flown at half-staff that day.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 11 – 17, 2022** as

## **POLICE MEMORIAL WEEK**

in the City of Rockwall, and urge all citizens to honor the memories of law enforcement officers killed in the line of duty and to applaud the service of law enforcement officers who continue to protect our communities and help safeguard our democracy.

*In Witness Whereof*, I hereunto affix my hand and official seal this 2<sup>nd</sup> day of May, 2022.



Kevin Fowler, Mayor



## Proclamation

*Whereas*, each year millions of Americans face the reality of living with mental illness, with almost everyone having been touched by it - either directly or through someone they care about - regardless of geography, gender, age, politics, or socio-economic status; and

*Whereas*, navigating life with a mental health condition can be tough, with stigma, bullying and discrimination often posing large obstacles to early identification and effective treatment that could potentially allow impacted individuals an ability to lead fuller, more productive lives; and

*Whereas*, in the last two years, the Rockwall Police Department has responded to approximately 600-700 calls for service in which mental health-related issues were involved; and

*Whereas*, the need for comprehensive, coordinated mental health services for children, youth, young adults, and families in our community is a critical responsibility; and

*Whereas*, we as a city vow to come together to help end the silence and stigma surrounding mental illness, which for far too long has made people feel isolated and alone and caused them to not seek the help they truly need.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 2022** as

### **MENTAL HEALTH AWARENESS MONTH**

in the City of Rockwall and urge all citizens to help amplify the message of "Together for Mental Health" while taking time to learn about mental health and display compassion and understanding to those who are navigating mental challenges in their own, personal lives.

*In Witness Whereof*, I hereunto set my hand and official seal this 2<sup>nd</sup> day of May, 2022.

Kevin Fowler, Mayor



## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, April 18, 2022 - 5:00 PM

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

### I. CALL PUBLIC MEETING TO ORDER

Mayor Fowler called the meeting to order at 5:01 p.m. Present were Mayor Kevin Fowler and Councilmembers Clarence Jorif, Dana Macalik, Trace Johannesen, Bennie Daniels and Anna Campbell. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza.

Mayor Fowler read the below listed discussion items into the record before recessing the public meeting to go into Executive Session. It was noted that Mayor Pro Tem John Hohenshelt joined Ex. Session at 5:10 p.m.

### 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 possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding possible abandonment of right-of-way in the vicinity of Downtown pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding a 212 Development Agreement on land in the vicinity of Jeff Boyd Road and E. Cullins Road pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section §551.071 (Consultation with Attorney)
5. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project pursuant to Section §551.071 (Consultation with Attorney)
6. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
7. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section §551.087 (Economic Development).

### III. ADJOURN EXECUTIVE SESSION

Council adjourned from Ex. Session at 5:56 p.m.

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

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

### V. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR FOWLER

Mayor Fowler delivered the invocation and led the Pledge of Allegiance.

## **VI. PROCLAMATIONS / AWARDS / RECOGNITIONS**

### **1. National Day of Prayer**

**Mayor Fowler read the proclamation, declaring May 5 as the National Day of Prayer in the City of Rockwall and inviting the public to attend the annual, countywide mayors' prayer breakfast on that morning at The Center.**

## **VII. OPEN FORUM**

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

**Ryan Joyce  
767 Justin Road  
Rockwall, TX 75087**

**Mr. Joyce came forth and spoke about two, local RISD 'robotics teams' that have recently participated in competitions, and both teams will soon be participating in the 'world championships,' which will be held in Dallas. There is also an elementary school team from Heath that qualified and will be participating too.**

**Bob Wacker  
309 Featherstone  
Rockwall, TX**

**Mr. Wacker came forth and spoke about tree mitigation money and suggested that perhaps some of it might be able to be spent on getting a covered playground area at the Park at Stonecreek. He also briefly spoke about a recent meeting he attended in which the mental health of fire and other first responders was discussed. He shared that his son-in-law just became Deputy Chief and is over "EMS" and training in Mesquite. He wants first responders to know that the community is behind them and is thinking about them.**

## **VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

**No action was taken as a result of Ex. Session.**

## **IX. CONSENT AGENDA**

- 1. Consider approval of the minutes from the April 4, 2022 regular City Council meeting, and take any action necessary.**
- 2. Consider approval for the construction of the Fannin Street Light Replacement Project in the amount of \$76,750 performed by Riggins Moreland Engineering, Inc. to be funded from the Special Revenue Fund, and take any action necessary**
- 3. Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* in association with an approved site plan for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.**

4. Discuss and consider a bid award to Riverstone Fence for new fencing at Lakeview and Dalton Lift Station sites, and authorize the City Manager to execute the contract in an amount not to exceed \$72,400 to be funded out of the Water Sewer fund, and take any action necessary.
5. Discuss and consider a bid award for asphalt pavement micro-surfacing services and authorize the City Manager to execute a contract with Intermountain Slurry Seal Inc. in an amount not to exceed \$185,000 to be funded out of the General Fund, Streets and Drainage construction budget, and take any action necessary.
6. Discuss and consider a bid award for concrete pavement repair services and authorize the City Manager to execute a contract with Medrano Enterprises in an amount not to exceed \$900,000 to be funded out of the General Fund, Streets and Drainage construction budget, and take any action necessary.
7. Consider approval of an emergency repair of the sanitary sewer line along Williams Street (State Highway 66) in the amount of \$127,002.30 performed by No-Digtec, LLC to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.
8. **22022-010** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary **(2nd Reading)**.

**Mayor Pro Tem Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7 and 8). Councilmember Daniels seconded the motion. The ordinance caption was read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 22-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, 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 passed by a vote of 7 ayes to 0 nays.**

**X. APPOINTMENT ITEMS**

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

**The P&Z Chairman was not present this evening. So this item was not addressed by Council, and no action was taken.**

2. Appointment with Rockwall resident, Ellis Bentley to hear concerns related to the city's Utility (water/sewer) Billing (i.e. billing/payment systems, metering), and take any action necessary.

Mr. Bentley came forth and spoke, indicating that he recently received a water bill in excess of \$170, and – unbeknownst to him – the credit card he had on file had expired. He was told that he was sent a notification of the expired card via email, but he did not ever receive it. He went on to explain that he has several concerns about information that is noted on city water bills, including details regarding the number of gallons of water utilized each month. He seemed to indicate that there are likely discrepancies regarding the month-to-month water usage. He pointed out that each bill he receives has a note that indicates “credit card on file. Do not pay.” He wishes there were some way for the city to notify residents in advance that a credit card on file is expiring. He also has concerns about the graph(s) that are shown each month on the water bills, as he feels they are misleading. He did acknowledge that his 17+ years old water meter was recently replaced by the city with a new ‘smart meter.’

City Manager, Mary Smith, provided several comments in response to Mr. Bentley's concerns, including giving indication that some updates to water bills and to the online billing system are forthcoming. Council took no action concerning this appointment item.

#### XI. PUBLIC HEARING ITEMS

1. **Z2022-013** - Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. The applicant would like to construct a single-family home within an established subdivision (Lake Rockwall Estates). The Council is being asked to review the size, location, and architectural design, especially compared to other, nearby, existing residential homes. Mr. Miller spoke about the applicant wanting to construct a two car garage, and the proposed setback does not meet the city's current standards. So, Council would be waiving that requirement if it approves this request this evening. Notices were sent out to residents and property owners within 500' of the property, but no notices were received back in response. The P&Z Commission did hear this case, and it has recommended its approval to the Council this evening.

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

Councilmember Macalik moved to approve Z2022-013. Councilmember Jorif seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 22-XX  
SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL 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 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 985A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2022-014** - Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary (**1st Reading**).

Mayor Fowler indicated that Councilmember Campbell will be recusing herself from this public hearing item, as well as Public Hearing item # 3 hereafter.

Planning Director Ryan Miller provided background information pertaining to this agenda item. He explained what types of buildings could be constructed according to the zoning, comparing that to what could be constructed if an SUP were granted. He explained that this proposed Planned Development District is structured in a way that limits what can be built on the property to only RISD facilities (i.e. a public or private primary or secondary school and a track or stadium, 'by right,' with no other uses being allowed on the property 'by right'). He went on to say that notices were sent out to 273 residents and property owners located within 500' of this property. In addition, several nearby homeowners associations were also notified. Staff has received 2 notices (within the 500' notification area) back in favor, and 5 notification back (within the 500' notification area) in opposition. The P&Z Commission has unanimously recommended approval of this case to Council.

Will Salee  
1050 Williams Street  
Rockwall ISD  
Rockwall, TX

Mr. Salee shared that this is part of the 2021 bond program that was approved by voters in the community, and a 9<sup>th</sup> grade freshmen center will be built here (to serve the south portion of the community). The site will include a smaller sized athletic field with limited seating (something

smaller like what would typically be seen at a middle school). It will have a turf practice field and a track. He emphasized that it will never be as large as Wilkerson-Sanders Stadium where high school ball is played. It will be a lit field; however, the applicant believes that the LED lighting that will be utilized will not result in 'bleed over' lighting. Lower / shorter light poles will be utilized, and they will be angled downward. In addition, they will comply with the city's photometric requirements related to lighting standards. Mr. Salee showed the Council several photos that represent what the lighting will look like on and immediately adjacent to the field itself. He pointed out that technology pertaining to lighting has notably improved over the years (he stated the last athletic field constructed by RISD was Williams Middle School, and that was 20+ years ago). He went on to address the sound amplification that will be utilized at the newly constructed stadium. He anticipates that this field will only be utilized for 9<sup>th</sup> grade (sub-varsity) teams. He stated that the school band will be shuttled to the high school for marching band practice, so it won't even utilize this field. It may be utilized for some track-related events.

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

Bob Wacker  
309 Featherstone  
Rockwall, TX

Mr. Wacker shared that he lives near Williams Middle School, and there is a park in between the school and his home. He indicated that the lights at WMS have never been a problem. In addition, the sound emitted from that school is not bothersome either. He shared that recently there was a girls soccer game, and – for maybe the first time ever – the sound/noise was loud, and it went on until about 9:30 p.m. at night. He wonders if there are some sort of city standards in place that would regulate large public events such as school ball games. He does believe that, although it may initially be utilized for 9<sup>th</sup> grade only, it will likely grow.

Yovani Palma  
3087 Fallbrook Drive  
Rockwall, TX

Mr. Palma pointed out where he lives, indicating that his home is located within the (500') notification zone.' He wondered how his property might be impacted by this. Mayor Fowler explained that he just lives nearby, so he is located within the area that city staff notified. However, he will not lose his home or his property. He will just be living next door to this field/stadium.

There being no one else wishing to come forth to speak, Mayor Fowler then closed the public hearing.

Councilmember Johannesen moved to approve Z2022-014. Councilmember Jorif seconded the motion. Councilmember Daniels sought and received clarification from Mrs. Smith regarding how any noise related complaints will be addressed by the city if / when they are received by residents. Indication was given that the city's Code Enforcement Dept. (Neighborhood Improvement Services Dept.) handles noise-related complaints. She shared that the city



previously received a noise related complaint years ago regarding a pee wee team that was playing at Williams Middle School. When Monday morning came, the city contacted the school district who spoke to the leaders of the pee wee ball team, and they adjusted the noise downward. She pointed out that she knows of no complaints having been received over the years related to Wilkerson-Sanders Stadium (where the high school plays). She pointed out that the city's noise ordinance actually specifically omits stadiums. However, Mr. Salee (RISD rep. speaking this evening) came forth and shared that the school district itself does have a policy in place that regulates noise amplification at its sports fields/facilities. So, the school district would address any concerns if they were to arise.

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

**CITY OF ROCKWALL  
ORDINANCE NO. 22-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, 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 to approve passed by a vote of 6 ayes with 1 abstention (Campbell).

3. **Z2022-015** - Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. This property will be the 'north site' for an additional freshmen center for the RISD. Last month in March, 128 notices were sent out to residents and property owners located within 500' of the subject property, and two homeowners associations were also notified. Two notices from residents located within the 500' buffer were received back in opposition, and 1 notification (from within the 500' buffer) was received in favor of the request. The P&Z Commission did unanimously recommend approval of this request to the Council.

The applicant came forth and briefly addressed the Council, indicating that this will be the school district's north site for construction of a freshman center.

Bob Wacker  
309 Featherstone  
Rockwall, TX

Mr. Wacker came forth and expressed concerns about this being built so close next to existing residential homes. He also has concerns that the city has no noise related ordinance in place that would regulate noise, especially late night noise, at a location like this (a stadium).

Mayor Pro Tem Hohenshelt moved to approve Z2022-015. Councilmember Johannesen seconded the motion. Councilmember Macalik echoed some of Mr. Wacker's expressed concerns, as this location is in fact located so close to adjacent residential homes. Mayor Fowler shared that the city can revisit its noise ordinance, if the Council so desires, to ensure that it is still appropriate and make changes to it, if necessary. Councilmember Daniels shared that, although sound amplification devices could be potentially controlled/regulated, there is not a way to control 'crowd related noise.' Councilmember Jorif expressed that he would rather have noise from a stadium like this – where families are present and parents and kids are gathering together to have fun and do good things – rather than having kids out doing things they should not be doing.

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

**CITY OF ROCKWALL  
ORDINANCE NO. 22-XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS 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 passed by a vote of 6 ayes with 1 abstention (Campbell).

Councilmember Campbell then rejoined the meeting.

**XII. ACTION ITEMS**

1. Discuss and consider an extension of sewer services in Lake Rockwall Estates and authorize the City Manager to execute a contract with Birkhoff, Hendricks, & Carter in the amount of \$744,920.00 to be funded from state and local fiscal recovery funds, and take any action necessary.

City Manager Mary Smith shared that the city would like to start putting in the necessary infrastructure to begin providing sewer services to areas of the LRE subdivision that are not

currently being served by the city. This is an excellent program that will allow the city to do so at no cost to local taxpayers. Details about the program have been included in the informational meeting packet this evening. Once the city sewer is run and tracts of land tied into it, existing septic systems would be able to be eliminated. Following brief comments, Mayor Fowler moved to authorize the City Manager to move forward with execution of the contract (as described in the item's caption above). Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. Discuss and consider granting permission for an alcohol waiver associated with the city's May 21, 2022 Founders Day Festival at Harry Myers Park in accordance with Chapter 30, Sec. 30-2, "Regulated Activities in Parks" of the Code of Ordinances, and take any action necessary.

Parks Director, Travis Sales, came forth and shared information about the city's upcoming, annual "Founder's Day Festival," which will be held at Harry Myers Park on Saturday, May 21<sup>st</sup>. He then explained that the city is seeking a waiver from the alcohol-related ordinance requirements – only for this one, city-sponsored event. Following brief comments, Mayor Pro Tem Hohenshelt moved to approve the waiver for 2021 Founder's Day for the entire Harry Myers Park. Councilmember Campbell seconded the motion, which passed by a vote of 6 in favor with 1 against (Daniels).

3. Discuss and consider adoption of an official city seal for the City of Rockwall, and take any action necessary.  
City Secretary Kristy Teague presented brief information regarding this agenda item. Mayor Fowler then moved to approve the older seal (the one with the star in the center) as the official city seal and authorize city staff to move forward with registering it with the State of Texas and taking any other necessary steps related to its implementation. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

#### **XIII. EXECUTIVE SESSION.**

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

1. Discussion regarding possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding possible abandonment of right-of-way in the vicinity of Downtown pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding a 212 Development Agreement on land in the vicinity of Jeff Boyd Road and E. Cullins Road pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney)
5. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project pursuant to Section 551.071 (Consultation with Attorney)
6. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
7. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).

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

**Council did not reconvene in Ex. Session following the close of the public meeting agenda.**

**XV. ADJOURNMENT**

**Mayor Fowler adjourned the meeting at 7:06 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 2<sup>nd</sup> DAY OF MAY, 2022.**

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**KEVIN FOWLER, MAYOR**

**ATTEST:**

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**KRISTY TEAGUE, CITY SECRETARY**

**CITY OF ROCKWALL**

**ORDINANCE NO. 22-23**

**SPECIFIC USE PERMIT NO. S-276**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL 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 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 985A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Rodolfo Cardenas of CARES Home Builder, Inc. 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 0.1650-acre parcel of land being described as Lot 985A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in 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 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

## **2.1 OPERATIONAL CONDITIONS**

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

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

## **2.2 COMPLIANCE**

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

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

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

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

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

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



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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>nd</sup> DAY OF MAY, 2022.**

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Kevin Fowler, Mayor

**ATTEST:**

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Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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Frank J. Garza, City Attorney

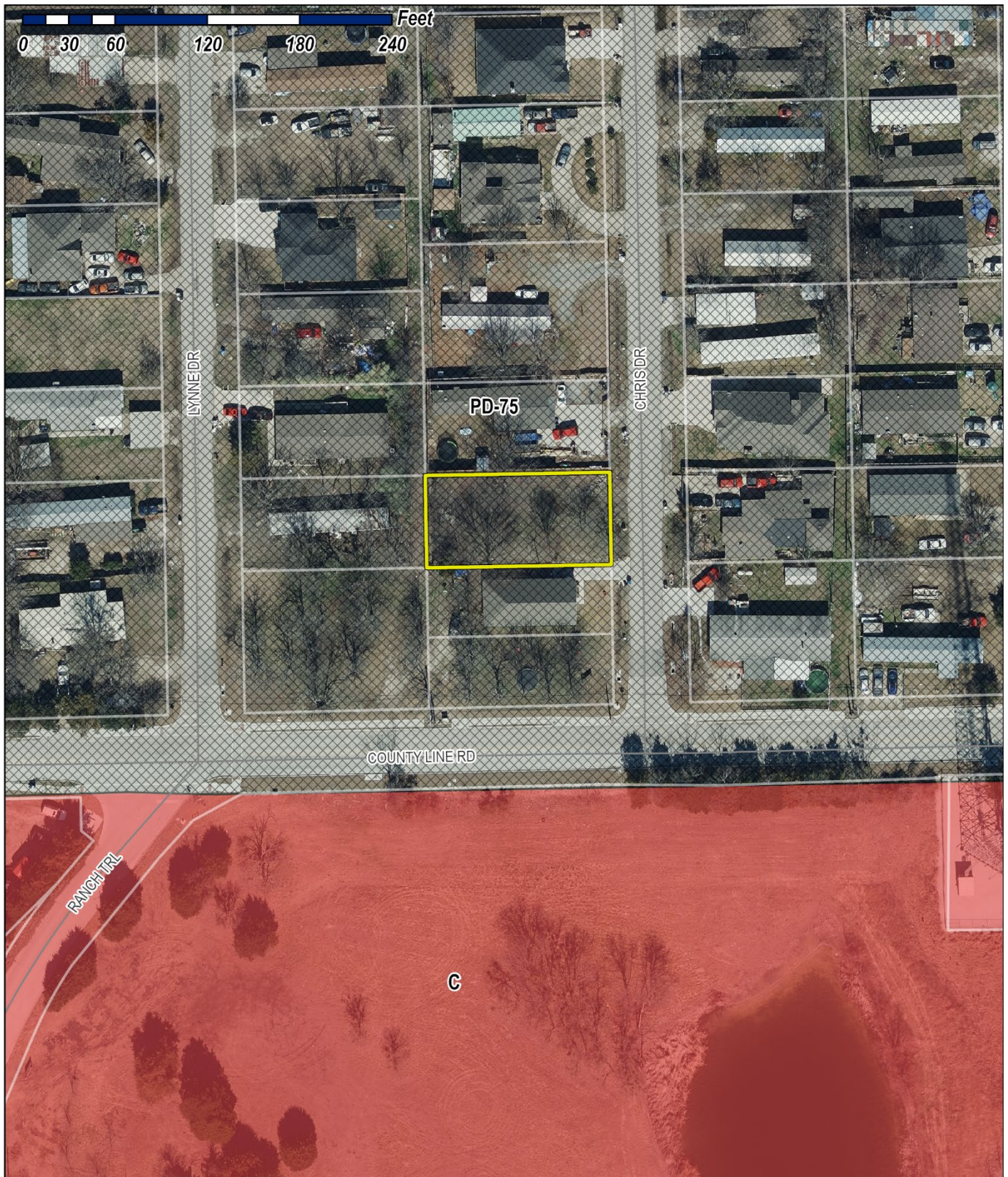
1<sup>st</sup> Reading: April 18, 2022

2<sup>nd</sup> Reading: May 2, 2022

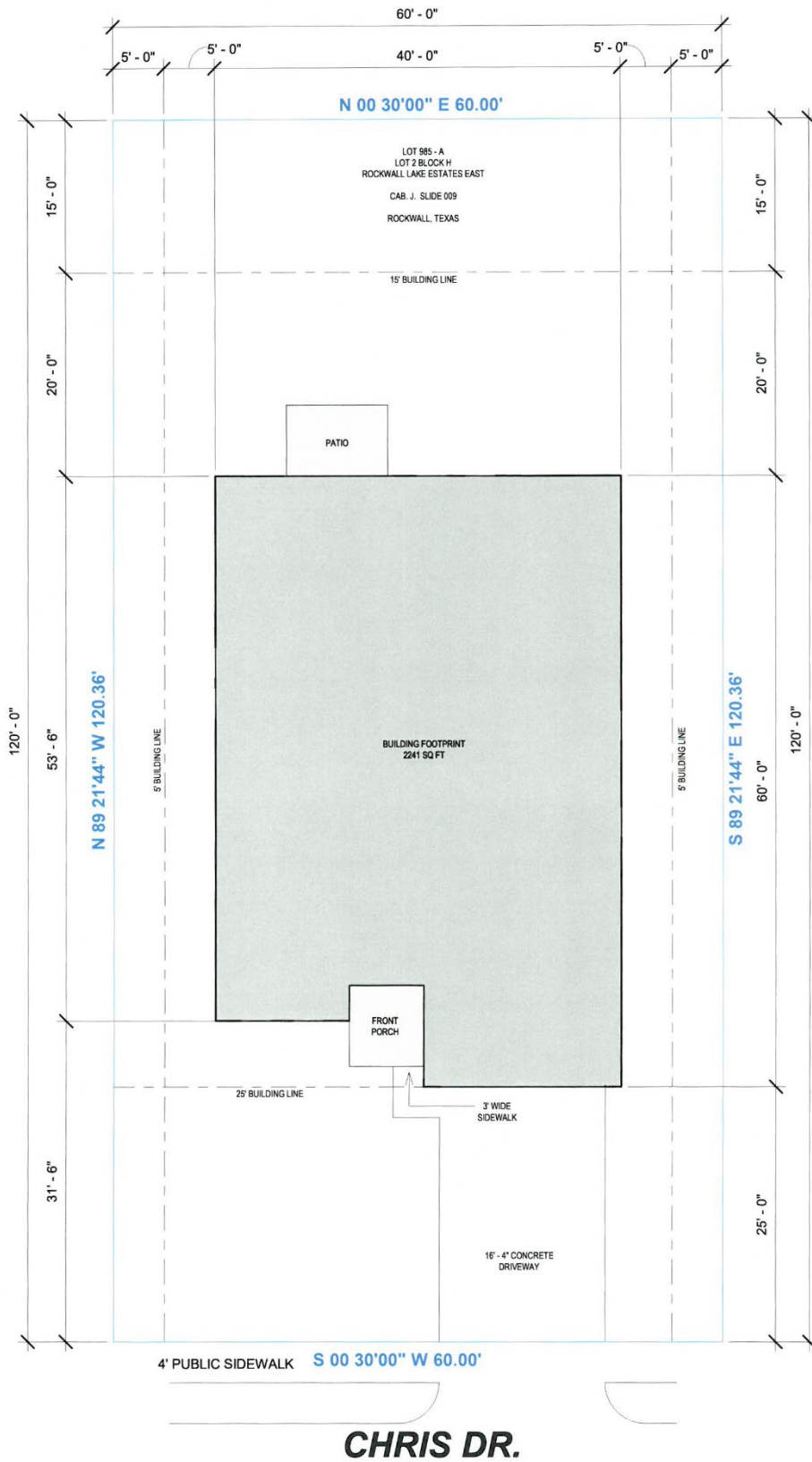


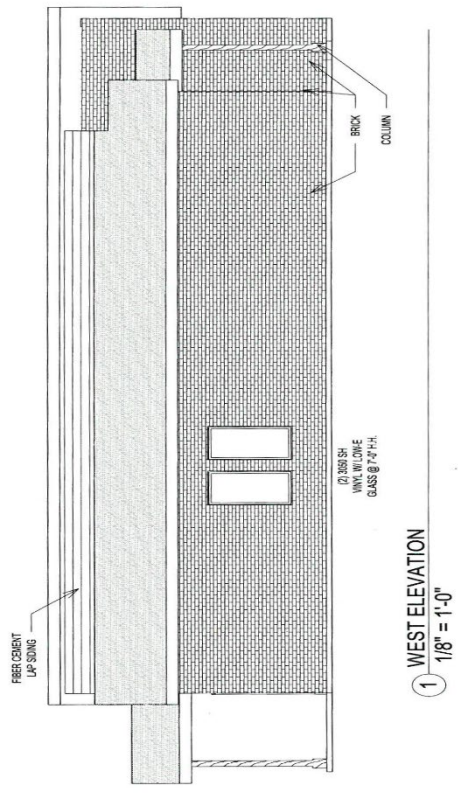
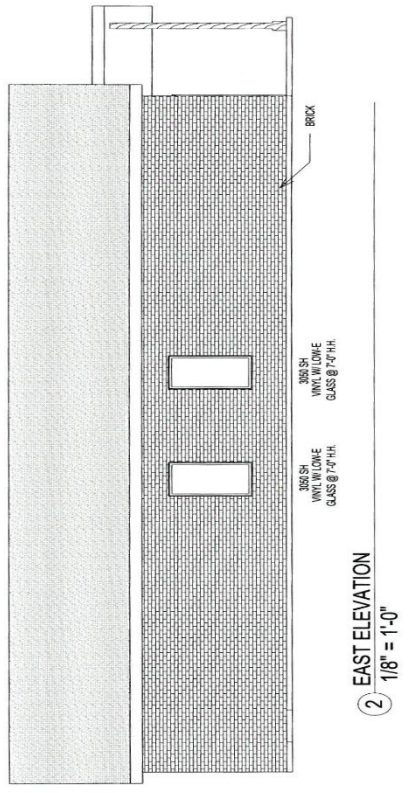
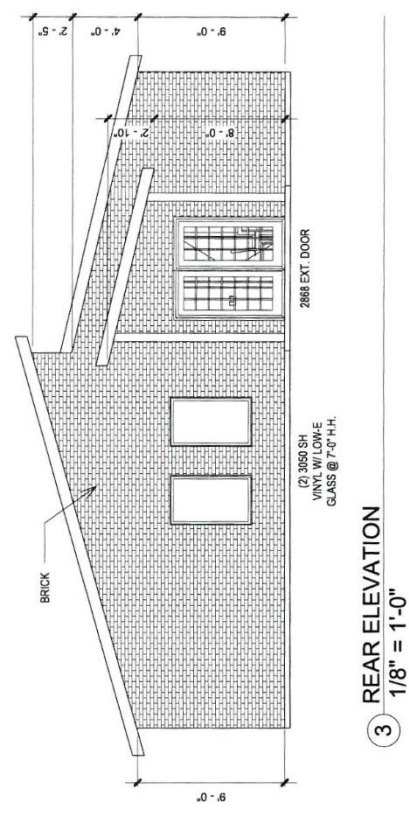
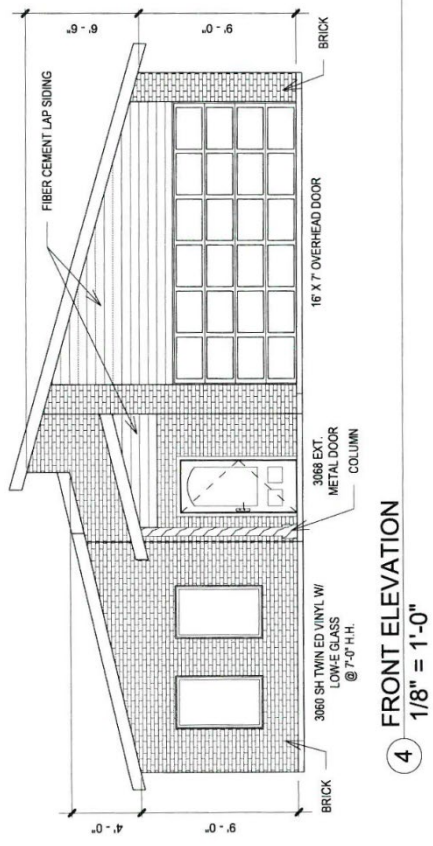
Address: 130 Chris Drive

Legal Description: Lot 985A, Rockwall Lake Estates #2 Addition









CITY OF ROCKWALL

ORDINANCE NO. 22-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 95 (PD-95) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, 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.

**WHEREAS**, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] 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. 16-62*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and

incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2<sup>nd</sup> DAY OF MAY, 2022.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: April 18, 2022

2<sup>nd</sup> Reading: May 2, 2022



**BEING** a tract of land situated in the W. H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas and all of that certain 173.00-acre tract of land conveyed to Rockwall Independent School District by deed, as recorded in Instrument No. 2010-00443616, official public records, Rockwall County, Texas, and being more particularly described as follows;

**BEGINNING** at a ½" iron rod found for corner in the East right-of-way John King Boulevard (State Highway 205 Bypass) (a variable width R.O.W.), same point being the Northeast corner of said Rockwall Independent School District Tract;

**THENCE** North 88 degrees 49 minutes 51 seconds East, along the North line of said Rockwall Independent School District tract, a distance of 36.45 feet to a ½" iron rod found for corner;

**THENCE** North 88 degrees 12 minutes 49 seconds East, along the North line of said Rockwall Independent School District tract, passing the Southwest corner of Lofland Farms, Phase 4, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 157-158, Official Public Records, Rockwall County, Texas, a continuing for a total distance of 3926.93 feet to a ½" iron rod found for corner, said point being in the West right-of-way line of F.M. 549 (a variable width right-of-way);

**THENCE** South 01 degrees 23 minutes 38 seconds East, along the West right-of-way line of said F.M. 549, a distance of 80.00 feet to a ½" iron rod found for corner;

**THENCE** South 88° 12' 49" West, a distance of 592.56 feet to a point for corner in the center line of creek;

**THENCE** generally in a Southerly direction along the center line of said creek as follows the following courses and distances:

South 28° 29' 01" East, a distance of 135.42 feet to a point for corner;  
South 21° 55' 03" West, a distance of 149.77 feet to a point for corner;  
South 27° 41' 32" West, a distance of 163.10 feet to a point for corner;  
South 00° 56' 37" East, a distance of 367.60 feet to a point for corner;  
North 88° 57' 17" East, a distance of 96.61 feet to a point for corner;  
South 51° 35' 27" East, a distance of 90.30 feet to a point for corner;  
South 10° 07' 36" East, a distance of 80.55 feet to a point for corner;  
South 15° 15' 18" West, a distance of 119.88 feet to a point for corner;  
South 71° 51' 06" West, a distance of 38.44 feet to a point for corner;  
South 50° 22' 26" West, a distance of 85.13 feet to a point for corner;  
South 14° 03' 43" East, a distance of 165.60 feet to a point for corner;  
South 18° 54' 27" East, a distance of 15.83 feet to a point for corner;

**THENCE** North 88° 12' 49" East, departing the center line of said creek, a distance of 586.01 feet to a ½" iron rod found for corner, said point being in the said West right-of-way line of F.M. 549

**THENCE** South 01° 02' 24" East, along the West right-of-way line of said F.M. 549, a distance of 80.01 feet to a ½" iron rod found for corner;

**THENCE** South 88° 12' 49" West, departing the West right-of-way line of said F.M. 549, a distance of 406.85 feet to a ½" iron rod found for corner;

**THENCE** South  $01^{\circ} 47' 11''$  East, along the East line of said Rockwall Independent School District tract, a distance of 669.50 feet to a  $\frac{1}{2}$ " iron rod found for corner, said point being the Southeast corner of said Rockwall Independent School District tract;

**THENCE** South  $88^{\circ} 12' 49''$  West, along the South line of said Rockwall Independent School district tract, a distance of 3698.29 feet to a  $\frac{1}{2}$ " iron rod found for corner, said point being the Southwest corner of said Rockwall Independent School District tract, same point being in the East line of said John King Boulevard (State Highway 205 Bypass);

**THENCE** North  $01^{\circ} 35' 13''$  West, along the East line of said John King Boulevard (State Highway 205 Bypass), a distance of 1585.58 feet to a  $\frac{1}{2}$ " iron rod found for corner, said point being the beginning of a curve to the right having a radius of 895.00 feet, a delta angle of  $29^{\circ} 24' 14''$ , and a chord bearing and distance of North  $13^{\circ} 06' 54''$  East, 454.29 feet;

**THENCE** in a Northeasterly direction along said curve to the right and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 459.31 feet to a  $\frac{1}{2}$ " iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 1005.00 feet, a delta angle of  $04^{\circ} 17' 37''$ , and a chord bearing and distance of North  $25^{\circ} 40' 12''$  East, 75.29 feet;

**THENCE** in a Northeasterly direction along said curve to the left and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 75.31 feet to the **PLACE OF BEGINNING** and containing 173.00 acres of computed land.

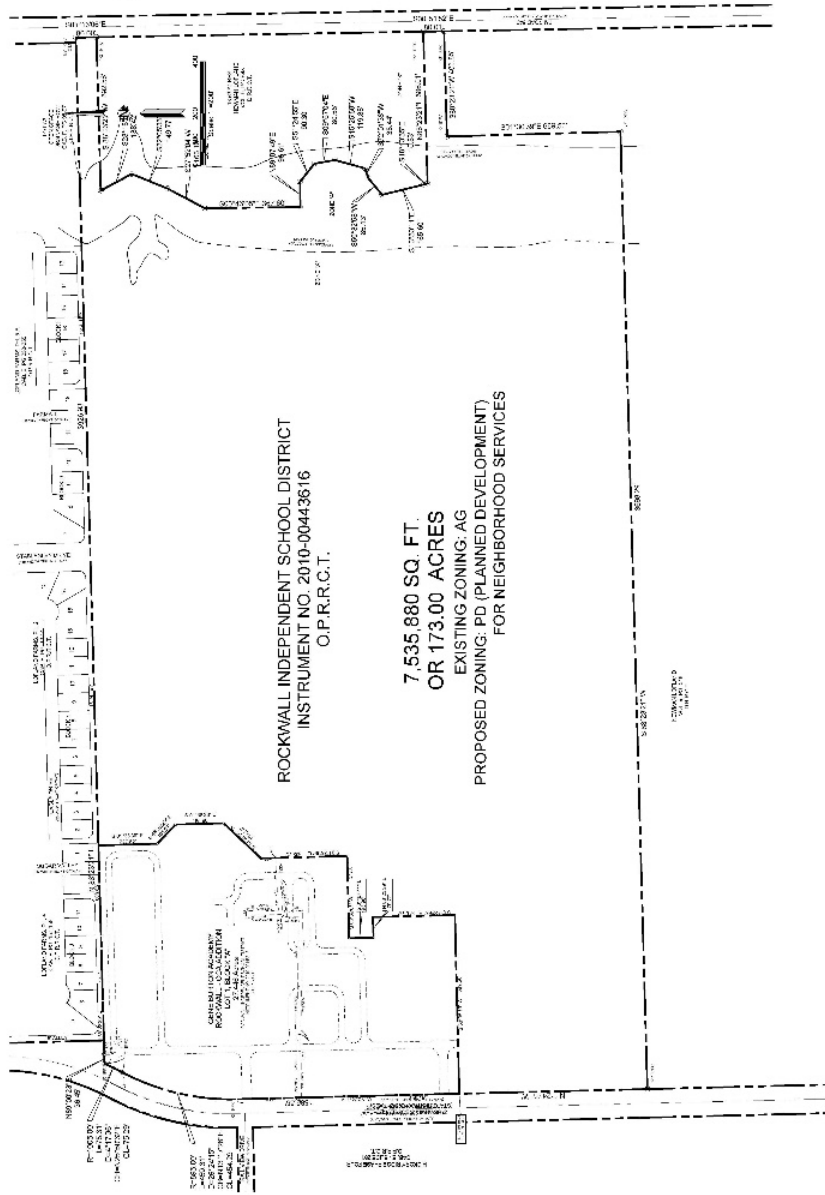


**LOCAL DESCRIPTION**

THE SITE IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 75 AND ROCKWALL AVENUE. THE SITE IS A 7.535,880 SQ. FT. PARCEL, WHICH IS A SUBDIVISION OF A LARGER PARCEL. THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) AND IS BEING SUBMITTED FOR A ZONING CASE XX. THE SITE IS A 7.535,880 SQ. FT. PARCEL, WHICH IS A SUBDIVISION OF A LARGER PARCEL. THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) AND IS BEING SUBMITTED FOR A ZONING CASE XX. THE SITE IS A 7.535,880 SQ. FT. PARCEL, WHICH IS A SUBDIVISION OF A LARGER PARCEL. THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) AND IS BEING SUBMITTED FOR A ZONING CASE XX.

**LOCAL DESCRIPTION**

THE SITE IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 75 AND ROCKWALL AVENUE. THE SITE IS A 7.535,880 SQ. FT. PARCEL, WHICH IS A SUBDIVISION OF A LARGER PARCEL. THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) AND IS BEING SUBMITTED FOR A ZONING CASE XX. THE SITE IS A 7.535,880 SQ. FT. PARCEL, WHICH IS A SUBDIVISION OF A LARGER PARCEL. THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) AND IS BEING SUBMITTED FOR A ZONING CASE XX. THE SITE IS A 7.535,880 SQ. FT. PARCEL, WHICH IS A SUBDIVISION OF A LARGER PARCEL. THE SITE IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT) AND IS BEING SUBMITTED FOR A ZONING CASE XX.



ROCKWALL INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 2010-00443616  
O.P.R.C.T.

7,535,880 SQ. FT.  
OR 173.00 ACRES  
EXISTING ZONING: AG  
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)  
FOR NEIGHBORHOOD SERVICES

ROCKWALL-HEATH HIGH SCHOOL  
NINTH GRADE CENTER  
ZONING CASE XX  
JOHN M. GASS SURVEY, ABSTRACT NO. 88  
ROCKWALL I.S.D.  
76.068 ACRES

**ARCHITECT:**  
JOHN M. GASS SURVEY, ABSTRACT NO. 88  
ROCKWALL I.S.D.  
76.068 ACRES

**ENGINEER:**  
JOHN M. GASS SURVEY, ABSTRACT NO. 88  
ROCKWALL I.S.D.  
76.068 ACRES

MARCH 2022  
Z2022-014  
SHEET 1 OF 1

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

## C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

## C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School <sup>(1) & (2)</sup>
- Public or Private Secondary School <sup>(1) & (2)</sup>
- Public Park or Playground
- Track or Stadium <sup>(3)</sup>

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School <sup>(4)</sup>
- Accessory Building for Storage

### Notes:

- <sup>(1)</sup>: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the Director of Planning and Zoning or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.
- <sup>(2)</sup>: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.
- <sup>(3)</sup>: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
- <sup>(4)</sup>: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205

BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(1), (2) &amp; (3)</sup>	40'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	40'
<i>Minimum Rear or Side Yard Setback Adjacent to Residential</i>	50'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Distance Between Buildings</i> <sup>(5)</sup>	15'
<i>Maximum Building Height</i> <sup>(6)</sup>	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- <sup>1</sup>: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the adjacent street.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The minimum front yard building setback shall be increased to 100-feet adjacent to John King Boulevard.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Zero (0) feet with a fire rated wall.
- <sup>6</sup>: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

- (3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, all buildings within the *Subject Property* shall incorporate complementary architectural styles, materials, and colors. Conformance to the intent of this requirement shall be reviewed by the Architectural Review Board (ARB) at the time of site plan.
- (4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:
  - (a) *Landscape Buffer and Sidewalk (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover and shrubbery along the entire length of the frontage. Shrubby shall have a

minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear ten (10) foot trail shall be constructed within the 50-foot landscape buffer.

- (b) Landscape Buffer and Sidewalk (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (c) Landscape Buffer for the Residential Adjacency Along the Northern Property Line. The northern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) along the entire residential adjacency. Berms and shrubbery shall have a minimum height of 48-inches.
- (d) Landscape Buffer for the Residential Adjacency Along the Southern Property Line. The southern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and canopy trees planted on 20-foot centers along the entire residential adjacency.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

ORDINANCE NO. 22-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 94 (PD-94) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS 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.

**WHEREAS**, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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



**SECTION 4.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 6.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 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 2<sup>nd</sup> DAY OF MAY, 2022.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: April 18, 2022

2<sup>nd</sup> Reading: May 2, 2022

Being a tract of land situated in the JOHN M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being part of the same tracts of land described as first and second tract in a deed to G.C. Rochell, Jr. of record in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for corner near the center of Quail Run Road (asphalt surface) at the Southeast corner of a tract of land described in a deed to Michael R. Nalley et ux of record in Volume 1024, Page 324, deed Records, Rockwall County, Texas;

**THENCE** North 00° 01' 51" East, along the East line of said Nalley tract at a distance of 330.80 feet passing a 1/2" iron rod found for corner at the Northeast corner thereof and continuing along the East line of a tract of land described in a deed to Doyl C. Tulley et ux of record in Volume 951, Page 61, Deed Records, Rockwall County, Texas, and a tract of land described in a deed to DR-Horton, Texas, Ltd. of record in Volume 2329, Page 27, Deed Records, Rockwall County, Texas, respectively for a total distance of 1207.83 feet to a 1/2" iron rod found for corner at the Southeast corner of a called 38.320 acre tract of land described in a deed to Holm, Inc. of record in Volume 1805, Page 296, Deed Records, Rockwall County, Texas;

**THENCE** North 00° 15' 59" West, along the most Southern East line of said 38.320 acre tract a distance of 538.84 feet to a 1/2" iron rod found for corner at the base of an old wood fence post at the Southwest corner of a called 77.018 acre tract of land described in a deed to the Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas of record in Volume 115, Page 438, Deed Records, Rockwall County, Texas, from which a 1/2" iron rod found for reference bears South 58° 00' 00" West, a distance of 3.00 feet;

**THENCE** North 88° 25' 52" East, along the South line of said 77.018-acre tract a distance of 730.90 to a point at the beginning of a non-tangent curve to the left having a central angle of 18°26'48", a radius of 632.50 feet, a chord distance 202.76 feet and a chord bearing of South 82°20'48" East;

**THENCE** along said curve to the left an arc length of 203.64 feet to a point for corner;

**THENCE** North 88°25'52" East a distance along the Southerly right-of-way line of North Country Lane a distance of 410.02 feet to a point at the beginning of a curve to the right having a central angle of 28°58'41", a radius of 567.50 feet, a chord distance of 283.97 feet and a chord bearing of South 77°04'47" East;

**THENCE** along said curve to the left along the Southerly right-of-way line of North country lane an arc length of 287.02 feet to a point for corner at the beginning of a curve to the left having a central angle of 26° 57'36', a radius of 632.50 feet, a chord distance of 294.88 feet and a chord bearing of South 76°04'13" East;

**THENCE** along the Southerly right-of-way of North Country Lane an arc length of 297.62 feet to a point for

Corner in the Westerly right-Of-way line of F.M. 1141:

**THENCE** South 01° 07' 03" East, continuing along the West right-of-way line of said F.M. 1141 a distance of 572.38 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a deed to William A. Noah et ux of record in Volume 690, Page 188, Deed Records, Rockwall County, Texas;

**THENCE** South 89° 06' 54" West, along the North line of said Noah tract a distance of 234.56 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

**THENCE** South 00° 45' 19" East, along the West line of said Noah tract a distance of 235.00 feet to a 1/2" iron rod found for corner at the Southwest corner thereof;

**THENCE** North 89° 06' 54" East, along the South line of said Noah tract a distance of 235.47 feet to a 1/2" iron rod found for corner at the Southeast corner thereof and being in the West right-of-way line of said F.M. 1141;

**THENCE** South 00° 28' 12" West, along the West right-of-way line of said F.M. 1141 a distance of 812.33 feet to a "PK" nail set for corner near the center of Quail Run Road (asphalt surface) at the Northeast corner of first section Saddlebrook Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 307, Plat Records, Rockwall County, Texas;

**THENCE** North 89° 49' 43" West, along the North line of said Saddlebrook Estates a distance of 1435.69 feet to a 3/8" iron rod found for corner at the Northwest corner thereof and being the Northeast corner of a tract of land described in a deed to Sheila Flannery and William J. Flannery III of record in Volume 1124, Page 65, Deed Records, Rockwall County, Texas;

**THENCE** South 89° 51' 24" West, along the North line of said Flannery tract and the North line of a called 30.00-acre tract of land described in a deed to Lonnie L. Gideon, trustee of record in Volume 307, Page 259, Deed Records, Rockwall County, Texas, respectively a distance of 476.11 feet to the place of beginning and containing 76.068 acres of land.



All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

## C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

## C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School <sup>(1) & (2)</sup>
- Public or Private Secondary School <sup>(1) & (2)</sup>
- Public Park or Playground
- Track or Stadium <sup>(3)</sup>

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School <sup>(4)</sup>
- Accessory Building for Storage

### Notes:

- <sup>(1)</sup>: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the Director of Planning and Zoning or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.
- <sup>(2)</sup>: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.
- <sup>(3)</sup>: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
- <sup>(4)</sup>: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by

the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(1) &amp; (2)</sup>	30'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	30'
<i>Minimum Rear Yard Setback</i> <sup>(3)</sup>	10'
<i>Minimum Distance Between Buildings</i> <sup>(4)</sup>	15'
<i>Maximum Building Height</i> <sup>(5)</sup>	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- <sup>1</sup>: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>4</sup>: Zero (0) feet with a fire rated wall.
- <sup>5</sup>: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

- (3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*.
- (4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:
  - (a) *Landscape Buffer and Sidewalk (FM-1141 and Quail Run Road)*. A minimum of a 30-foot landscape buffer shall be provided along FM-1141 and Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear six (6) foot trail shall be constructed within the 30-foot landscape buffer.
  - (b) *Landscape Buffer and Sidewalk (North Country Lane and Panhandle Drive)*. A minimum of a ten (10) foot landscape buffer shall be provided along North Country Lane and Panhandle Drive (*outside of and beyond any required right-of-way*

*dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-feet of linear frontage. A five (5) foot trail shall be constructed within the ten (10) foot landscape buffer.

- (c) *Landscape Areas for the Remainder Lots on the Westside of Panhandle Drive and the Northside of N. Country Lane.* The remainder lots that will exist on the westside of Panhandle Drive and northside of N. Country Lane shall incorporate heavy landscaping adjacent to the residential properties to the north and west of these properties. At a minimum a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) shall be provided in these areas.
- (5) *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** CONSTRUCTION CONTRACT FOR MANHOLE EMERGENCY REPAIR

---

### Attachments

#### Summary/Background Information

On April 5<sup>th</sup>, 2022, the Sewer Department was dispatched to a sanitary sewer call on the corner of Horizon Road and FM-740. It was determined that the manhole had collapsed and had blocked the flow of sewer. As a result of this determination, the Sewer Department began investigating other existing manholes with the same configuration and found an additional manhole that had collapsed on the southwest corner of Dalton Road and N. Goliad (SH-205). Currently, the sewer is draining by means of a temporary flexible pipe, which ensures that the sewer will not overflow.

Staff has contacted Double R Utilities, Inc. to make emergency repairs on these manholes. The cost of the above emergency repairs is \$113,890.00, which exceeds the City's competitive sealed bid threshold. According to *Local Government Code Chapter 252, Section 252.022, General Exceptions to the Competitive Bid Process; Item (2)*, "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" ... may be used to justify the emergency repairs made to connect the sanitary sewer.

Based on this, staff is requesting the City Council consider approving an emergency repair of the two (2) manholes in the amount of \$113,890.00 to be funded out of the Water and Sewer Fund.

#### Action Needed



**City of Rockwall**  
*The New Horizon*

## **MEMORANDUM**

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**TO: City Council**

**FROM: Joey Boyd, Assistant City Manager**

**DATE: April 27, 2022**

**SUBJECT: Waterproofing at City Hall**

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Rockwall City Hall has experienced leaks in certain areas of the first floor on the north end below where the plaza is located and on the south end where there is a single story for the life of the building. Visual evidence shows the majority of the leaks are occurring along the perimeter of the building. The City hired a moisture protection contractor to conduct a water test and deconstructive investigation on the plaza deck and other areas of the exterior of the building.

It was determined that when the building was constructed, the appropriate moisture protection was either not installed correctly or not installed at all, which is allowing rain water to infiltrate the building on the columns and beams and ultimately leaking on the first-floor ceiling, into lights, and at times to the floor. The contractor repaired some areas as they conducted their investigation and this has helped mitigate many of the leaks. However, it is recommended to do further waterproofing around the light pole columns and stone top caps on the plaza and the southern roof system, as well as reseal wall joints and apply sealer to the exterior of the building.

The renovations at City Hall are almost complete. Staff is requesting City Council consider funding the additional water proofing to further protect the building from rain water infiltration.

The City Council is asked to consider authoring the City Manager to execute a contract with Custard Construction Services in the amount of \$157,578.53 for waterproofing at City Hall. The City Council is also asked to consider amending the Internal Operations Department operating budget in the amount of \$157,600, funding this project from General Fund Reserves.

# CUSTARD CONSTRUCTION SERVICES

## Proposal

**Tips/Taps Contract #211001**

**HUB CERTIFICATION # 1454932931700**

Date: 4/16/2022

Quote #CCSQ-2230

### City Hall Phase II Waterproofing

Customer:

City of Rockwall  
385 S. Galloway  
Rockwall TX.

Attention:

Joey Boyd

Phone Number:

972-772-6408

Email:

[jboyd@rockwall.com](mailto:jboyd@rockwall.com)

### Scope of Work

- Setup safety and staging equipment
- Power wash the block and coping
- Remove stone coping and existing waterproofing underlayment
- Install new self adhered underlayment with end dam details
- Re-install the stone coping
- Prime, install backer rod and apply sealant at bed joints and coping joints
- Install membrane at the top of the columns, re-install the coping stone and seal around the conduit
- R & I light poles at plaza
- Remove block at columns, in sections, to install a through wall flashing with end dam and step details
- Seal around the light post conduit where it penetrates the plaza deck
- Re-install block in color blended non-shrinking mortar
- Cut-out and re-caulk vertical wall joints at columns
- Apply penetration block sealer

**NOTE:** The scope of work above is designed to address the leaks that are currently on going. At Plaza Deck area on the north side, the leak in the conference room and the moisture in the cavity walls below. At the Roof Section on the south side, the leak in the storage room and moisture down the cavity walls.

Phase II, if necessary, may include re-working all the through wall flashings at the raise walls, re-seal all windows and penetrations. We were not able to duplicate the conditions in which these areas may leak, so we are uncertain if these areas are a problem.

All work to be done in a good workmanship like manner with daily removal of debris.

**Total**-----\$152,988.53

**Bond**-----\$4,589.66

**Total Including Bond**--\$157,578.53

**Exclusions:** Dumpster, Plumbing, Afterhours & Overtime, Electrical other then Specified, Landscaping, Irrigation, Anything not listed on Scope of Work.

**P.O. Box 271080 Flower Mound, TX 75027-1080 Ph. 214-415-2383**

Page 1 Of 1





## **CITY OF ROCKWALL, TEXAS MEMORANDUM**

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**TO:** Mary Smith, City Manager  
Joey Boyd, Assistant City Manager

**FROM:** Travis E. Sales, Director Parks Recreation and Animal Services

**DATE:** May 2, 2022

**SUBJECT:** Founders Day Stage and Sound Production

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This contract is for the professional services offered by Peek Pro Audio to provide stage and sound production for the 2022 Founders Day Festival.

Main Stage: \$8,500.00  
Main Stage Sound: \$14,875.00  
Day Stage: \$5,000.00

Total Production Cost: \$28,375.00

For Council consideration is the professional services offered by Peek Pro Audio and respective dollar amounts and authorize the City Manager to enter into a contract with Peek Pro Audio. Funding was approved through the 2021-2022 Hotel / Motel Funds.

## **SERVICES AGREEMENT PRO AUDIO SOUND SYSTEMS**

**CITY OF ROCKWALL** as “CITY” engages **Christian Keep, PEEK PRO AUDIO**, “Contractor,” as an independent contractor to provide outdoor sound and monitor system for Rockwall Harry Myers Park/Founders Day Festival (“Event”) on Saturday, May 21, 2022 as requested by CITY.

- I. **SERVICES:** Contractor agrees to provide Services for CITY in conformance with the attached invoice from Contractor incorporated herein by reference (Attachment A). Services include providing complete outdoor sound, lighting, SL100, SL260 labor for band and Event needs. Also, to provide a 24x23x3 stage.
- II. **COMPENSATION:** CITY agrees to pay Contractor for the above-described services twenty eight thousand three hundred and seventy five dollars (\$28,375). City shall pay Contractor three thousand five hundred dollars (\$3,500) by May 30, 2022 to secure the stage and the remainder shall be due on the day of the event. Contractor agrees that the fees are all inclusive.
- III. **WARRANTIES:** The Contractor warrants and represents that he has the capability, experience, and means required to perform the services contemplated by this Agreement. CITY retains the right to report to Contractor any unsatisfactory performance of Contractor for appropriate corrective action. Contractor shall comply with all applicable federal, state, and local laws in connection with any and all work performed hereunder.
- IV. **INSURANCE:** Contractor agrees to be adequately self-insured, to cover himself and any and all of its own personnel engaged in performing services for CITY under this Agreement. Contractor also agrees to maintain comprehensive automotive liability and commercial general liability insurance covering any claims against Contractor for damages resulting from bodily injury, death or property damage from accidents arising in the course of services performed under this Agreement. Contractor agrees to name CITY as an additional insured.
- V. **TERMINATION:**
  - A. **CONDITIONS OF TERMINATION:** This Agreement may be terminated at any time either by CITY or by the Contractor, upon ten (10) days written notice to the other party at its address as of record. Termination shall release each party from all prospective obligations of this Agreement.
  - B. **COMPENSATION PAYABLE UPON TERMINATION:** On termination by either CITY or Contractor, CITY shall pay Contractor an amount by applying the compensation rates specified for the individuals working on the engagement and for all other related services properly performed and associated costs incurred to the date of termination.



VI. **INDEPENDENT CONTRACTOR:** It is expressly understood and agreed that the Contractor provides services as an independent contractor, responsible for its respective acts or omissions, and that CITY shall in no way be responsible. Neither party hereto has authority to bind the other or to hold out to third parties that it has the authority to bind the other.

VII. **SPECIAL PROVISIONS:**

A. This instrument, including the attached proposal letter, contains the entire Agreement between CITY and Contractor. This Agreement supersedes all prior agreements and understandings between the parties concerning the subject matter of this Agreement. Any amendments to this agreement must be in writing and signed by both parties.

B. Contractor covenants and agrees to hold harmless, CITY and the elected officials, employees, officers, directors, volunteers and representatives of CITY from and against any and all claims, damages, losses, expenses, actions, causes of action, liability and suits of any kind under the terms of this Agreement, made upon CITY, directly or indirectly arising out of, resulting from or related to Contractor's misconduct or negligence under this Agreement, all without waiving any governmental immunity available to CITY under Texas law and without waiving any defenses of the parties under Texas law. The provisions of this Section are solely for the benefit of the parties hereto and are not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

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

VIII. **MODIFICATION:** Neither party has authority to make deletions or the additions to the terms of this Agreement on behalf of Contractor or CITY, other than a person duly authorized by the party's appropriate corporate authority, and then only in writing.

**CITY OF ROCKWALL**

**PEEK PRO AUDIO.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: Mary Smith

Name: Christian Keep

Title: City Manager

Title: Owner

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



# Invoice

## Peek Pro Audio

2057 West Hebron Parkway Apt 1721  
Carrollton, Texas 75010  
940-704-9066 [cakeep24@gmail.com](mailto:cakeep24@gmail.com)

INVOICE NUMBER: **22-004**  
DATE: **1/13/2022**  
EVENT DATE: **5/21/2022**

For: **City of Rockwall**  
Load In: **05/20 @ 10:00am**  
Load Out: **05/21 @ 10:00am**  
Location: **Myers Park**

Job: **Founders Day Main Stage**  
Event Time: **TBD**  
Contact: **Andrew Ainsworth**

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
20	RCF TTL33a 3-way tops	\$ 125.00	\$ 2,500.00
8	RCF TTS36 subwoofers	\$ 200.00	\$ 1,600.00
4	RCF HDL 28a front fills	\$ 75.00	\$ 300.00
2	Midas M32 consoles with stage rack	\$ 300.00	\$ 600.00
1	FOH loom with Ethercon / AC	\$ 100.00	\$ 100.00
1	FOH rack with lake and mix switch	\$ 125.00	\$ 125.00
1	K&M mic stand pack	\$ 50.00	\$ 50.00
1	Standard microphone pack	\$ 50.00	\$ 50.00
16	Chauvet R2 wash	\$ 85.00	\$ 1,360.00
8	Chauvet RH1 hybrid	\$ 100.00	\$ 800.00
8	Chauvet Intimidator spots	\$ 75.00	\$ 600.00
4	Chauvet strike 1 crowd blinder	\$ 85.00	\$ 340.00
4	Chauvet R1 wash	\$ 50.00	\$ 200.00
4	Radiance hazers	\$ 55.00	\$ 220.00
1	FOH DMX shuttle cable	\$ 60.00	\$ 60.00
1	RoadHog 4 lighting console	\$ 250.00	\$ 250.00
6	10' X 12" Global truss	\$ 45.00	\$ 270.00
4	1/2 ton CM chain motors	\$ 150.00	\$ 600.00
2	1 ton CM chain motors	\$ 175.00	\$ 350.00
1	Motion labs 8ch motor control	\$ 50.00	\$ 50.00
1	200 amp 3 phase distro with L21-30	\$ 150.00	\$ 150.00
20	cable ramps	\$ 5.00	\$ 100.00
2	A1 Technician	\$ 400.00	\$ 800.00
2	L1 Technician	\$ 400.00	\$ 800.00
2	Technician assistant	\$ 300.00	\$ 600.00
8	4 labor in / 4 labor out	\$ 250.00	\$ 2,000.00

Payment is due upon delivery. If event is canceled for any reason 50% of full invoice will be due.

**SUBTOTAL** \$ **14,875.00**  
**Discount**  
**TOTAL** \$ **14,875.00**

**THANK YOU FOR YOUR BUSINESS!**



2057 West Hebron Parkway Apt 1721  
Carrollton, Texas 75010  
940-704-9066 [cakeep24@gmail.com](mailto:cakeep24@gmail.com)

INVOICE NUMBER: **22-005**  
DATE: **1/13/2022**  
EVENT DATE: **5/21/2022**

Job: **Founders Day 2nd stage**  
Event Time: **TBD**  
Contact: **Andrew Ainsworth**

[illegible]

50



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** SP2022-021; ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT FOR 810 N. GOLIAD STREET

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### Attachments

Memorandum  
Development Application  
Location Map  
Landscape Plan  
Treescape Plan

### Summary/Background Information

Consider a request by Jeff Carroll Architects on behalf of Frank Fite of the Fite Agency, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* in conjunction with an approved site plan for an *Office Building* on a 0.392-acre parcel of land identified as Lot 1, Block A, Fite Office Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street §H-205], and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Alternative Tree Mitigation Settlement Agreement*.



# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Mayor and City Council

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

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

**DATE:** May 2, 2022

**SUBJECT:** SP2022-021; *Alternative Tree Mitigation Settlement Agreement for 810 N. Goliad Street*

---

The applicant, Jeff Carroll of the Carroll Architects, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is located on a 0.392-acre parcel of land (*i.e. Lot 1, Block A, Fite Office Addition*), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street [SH-205]. The proposed *Treescape Plan* indicates that 78.4 caliper inches of trees will be removed and the *Landscape Plan* indicates that 36 caliper inches of tree will be planted with the development. This leaves a remaining mitigation balance of 42.4 caliper inches. The applicant is proposing to satisfy this balance by paying \$100.00 per inch in accordance with the requirements of the Unified Development Code (UDC). This means the applicant will pay a total of \$4,240.00 into the *Tree Fund* (*i.e. 42.4 caliper inches x \$100.00 = \$4,240.00*), which equates to a total of 54.00% of their total mitigation balance or 34% higher than what is permitted to be paid by Section 05, *Tree Mitigation Requirements*, of Article 09, *General Provisions*, of the Unified Development Code (UDC). According to Section 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "...the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." On April 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 6-0, with Commissioner Womble absent. Since the applicant is requesting to pay the remaining mitigation balance in full, staff has placed this item on the consent agenda. Should the City Council have any questions concerning the applicants request, staff will be available at the meeting on May 2, 2022.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## Platting Application Fees:

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

## Site Plan Application Fees:

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

## Zoning Application Fees:

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

## Other Application Fees:

- ☐ Tree Removal (\$75.00)

## Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address: 810 GOLIAD ST. (SH 205)  
Subdivision: B.F. BOYDSTON ADDITION Lot: 124 Block: A  
General Location: SH 205 ACROSS FROM YMCA

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: PD-50 Current Use: OPEN  
Proposed Zoning: N/A Proposed Use: OFFICE  
Acreage: 0.392 AC Lots [Current]: 1 Lots [Proposed]: 1

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

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

<input type="checkbox"/> Owner	FITE AGENCY, LLC	<input type="checkbox"/> Applicant	CARROLL ARCHITECTS
Contact Person	FRANK FITE	Contact Person	JEFF CARROLL
Address		Address	750 E. INTERSTATE 30 #110
City, State & Zip		City, State & Zip	ROCKWALL, TX
Phone	469.733.8369	Phone	214.632.1762
E-Mail	FRANK@fiteagency.com	E-Mail	JC@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ 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."

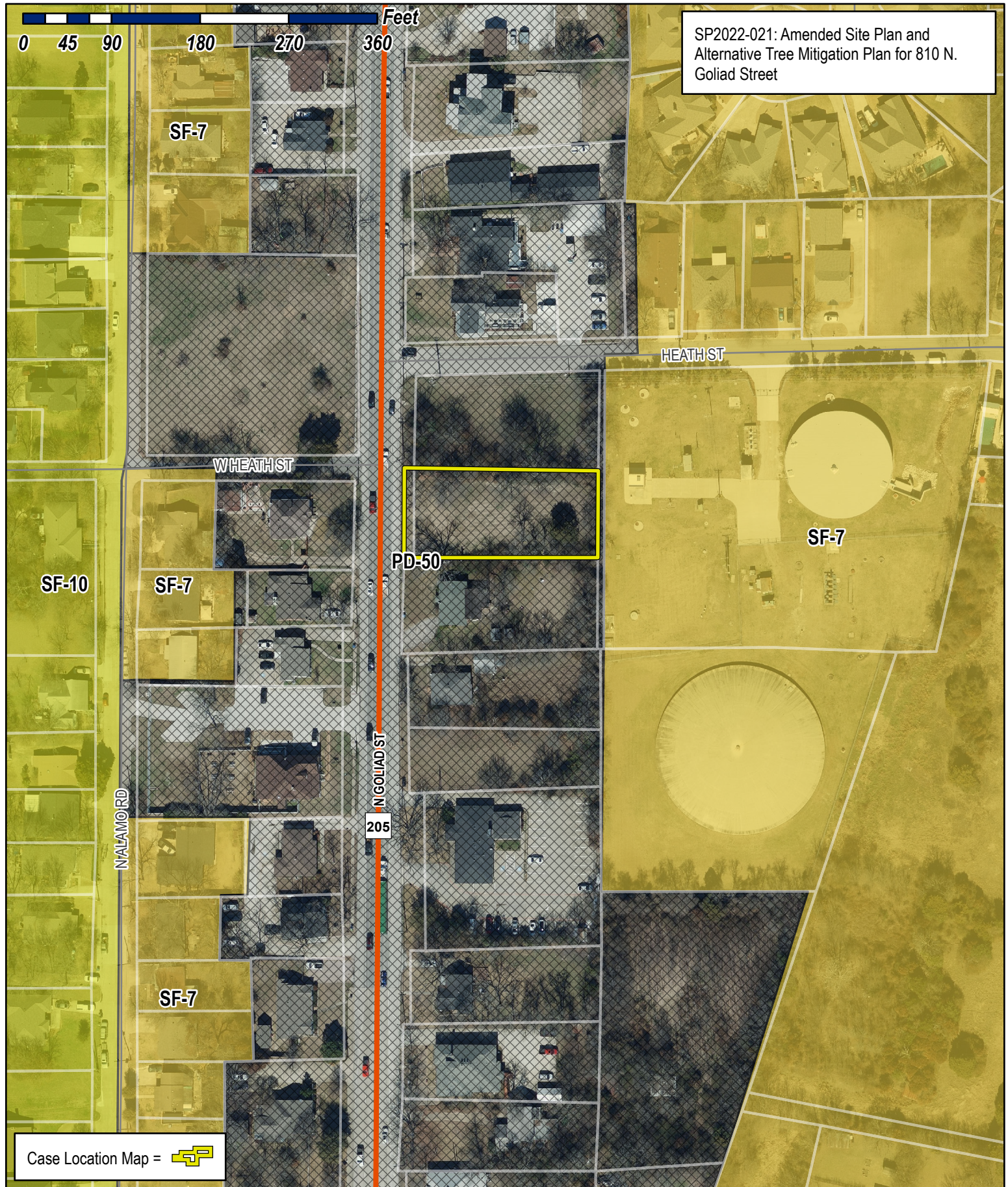
Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires





## City of Rockwall

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

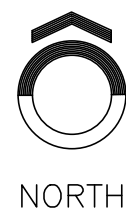
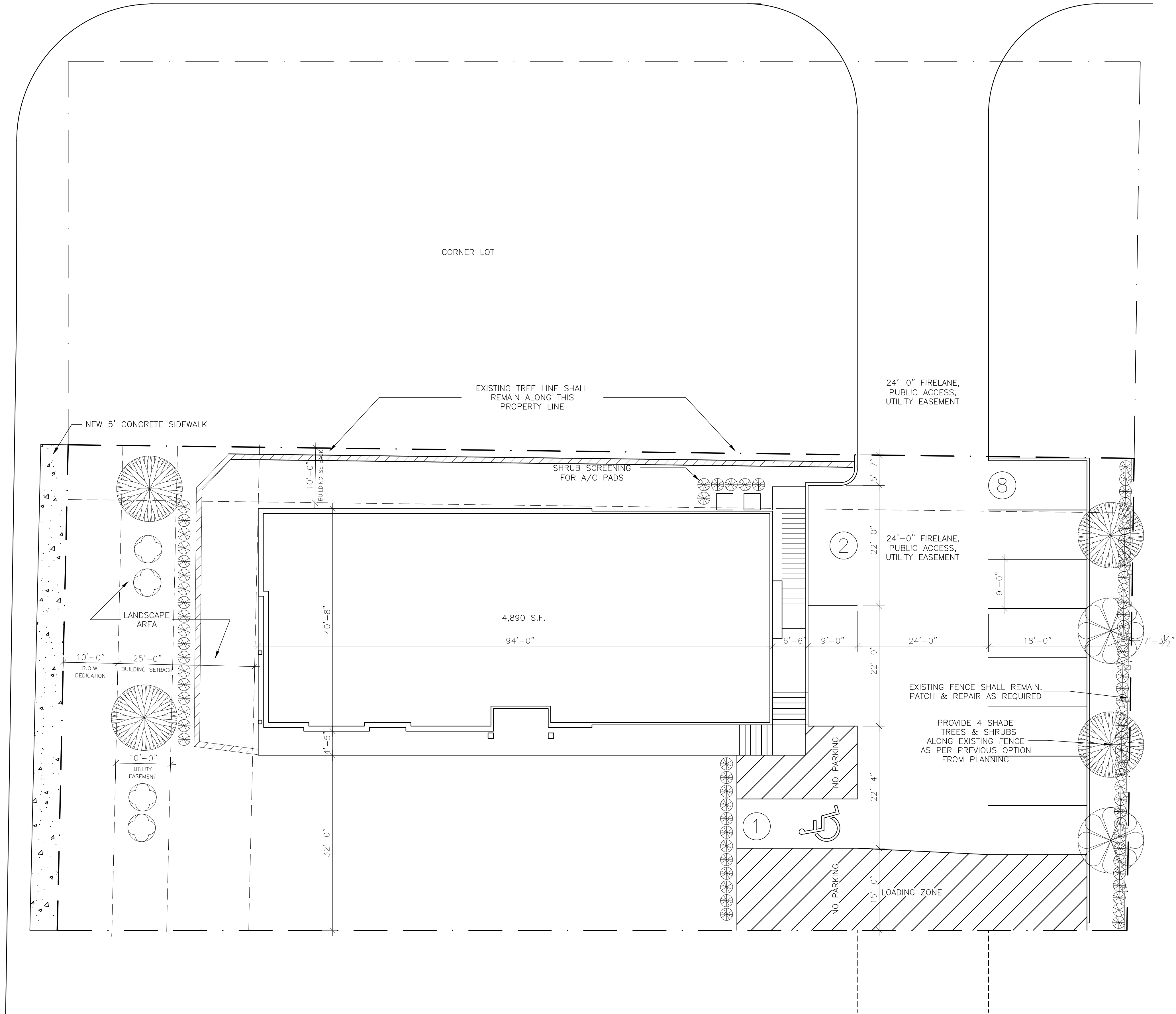
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





GOLIAD STREET

HEATH STREET



1 LANDSCAPE PLAN  
SCALE: 1:10

SITE DATA TABLE	
SITE AREA R.O.W. DEDICATION: GROSS TOTAL SITE AREA:	0.392 ACRES (17,080 S.F.) 887 SF 16,193 SF
ZONING	PD-50
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA: FIRST FLOOR: SECOND FLOOR: TOTAL AREA:	3,703 S.F. 1,188 S.F. 4,891 S.F.
LOT COVERAGE (GROSS AREA)	21.68%
FLOOR TO AREA RATIO	4.62 : 1
BUILDING HEIGHT MAX.	35'-0"

PARKING TABLE	
OFFICE PARKING	1/500 SF = 10
PARKING REQUIRED	10 SPACES W/ (1 ADA)
PARKING PROVIDED	11 SPACES W/ (1 ADA)

LANDSCAPE TABULATION	
NET AREA	0.392 ACRES (17,080 S.F.)
REQUIRED LANDSCAPE AREA-- 15% OF 17,080 S.F.	2,562 S.F.
PROVIDED LANDSCAPE AREA-- 45% OF 17,080 S.F.	7,747 S.F.
IMPERVIOUS COVERAGE-- 55% OF 17,080 S.F.	9,333 S.F.
NOTES: - Irrigation shall be provided to all landscaped areas. - Tree mitigation for this project for existing trees on this property. - All perimeter parking are within 50'-0" of a shade tree. - No trees within 5' of public utilities less than 10". - No trees within 10' of public utilities 10" or greater	

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
SHUMARD OAK 6" HIGH @ INSTALLATION	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
CEDAR ELM 6" MIN. CALIPER	ACCENT TREE GRAPE MYRTLE 4" MIN. CALIPER

- GENERAL NOTES:
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
  - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
  - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT.

THE FITE AGENCY	
LEGAL DESCRIPTION AND OR ADDRESS:  THE FITE AGENCY, LLC. DOCUMENT #2018000022302 O.P.R.R.C.T.	
OWNER  The Fite Agency 2701 Sunset Ridge Ste.104 Rockwall, TX 75087	
APPLICANT  Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP-2020-019	
SITE PLAN SIGNATURE BLOCK  APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, WITNESS OUR HANDS, this _____ day of _____, Director of Planning & Zoning	

ISSUE:	OWNER REVIEW:
CITY COMMENTS:	07-27-2020
PERMIT:	08-26-2020
RETAIN WALL:	11-02-2020
FENCE NOTE:	10-26-2021
TREE UPDATE:	11-10-2021
	03-23-2022



COPYRIGHT NOTICE:  
This drawing and its contents are the property of The Fite Agency, LLC. It is to be used only for the project and site identified herein. It is not to be reproduced, copied, or used for any other project without the written consent of The Fite Agency, LLC. The protection of this drawing and its contents is the responsibility of The Fite Agency, LLC. Under no circumstances may this drawing be used for any other project without the written consent of The Fite Agency, LLC. The use of this drawing for any other project without the written consent of The Fite Agency, LLC may result in a violation of the building code and/or monetary liability.

PROPOSED OFFICE BUILDING FOR  
**THE FITE AGENCY**  
810 Goliad St.  
Rockwall, Texas 75087

THE FITE  
AGENCY

2701 Sunset Ridge,  
ste. 104  
Rockwall, TX. 75087



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

LANDSCAPE  
PLAN

DATE: JUL 2020  
PROJECT NO: 2018055  
DRAWN BY: KR  
CHECKED BY: JC

L1

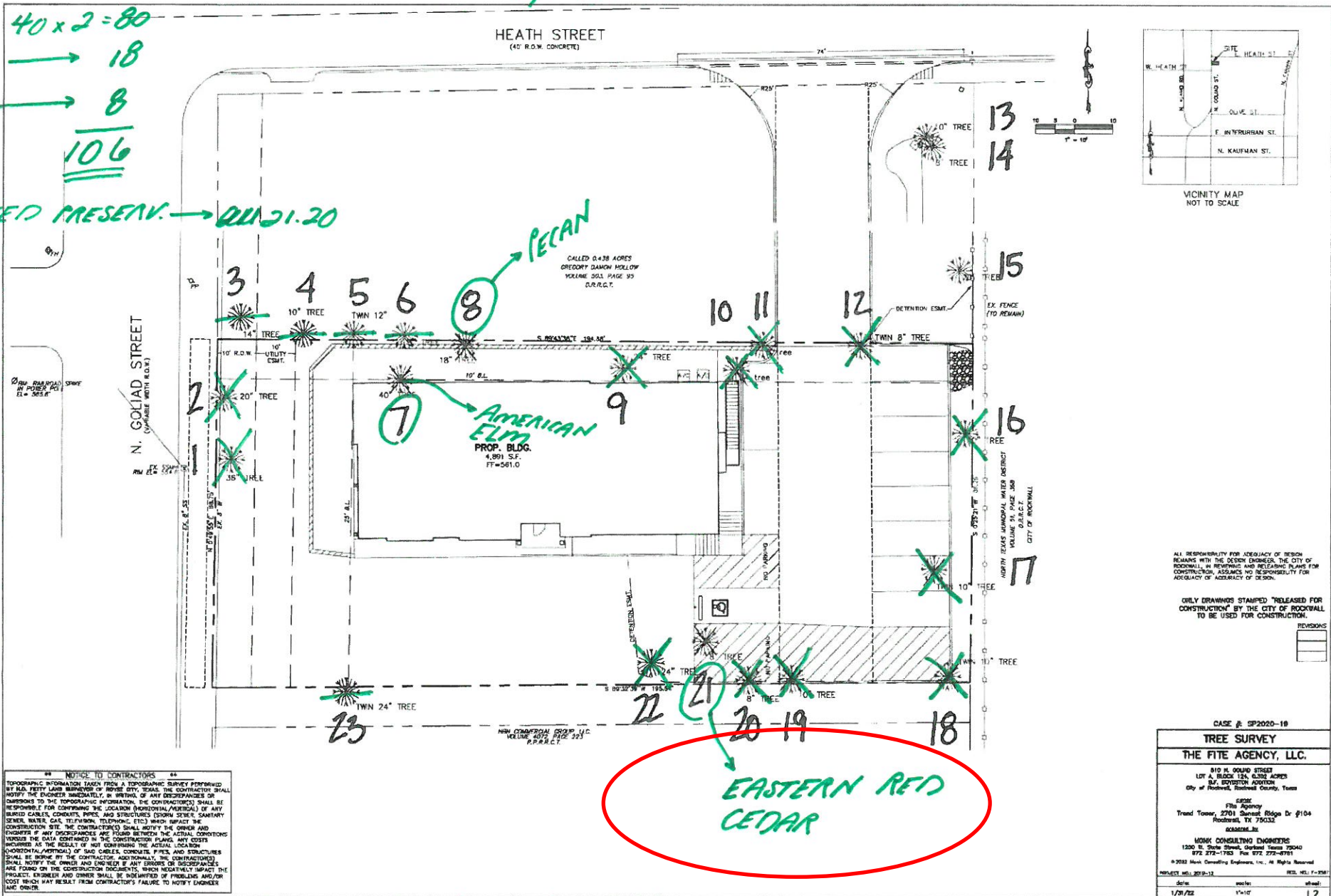
OPTIONS → 1: TREES = ~~16~~ 24  
 2: TREES = 16 + CASH = \$4,100,000 2,120.00  
 3: CASH = \$4,100,000 8,480.00

MITIGATION

#7 40 x 2 = 80  
 #8 → 18  
 #21 → 8  
106

↳ W/ OUT LANDSCAPING PLAN

GRANTED PRESEV. → RM 21.20



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROUNDWALL, IN REVIEWING AND RELIANCE PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ADEQUACY OF DESIGN.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROUNDWALL TO BE USED FOR CONSTRUCTION.

REVISIONS

CASE # SP2020-19
<b>TREE SURVEY</b>
<b>THE FITE AGENCY, LLC.</b>
510 N. GOLIAD STREET LOT A, BLOCK 12A, 0.302 ACRES 24. DIVISION ADDITION City of Roundwall, Roundwall County, Texas
AGENCY The Agency 2701 Shallow Ridge Dr #104 Roundwall, TX 78032
CONSULTING ENGINEERS USKY CONSULTING ENGINEERS 1200 E. State Street, Odessa, Texas 79540 972-272-1763 Fax 972-272-8761
DATE 1/29/22
SCALE 1"=10'
REVISION L2

EASTERN RED CEDAR



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** P2022-013; REPLAT FOR LOTS 12 & 13, BLOCK A, STONE CREEK  
RETAIL ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Replat

### Summary/Background Information

Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a *Replat* for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive, and take any action necessary.

### Action Needed

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





# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

**DATE:** May 2, 2022

**APPLICANT:** Christopher Zamord; *Jones Carter on behalf of Metroplex Acquisition Fund, LP*

**CASE NUMBER:** P2022-013; *Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition*

---

### **SUMMARY**

Consider a request by Christopher Zamord of Jones Carter on behalf of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 12 & 13, Block A, Stone Creek Retail Addition being a 5.96-acre tract of land identified as Lot 11, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northeast corner of the intersection of SH-205 and Bordeaux Drive located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

### **PLAT INFORMATION**

- ☒ The applicant is requesting the approval of a Replat for a 5.96-acre parcel of land (*i.e. Lot 11, Block A, Stone Creek Retail Addition*) for the purpose of creating two (2) lots (*i.e. Lots 12 & 13, Block A, Stone Creek Retail Addition*) to facilitate the development of a *Restaurant with less than 2,000 SF, with Drive-Through or Drive-In (i.e. Salads and Go)* on Lot 12.
- ☒ The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*Case No. P2020-038*] that platted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On November 1, 2021, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2021-041; Ordinance No. 21-53, S-260*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 28, 2021, the Planning and Zoning Commission approved a site plan [*Case No. SP2021-033*] for the *Restaurant with less than 2,000 SF with Drive-Through or Drive-In (i.e. Salads and Go)*.
- ☒ 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 Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the Replat for *Lots 12 & 13, Block A, Stone Creek Retail 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 Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On April 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Womble absent.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING &amp; ZONING CASE NO.

P2022-073

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)<sup>1</sup>  
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>  
☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>  
☐ AMENDING OR MINOR PLAT (\$150.00)  
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

## NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3028 N Goliad St Rockwall, TX 75087

SUBDIVISION Stone Creek Retain Addition

LOT 11R-1+11R-2 BLOCK A

GENERAL LOCATION South of Existing McDonald's

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development

CURRENT USE Vacant

PROPOSED ZONING Planned Development

PROPOSED USE Drive through restaurant with no dine in

ACREAGE 0.81

LOTS [CURRENT]

1

LOTS [PROPOSED]

2

- ☐ **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 Metroplex Acquisition Fund, L.P.☒ APPLICANT Jones Carter

CONTACT PERSON

CONTACT PERSON

ADDRESS 1717 Woodstead Court Suite 207

ADDRESS 4500 Mercantile Plaza Dr Suite 210

CITY, STATE &amp; ZIP The Woodlands, TX 77380

CITY, STATE &amp; ZIP Fort Worth, TX 76137

PHONE (855) 408-3390

PHONE (682) 268-2214

E-MAIL

E-MAIL CZamorin@JonesCarter.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Billy T. Brice, III [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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18<sup>th</sup> DAY OF March, 2022. 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.

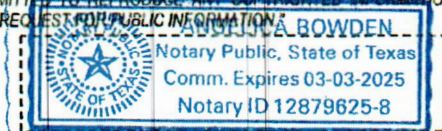
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18<sup>th</sup> DAY OF March, 2022

OWNER'S SIGNATURE

Billy T. Brice, III

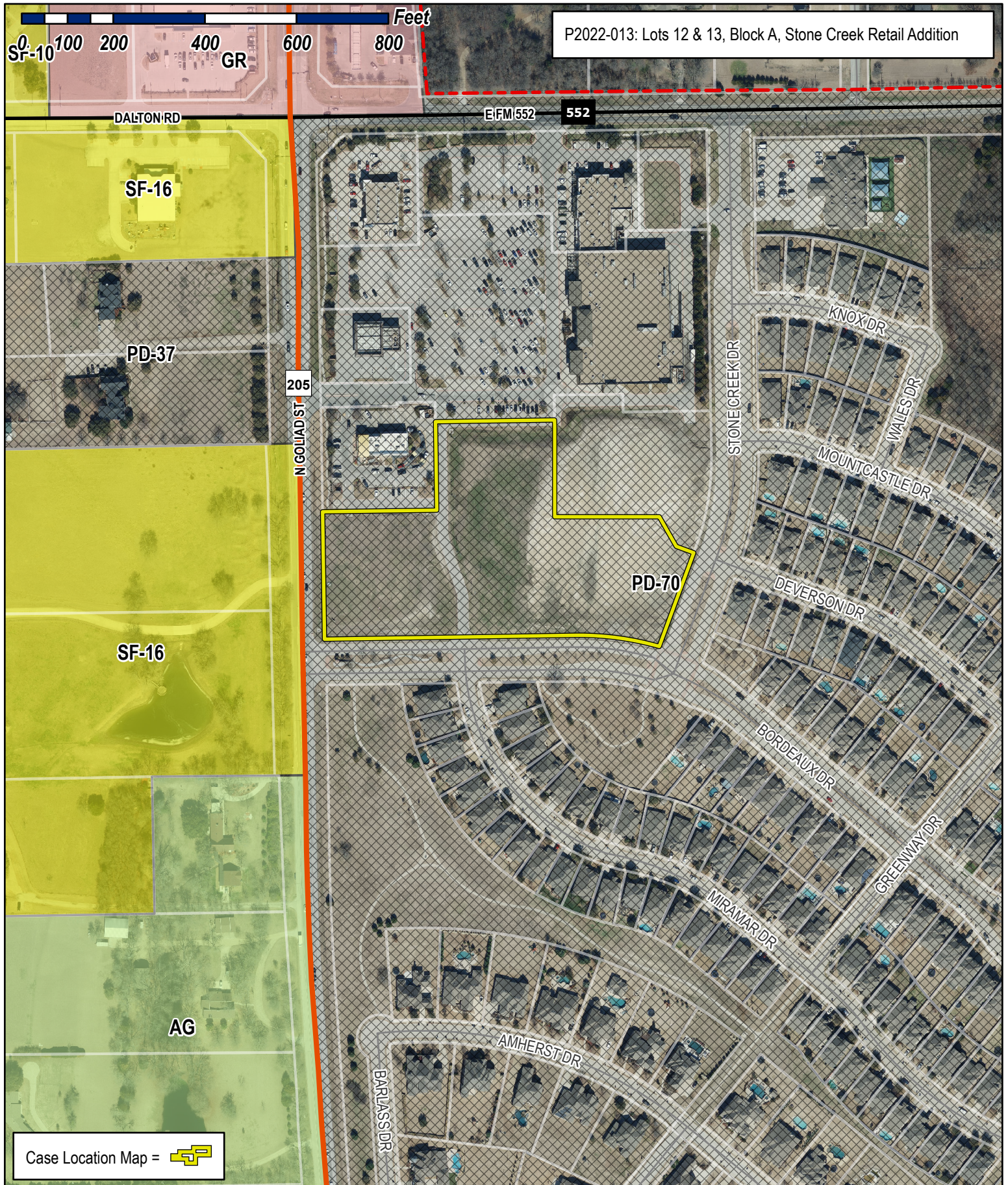
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.25





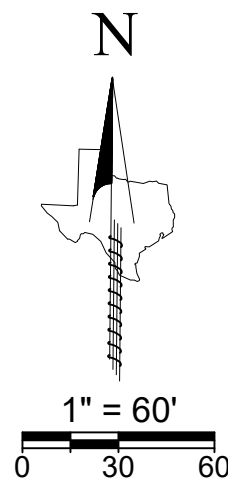
## City of Rockwall

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







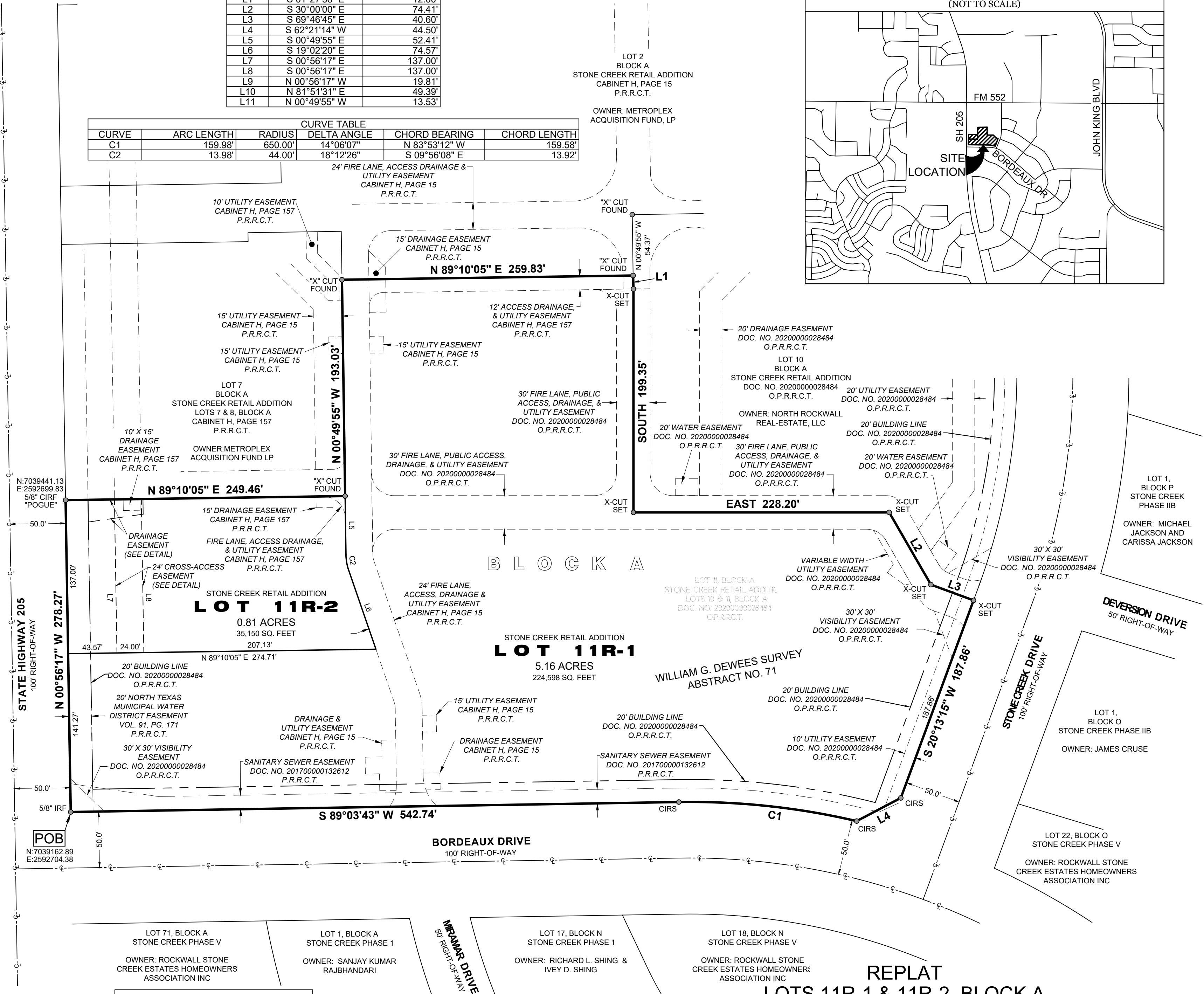
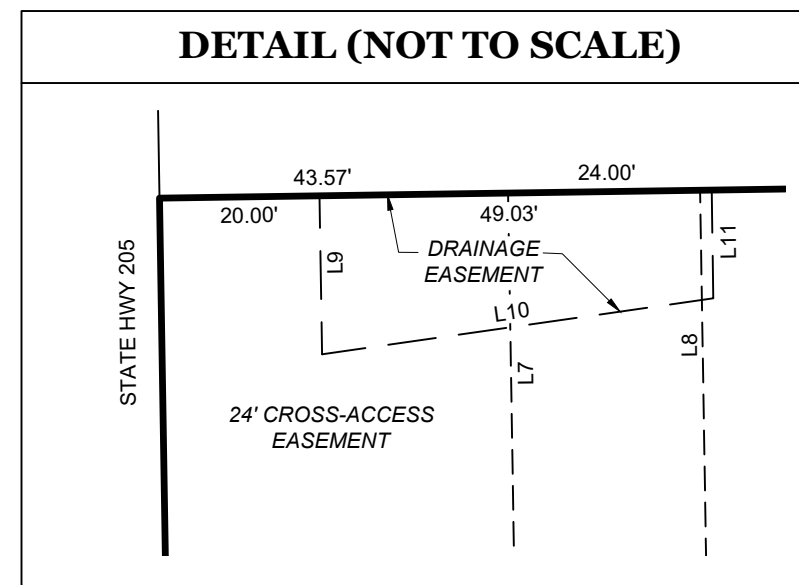
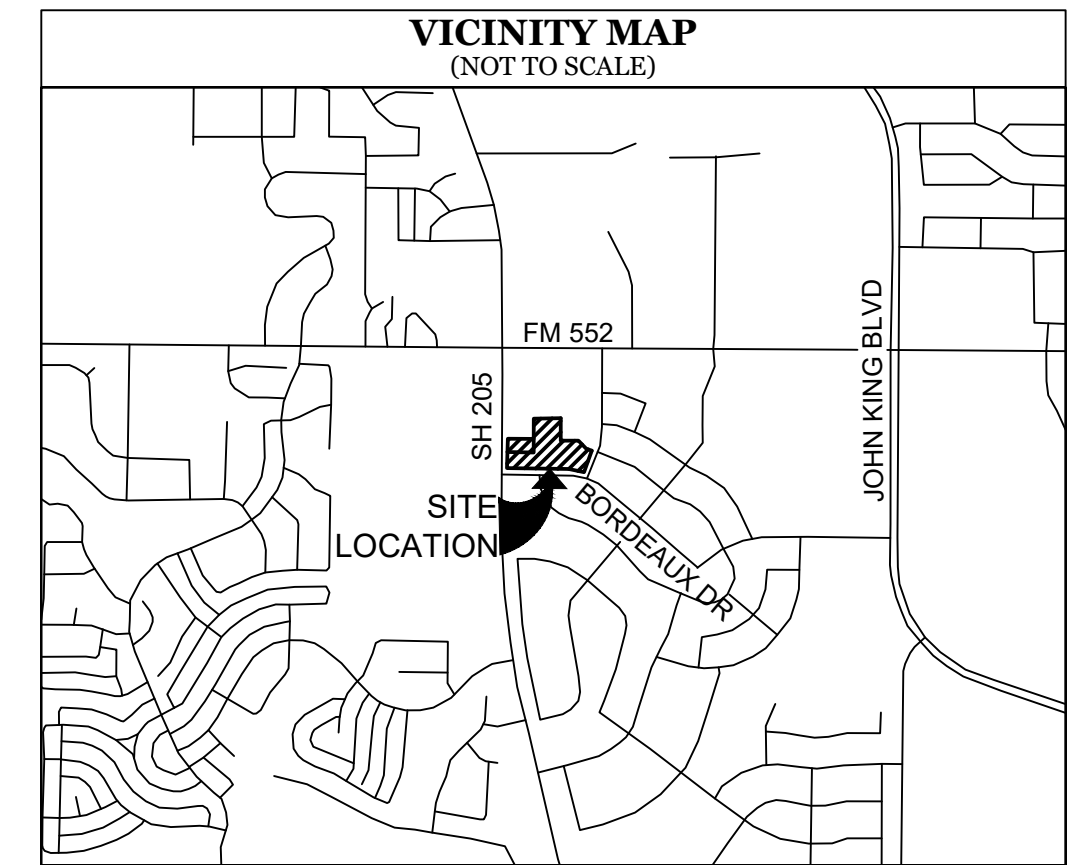
LOT 1A,  
DIRKWOOD  
ESTATES  
OWNER: LIU JOHN Q  
AND CONNIE Q

LOT 1, BLOCK A,  
MASON-STEED  
ADDITION,  
OWNER: JOHN  
AND CONNIE Q LIU

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°27'38" E	12.00'
L2	S 30°00'00" E	74.41'
L3	S 69°46'45" E	40.60'
L4	S 62°21'14" W	44.50'
L5	S 00°49'55" E	52.41'
L6	S 19°02'20" E	74.57'
L7	S 00°56'17" E	137.00'
L8	S 00°56'17" E	137.00'
L9	N 00°56'17" W	19.81'
L10	N 81°51'31" E	49.39'
L11	N 00°49'55" W	13.53'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C2	13.98'	44.00'	18°12'26"	S 09°56'08" E	13.92'

LOT 2  
BLOCK A  
STONE CREEK RETAIL ADDITION  
CABINET H, PAGE 15  
P.R.R.C.T.  
OWNER: METROPLEX  
ACQUISITION FUND, LP



LOT 71, BLOCK A  
STONE CREEK PHASE V  
OWNER: ROCKWALL STONE  
CREEK ESTATES HOMEOWNERS  
ASSOCIATION INC

LOT 1, BLOCK A  
STONE CREEK PHASE 1  
OWNER: SANJAY KUMAR  
RAJBHANDARI

LOT 17, BLOCK N  
STONE CREEK PHASE 1  
OWNER: RICHARD L. SHING &  
IVEY D. SHING

LOT 18, BLOCK N  
STONE CREEK PHASE V  
OWNER: ROCKWALL STONE  
CREEK ESTATES HOMEOWNERS  
ASSOCIATION INC

LOT 1,  
BLOCK O  
STONE CREEK PHASE IIB  
OWNER: JAMES CRUSE

LOT 22, BLOCK O  
STONE CREEK PHASE V  
OWNER: ROCKWALL STONE  
CREEK ESTATES HOMEOWNERS  
ASSOCIATION INC

LOT 1,  
BLOCK P  
STONE CREEK  
PHASE IIB  
OWNER: MICHAEL  
JACKSON AND  
CARISSA JACKSON

LEGEND	
POB	POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	= PLAT RECORDS, ROCKWALL COUNTY, TEXAS

**ENGINEER**  
Clay Moore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0572

**SURVEYOR**  
Eagle Surveying, LLC  
210 S. Elm Street, Suite 104  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390

**REPLAT**  
**LOTS 11R-1 & 11R-2, BLOCK A**  
**STONE CREEK RETAIL ADDITION**  
BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION  
LOTS: 2 (PROPOSED)  
CONTAINING A TOTAL OF 5.96 ACRES  
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,  
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project

1910.030-14

Date

03/15/2022

Drafter

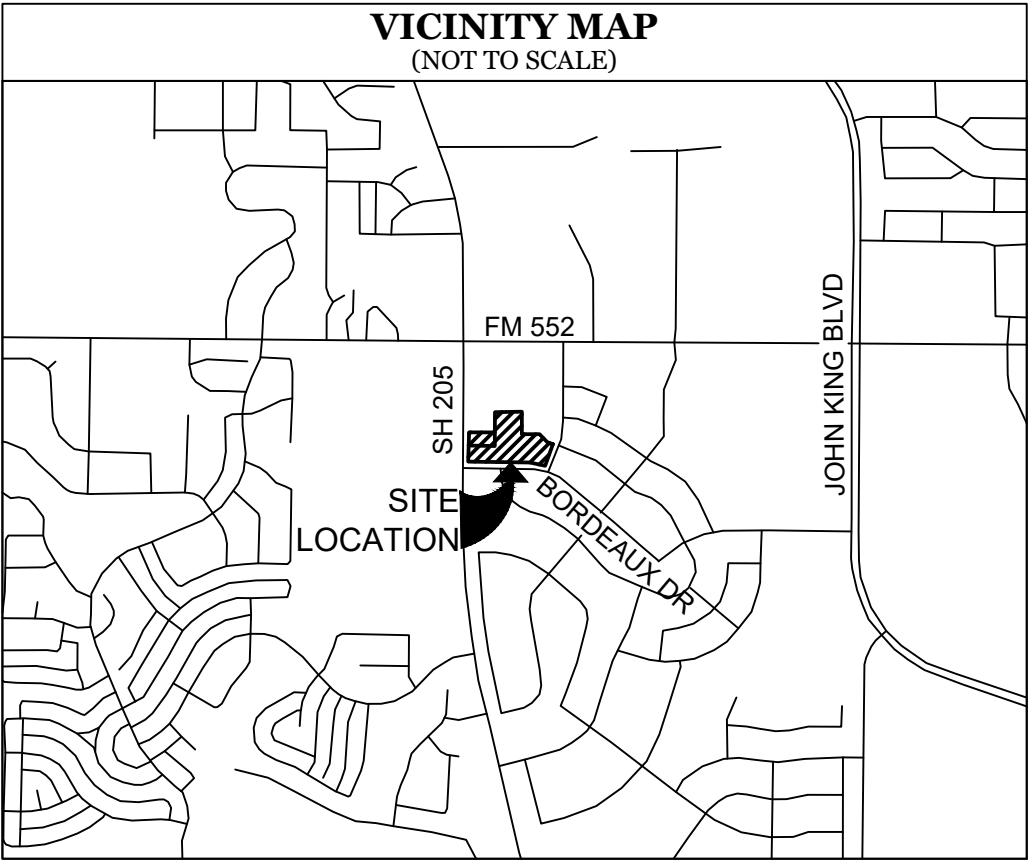
TAR/CF/BE



**EAGLE SURVEYING, LLC**

210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177





GENERAL NOTES
1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
4.) Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. North American Datum of 1983 (adjustment realization 2011).
7.) Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
8.) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS, **Metroplex Acquisition Fund, L.P.**, is the owner of a 5.96 acre tract of land out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 11, Block A of Stone Creek Retail Addition, Lots 10 & 11, Block A, a subdivision of record in Document Number 20200000028484, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod found at the intersection of the East right-of-way line of State Highway 205 (100' right-of-way) and the North right-of-way line of Bordeaux Drive (100' right-of-way), being the Southwest corner of said Lot 11;

**THENCE**, N 00°56'17" W, along the East right-of-way line of State Highway 205, being the common West line of said Lot 11, a distance of 278.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "POGUE" found at the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of the Plat Records of Rockwall County, Texas;

**THENCE**, leaving the East right-of-way line of State Highway 205, along the South and East lines of said Lot 7, being the common West line of said Lot 11, the following two (2) courses and distances:

1. N 89°10'05" E, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7;
2. N 00°49'55" W, a distance of 193.03 feet to an "X" cut found in the South line of Lot 2, Block A, Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records, being the most northerly Northwest corner of said Lot 11;

**THENCE**, N 89°10'05" E, along the common line of said Lot 2 and said Lot 11, a distance of 259.83 feet to an "X" cut found in the west line of Lot 10, Block A, in said Stone Creek Retail Addition, Lots 10 & 11, Block A, for a southeasterly corner of said Lot 2 and the most northerly Northeast corner of said Lot 11, from which an "X" cut found for the Northwest corner of said Lot 10 bears N 00°49'55" W, a distance of 54.37 feet;

**THENCE**, along the common line of said Lot 10 and said Lot 11, the following five (5) courses and distances:

1. S 01°27'38" E, a distance of 12.00 feet to an "X" cut set;
2. South, a distance of 199.35 feet to an "X" cut set;
3. East, a distance of 228.20 feet to an "X" cut set;
4. S 30°00'00" E, a distance of 74.41 feet to an "X" cut set;
5. S 69°46'45" E, a distance of 40.60 feet to an "X" cut set in the West right-of-way line of Stonecreek Drive (100' right-of-way), being the Southeast corner of said Lot 10 and the most easterly Northeast corner of said Lot 11;

**THENCE**, S 20°13'15" W, along the Northwest right-of-way line of said Stonecreek Drive, being the common southeast line of said Lot 11, a distance of 187.86 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the West right-of-way line of Stonecreek Drive and the cut-off line between said Stonecreek Drive and the north right-of-way line of said Bordeaux Drive, being the Southeast corner of said Lot 11;

**THENCE**, S 62°21'14" W, along said cut-off line, a distance of 44.50 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THENCE**, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 11, the following two (2) courses and distances:

1. Along a curve to the left, having a radius of 650.00 feet, a delta angle of 14°06'07", a chord which bears N 83°53'12" W, a distance of 159.58 feet, an arc length of 159.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
2. S 89°03'43" W, a distance of 542.74 feet to the **POINT OF BEGINNING** and enclosing 5.96 acres (259,747 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **Metroplex Acquisition Fund, L.P.**, the undersigned owner of the land shown on this plat, and designated herein as the **STONE CREEK RETAIL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **STONE CREEK RETAIL 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. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
8. All decorative sign and light poles to be maintained, repaired, and replaced by property owner.

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

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

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

OWNER: Metroplex Acquisition Fund, L.P.

BY: \_\_\_\_\_  
Billy J. Brice, III Date

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared **Billy J. Brice, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Matthew Raabe  
Registered Professional Land Surveyor #6402

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Matthew Raabe**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL	
Chairman Planning & Zoning Commission	Date
<b>APPROVED:</b>	
I hereby certify that the above and foregoing plat of <b>STONE CREEK RETAIL ADDITION</b> , an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.	
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Mayor, City of Rockwall	City Secretary, City of Rockwall
City Engineer	

REPLAT  
LOTS 11R-1 & 11R-2, BLOCK A  
STONE CREEK RETAIL ADDITION

BEING A REPLAT OF LOT 11, BLOCK A OF STONE CREEK RETAIL ADDITION  
LOTS: 2 (PROPOSED)

CONTAINING A TOTAL OF 5.96 ACRES  
RECORDED IN DOCUMENT NUMBER 20200000028484, O.P.R.R.C.T.,  
SITUATED IN THE WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Project 1910.030-14		<b>EAGLE SURVEYING, LLC</b> 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 03/15/2022		
Drafter TAR/CF/BE		

**SURVEYOR**  
Eagle Surveying, LLC  
210 S. Elm Street, Suite: 104  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
ClayMoore Engineering  
1903 Central Drive, Suite 406  
Bedford, TX 76021  
(817) 281-0572

**OWNER**  
Metroplex Acquisition Fund, L.P.  
1717 Woodstead Court, Suite 207  
The Woodlands, TX 77380  
(855) 408-3390



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** P2022-014; FINAL PLAT FOR LOT 1, BLOCK A, ST. BENEDICT'S ANGLICAN CHURCH ADDITION

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### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat  
Closure Report

### Summary/Background Information

Consider a request by Dub Douphrate of Douphrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a *Final Plat* for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

### Action Needed

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





# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** May 2, 2022  
**APPLICANT:** Dub Doupbrate; *Doupbrate & Associates*  
**CASE NUMBER:** P2022-014; *Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition*

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### **SUMMARY**

Consider a request by Dub Doupbrate of Doupbrate & Associates on behalf of Father Michael Vinson of St. Benedict's Anglican Church for the approval of a Final Plat for Lot 1, Block A, St. Benedict's Anglican Church Addition being a 7.424-acre tract of land identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

### **PLAT INFORMATION**

- ☒ The applicant is requesting the approval of a Final Plat of a 7.424-acre tract of land (*i.e. Tracts 3 & 10 of the W. B. Bowles Survey*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, St. Benedict's Anglican Church Addition*) to facilitate the conversion of the existing residential structure into a *House of Worship*. This Final Plat also establishes the necessary drainage, firelane, and access easements for the proposed *House of Worship*.
- ☒ The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. Based on the City's historic zoning maps the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District at some point between January 3, 1972 and May 16, 1983. According to the Rockwall Central Appraisal District (RCAD), the existing single-family home was constructed in 1955, with the addition of a detached garage, carport, and balcony in 1969. On August 2, 2021, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-29; S-250*] to allow for a *Church/House of Worship* on the subject property. On October 12, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case Number SP2021-025*] showing the parking areas and landscaping necessary for the future establishment of a *House of Worship* on the subject property.
- ☒ 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the Final Plat for *Lot 1, Block A, St. Benedict's Anglican Church 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 Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On April 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Womble absent.





# 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)<sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION St. Benedict's Anglican Church Addn

LOT

1

BLOCK

GENERAL LOCATION 1500 Sunset Hill

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

☐ OWNER

St. Benedict's Anglican Church

☒ APPLICANT

Dub Douphrate w/

CONTACT PERSON

Father Michael Vinson

CONTACT PERSON

Douphrate & Assoc.

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214 600 0779

PHONE

972 742 2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wldouphrate@douphrate.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William (Dub) DOUPHRA [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 \$ 448.48 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF APRIL, 20 22 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."

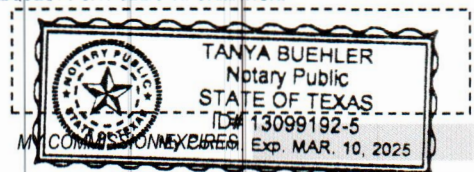
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 20 22

OWNER'S SIGNATURE

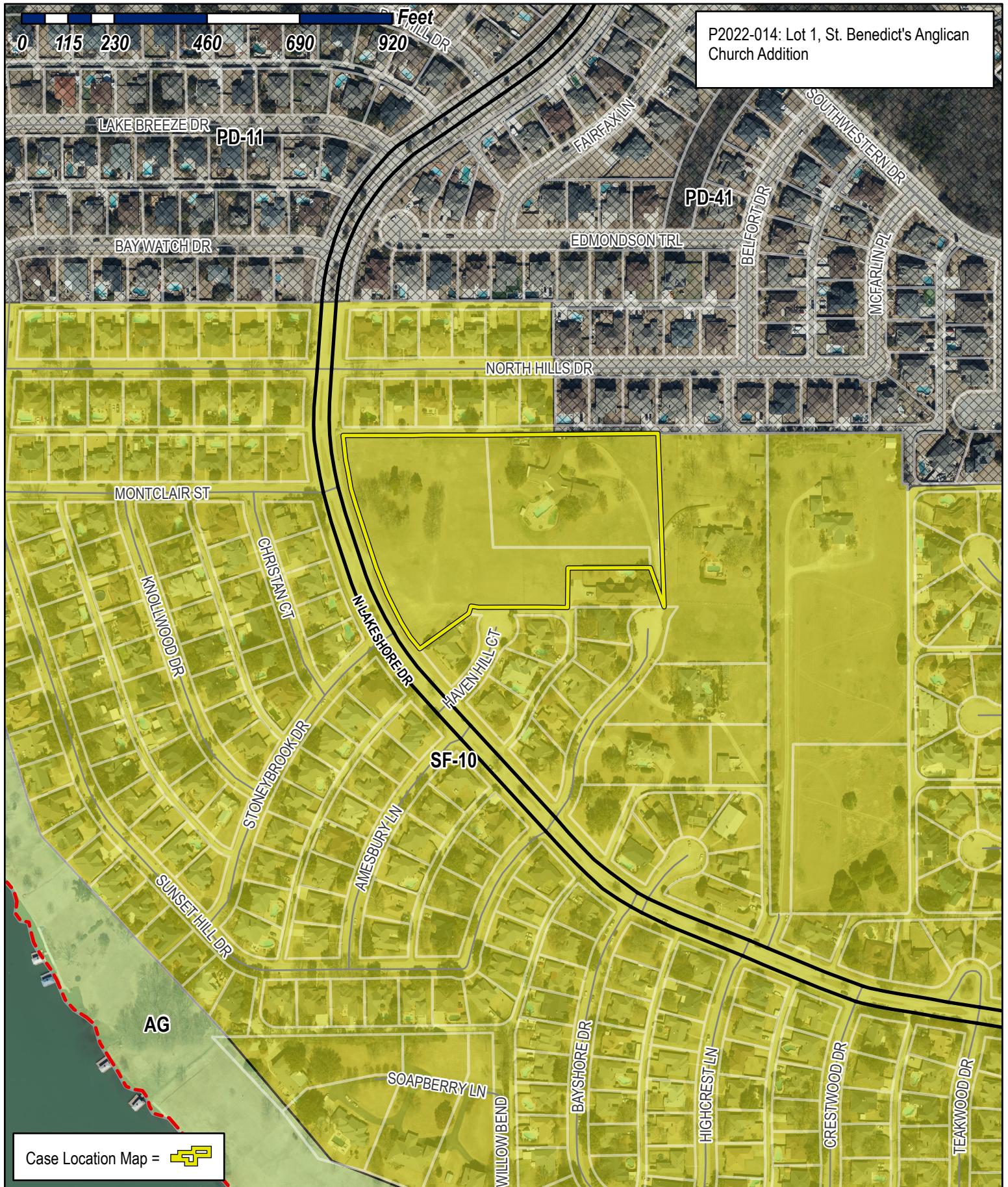
William (Dub) DOUPHRA

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Tanya Buehler







## City of Rockwall

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





N:\ALL FILES\DOUPHRA\Rockwall\ST Benedict's\ST. BENEDICT'S PLAT.dwg, PLAT: 3/30/2022 2:35:50 PM

N

Vicinity Map  
(Not to Scale)

0'50'100'200'

Scale: 1" = 100'

LEGEND

IRF

Iron Rod Found

IRS

Iron Rod Set

DRRCT

Deed Records Rockwall County, Texas

PRRCT

Plat Records Rockwall County, Texas

RPRRCT

Real Property Records Rockwall County, Texas

OPRRCT

Official Public Records Rockwall County, Texas

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Basis of Bearings: Bearings are based on Warranty Deed recorded in Ins. No. 20210000016816, Official Public Records, Rockwall County, Texas.

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

Property owner is responsible for maintenance, repairing, and replacing all drainage and detention systems on site.

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

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL, BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 7.424 acre tract of land located in the A. Hanna Survey, Abstract No. 98 and the W. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas and being all of a 7.242 acre tract of land to St. Benedict Anglican Church-Reformed Episcopal, per Warranty Deed recorded in Doc #20210000016816, Official Public Records, Rockwall County, Texas and more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of Lot 10 of Ralph Hall Addition Phase 2 according to the plat recorded in Cabinet D, Slide 152, Plat Records of Rockwall County, Texas and being the north line of an alley of North Shore 2A, Block B Addition according to the plat recorded in Cabinet B, Slide 112, Plat Records, Rockwall County, Texas.

THENCE along the said north line of North Shore 2A, Block B alley, **SOUTH 89°24'27" WEST** a distance of **222.68** feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 50.00 feet and a chord bearing of **NORTH 78°48'21" WEST**;

**ALONG** said curve to the right through a central angle of **20°54'51"** for an arch length of **18.25** feet to a ½ inch iron rod found for corner and being located in the northwesterly line of Lot 1, Block A of said North Shore 2A Addition;

THENCE along said northwesterly line of said Lot 1, Block A, **SOUTH 21°38'55" WEST** a distance of **20.00** feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner;

THENCE continuing along said northwesterly line of said Lot 1, Block A, **SOUTH 54°03'59" WEST** a distance of **148.27** feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being located in the easterly line of Lakeshore Drive (100' ROW) and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of **NORTH 26°49'27" WEST**;

**ALONG** said curve to the right through a central angle of **18°13'08"** for an arch length of **238.48** feet to an "X" cut in concrete set for corner;

THENCE continuing along said Lakeshore Drive, **NORTH 17°42'53" WEST** a distance of **131.37** feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the beginning of a curve to the right with a radius of 750.00 feet and a chord bearing of **NORTH 10°02'09" WEST**;

**ALONG** said curve to the right through a central angle of **15°21'28"** for an arch length of **201.03** feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being in the southerly line of an alley;

THENCE along the northerly line of said 7.424 acre tract and said alley, **NORTH 89°29'00" EAST** a distance of **829.01** feet to an ½ inch iron with cap stamped "OWENS 5387" set for corner and being the northwest corner of a tract of land to John D. & Patricia P. Coble per Doc #1384-292, Deed Records, Rockwall County, Texas;

THENCE along the common line of said 7.242 acre tract and said Coble tract, **SOUTH 00°20'43" WEST** a distance of **430.00** feet to an ½ inch iron with cap stamped "OWENS 5387" set for the southwest corner of said 7.242 acre tract and being the northeast corner of said Northshore Phase 2A, Block B;

THENCE **NORTH 89°29'27" WEST** a distance of **26.57** feet to an iron rod with cap found for corner and being the southeast corner of said Ralph Hall Addition, Phase 2, Lot 10;

THENCE along the easterly line of said Lot 10, **NORTH 19°27'20" WEST** a distance of **106.47** feet to an iron rod with cap found for the northeast corner of said Lot 10;

THENCE along the north line of said Lot 10, **NORTH 89°23'09" WEST** a distance of **213.16** feet to an iron rod with cap found for the northwest corner of said Lot 10;

THENCE along the west line of said Lot 10, **SOUTH 00°42'32" EAST** a distance of 100.10 feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **7.424** acres or 323,381 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Frank R. Owens  
Registered Professional Land Surveyor No. 5387  
A.J. Bedford Group, Inc.  
301 North Alamo Road  
Rockwall, Texas 75087

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

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 \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2022

Mayor, City of Rockwall

City Secretary

City Engineer

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

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

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

ST BENEDICT'S ANGLICAN CHURCH-REFORMED EPISCOPAL

Name: REV. Michael D. Vinson

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas

SAEED BANAN SANDRE BANAN

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2022

Notary Public in and for the State of Texas

LINE	BEARING	DISTANCE
L1	S 00°05'07" W	152.30'
L2	S 65°11'28" W	247.78'
L3	N 89°52'51" W	195.64'
L4	S 00°10'16" E	171.12'
L5	N 89°24'27" W	20.00'
L7	N 00°10'16" W	348.13'
L8	N 89°34'18" E	99.30'
L9	S 01°15'01" E	19.91'
L10	S 89°31'11" W	79.68'
L11	S 00°10'16" E	136.57'
L12	S 89°54'07" E	191.53'
L13	N 65°50'34" E	230.43'
L14	N 00°05'07" E	139.60'
L15	S 89°29'00" E	20.00'
L16	S 11°17'16" W	24.02'
L17	S 89°50'39" W	78.81'
L18	S 70°26'13" W	68.94'
L19	N 70°26'13" E	67.53'
L20	S 09°00'44" W	51.30'
L21	N 09°00'43" E	51.67'
L22	S 89°49'32" W	14.02'
L23	N 01°12'35" W	24.01'
L24	N 89°50'24" E	232.39'
L30	S 89°44'38" W	64.47'
L31	N 00°00'00" W	35.57'
L32	N 88°36'12" W	12.85'
L33	N 88°36'12" E	12.99'
L34	N 00°20'58" E	51.91'
L35	S 89°42'44" E	63.01'
L36	S 01°32'35" E	97.78'
L38	N 70°25'08" E	68.61'
L39	N 09°00'44" E	51.62'
L40	N 89°50'05" E	230.20'
L41	N 05°38'10" W	175.71'
L42	N 85°48'06" E	25.86'
L43	N 38°29'39" E	58.95'
L44	N 89°02'03" E	6.77'
L45	S 00°59'28" W	27.38'
L46	S 40°53'35" W	166.66'
L47	S 03°03'54" E	133.48'
L48	S 89°25'54" E	34.82"
L50	S 86°30'09" E	27.76'
L51	N 86°23'26" W	28.06'
L52	S 11°17'16" W	24.02'
L53	S 89°50'39" W	78.81'
L54	S 09°00'44" W	51.30'

EASEMENTS LINE & CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C3	134°12'05"	18.51'	43.35'	N 22°56'09" W	34.10'
C4	31°40'32"	174.88'	96.68'	N 27°19'23" E	95.45'
C5	58°17'13"	72.94'	74.20'	N 37°57'17" E	71.04'
C8	58°17'13"	84.94'	86.40'	N 37°57'17" E	82.73'
C9	75°56'36"	164.02'	217.40'	N 49°43'52" E	201.83'
C10	9°39'27"	300.07'	50.59'	S 81°24'22" E	40.53'
C11	9°02'09"	288.02'	45.42'	N 81°00'02" W	45.38'
C12	58°43'34"	96.94'	99.36'	S 38°10'28" W	95.06'
C13	77°05'54"	151.97'	204.49'	S 50°24'43" W	189.41'

Case No.: \_\_\_\_\_

FINAL PLAT  
ST BENEDICT'S ANGLICAN CHURCH ADDITION  
LOT 1

1 LOT TOTALING 7.424 ACRES  
A. HANNA SURVEY, ABSTRACT NO. 98 & W. BOWLES SURVEY, ABSTRACT NO. 12  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
ST. BENEDICT ANGLICAN CHURCH-REFORMED EPISCOPAL  
304 GLEN AVENUE  
ROCKWALL, TEXAS 75087

Engineer:  
DOUPHRA & ASSOCIATES, INC.  
TEXAS REGISTERED ENGINEERING FIRM F-86  
2235 RIDGE ROAD  
ROCKWALL, TEXAS 75087

Scale: 1" = 100'

Date: January 5, 2021

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: F.R. OWENS

P.C.: Cryer/Spradling

File: ST. BENEDICTS PLAT

Job. No. 658-011

GF No.

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

Sheet: 1

Of: 1

AJ Bedford Group, Inc.

Registered Professional Land Surveyors

TBPLS REG#10118200

Northing	Easting	Bearing	Distance
7005056.575	2654714.604	N 19°27'20" W	106.466
7005156.962	2654679.143	N 89°23'09" W	213.162
7005159.247	2654465.993	S 00°42'32" W	100.104
7005059.150	2654464.754	N 89°24'27" W	222.680
7005061.454	2654242.086	Radius: 50.000 Chord: 18.150 Degree: 114°35'30" Dir: Right	
		Length: 18.251 Delta: 20°54'51" Tangent: 9.228	
		Chord BRG: N 78°48'21" W Rad-In: N 00°44'13" E Rad-Out: N 21°39'04" E	
		Radius Point: 7005111.449,2654242.729	
7005064.977	2654224.281	S 21°38'55" W	20.000
7005046.388	2654216.903	S 54°03'59" W	148.270
7004959.376	2654096.849	Radius: 750.000 Chord: 237.480 Degree: 7°38'22" Dir: Right	
		Length: 238.483 Delta: 18°13'08" Tangent: 120.257	
		Chord BRG: N 26°49'27" W Rad-In: N 54°03'59" E Rad-Out: N 72°17'06" E	
		Radius Point: 7005399.512,2654704.122	
7005171.302	2653989.685	N 17°42'53" W	131.370
7005296.442	2653949.712	Radius: 750.000 Chord: 200.430 Degree: 7°38'22" Dir: Right	
		Length: 201.031 Delta: 15°21'28" Tangent: 101.122	
		Chord BRG: N 10°02'09" W Rad-In: N 72°17'07" E Rad-Out: N 87°38'34" E	
		Radius Point: 7005524.651,2654664.149	
7005493.806	2653914.784	S 89°29'00" E	829.014
7005486.331	2654743.764	S 00°20'43" W	430.000
7005056.339	2654741.174	N 89°29'27" W	26.571
7005056.575	2654714.604		

Closure Error Distance> 0.00000  
Total Distance> 2685.403  
Polyline Area: 323381 sq ft, 7.4238 acres





## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** P2022-019; REPLAT FOR LOTS 2 & 3, BLOCK A, LADERA ROCKWALL

---

### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat  
Closure Report

### Summary/Background Information

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a *Replat* for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

### Action Needed

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

**DATE:** May 2, 2022

**APPLICANT:** Justin Lansdowne; *McAdams Co.*

**CASE NUMBER:** P2022-019; *Replat for Lots 2 & 3, Block A, Ladera Rockwall*

---

### SUMMARY

Consider a request by Justin Lansdowne of McAdams Co. on behalf of John Delin of RW Ladera, LLC for the approval of a Replat for Lots 2 & 3, Block A, Ladera Rockwall Addition being a 37.8-acre tract of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Replat of a 37.8-acre tract of land (*i.e. Lot 1, Block A, Ladera Rockwall Addition*) for the purpose of creating two (2) lots (*i.e. Lots 2 & 3, Block A, Ladera Rockwall Addition*) to facilitate the construction of Phase 2 of the Ladera at Rockwall Subdivision. This subdivision will consist of 117 single-family residential units on one (1) lot (*i.e. Lot 2, Block A, Ladera Rockwall Addition*). The remaining lot (*i.e. Lot 3, Block A, Ladera Rockwall Addition*) will delineate the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.
- ☒ The majority of the subject property was annexed into the City of Rockwall and zoned Agricultural (AG) District on March 16, 1998 by *Case No. A1998-001 (Ordinance No. 98-10)*. The remainder of the property was annexed on March 2, 1960 by *Case No. A1960-001 (Ordinance No. 60-01)*. In 2007-2008, the City of Rockwall acquired a portion of the property for the future right-of-way for John King Boulevard. This divided the property into two (2) tracts of land, a 9.894-acre tract of land on the west side of John King Boulevard (*i.e. Tract 1*) and a 28.011-acre tract of land on the east side of John King Boulevard (*i.e. Tract 2*). On October 16, 2017, the City Council approved Planned Development District 85 (PD-85) [*Ordinance No. 17-55*] establishing limited General Retail (GR) District land uses on *Tract 1*, and Single-Family 7 (SF-7) District land uses on *Tract 2*. As part of this approval, *Tract 2* was approved for an age restricted, senior living community that consisted of 84-89 single-family homes setup in a condominium regime (*i.e. the single-family homes were individually owned but were situated on a single lot owned and maintained by the homeowner's association*). This plan also laid out 12.80-acres of open space, and provided for a ten (10) foot hike/bike trail along John King Boulevard and an intersection enhancement at the corner of John King Boulevard and SH-66 in accordance with the *John King Boulevard Design Concept Plan*. After receiving approval for the Planned Development District, the applicant -- *John Delin of Integrity Group, LLC* -- contacted staff to notify them that the title company had missed locating a 30' North Texas Municipal Water District (NTMWD) easement on the survey that runs parallel to SH-66. This inhibited the applicant's ability to provide the required landscape and hardscape elements required by *Ordinance No. 17-55*. In response to this, the applicant filed an application requesting a variance to these requirements and proposing an alternative landscape plan. This was approved by the City Council on February 19, 2018. On June 15, 2018, the applicant submitted an application proposing to amend Planned Development District 85 (PD-85) for the purpose of incorporating an additional 9.789-acre tract of land into *Tract 2* and expanding the total single-family lot count to a maximum of 122 single-family homes. This was approved by the City Council on August 6, 2018 through the adoption of *Ordinance No. 18-32*. In November of 2021, staff contacted the applicant to inform him that a portion of the lots proposed for Phase 2 of the Ladera Subdivision were situated within the Runway Protection Zone of the Ralph Hall Municipal Airport. This was discovered by staff when working with Aviation Division of the Texas Department of Transportation (TXDOT) on a proposed project in the southern RPZ. To remedy this issue, staff and the applicant worked with the TXDOT Aviation Division to revise the concept plan to conform to the Federal Aviation Administration's (FAA's) guidelines. On February 7, 2022, the City Council approved *Ordinance No. 22-08 [Case No.*

Z2021-056] amending Planned Development District 85 (PD-85) to reduce the number of homes permitted in the subdivision from 122 to 117. This amendment was adopted to insure the protection of the Runway Protection Zone (RPZ) of the Ralph Hall Municipal Airport.

- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve a Replat for *Lots 2 & 3, Block A, Ladera Rockwall Addition*, staff would propose the following conditions of approval:

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

### **PLANNING AND ZONING COMMISSION**

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. **P2022-019**

**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) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☒ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **NE corner of SH66 and North John King Boulevard**

SUBDIVISION **Ladera Rockwall**

LOT **1** BLOCK **A**

GENERAL LOCATION **NE corner of SH66 and North John King Boulevard**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-85**

CURRENT USE **SINGLE FAMILY RESIDENTIAL**

PROPOSED ZONING **PD-85**

PROPOSED USE **SINGLE FAMILY RESIDENTIAL**

ACREAGE **37.800**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **2**

☒ **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 **RW Ladera, LLC**

☐ APPLICANT **McAdams**

CONTACT PERSON **John Delin**

CONTACT PERSON **Alec Bidwell**

ADDRESS **361 W. BYRON NELSON BLVD.**

ADDRESS **201 COUNTRY VIEW DR.**

**STE. 104**

CITY, STATE & ZIP **ROANOKE, TX 76262**

CITY, STATE & ZIP **ROANOKE, TX 76262**

PHONE **817-430-3318**

PHONE **972-804-5762**

E-MAIL **JOHN@INTEGRITYGROUPS.COM**

E-MAIL **ABIDWELL@MCADAMSCO.COM**

## NOTARY VERIFICATION [REQUIRED]

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

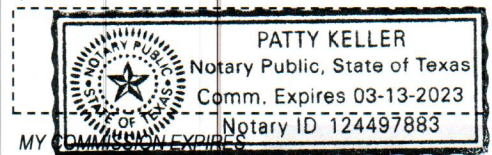
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 4th DAY OF April, 2022

OWNER'S SIGNATURE

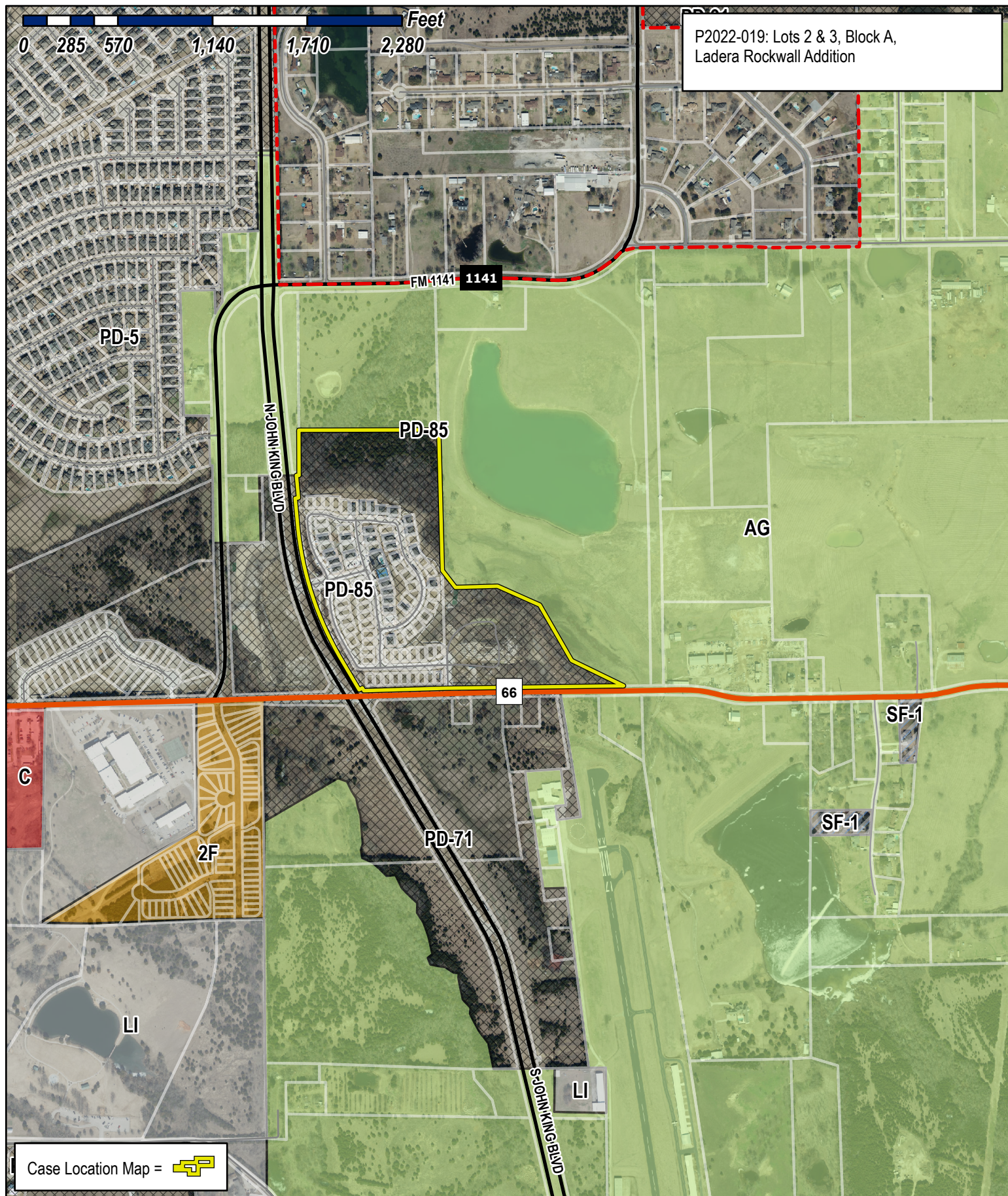
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature of John Delin]*  
*[Signature of Patty Keller]*



**Expires 03-13-2023**





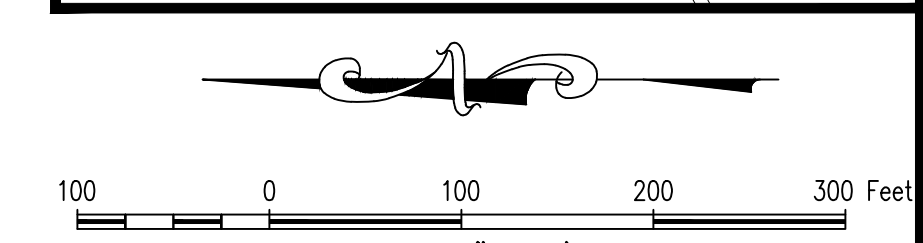
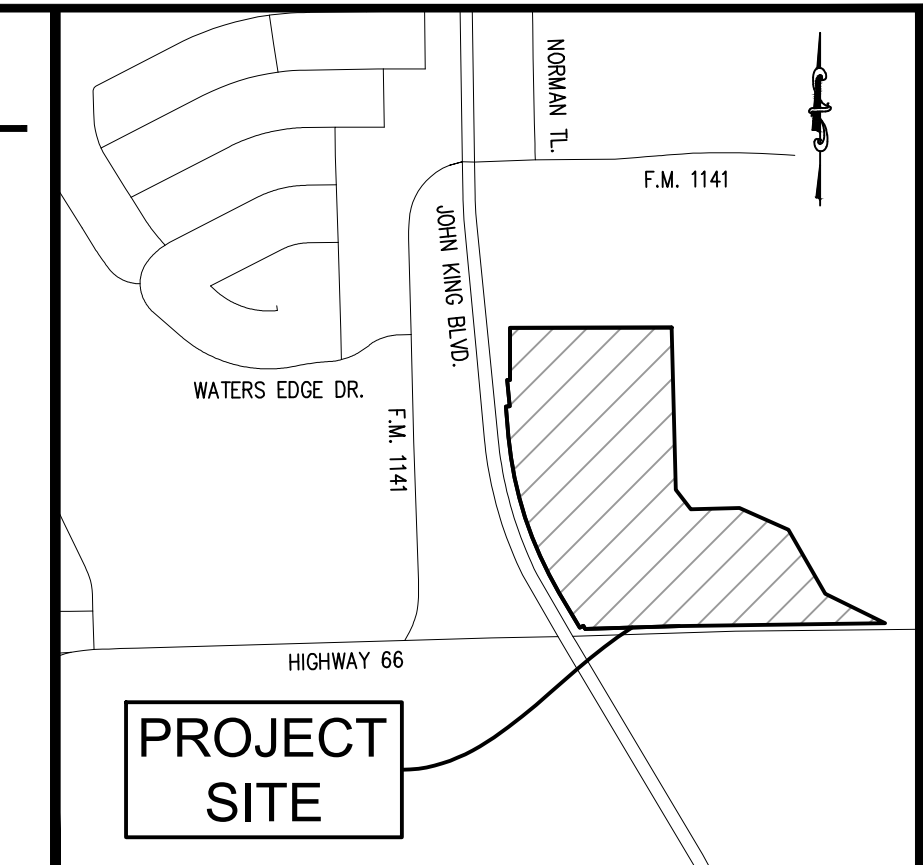
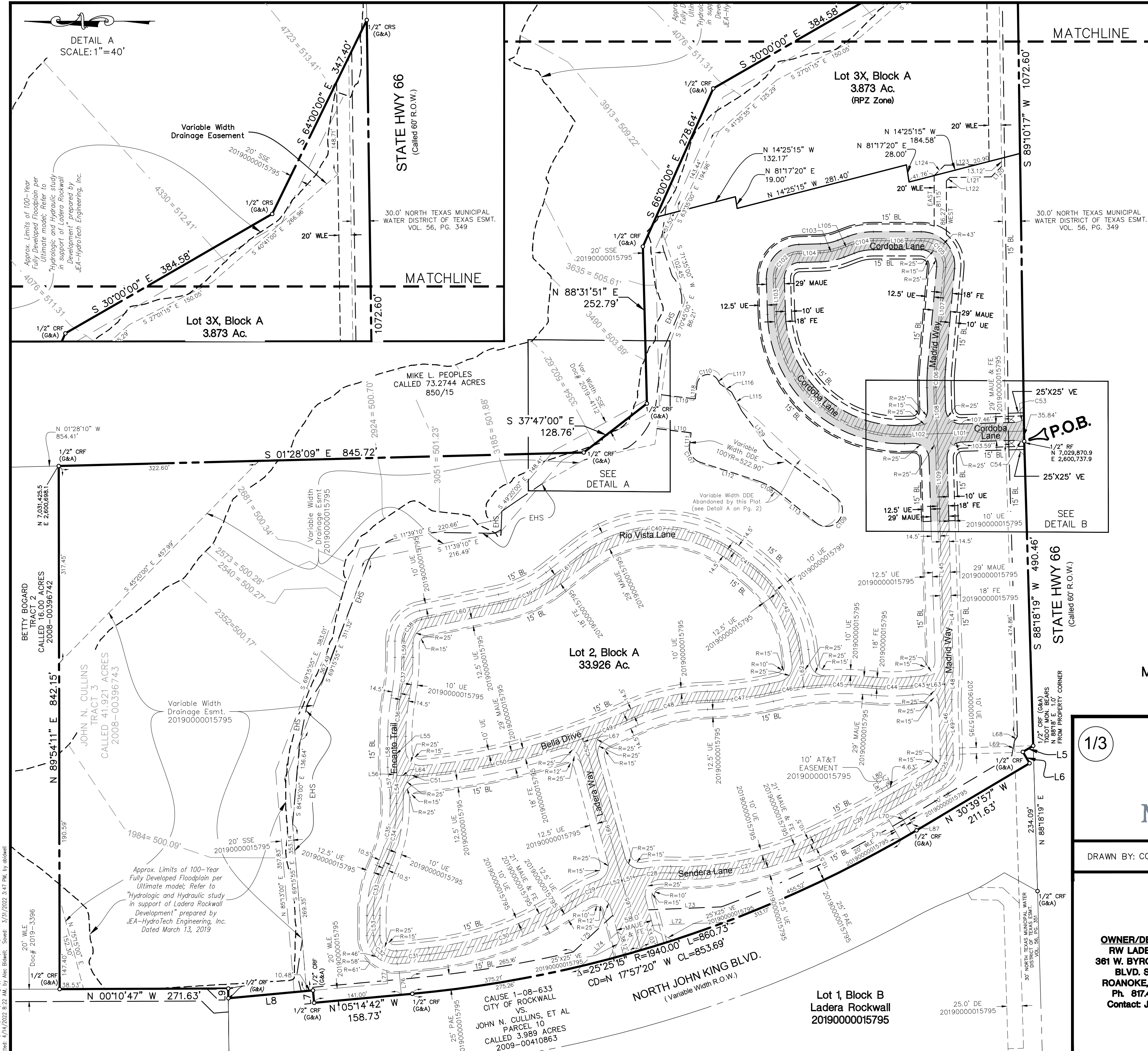
## City of Rockwall

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

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








LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING
MAE	= MUTUAL ACCESS EASEMENT
MAUE	= MUTUAL ACCESS & UTILITY EASEMENT
SSE	= SANITARY SEWER EASEMENT
LS	= LANDSCAPE
DDE	= DRAINAGE & DETENTION EASEMENT
EHS	= EROSION HAZARDOUS SETBACK
VE	= VISIBILITY EASEMENT
FE	= FIRELANE EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT

**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
being a Replat of  
**Lot 1, Block A**  
**LADERA ROCKWALL**  
**Zoned: PD-85**  
in the  
**M. JONES SURVEY, ABSTRACT NO. 122**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

1/3



The John R. McAdams Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012  
TBPE: 19762 TBPLS: 10194440  
www.gacon.com  
www.mcadamsco.com

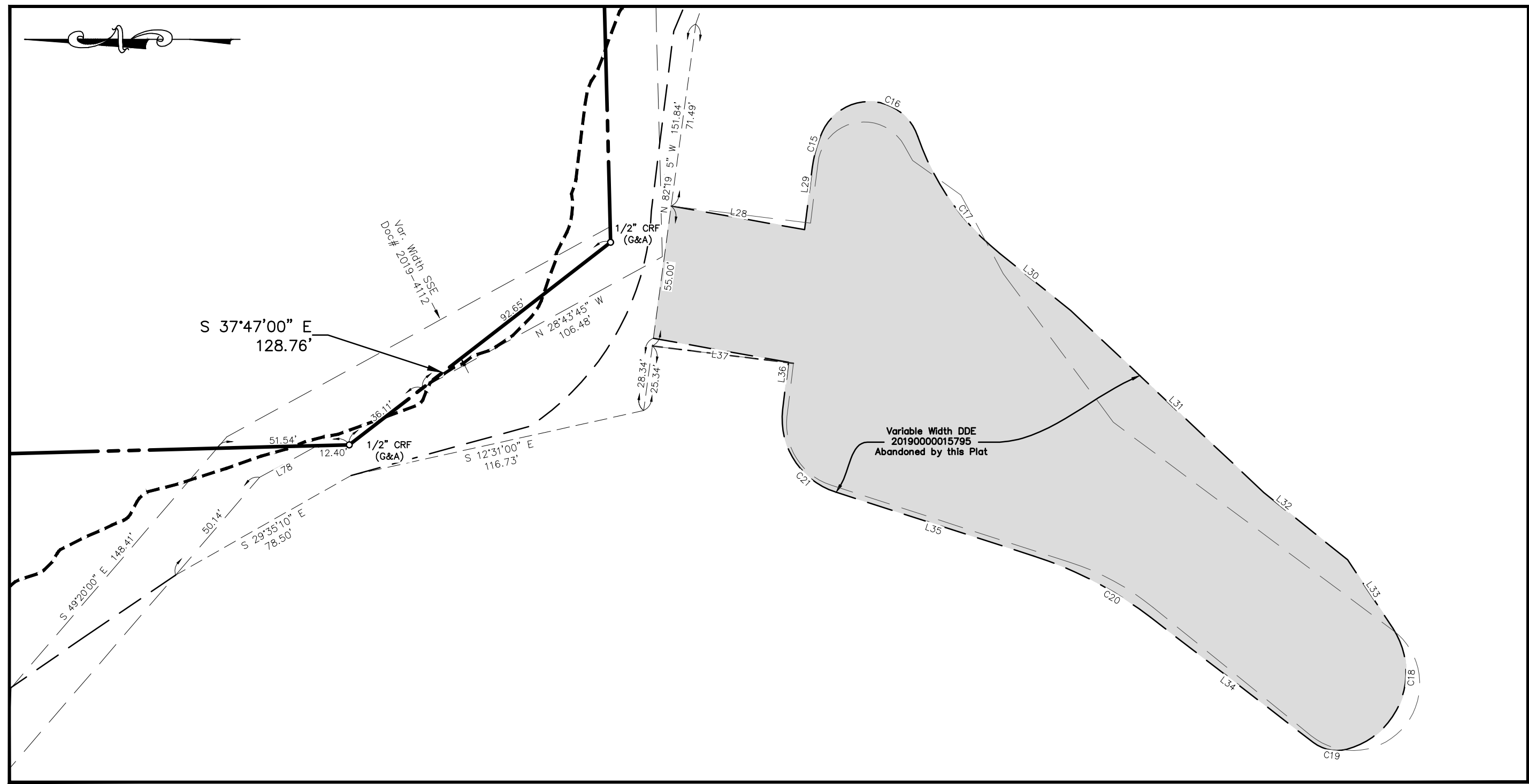
DRAWN BY: CC    DATE: 4/13/2021    SCALE: 1"=100'    JOB. No. 17191

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON**  
**BLVD. STE 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Dellin**

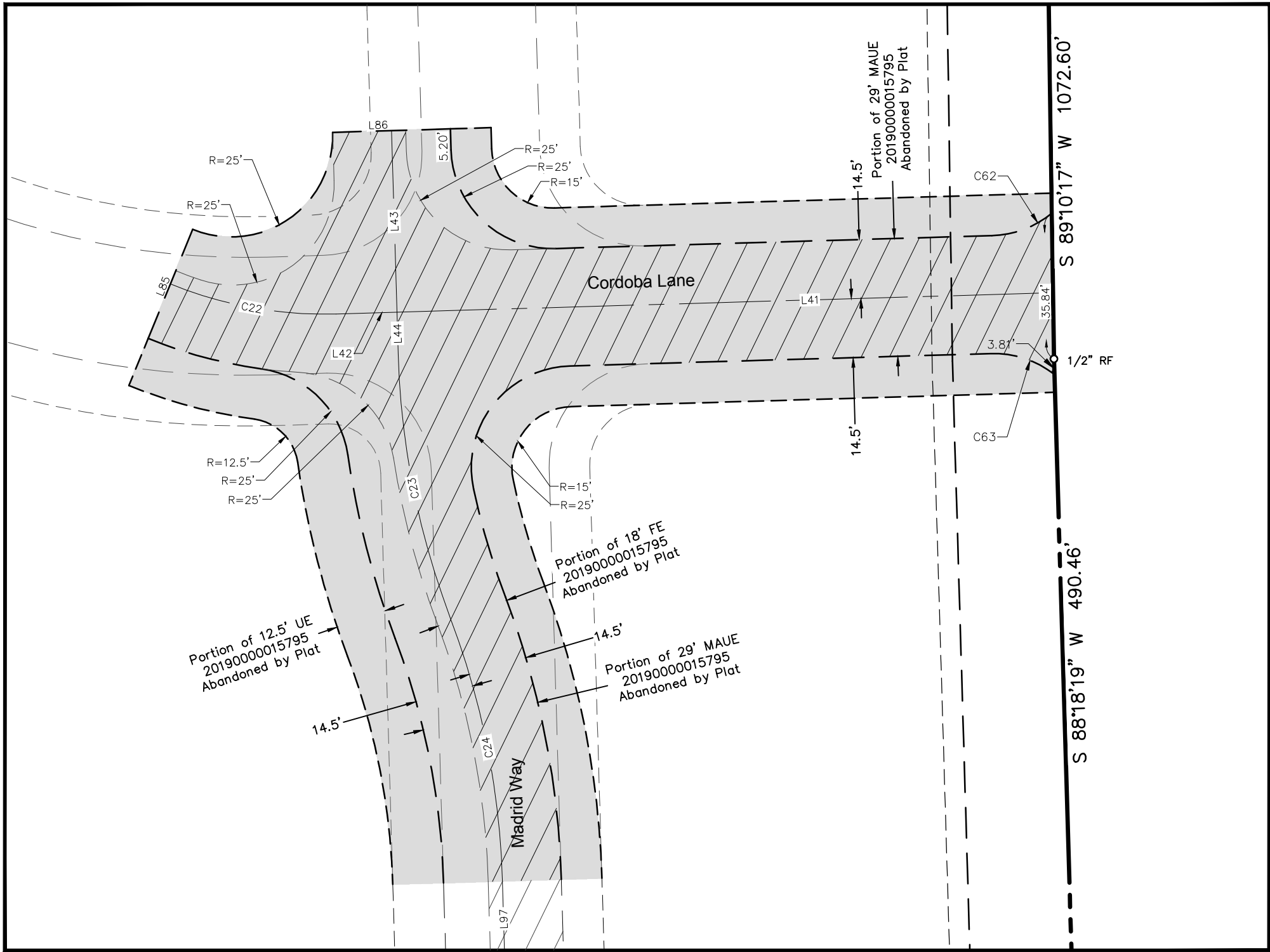
**Case No. P2021-###**

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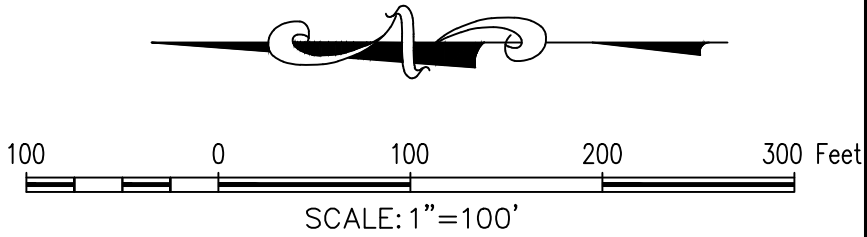
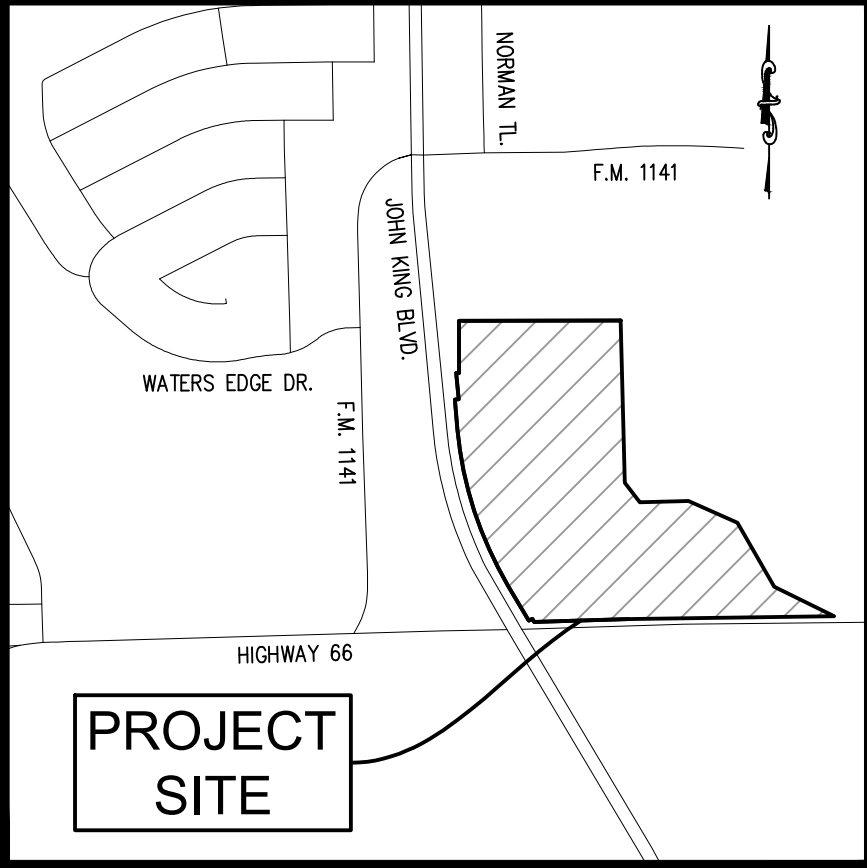




DETAIL A  
SCALE: 1"=40'



DETAIL B  
Phase 1 Easement Abandonments  
SCALE: 1"=30'



LEGEND	
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CRF	= CAPPED REBAR FOUND
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**FINAL PLAT**  
**Lot 2 & 3X, Block A**  
**LADERA ROCKWALL**  
being a Replat of  
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**Zoned: PD-85**  
in the  
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**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

2/3



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www.mcadamsco.com

DRAWN BY: CC    DATE: 4/13/2021    SCALE: 1"=100'    JOB. No. 17191

**OWNER/DEVELOPER**  
**RW LADERA, LLC.**  
**361 W. BYRON NELSON**  
**BLVD. STE. 104**  
**ROANOKE, TX 76262**  
**Ph. 817.430.3318**  
**Contact: John Delin**

**Case No. P2021-###**

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS We, RW Ladera, LLC, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

LOT 1R, BLOCK A

BEING all that certain lot, tract or parcel of land situated in the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Ladera Rockwall, an addition to the City of Rockwall, recorded in Document Number 20190000016594 of the Plat Records, Rockwall County, Texas, and being a portion of a called 41.921 acre tract of land described as Tract 3, in deed to John H. Cullins, recorded in Instrument No. 2008-00396743, Deed Records, Rockwall County, Texas, and being part of a called 73.2744 acre tract of land described in deed to Mike L. People, recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found on the south line of said Lot 1 the southeast corner of said 41.921 acre tract, and the southwest corner of said 73.2744 acre tract and being in the north line of U. S. Highway 66;

THENCE S 88°18'19" W, with the south line of said Lot 1 and the north line of U. S. Highway 66, a distance of 490.46 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the most southerly southwest corner of said Lot 1 and being the most southeasterly corner of a called 3.989 acre tract of land being titled as "Highway 205 Bypass R.O.W." in City of Rockwall vs. John Cullins and Burks T. Payne, Jr., Cause No. 180-633, recorded in Instrument No. 2009-00410863, Deed Records, Rockwall County, Texas, also known as John King Boulevard;

THENCE Northwestery with the east line of said Lot 1, the 3.989 acre tract and John King Boulevard, the following seven (7) calls:

N 30°39'57" W, a distance of 19.44 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 59°20'03" W, a distance of 21.30 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 30°39'57" W, a distance of 211.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

Northwesterly with a curve to the right having a radius of 1940.00 feet, a central angle of 25°25'15", and an arc length of 860.73 feet, whose chord bears N 17°57'20" W, a distance of 853.69 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 158.73 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 84°45'18" E, a distance of 20.00 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 05°14'42" W, a distance of 136.88 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS" in the south line of a called 10.942 acre tract of land described in deed to City of Rockwall, recorded in Instrument No. 2007-00389123, Deed Records, Rockwall County, Texas;

THENCE N 89°26'01" E, with the south line of said 10.942 acre tract, a distance of 15.52 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the southeast corner thereof;

THENCE N 00°10'47" W, with the east line of said Lot 1 and the east line of said 10.942 acre tract, a distance of 271.63 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northwest corner of said Lot 1 and being the southwest corner of a 16.000 acre tract of land described as Tract 2 in deed to Betty Bogard, recorded in Instrument No. 2008-00396742, Deed Records, Rockwall County, Texas;

THENCE N 89°54'11" E, with the north line of said Lot 1 and the south line of said 16.000 acres, a distance of 842.15 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being the northerly northeast corner of said Lot 1, being the southeast corner of said 16.000 acre tract and being in the west line of said 73.2744 acre tract;

THENCE S 01°28'09" E, with the west line of said Lot 1, and the west line of said 73.2744 acre tract of land, a distance of 845.72 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

THENCE over, across, and through said 73.2744 acre tract and with the east line of said Lot 1 the following five (5) courses and distances:

S 37°47'00" E, a distance of 135.09 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 88°31'51" E, a distance of 259.75 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 66°00'00" E, a distance of 266.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 30°00'00" R, a distance of 384.58 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

S 64°00'00" E, a distance of 352.92 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS", being in the south line of said 73.2744 acre tract and the north line of U.S. Highway 66;

THENCE S 89°18'14" W, with the south line of said Lot 1, the south line of said 73.2744 acre tract, and the north line of U.S. Highway 66, a distance of 1077.53 feet to the POINT OF BEGINNING and containing approximately 37.800 acres of land.

STATE OF TEXAS :

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

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

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

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

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

WITNESS OUR HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

John Delin, Authorized Representative

STATE OF TEXAS :  
COUNTY OF \_\_\_\_\_ : BEFORE ME, THE UNDERSIGNED AUTHORITY personally appeared John Delin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L5	N 30°39'57" W	19.44'
L6	S 59°20'03" W	21.30'
L7	N 84°45'18" E	20.00'
L8	N 05°14'42" W	136.88'
L9	N 89°26'01" E	15.52'
L45	N 88°18'20" E	262.85'
L46	N 88°18'20" E	114.67'
L47	S 88°18'20" W	236.64'
L48	S 87°14'00" E	51.43'
L49	S 88°18'20" W	89.61'
L50	S 30°39'55" E	72.41'
L51	S 15°04'30" E	20.00'
L52	S 15°04'30" E	20.00'
L53	N 90°00'00" W	32.61'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L54	N 90°00'00" W	45.27'
L55	N 90°00'00" W	62.99'
L56	N 81°52'00" W	50.52'
L57	N 85°35'40" E	50.16'
L58	N 90°00'00" E	49.86'
L59	N 90°00'00" W	26.24'
L60	N 11°39'10" W	129.43'
L61	N 37°59'40" W	64.63'
L62	N 83°05'06" E	58.72'
L63	N 01°41'40" W	27.92'
L64	N 00°00'00" E	16.98'
L65	N 74°55'30" E	116.59'
L66	N 74°55'30" E	207.70'
L67	N 69°46'00" E	10.99'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L68	S 57°15'50" E	8.84'
L69	N 79°45'20" W	24.17'
L70	N 59°37'10" E	37.50'
L71	N 59°37'10" E	37.42'
L72	N 02°20'15" W	115.92'
L73	N 02°20'15" W	117.56'
L74	S 42°49'10" E	80.16'
L75	S 42°49'10" E	86.72'
L76	S 84°45'18" W	37.58'
L77	N 84°45'18" E	20.70'
L79	S 59°20'05" W	22.00'
L80	N 30°39'55" W	10.00'
L81	S 59°20'05" W	21.95'
L87	N 59°37'10" E	37.50'

PHASE 1 LINE TABLE		
LINE	BEARING	DISTANCE
L101	S 01°41'40" E	139.75'
L102	S 01°41'40" E	53.33'
L103	S 88°18'20" W	57.17'
L104	N 01°41'40" W	34.59'
L105	N 20°55'25" W	17.73'
L106	N 00°00'00" E	77.00'
L107	S 84°50'55" E	164.06'
L108	N 88°18'20" E	74.47'
L109	N 88°18'20" E	140.73'
L110	S 06°57'45" W	53.36'
L111	N 83°02'15" W	18.32'
L112	S 17°53'30" W	80.83'
L113	S 37°33'50" W	79.21'
L114	N 35°22'45" E	130.33'

PHASE 2 LINE TABLE		
LINE	BEARING	DISTANCE
L115	N 52°22'15" E	52.16'
L116	N 61°34'05" E	32.44'
L117	N 56°10'00" E	33.80'
L118	N 83°02'15" W	25.53'
L119	N 06°57'45" E	52.68'
L120	S 45°49'45" E	23.51'
L121	N 00°49'45" W	67.03'
L122	S 45°00'00" E	7.72'
L123	N 00°49'45" W	51.45'
L124	S 45°00'00" E	23.77'

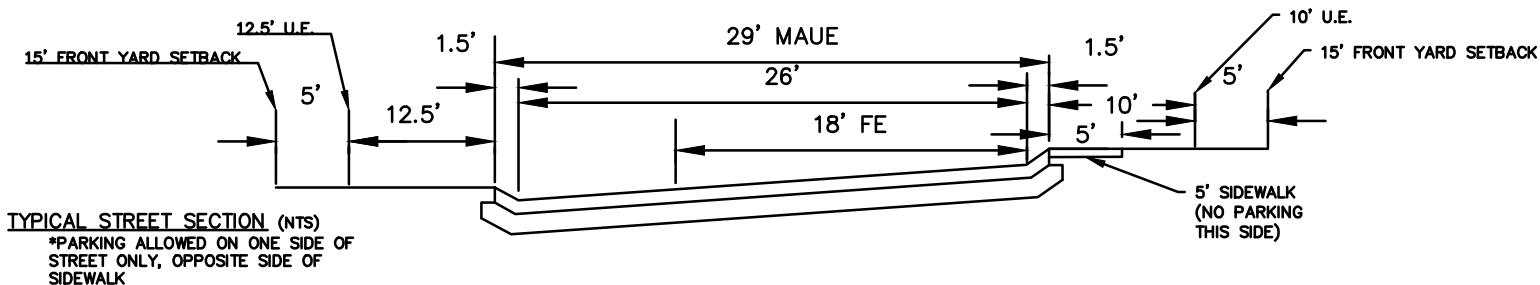
NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- The coordinates shown at the Northeast and Southeast corners are based on Texas Coordinate System, Texas Central Zone (4202) NAD '83..
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property by The John R. McAdams Company.
- All property corners are 1/2" rebar set with cap stamped "MCADAMS", unless otherwise noted.
- Refer to Typical Street Section for fire lane information.
- COA is responsible for all maintenance, repair, and replacement for all systems in drainage and detention easements.
- COA is to maintain open space, flood plain/ drainage easements.
- Lot 3X, Block A is located in the Ralph M. Hall Rockwall Municipal Airport, Runway Protection Zone, no building permits shall be issued for this lot.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The Approximate limits of the 100 year fully developed flood plain, as shown hereon, and the associated flood elevations are based on the hydrologic study, performed by JEA-Hydro Tech Engineering, Inc. dated March 13, 2019.

PHASE 1 CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C25	35.50'	61°01'45"	37.81'
C26	1879.50'	4°26'24"	145.64'
C27	500.00'	28°07'41"	245.46'
C28	200.00'	16°58'40"	59.26'
C29	200.00'	19°31'14"	68.14'
C30	500.00'	28°20'27"	247.32'
C31	1879.50'	1°36'03"	52.51'
C32	35.00'	94°39'14"	57.82'
C33	200.00'	23°36'06"	82.38'
C34	250.00'	23°36'06"	102.88'
C35	239.50'	25°36'32"	107.05'
C36	350.00'	10°27'46"	63.91'
C37	350.00'	10°27'46"	63.91'
C38	35.50'	76°20'50"	48.54'
C39	200.00'	26°20'30"	91.95'

PHASE 1 CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C40	200.00'	73°03'00"	254.99'
C41	514.50'	6°07'37"	55.02'
C42	200.00'	41°54'09"	146.27'
C43	300.00'	4°45'57"	24.95'
C44	300.00'	121°3'03"	63.97'
C45	500.00'	12°40'20"	110.59'
C46	500.00'	6°06'27"	53.30'
C47	500.00'	11°53'17"	103.74'
C48	300.00'	24°01'25"	125.79'
C49	1000.00'	4°56'30"	85.96'
C50	1000.00'	15°41'26"	273.85'
C51	200.00'	4°32'34"	15.86'
C52	200.00'	5°09'30"	18.01'
C53	24.50'	37°29'59"	16.04'
C54	24.50'	39°28'25"	16.88'

PHASE 2 CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C101	200.00'	90°00'00"	314.16'
C102	39.50'	90°00'00"	62.05'
C103	100.00'	19°13'45"	33.56'
C104	100.00'	20°55'25"	36.52'
C105	39.50'	95°09'05"	65.60'
C106	250.00'	6°50'45"	29.87'
C107	30.00'	79°04'15"	41.40'
C108	150.00'	19°40'20"	51.50'
C109	28.00'	182°11'08"	89.03'
C110	20.00'	139°12'15"	48.59'



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 this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

City Secretary

City Engineer

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:

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

**W. THAD MURLEY III, RPLS 6802 4/14/22**

W. Thad Murley III, RPLS  
Texas Registration No. 5802

FINAL PLAT  
Lot 2 & 3X, Block A  
LADERA ROCKWALL  
being a Replat of  
Lot 1, Block A  
LADERA ROCKWALL  
Zoned: PD-85  
in the

M. JONES SURVEY, ABSTRACT NO. 122  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

3/3



The John R. McAdams  
Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972. 436. 9712

201 Country View Drive  
Roanoke, Texas 76262  
940. 240. 1012

TBPE: 19762 TBPLS: 10194440  
www.gacon.com  
www.mcadamsco.com

DRAWN BY: CC DATE: 4/13/2021 SCALE: 1"=100' JOB. No. 17191

OWNER/DEVELOPER  
RW LADERA, LLC.  
361 W. BYRON NELSON  
BLVD. STE 104  
ROANOKE, TX 76262  
Ph. 817.430.3318  
Contact: John Delin

Case No. P2021-###



# LADERA ROCKWALL: McAdams Job # 17191

## PRELIMINARY DOCUMENT:

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

W. THAD MURLEY III, RPLS 5802 07/15/21

Inverse With Area  
07:54:28 2021

Thu Jul 15

PntNo	Bearing	Distance	Northing	Easting	Description
			7030909.85	2601122.28	
	S 88°18'19" W	490.46			
			7030895.34	2600632.03	
	N 30°39'57" W	19.44			
			7030912.06	2600622.12	
	S 59°20'03" W	21.30			
			7030901.20	2600603.79	
	N 30°39'57" W	211.63			
			7031083.23	2600495.86	
Radius:	1940.00	Chord: 853.69	Degree: 2°57'12"	Dir: Right	
Length:	860.73	Delta: 25°25'15"	Tangent: 437.57		
Chord BRG:	N 17°57'20" W	Rad-In: N 59°20'03" E	Rad-Out: N 84°45'18" E		
Radius PntNo:	N: 7032072.69	E: 2602164.56			
			7031895.35	2600232.68	
	N 05°14'42" W	158.73			
			7032053.41	2600218.17	
	N 84°45'18" E	20.00			
			7032055.24	2600238.09	
	N 05°14'42" W	136.88			
			7032191.55	2600225.58	
	N 89°26'01" E	15.52			
			7032191.70	2600241.10	
	N 00°10'47" W	271.63			
			7032463.33	2600240.24	
	N 89°54'11" E	842.15			
			7032464.75	2601082.40	
	S 01°28'09" E	845.72			
			7031619.31	2601104.08	
	S 37°47'00" E	128.76			
			7031517.55	2601182.97	
	N 88°31'51" E	252.79			
			7031524.03	2601435.68	
	S 66°00'00" E	278.64			
			7031410.70	2601690.23	
	S 30°00'00" E	384.58			
			7031077.65	2601882.52	
	S 64°00'00" E	347.40			
			7030925.36	2602194.76	
	S 89°10'17" W	1072.60			
			7030909.85	2601122.28	
Closure Error Distance	> 0.0000				
Total Distance Inversed	> 6358.96				



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** P2022-021; PRELIMINARY PLAT FOR LOT 1, BLOCK A, REVELATION ADDITION

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### Attachments

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

### Summary/Background Information

Consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a *Preliminary Plat* for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

### Action Needed

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** May 2, 2022  
**APPLICANT:** David Shipman; *Triten Real Estate Partners*  
**CASE NUMBER:** P2022-021; *Preliminary Plat for Lot 1, Block A, Revelation Addition*

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### **SUMMARY**

Discuss and consider a request by David Shipman of Triten Real Estate Partners on behalf of Robert E. Lambreth of BSKJ Development Corporation for the approval of a Preliminary Plat for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

### **PLAT INFORMATION**

- ☑ The purpose of the applicant's request is to Preliminary Plat an 18.480-acre tract of land (*i.e. Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Revelation Addition*) to establish the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of two (2) warehouse/distribution buildings.
- ☑ The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69 [Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018.
- ☑ The purpose of a Preliminary Plat is to provide sufficient information to evaluate and review the general design of the development to ensure compliance with the OURHometown Vision 2040 Comprehensive Plan, the Unified Development Code (UDC), and the *Subdivision Ordinance* contained in the Municipal Code of Ordinances. The proposed Preliminary Plat appear to meet this intent.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.



## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the Preliminary Plat for *Lot 1, Block A, Revelation Addition*, staff would propose the following conditions of approval:

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

## **PLANNING AND ZONING COMMISSION**

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the Preliminary Plat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-021

**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)<sup>1</sup>
- ☒ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 1725 TX-276, Rockwall, TX 75032

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Lamberth Tract E. of John King between Discovery Blvd. & TX-276

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING Light Industrial

CURRENT USE Land/AG

PROPOSED ZONING Light Industrial

PROPOSED USE Light Industrial

ACREAGE 18.48

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 BSKJ Development Corp.

☒ APPLICANT Triten Real Estate Partners

CONTACT PERSON Robert E. LAMBERTH

CONTACT PERSON David Shipman

ADDRESS 714 Sanctuary Way

ADDRESS 15110 N. Dallas Parkway  
Suite 550

CITY, STATE & ZIP Heath, Tx, 75032

CITY, STATE & ZIP Dallas, TX 75248

PHONE 972-345-1498

PHONE 817-891-4123

E-MAIL

E-MAIL dshipman@triten.com

## NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert E. Lambeth 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 \$ 477.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 14 DAY OF April, 2022. 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."

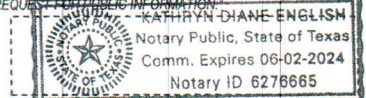
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF April, 2022.

OWNER'S SIGNATURE

Robert E. Lambeth

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

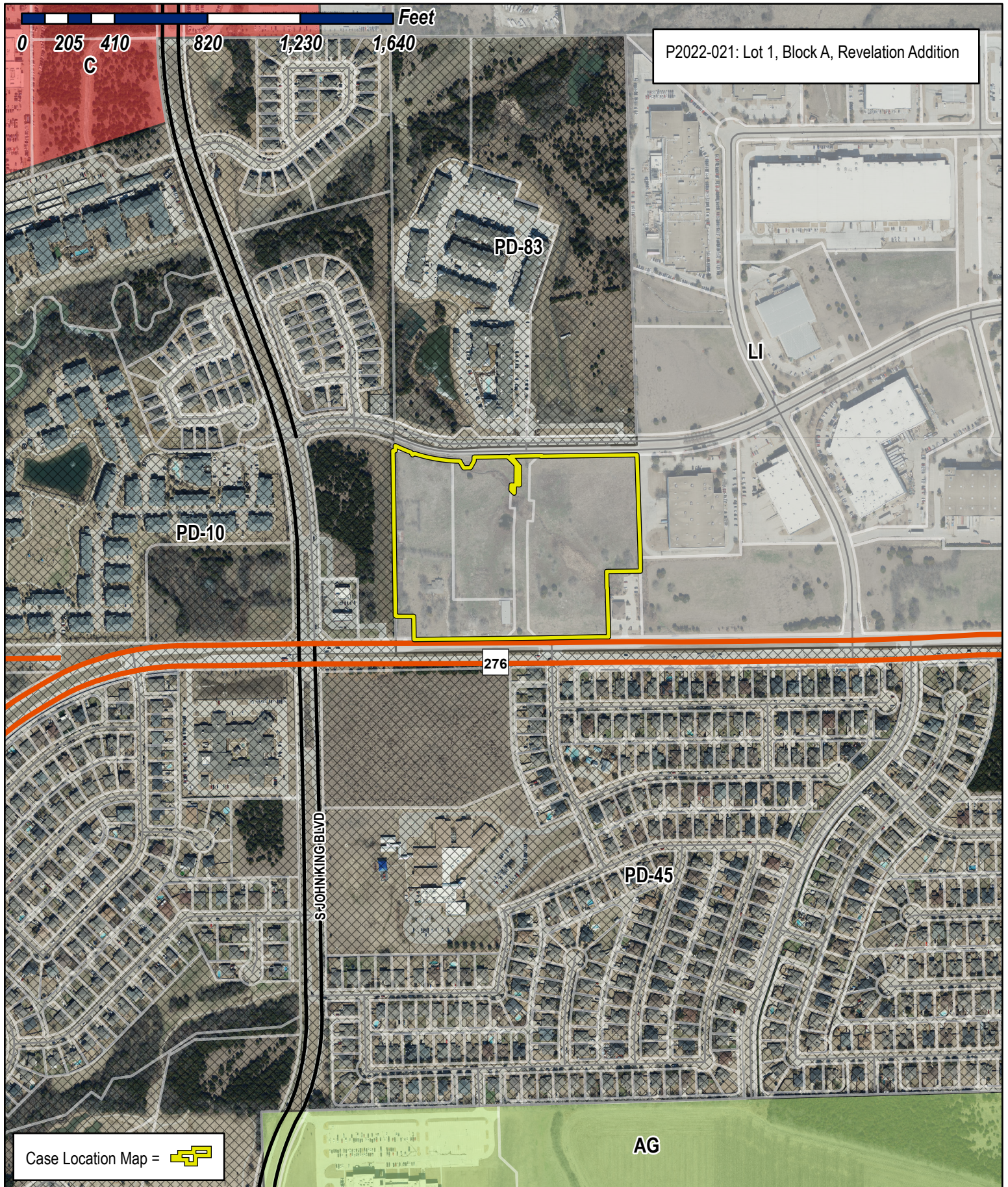
Kathryn Diane English



MY COMMISSION EXPIRES

8/3/24





## City of Rockwall

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

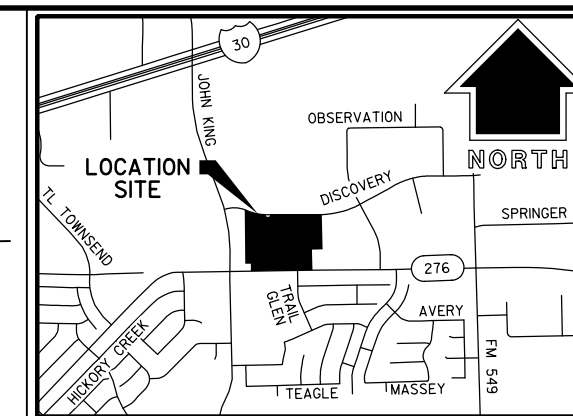




DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)  
VOL. 6169, PG. 198  
O.P.R.R.C.T.

## POINT OF BEGINNING



LOCATION MAP  
(NOT TO SCALE)



LOT 1  
BLOCK B  
ROCKWALL TECHNOLOGY PARK  
CAB D, SLD 221  
P.R.C.T.

FALCON FINE WIRE & WIRE PRODUCTS  
VOL. 1714, PG. 63

20' UTILITY AND  
PEDESTRIAN EASEMENT  
CAB. D. SLD. 220

— VARIABLE WIDTH FIRE LANE  
EASEMENT D--220

— 20' DRAINAGE EASEMENT  
CAB. D, SLD, 221  
P.R.R.C.T.

LOT 2  
BLOCK B  
ROCKWALL TECHNOLOGY PARK  
CAB H, SLD 221  
P.R.R.C.T.

LINE TABLE		
LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91
L2	S 30°46'48" E	17.30
L3	N 59°20'10" E	14.69
L4	N 89°13'10" E	7.17
L5	S 03°06'22" W	1.50
L6	S 30°42'06" E	34.47
L7	N 89°28'57" E	35.31
L8	N 29°28'57" E	36.60
L9	N 00°56'38" W	14.68

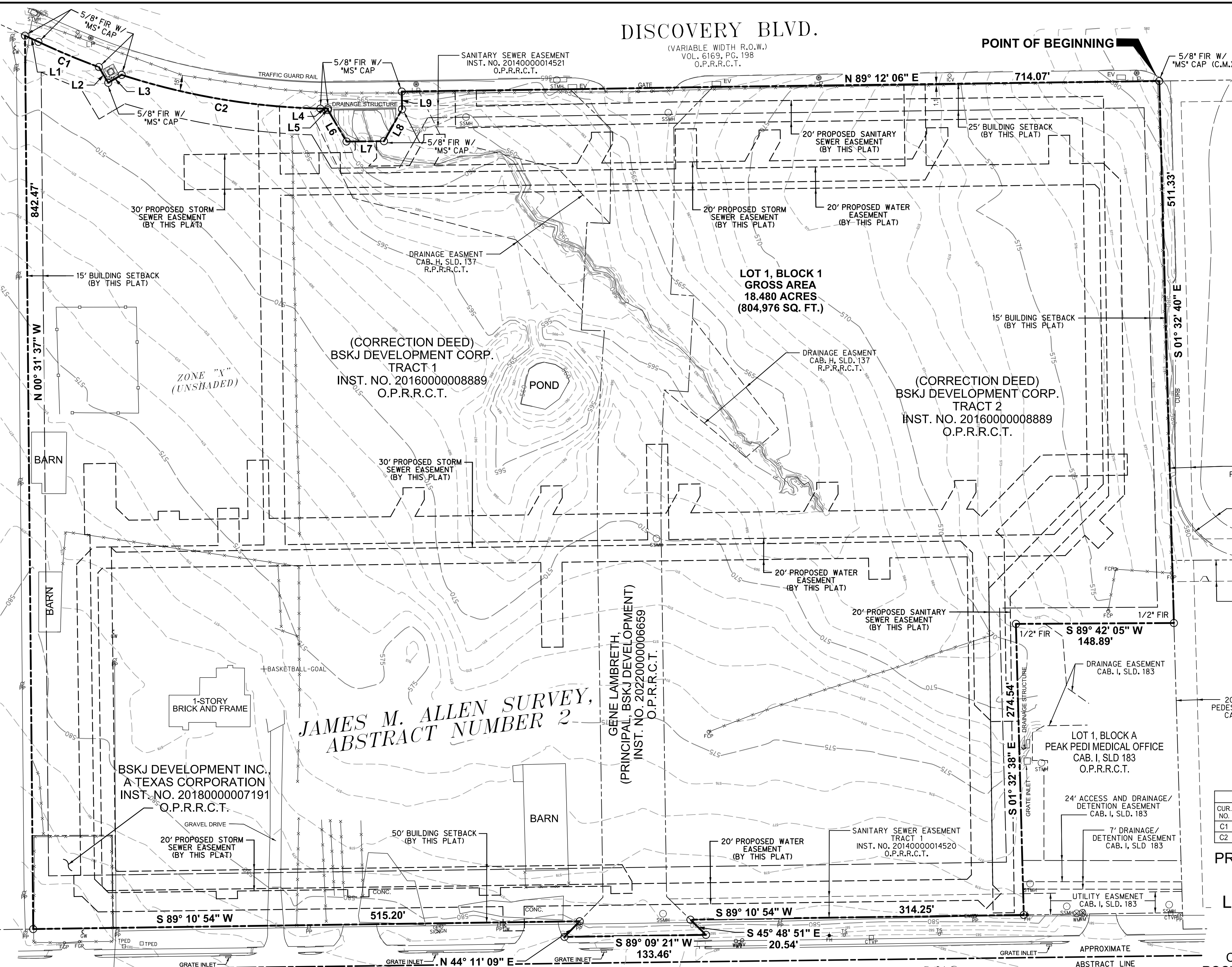
CURVE TABLE					
CUR. NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	05°23'06"(LT)	657.50'	61.79'	S67°22'29"E	61.77'
C2	16°36'36"(LT)	657.50'	190.61'	S80°21'07"E	189.9'

PRELIMINARY PLAT  
OF  
REVELATION  
LOT 1, BLOCK 1  
BEING AN  
18.480 ACRES  
ADDITION TO THE  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2



HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS  
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275  
SCALE: 1"=60' (214)346-6200 AVO. 46587 APRIL, 2022

8



STATE HIGHWAY 276

(VARIABLE WIDTH R.O.W.)

DEVELOPER

TRITEN REAL ESTATE PARTNERS  
15110 DALLAS PKWY  
SUITE 550  
DALLAS, TEXAS 75248  
CONTACT: DAVID SHIPMAN  
PHONE: (832)-615-1477

SURVEYOR

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: ADAM JOHNSON  
PHONE: (214)-346-6200

OWNER

BSKJ DEVELOPMENT CORP.  
714 SANCTUARY WAY  
HEATH, TEXAS 75032

20.85  
WILLIAM H. BAIRD SURVEY,  
ABSTRACT NUMBER 25

LEGEND

○	1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALF" (UNLESS NOTED)
FIR	FOUND IRON ROD
1/2" FIR W/	5/8" FIR W/ "MADDOX SURVEYING
"MS" CAP	RPLS 5430" CAP
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS

8



OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS BSKJ DEVELOPMENT INC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all or part of those tracts of land situated in the J.M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas described as Tract 1 and Tract 2 in Correction Deed to BSKJ Development Corp recorded in Instrument Number 20160000008889, in Warranty Deed to BSKJ Development Inc., recorded in Instrument Number 2018000007191 and that called 1.2654 acre tract described in Quitclaim Deed to Gene Lambreth, (Principal, BSKJ Development) recorded in Instrument number 20220000006659, all of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 2, the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

THENCE South 01 degrees 32 minutes 40 seconds East, departing said south right-of-way line, with the west line of said Rockwall Technology Park, passing at a distance of 191.21 feet, a found 1/2-inch iron rod with plastic cap stamped Weir & Associ. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, continuing a total distance of 511.33 feet, to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

THENCE South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

THENCE South 01 degrees 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet, to a set 1/2-inch iron rod with plastic cap stamped "HALFF" (hereinafter referred to as "with Halff cap") set for the southwest corner of said Lot 1, Block A, being in the northeast corner of Right-of-Way dedication for FM 276 (a variable width right-of-way) recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

THENCE with the north right-of-way line of said FM 276 the following courses and distance:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet, to a point for corner in the east line of said 1.2654 acre tract being the northwest corner of said right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said right-of-way dedication, a distance of 20.54 feet to a point for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet, to a point for corner at the southeast corner of that tract of land describe din Right-of-Way dedication recorded in Instrument Number 20160000015091 O.P.R.R.C.T. and the southwest corner of said 1.2654 acre tract;

North 44 degrees 11 minutes 09 seconds East, with the east line of said right-of-way dedication and said west line, a distance of 20.63 feet, to a point for corner at the northeast corner of said right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said right-of-way dedication, passing at a distance of 439.88 feet the northwest corner of said right-of-way dedication, being the southeast corner of said 0.15 acre tract and the southwest corner of that tract of land described as Tract 1 in said Instrument Number 20160000008889, continuing a total distance of 515.20 feet, to a set 1/2-inch iron rod with Halff cap for the southwest corner of said 0.15 acre tract being in the west line of that tract of land described in General Warranty Deed to The Cambridge Companies Inc., recorded in Volume 99, Page 1022 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.);

THENCE North 00 degrees 31 minutes 37 seconds West, with said east line, a distance of 842.47 feet, to a found 5/8-inch iron rod with Maddox cap for the northwest corner of said Tract 1 and being in the south right-of-way line of said Discovery Boulevard;

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

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet, to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a set 1/2-inch iron rod with cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet, to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet, to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet, to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a found 5/8-inch iron rod with plastic cap stamped "Burns-Surveying" for the northwest corner of said 1.2654 acre tract, and continuing with the north line of said 1.2654 acre tract and said Tract 2 a total distance of 714.07 feet, to the POINT OF BEGINNING and containing 804,976 square feet or 18.480 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

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

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

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

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

Property Owner Signature

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

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

Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

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

OWNER

BSKJ DEVELOPMENT CORP.  
714 SANCTUARY WAY  
HEATH, TEXAS 75032

DEVELOPER

TRITEN REAL ESTATE PARTNERS  
15110 DALLAS PKWY  
SUITE 550  
DALLAS, TEXAS 75248  
CONTACT: DAVID SHIPMAN  
PHONE: (832)-615-1477

GENERAL NOTES:

- This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
- Reference is made to the description of even date accompanying this sketch
- A metes and bounds description of even date accompanies this exhibit.
- The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
- By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- The property is currently zoned L.I. (Light Industrial)

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Surveyor Signature

Registered Public Surveyor No.

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

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] day of [MONTH], [YEAR].

Mayor, City of Rockwall

City Secretary

City Engineer

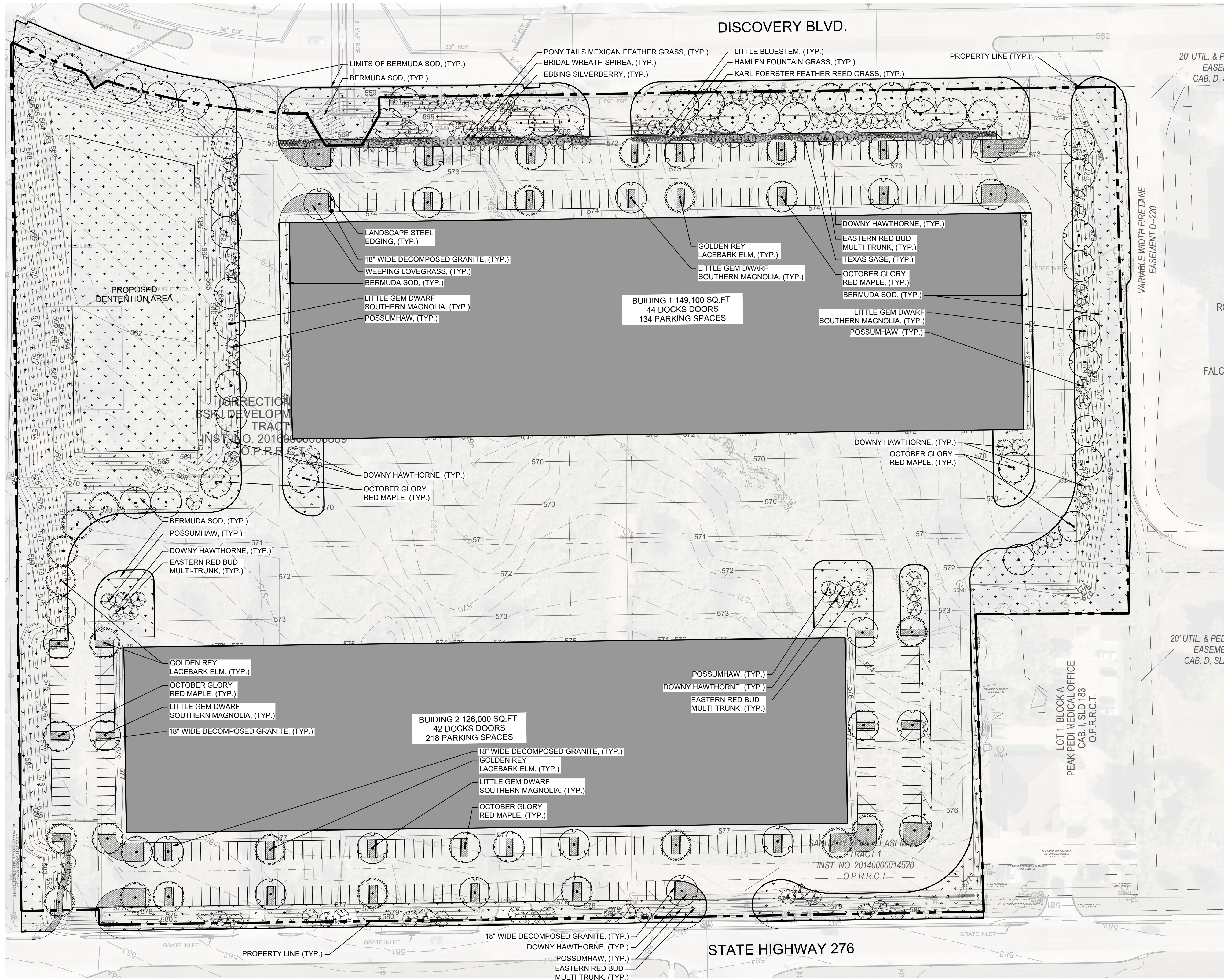
PRELIMINARY PLAT  
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ADDITION TO THE  
CITY OF ROCKWALL,  
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SITUATED IN THE  
JAMES M. ALLEN SURVEY,  
ABSTRACT NO. 2  
BY



HALFF ASSOCIATES, INC. ENGINEERS ~ SURVEYORS  
1201 NORTH BOWSER ROAD ~ RICHARDSON, TEXAS ~ 75081-2275  
SCALE: 1"=60' (214)346-6200 AVO. 46587 APRIL, 2022

2/2





# 1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



CITY OF ROCKWALL - LANDSCAPE REQUIREMENTS				
Site Description	Triten Warehouse			
Zoning	Light Industrial			
Total Site Area	816,195 S.F.			
Building Area	275,000 S.F.			
Vehicular Paving Area	327,915 S.F.			
Total Landscape Area	224,267 S.F.			
REQUIREMENTS		Required	Provided	Comments
Required Landscape Areas:	Minimum Landscape Area - 15% (816,195 SF x .015 = 122,429 SF)	122,429 S.F. (15%)	224,267 S.F. (27.5%)	
Landscape Buffers:	10' wide min. Discovery Blvd. (832 LF.) 10' wide min. SH 276 (934 LF.)	10' min.	10'	
Buffer Requirements:	(1) Canopy Tree & (1) Accent Tree per 50 LF of Frontage (1,766 LF / 50 = 36 TREES)	36 Canopy Trees 36 Accent Trees	36 Canopy Trees 69 Accent Trees	Sunken grade of site creates natural screening berm: Some canopy trees planted internal to site due to overhead utility conflicts
Parking Landscape:	(1) Large Canopy Tree Per Each (10) Ten Parking Spaces (309 Spaces / 10 = 33 TREES)	31 Canopy Trees	45 Canopy Trees	No space to be more than 80' from the trunk of Canopy Tree

LANDSCAPE REQUIREMENTS for the City of Rockwall, TX

ARTICLE 08: LANDSCAPE AND FENCE STANDARDS

SECTION 05: LANDSCAPE STANDARDS

SUBSECTION 05.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows:

(B) **Non-Residential Landscape Buffers.** (see Figure 3: Commercial Landscape Buffers Example)  
(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer.

SUBSECTION 05.02: LANDSCAPE SCREENING

(A) **Loading Docks and Outside Storage Areas.** Off-street loading docks and outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 01.05, Screening Standards, of Article 05, District Development Standards (Screening Wall with Canopy Trees every 20' o.c.).

(C) **Headlight Screening.** Head-in parking adjacent to a street shall incorporate one (1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-street vehicular traffic:  
(1) **Alternative #1.** A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas.  
(2) **Alternative #2.** A wrought iron fence with a mix of two (2) rows of staggered mature evergreen trees and one (1) row of deciduous canopy trees (a minimum six (6) caliper inches) along the entire length of the adjacency. All trees will be planted on 20-foot centers.

SUBSECTION 05.03: LANDSCAPE REQUIREMENTS

(A) **Amount of Landscaping.** The following landscaping percentages shall be required and shall apply to the total site area to be developed: **Light Industrial (LI) District - Required Landscaping 15%.**

(B) **Location of Landscaping.** A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts.

(E) **Parking Lot Landscaping.** The following landscape requirements will apply to parking lots:  
(1) Parking lots with more than two (2) rows of parking spaces (i.e. one (1) drive aisle with rows of parking on either side) shall have a minimum for five (5) percent or 200 SF of landscaping -- whichever is greater -- in the interior of the parking lot area. Such landscaping shall be counted toward the total required landscaping.  
(2) If the parking and maneuvering space exceeds 20,000 SF, one (1) large canopy tree for every ten (10) parking spaces shall be required to be planted internal to the parking areas.  
(3) No tree shall be planted closer than five (5) feet to the edge of pavement or five (5) feet from any water or wastewater line that is less than 12-inches. Water and wastewater lines that are 12-inches and greater require trees to be planted a minimum of ten (10) feet from the centerline of the pipe.  
(4) No required parking spaces may be located more than 80-feet from the trunk of a canopy tree.  
(G) **Landscaping in Landscape Buffers and Public Right-of-Way.** All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall base the systems design on the ultimate proposed width of the street. The plans for design of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project.

LEGEND

ORNAMENTAL TREES

COMMON / BOTANICAL NAME

Eastern Redbud Multi-trunk / Cercis canadensis

Downy Hawthorne / Crataegus mollis

Possumhaw / Ilex decidua

COMMON / BOTANICAL NAME

October Glory Red Maple / Acer rubrum 'October Glory'

Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'

Golden Rey Lacebark Elm / Ulmus parvifolia 'Golden Rey'

SHRUBS

COMMON / BOTANICAL NAME

Ebbing Silverberry / Elaeagnus x ebbingei

Texas Sage / Leucophyllum frutescens

Bridal Wreath Spirea / Spiraea prunifolia 'Bridalwreath'

ORNAMENTAL GRASSES

COMMON / BOTANICAL NAME

Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'

Hamelin Fountain Grass / Pennisetum alopecuroides 'Hamelin'

Little Bluestem / Schizachyrium scoparium

Pony Tails Mexican Feather Grass / Stipa tenuissima 'Pony Tails'

GROUND COVERS

COMMON / BOTANICAL NAME

Bermuda Grass / Cynodon dactylon

Weeping Lovegrass / Eragrostis curvula

MISCELLANEOUS

COMMON / BOTANICAL NAME

Decomposed Granite / -Native decompsd granite

Landscape Steel Edging

ROCKWALL, TEXAS

DISCOVERY ROCKWALL

HALFF  
1400 WEST BERRY ROAD  
ROCKWALL, TEXAS 75087-2275  
(214) 346-6200

PRELIMINARY  
FOR INTERIM REVIEW ONLY  
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:  
JAMES R. KINDRED 2255  
NAME R.L.A. NO.  
DATE 4/13/2022

Project No.: 46587  
Issued: APRIL, 2022  
Drawn By: CP  
Checked By: JRK  
Scale: AS SHOWN  
Sheet Title  
LANDSCAPE PLAN  
L1.00  
Sheet Number 87



















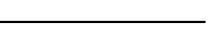


(A) **General Irrigation Requirements.** The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:

- (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
- (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (COO).
- (3) Be maintained and kept operational at all times to provide for efficient water distribution.

(B) **Irrigation Methods.**

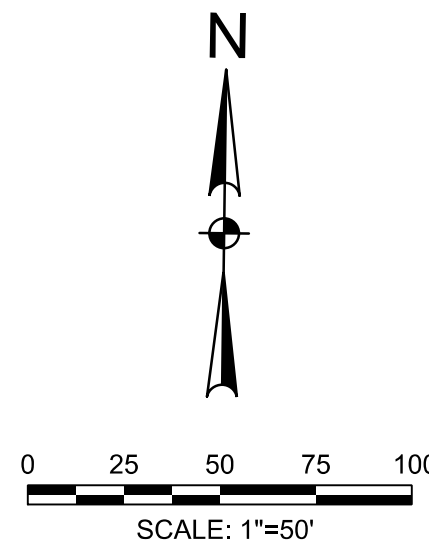
- (1) **Landscape Areas.** One (1) of the following irrigation methods shall be used to ensure adequate watering of plant material in landscaped areas:
  - (a) **Conventional System.** An automatic or manual underground irrigation system that may be a conventional spray or bubbler type heads.
  - (b) **Leaky Pipe System.** A perforated or leaky pipe manual underground irrigation system in conjunction with a watering system such as a drip or a leaky pipe system.
  - (c) **Temporary and Aboveground Watering.** Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses and wildflowers, may use a temporary and above ground system, and shall be required to provide irrigation for the first two (2) growing seasons only.
- (2) **Natural and Undisturbed Areas.** No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
- (3) **Compliance with State Law.** All irrigation systems shall comply with the irrigation code of Chapter 10 Business and Building Regulations, Article XIV, Irrigation Code, of the City of Rockwall codes of Ordinances, and all applicable state laws, as may be amended.

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	30	Cercis canadensis / Eastern Redbud Multi-trunk	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	47	Crataegus mollis / Downy Hawthorne	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	30	Ilex decidua / Possumhaw	B&B/Cont.	3" Cal	8' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHADE TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	REMARKS
	23	Acer rubrum 'October Glory' / October Glory Red Maple	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	50	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
	22	Ulmus parvifolia 'Golden Rey' / Golden Rey Lacebark Elm	B&B/Cont.	4" Cal	12' HT Minimum, Full Canopy, Healthy, Good Form, Strong Central Leader.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	24	Elaeagnus x ebbingei / Ebbing Silverberry	5 gal	4'-8" HT 6'-8" SPD	
	28	Leucophyllum frutescens / Texas Sage	5 gal	4'-8" HT 4'-6" SPD	
	18	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5 gal	4'-8" HT 6'-8" SPD	
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	48	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal	2'-6" HT 36" O.C.	
	81	Pennisetum alopecuroides 'Hamel' / Hameln Fountain Grass	5 gal	2'-3" HT 1'-3" Spd	
	77	Schizachyrium scoparium / Little Bluestem	5 gal	3'-4" HT 12"-18" Spd	
	38	Stipa tenuissima 'Pony Tails' / Pony Tails Mexican Feather Grass	5 gal	1'-2" HT 36" O.C	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	224,712 sf	Cynodon dactylon / Bermuda Grass	Sod		
	10,236 sf	Eragrostis curvula / Weeping Lovegrass	3 gal		
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	REMARKS
	1,824 sf	-Native decompsed granite / Decomposed Granite	flat		
	1,986 LF	Landscape Steel Edging			

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date



DISCOVERY BLVD.



STANDARD PRESERVATION NOTES FOR  
TREE AND NATURAL AREA PROTECTION

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing and other measures as needed which may include retaining walls, pruning of limbs, roots, etc.
- Protective fences shall be erected according to City Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located no closer than the outermost limit of branches (drip line) plus an additional 2'-0" away from the limits of dripline. For natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
  - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
  - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Parks Department;
  - Wounds to exposed roots, trunk or limbs by mechanical equipment;
  - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree drip lines may be permitted in the following cases:
  - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
  - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately by hand prior to paving installation to minimize root damage);
  - Where trees are close to proposed buildings, erect the fence to allow root pruning in the work space between the fence and the building, prior to disturbance. The fence can be erected at the point of root pruning;
  - Where there are severe space constraints due to tract size, or other special requirements, contact an Arborist to discuss alternatives.

Special Note: Exceptions are permitted for areas outside the critical root zone. No disturbances are permitted within the critical root zone (75% of the dripline area). For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted, and no siting of stock piling of material or dirt is allowed around trees.

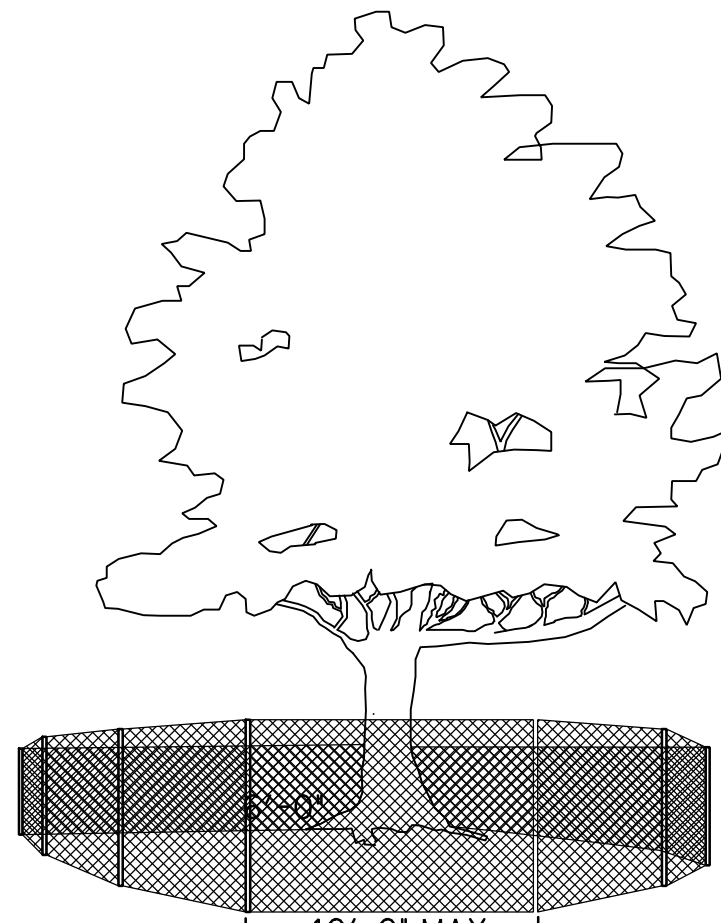
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft. in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Trenching required for the installation of irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than 2 inches shall be permitted within the drip line of trees. No soil or mulch is permitted on the root flare of any tree.
- Limbing & pruning to provide clearance for structures, traffic and equipment shall take place before damage occurs.
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).

20' UTIL. & PEDESTRIAN  
EASEMENT  
CAB. D, SLD. 220

CRITICAL ROOT ZONE

DRIPLINE

TREE PROTECTION FENCE  
ADJACENT PROPERTY/R.O.W. LINE



NOTE:  
FULL SITE TREESCAPE PLAN WILL  
BE PROVIDED WITH THE NEXT  
SUBMITTAL.

EXISTING TREES

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

TREE PROTECTION DETAIL

N.T.S.

DISCOVERY ROCKWALL

ROCKWALL, TEXAS



1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081-2275  
(214) 340-6300

Revision No.	Date	Description

PRELIMINARY  
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ROBERT E. GOSSETT 107349  
NAME P.E. NO.  
DATE 4/14/2022  
TBPE FIRM # F-312

Project No.: 46587  
Issued: MARCH, 2022  
Drawn By: CAD  
Checked By: REG  
Scale: AS SHOWN

Sheet Title  
TREESCAPE PLAN

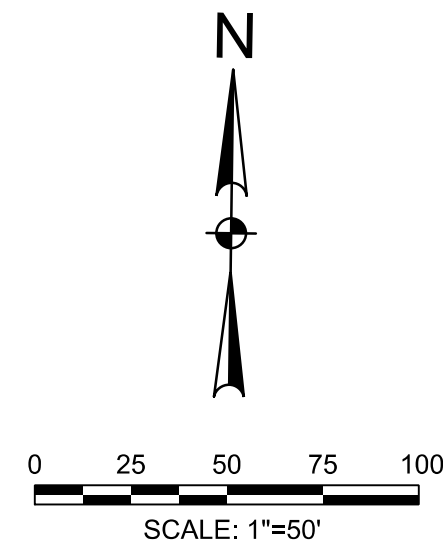
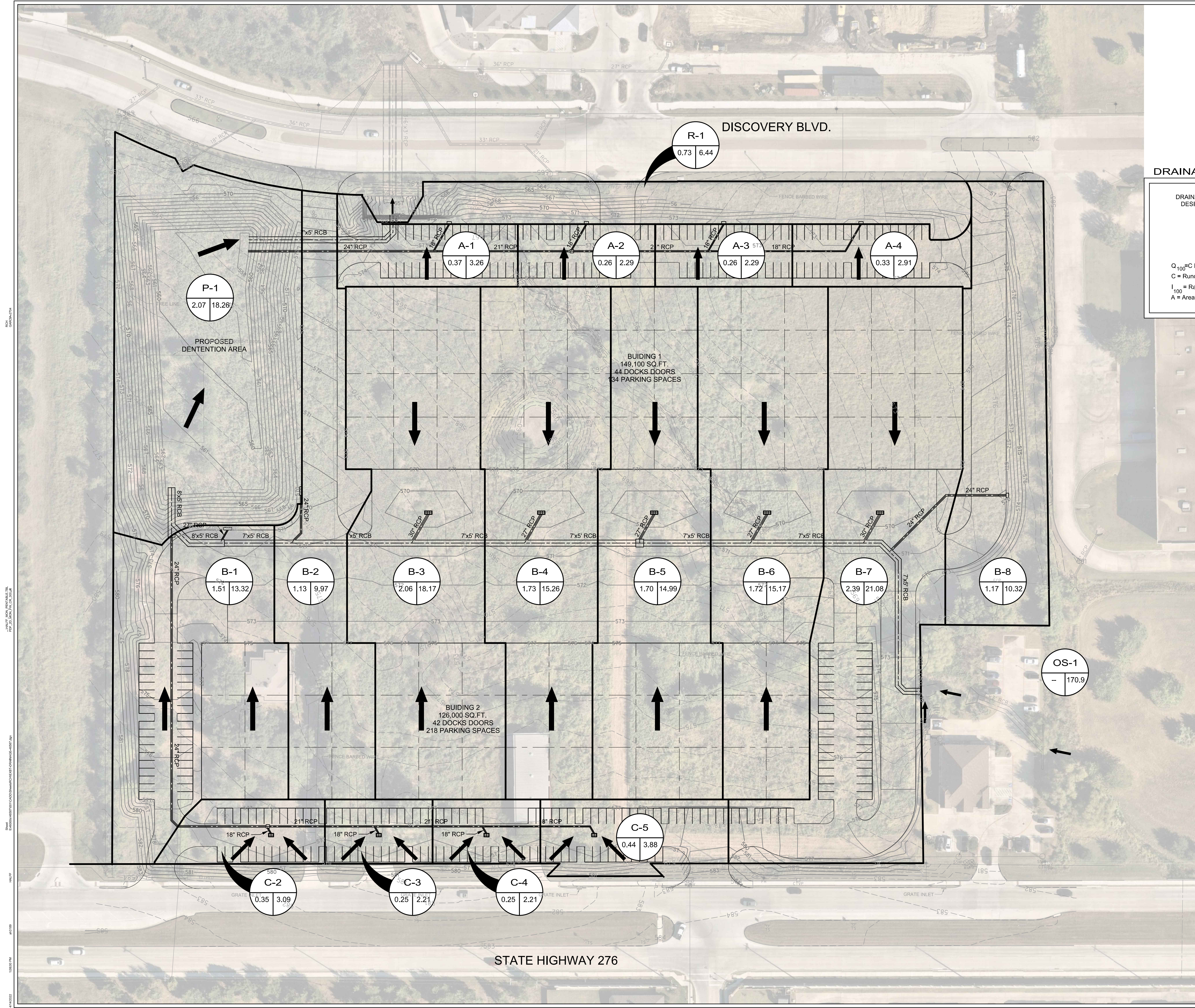
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Sheet Number









**DRAINAGE AREA DESIGN CRITERIA**

DRAINAGE AREA DESIGNATION

AREA IN ACRES

100 YEAR RUNOFF

$Q_{100} = C I A$   
C = Runoff coefficient = 0.9  
 $I_{100}$  = Rainfall intensity = 9.80 in/hr  
A = Area in acres

DISCOVERY ROCKWALL

ROCKWALL, TEXAS



Revision No.	Date	Description

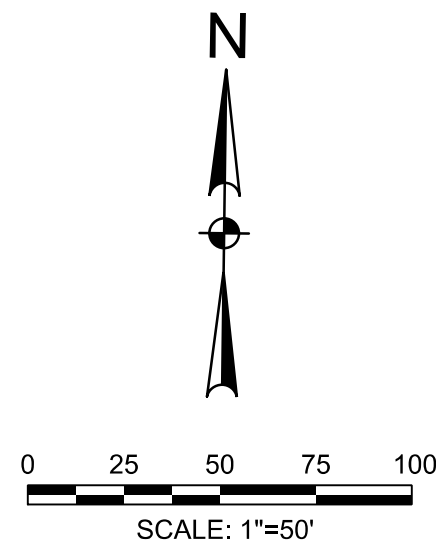
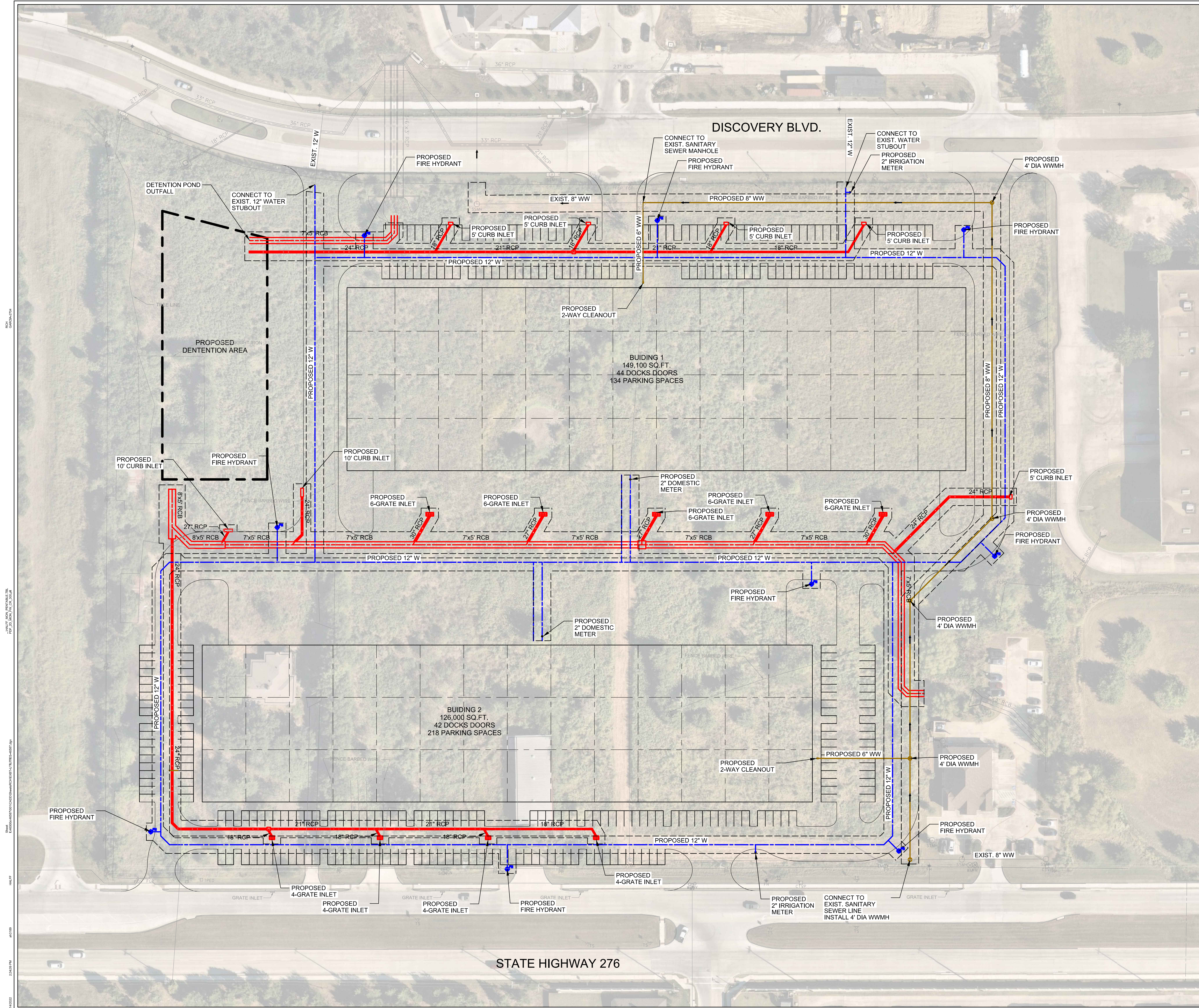
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LEGEND

STORM LINE

WATER LINE

SANITARY SEWER LINE

# DISCOVERY ROCKWALL

ROCKWALL, TEXAS



1201 NORTH BOWSER ROAD  
ROCKWALL, TX 75081-2275  
(214) 940-6300

Revision No.	Date	Description

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Sheet Title

EXHIBIT  
UTILITIES

1  
Sheet Number





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** P2022-022; REPLAT FOR LOTS 10 & 11, BLOCK A, FIRST UNITED METHODIST CHURCH

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### Attachments

Case Memo  
Development Application  
Location Map  
Replat  
Closure Report

### Summary/Background Information

Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a *Replat* for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

### Action Needed

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** City Council  
**DATE:** May 2, 2022  
**APPLICANT:** Gabriel Collins; *Pacheco Koch*  
**CASE NUMBER:** P2022-022; *Replat for Lots 10 & 11, Block A, First United Methodist Church*

---

### SUMMARY

Consider a request by Gabriel Collins of Pacheco Koch a Westwood Company on behalf of Gary Hancock of First United Methodist Church for the approval of a Replat for Lots 10 & 11, Block A, First United Methodist Church Addition being a 17.821-acre tract of land identified as Lots 7 & 9, Block A, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting the approval of a Replat for a 17.821-acre tract of land (*i.e. Lots 10 & 11, Block A, First United Methodist Addition*) for the purpose of abandoning and reestablishing a portion of the fire lane easement, 15-foot waterline easement, and 15-foot sanitary easement to facilitated the expansion of the building.
- ☑ The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01 [Case No. A1960-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 5, 2001, the City Council approved a zoning change, preliminary plat, and site plan [*Case No. PZ2001-99*] for the subject property. This changed the zoning from an Agricultural (AG) District to a Commercial (C) District, and approved a site plan for a *House of Worship (i.e. the First United Methodist Church)* on the subject property. On February 4, 2002 the subject property was platted as Lot 1, Block 1, First United Methodist Church Addition [*Case No. PZ2002-010*]. On October 8, 2008, the subject property was replat as Lot 3, Block 1, First United Methodist Church Addition [*Case No. P2008-031*]. In 2012, the *House of Worship* requested and was approved for a Specific Use Permit (SUP) [*Case No. Z2012-011; S-98; Ordinance No. 12-20*] for a *Urban Agriculture/Community Garden*. On November 11, 2014 the subject property was replat as Lot 7, Block 1, First United Methodist Church Addition [*Case No. P2014-037*]. This subdivision plat came after a site plan [*Case No. SP2014-024*] proposing an expansion to the *House of Worship* was approved on October 1, 2014 by City staff. In 2015, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-037; S-145; Ordinance No. 16-14*] allowing the church to construct a steeple that exceeded the maximum height requirements. This approval was followed up by a site plan [*Case No. SP2015-025*] for a 72-foot steeple, which was approved by the Planning and Zoning Commission on February 11, 2016. On April 13, 2021, the Planning and Zoning Commission approved of an Amended Site Plan [*Case No. SP2021-006*] for the expansion of the existing *House of Worship*.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL



If City Council chooses to approve of a Replat for the *Lots 10 & 11, Block A, First United Methodist Church Addition*, staff would propose the following conditions of approval:

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

#### **PLANNING AND ZONING COMMISSION**

On April 26, 2022, the Planning and Zoning Commission approved a motion to approve the replat with the conditions of approval by a vote of 6-0, with Commissioner Womble absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-022

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) <sup>1</sup>  
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>  
☐ AMENDING OR MINOR PLAT (\$150.00)  
☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>  
☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>  
☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)  
☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1200 E Yellow Jacket Ln, Rockwall, TX 75087

SUBDIVISION First United Methodist Church Addition

LOT 7 BLOCK 1

GENERAL LOCATION 7

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Church

PROPOSED ZONING C

PROPOSED USE Church

ACREAGE 17.821

LOTS [CURRENT] 2

LOTS [PROPOSED] 2

- ☐ **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 First Rockwall United Methodist Church

☐ APPLICANT Pacheco Koch a Westwood Company

CONTACT PERSON Gary Hancock

CONTACT PERSON Gabriel Collins

ADDRESS 1200 E Yellow Jacket Ln.

ADDRESS 7557 Rambler Road, Suite 1400

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75231

PHONE (972)-771-5500

PHONE (972)-235-3031

E-MAIL ghancock@fumcrockwall.com

E-MAIL gcollins@pkce.com

## NOTARY VERIFICATION [REQUIRED]

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

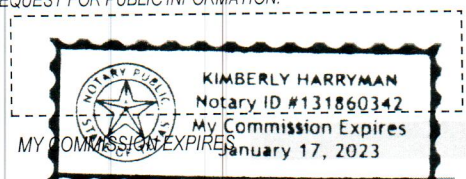
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 660.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF APRIL, 2022 BY SIGNING 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 14<sup>th</sup> DAY OF APRIL, 2022

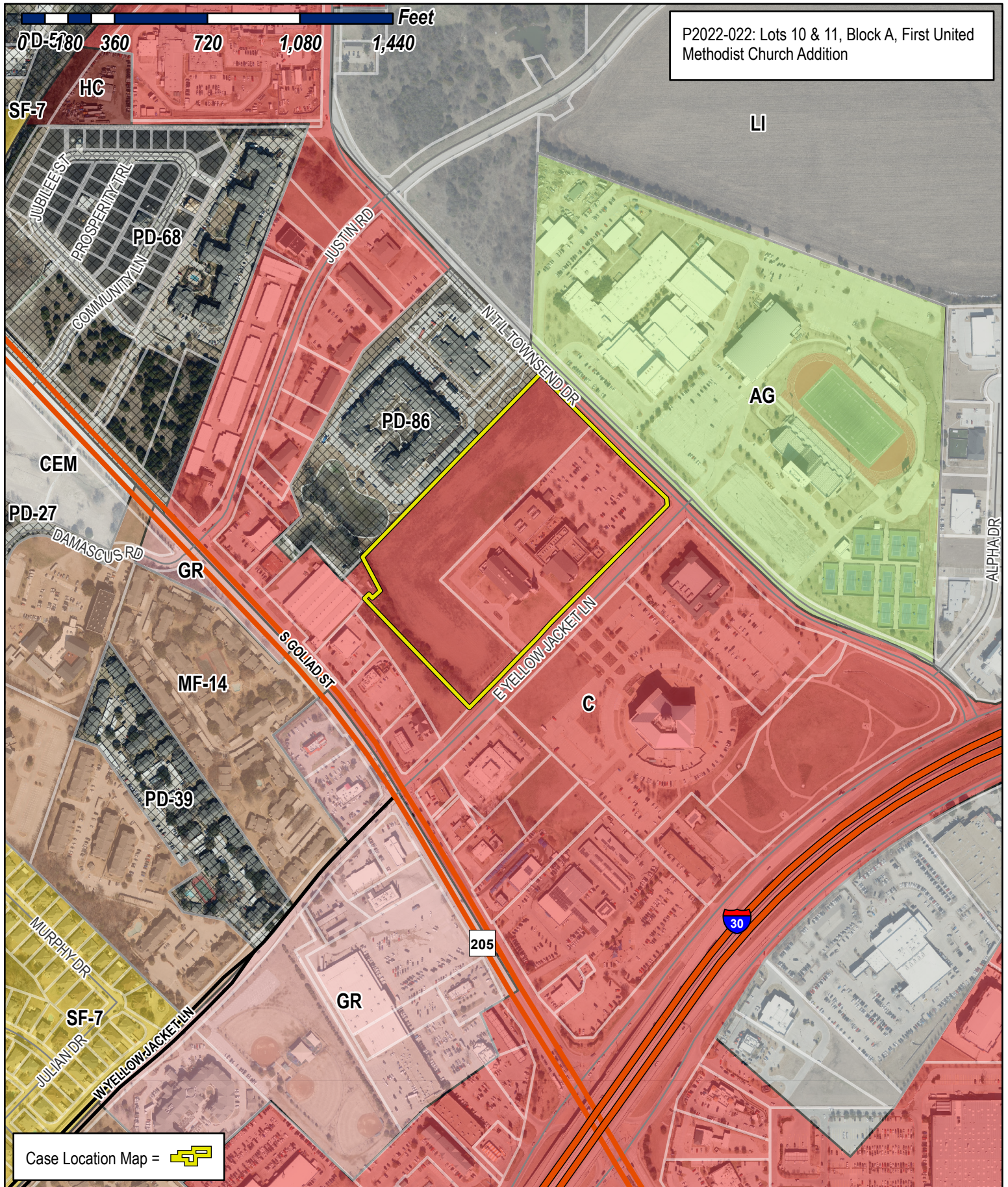
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kimberly Harryman







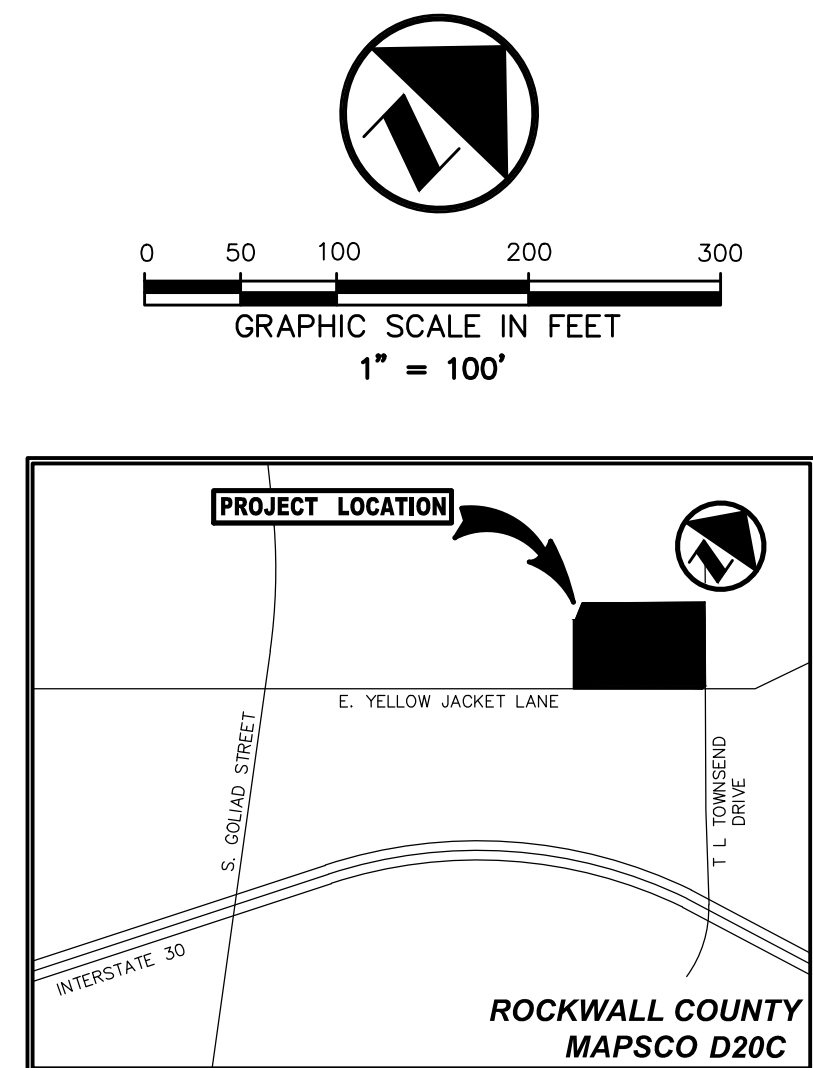
## City of Rockwall

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









**VICINITY MAP**  
(NOT TO SCALE)

## LEGEND

<b><i>P.O.B.</i></b>	POINT OF BEGINNING
<b>(C.M.)</b>	CONTROLLING MONUMENT
IRS	5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
— — — — —	PROPERTY LINE
— — — — —	EASEMENT LINE
— — — — —	SETBACK LINE
— — — — —	ABSTRACT LINE
— — — — —	CENTERLINE
	EASEMENT DEDICATED BY THIS PLAT
	EASEMENT TO BE ABANDONED BY THIS PLAT

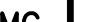
SEE SHEET 3 OF 3  
FOR EASEMENT ABANDONMENTS  
AND DEDICATIONS DETAILS

<b><i>AREA TABLE</i></b>		
<b><i>LOT 7R</i></b>	<b>8.485 Acres</b>	<b>369,609 SF</b>
<b><i>LOT 9R</i></b>	<b>9.336 Acres</b>	<b>406,680 SF</b>
<b>GROSS: TOTAL PLAT AREA</b>	<b>17.821 Acres</b>	<b>776,289 SF</b>

SHEET 1 OF 3  
REPLAT

**LOTS 7R, & 9R, BLOCK 1,  
FIRST UNITED  
METHODIST CHURCH**

BEING A REPLAT OF LOT 7, BLOCK 1,  
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK  
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND  
FIRST UNITED METHODIST CHURCH ADDITION  
2 LOTS, BEING 17.821 ACRES  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. P2022-\_\_\_\_\_

 <b>Pacheco Koch</b>		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231    972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
<b>DRAWN BY</b> GEB/LMG	<b>CHECKED BY</b> LMG	<b>SCALE</b> 1"=100'	<b>DATE</b> APRIL 2022  <b>JOB NUMBER</b> 2199-18.283

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	094°10'59"	30.02'	49.35'	32.30'	S 89°36'50" W	43.98'
C2	090°19'51"	30.00'	47.30'	30.18'	S 0°26'36" E	42.55'
C3	025°30'21"	20.00'	8.90'	4.53'	N 31°51'39" E	8.83'
C4	031°34'16"	20.00'	11.02'	5.65'	N 3°19'21" E	10.88'
C5	303°12'31"	47.50'	251.37'	25.68'	S 40°51'32" E	45.18'
C6	066°07'54"	20.00'	23.08'	13.02'	S 77°40'47" W	21.82'
C7	083°02'57"	25.40'	36.82'	22.50'	S 2°43'01" W	33.68'
C8	008°13'44"	176.82'	25.40'	12.72'	S 41°25'56" E	25.37'
C9	017°43'38"	58.24'	18.02'	9.08'	S 37°57'24" E	17.95'
C10	044°38'35"	21.60'	16.83'	8.87'	S 24°02'38" E	16.41'
C11	041°52'50"	27.76'	20.29'	10.62'	S 20°36'18" E	19.85'
C12	054°56'15"	30.00'	28.77'	15.60'	N 17°55'03" W	27.68'
C13	125°03'45"	6.50'	14.19'	12.50'	N 72°04'57" E	11.53'
C14	006°42'50"	108.46'	12.71'	6.36'	S 42°32'05" E	12.70'
C15	011°55'04"	73.89'	15.37'	7.71'	S 38°09'57" E	15.34'
C16	038°52'25"	25.06'	17.00'	8.84'	N 24°49'17" W	16.68'
C17	050°48'19"	5.00'	4.43'	2.37'	S 20°01'05" W	4.29'
C18	089°11'36"	8.75'	13.62'	8.63'	N 89°58'58" W	12.29'
C19	181°31'14"	49.52'	156.89'	3731.46'	N 44°40'12" E	99.03'
C20	178°02'39"	25.52'	79.30'	1495.13'	S 44°36'47" W	51.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 43°17'02" E	25.04'
L2	S 43°20'38" E	20.06'
L3	N 44°36'50" E	19.07'
L4	S 44°36'50" W	24.00'
L5	S 44°36'50" W	24.00'
L6	N 44°36'50" E	15.00'
L7	S 45°23'10" E	15.00'
L8	S 44°36'50" W	15.00'
L9	N 45°23'10" W	15.00'
L10	N 44°36'50" E	22.00'
L11	N 45°23'10" W	37.06'
L12	N 44°36'50" E	15.00'
L13	S 44°36'50" W	15.00'
L14	N 44°36'50" E	19.72'
L15	S 45°23'10" E	23.00'
L16	S 32°09'31" E	2.41'
L17	S 47°06'31" E	6.60'
L18	S 00°22'36" E	40.00'
L19	S 45°23'10" E	99.22'
L20	S 44°36'50" W	24.00'

<i><b>LINE TABLE</b></i>		
<i><b>LINE</b></i>	<i><b>BEARING</b></i>	<i><b>LENGTH</b></i>
L21	S 32°09'31" E	8.97'
L22	N 45°23'10" W	66.87'
L23	S 45°23'10" E	66.77'
L24	S 44°36'50" W	24.00'
L25	N 45°23'10" W	67.91'
L26	S 45°23'10" E	67.91'
L27	S 44°36'50" W	24.00'
L28	S 44°36'50" W	23.21'
L29	S 45°22'51" E	3.44'
L30	S 45°38'32" E	39.42'
L31	S 44°36'50" W	20.00'
L32	N 45°38'32" W	47.84'
L33	N 00°24'43" E	16.61'
L34	S 45°23'10" E	16.56'
L35	S 00°35'44" E	35.23'

**SURVEYOR/ENGINEER:**  
PACHECO KOCH, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

**OWNER:**  
FIRST UNITED METHODIST ROCKWALL  
1200 E. YELLOW JACKET LANE  
ROCKWALL, TX 75087  
PH: 972-771-5500  
CONTACT: DR. JOE POOL



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, The Trustees of the First United Methodist Church of Rockwall and Cooper Residential, LLC, are the owners of a 17.821 acre (776,289 square foot) tract of land situated in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of a 17.821 acre (776,289 square foot) tract of land situated in B.J.T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 7, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000017536 of the Official Public Records of Rockwall County, Texas, and all of Lot 9, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 20190000000686 of the said Official Public Records; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to The Trustees of the First United Methodist Church of Rockwall, Texas, recorded in Volume 1790, Page 206 of the Deed Records of Rockwall County, Texas, and all of that certain tract of land described in Warranty Deed with Vendor's Lien to Cooper Residential, LLC recorded in Instrument No. 20160000022610 of the said Official Public Records; said 17.821 acre (776,289 square foot) tract being more particularly described as follows;

BEGINNING, at a 1/2-inch iron rod with "R.P.L.S. 5384" red cap found at the southeast end of a right-of-way corner clip found at the intersection of the northwest right-of-way line of Yellow Jacket Lane (a 85-foot wide right-of-way) and the southwest right-of-way line of T L Townsend Drive (a 85-foot wide right-of-way);

THENCE, South 44 degrees, 36 minutes, 50 seconds West, departing the said southwest line of T L Townsend Drive and along the said northwest line of Yellow Jacket Lane a distance of 1,082.69 feet to a point for corner; from which a 1/2-inch iron rod w/ "RPLS 5384" red cap found bears South 71 degrees, 34 minutes East, a distance of 0.29' and a 5/8-inch iron rod w/ "BSM" cap bears South 09 degrees, 14 minutes West, a distance of 0.9'; said point being the south corner of said Lot 9 and the east corner of Lot 6, Block 1 of First United Methodist Church Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 20140000017536 of the said Official Public Records;

THENCE, North 45 degrees, 23 minutes, 10 seconds West, departing the said northwest line of Yellow Jacket Lane, along the southwest line of said Lot 9 and the northeast line of the said Lot 6 a distance of 584.67 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 1, Block A of the Rustic Warehouse & Town Center Addition and First United Methodist Church Addition, recorded in Instrument No. 20190000000686 of the said Official Public Records; said point also being the north corner of said Lot 6 and a west corner of said Lot 9;

THENCE, along the east line of the said Lot 1 and the west line of the said Lot 9 the following four (4) calls:

North 43 degrees, 17 minutes, 02 seconds East, a distance of 25.04 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

South 43 degrees, 20 minutes, 38 seconds East, a distance of 20.06 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 43 degrees, 16 minutes, 06 seconds East, a distance of 41.66 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner;

North 31 degrees, 43 minutes, 14 seconds West, a distance of 147.78 feet to a 5/8-inch iron rod with "PACHECO-KOCH" cap set for corner on the southeast line of Lot 2, Block A of Rockwall Seniors Addition, an addition to the City of Rockwall, Texas, recorded in Instrument No. 20180000010493 the said Official Public Records; said point also being the westernmost corner of the said Lot 9 and the northernmost east corner of the said Lot 1;

THENCE, North 44 degrees, 10 minutes, 59 seconds East, along the said southeast line of said Lot 2 and the northwest line of the said Lot 9 a distance of 1,001.59 feet to a 1/2-inch iron rod with "R.P.L.S. 5384" red cap found for corner in the in the said southwest line of T L Townsend Drive; said point also being the north corner of the said Lot 9 and the east corner of said Lot 2;

THENCE, South 45 degrees, 48 minutes, 19 seconds East, along the said southwest line of T L Townsend Drive, a distance of 692.32 feet to a "4" cut in concrete found for corner at the north end of the said right-of-way corner clip;

THENCE, South 00 degrees, 35 minutes, 44 seconds East, along the said right-of-way corner clip a distance of 35.23 feet to the POINT OF BEGINNING;

CONTAINING: 776,289 square feet or 17.821 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
RELEASED 4/14/22.

Luis M. Gonzalez  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com

Date

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 LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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, watercourses, 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 LOT 7R AND LOT 9R, BLOCK 1, FIRST UNITED METHODIST CHURCH 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;

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

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.

- The property owner shall be responsible for maintenance, repair, and replacement of all drainage and detention easements.

Name  
TITLE

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR/ENGINEER:  
PACHECO KOCH, INC.  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TEXAS 75231  
PH: 972-235-3031  
CONTACT: LUIS M. GONZALEZ

OWNER:  
FIRST UNITED METHODIST ROCKWALL  
1200 E. YELLOW JACKET LANE  
ROCKWALL, TX 75087  
PH: 972-771-5500  
CONTACT: DR. JOE POOL

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor, City of Rockwall

City Secretary

City Engineer

GENERAL NOTES

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011) and correlated to the City of Rockwall Monument R016. The coordinates shown hereon are State Plane (Grid) Coordinates, no scale and no projection.

SHEET 2 OF 3  
REPLAT

LOTS 7R, & 9R, BLOCK 1,  
FIRST UNITED  
METHODIST CHURCH

BEING A REPLAT OF LOT 7, BLOCK 1,  
FIRST UNITED METHODIST CHURCH ADDITION AND LOT 9, BLOCK  
A OF RUSTIC WAREHOUSE & TOWN CENTER ADDITION AND  
FIRST UNITED METHODIST CHURCH ADDITION  
2 LOTS, BEING 17.821 ACRES  
B.J.T. LEWIS SURVEY, ABSTRACT NO. 255  
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. P2022-\_\_\_\_



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1008000

DRAWN BY  
GEB/LMG

CHECKED BY  
LMG

SCALE  
NONE

DATE  
APRIL 2022

JOB NUMBER  
2199-18.283





North: 7018015.0699' East: 2604024.0753'

Segment #1 : Line

Course: S44° 36' 50"W Length: 1082.69'  
North: 7017244.3507' East: 2603263.6744'

Segment #2 : Line

Course: N45° 23' 10"W Length: 584.67'  
North: 7017654.9795' East: 2602847.4737'

Segment #3 : Line

Course: N43° 17' 02"E Length: 25.04'  
North: 7017673.2077' East: 2602864.6414'

Segment #4 : Line

Course: S43° 20' 38"E Length: 20.06'  
North: 7017658.6191' East: 2602878.4101'

Segment #5 : Line

Course: N43° 16' 06"E Length: 41.66'  
North: 7017688.9539' East: 2602906.9646'

Segment #6 : Line

Course: N31° 43' 14"W Length: 147.78'  
North: 7017814.6589' East: 2602829.2652'

Segment #7 : Line

Course: N44° 10' 59"E Length: 1001.59'  
North: 7018532.9159' East: 2603527.3265'

Segment #8 : Line

Course: S45° 48' 19"E Length: 692.32'  
North: 7018050.3003' East: 2604023.7025'

Segment #9 : Line

Course: S0° 35' 44"E Length: 35.23'  
North: 7018015.0722' East: 2604024.0687'

Perimeter: 3631.03'    Area: 776289.35 Sq. Ft. / 17.821 ACRES  
Error Closure:        0.0071    Course: N71° 10' 30"W  
Error North:        0.00228    East: -0.00668

Precision 1: 511414.08





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** MIS2022-007; ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT FOR 1775 AIRPORT ROAD

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### Attachments

Memorandum  
Development Application  
Treescape Plan  
Tree Mitigation List  
Tree Mitigation Calculations

### Summary/Background Information

Consider a request Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* for a 6.60-acre tract of land being a portion of Tract 21 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the north side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Alternative Tree Mitigation Settlement Agreement*.



# 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](mailto:PLANNING@ROCKWALL.COM)

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**TO:** Mayor and City Council

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

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

**DATE:** May 2, 2022

**SUBJECT:** MIS2022-007; *Alternative Tree Mitigation Settlement Agreement for 1775 Airport Road*

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The subject property is a 6.60-acre tract of land (*i.e. a portion of Tract 21 of the D. Harr Survey, Abstract No. 102*) that is generally located on the north side of Airport Road, east of the intersection of Airport Road and John King Boulevard. On February 15, 2022, the Planning and Zoning Commission approved a *Treescape Plan* for the subject property by a vote of 7-0. As part of this motion, the Planning and Zoning Commission also recommended denial of an *Alternative Tree Mitigation Settlement Agreement*. The approved *Treescape Plan -- prepared by Holcomb Tree Services --* indicated that 1,067.50 caliper inches of trees will be removed from the subject property, and based on this balance the applicant was proposing an *Alternative Tree Mitigation Settlement Agreement* requesting to change the mitigation fee depending on the grade of the tree established by *Holcomb Tree Services*. After the Planning and Zoning Commission's recommendation, the applicant requested to withdraw the *Alternative Tree Mitigation Settlement Agreement* prior to the City Council meeting on February 21, 2022. Since this withdraw request, the applicant has met with the Director of Parks and Recreation (*the City's Arborist*) to review the grades of the trees on the subject property. After this review, the City's Arborist has determined that only trees with a *Grade 6* or higher should warrant mitigation. This means the outstanding tree mitigation balance would be 39 caliper inches. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance..." or "(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches." This would equate to either ten (10), four (4) inch caliper trees, or eight (8), four (4) inch caliper trees and \$1,560.00 paid into the *Tree Fund*. As an alternative to this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* proposing to pay the balance at a rate of \$200.00 per inch for all 39 inches of trees, which equates to \$7,800.00. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an alternative tree mitigation settlement agreement ... (t)hese funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the City's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department." On April 26, 2022, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend approval by a vote of 6-0, with Commissioner Womble absent. Staff should note that in this case, since the applicant is proposing to pay the outstanding tree mitigation balance in full, this case has been placed on the consent agenda. Should the City Council have any questions concerning *Case No. MIS2022-007*, staff will be available at the meeting on May 2, 2022.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-001

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1715 AIRPORT ROAD

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

IMMEDIATELY EAST OF ROCKWALL AIRPORT

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

NONE

CURRENT USE

NONE

PROPOSED ZONING

PROPOSED USE

LIGHT IND./TECHNOLOGY

ACREAGE

6.68

LOTS [CURRENT]

2

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

ADD REAL ESTATE LTD.

☐ APPLICANT

FOXTROT 46 DEVELOPMENT

CONTACT PERSON

NEIL GANDY

CONTACT PERSON

CLARK STAGGS

ADDRESS

P.O. BOX 679

ADDRESS

1601 SEASCAPE CT.

CITY, STATE & ZIP

KEWEE, TX 76248

CITY, STATE & ZIP

ROCKWALL, TX 75087

PHONE

972.832.7370

PHONE

972.897.4888

E-MAIL

ngandy@altavista-nursery.com

E-MAIL

scs@joimail.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED APRIL 22 [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 22<sup>nd</sup> DAY OF April, 2022. 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.

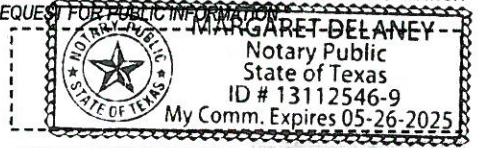
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22<sup>nd</sup> DAY OF April, 2022

OWNER'S SIGNATURE

Neil Gandy

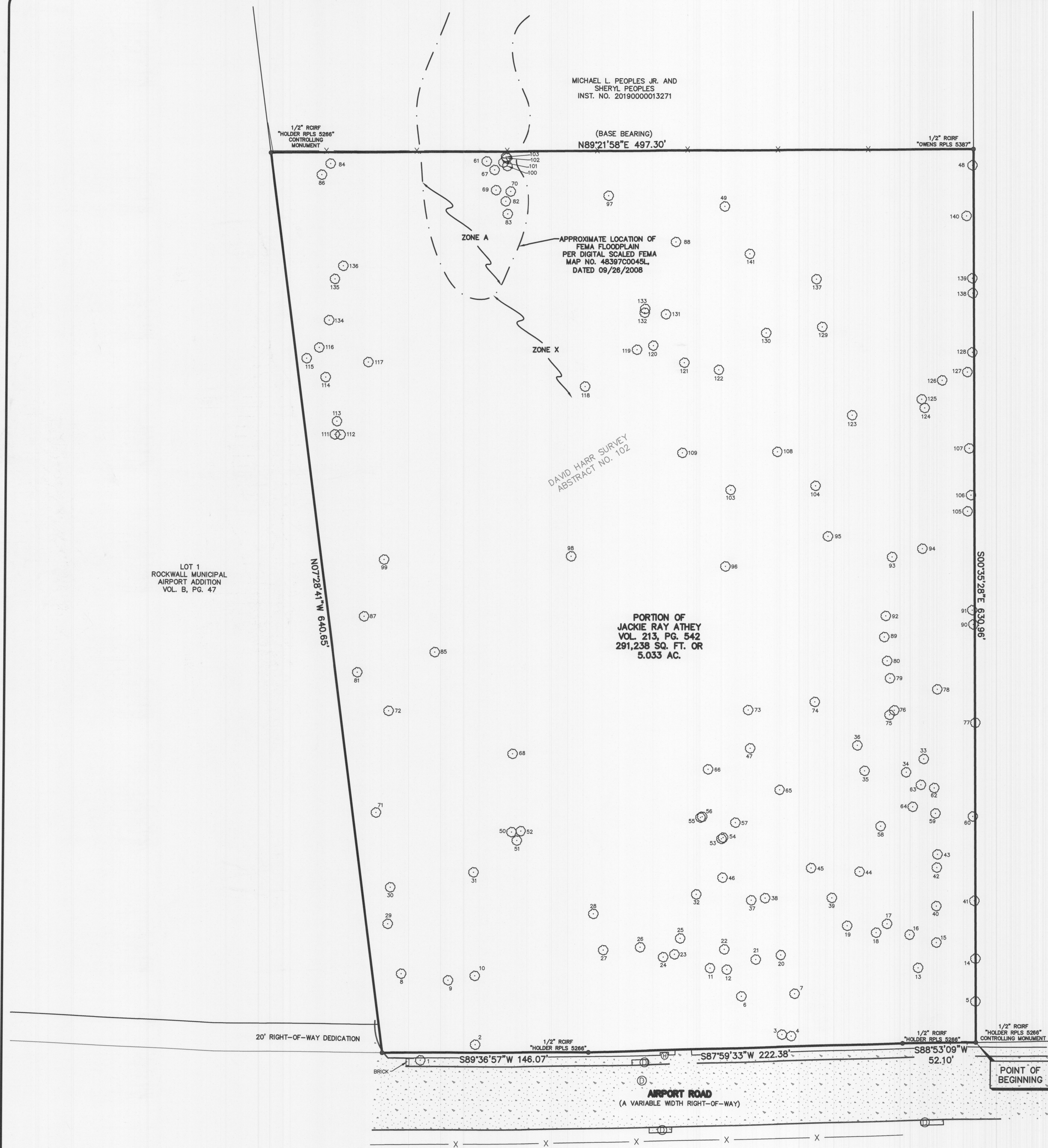
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Margaret Delaney



MY COMMISSION EXPIRES





TREES:		TREES:	
1	12"	91	17"
2	12"	92	20"
3	11"	93	13"
4	13"	94	16"
5	13"	95	14.5"
6	12"	96	11"
7	11"	97	20"
8	12"	98	12"
9	12"	99	12"
10	12"	100	7.5"
11	11"	101	6"
12	16"	102	9"
13	13"	103	11"
14	11"	104	13.5"
15	17"	105	22"
16	11"	106	13"
17	13"	107	16"
18	11"	108	17"
19	12.5"	109	11"
20	11.5"	110	12"
21	12.5"	111	11"
22	11"	112	11"
23	12"	113	11"
24	12"	114	11"
25	13"	115	11"
26	12"	116	11"
27	12"	117	12"
28	18"	118	13"
29	11"	119	18"
30	11"	120	12"
31	12"	121	14"
32	23"	122	12"
33	16"	123	11"
34	11"	124	14"
35	16"	125	33"
36	14"	126	30"
37	13"	127	30"
38	12"	128	20"
39	23"	129	19"
40	13"	130	18"
41	18"	131	24"
42	15"	132	11"
43	17"	133	11"
44	11"	134	11"
45	13"	135	12"
46	12"	136	11"
47	15"	137	11"
48	18"	138	14"
49	18"	139	14"
50	12"	140	11"
51	12"	141	18"
52	12"		
53	13"		
54	12"		
55	11"		
56	12"		
57	12"		
58	12"		
59	17"		
60	24"		
61	8"		
62	12"		
63	12"		
64	11"		
65	30"		
66	18"		
67	15.5"		
68	11"		
69	9"		
70	10"		
71	11"		
72	12"		
73	21"		
74	12"		
75	18"		
76	11.5"		
77	12"		
78	24"		
79	14.5"		
80	14.5"		
81	12"		
82	12"		
83	15"		
84	12"		
85	12"		
86	13"		
87	12"		
88	24"		
89	11.5"		
90	14"		

This is to certify that I have, this date, made an on the ground survey of the property located on Airport Road in the City of Rockwall, Texas, described as follows:

Being all that certain 5.033 acre tract of land situated in the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being a portion that certain tract of land conveyed to Jackie Ray Athey, by deed recorded in Volume 213, Page 542, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the southeast corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to City of Rockwall, by deed recorded in Volume 4358, Page 101, said Deed Records, same being in the north right-of-way line of Airport Road (variable width right-of-way);

THENCE along the common line of said Athey tract and said Airport Road as follows:  
South 88 deg. 53 min. 09 sec. West, a distance of 52.10 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;  
South 87 deg. 59 min. 33 sec. West, a distance of 222.38 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for angle point;  
South 89 deg. 36 min. 57 sec. West, a distance of 146.07 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of a 20 foot right-of-way dedication per Volume B, Page 47, Plat Records, Rockwall County, Texas;

THENCE North 07 deg. 28 min. 41 sec. West, continuing along the common line of said Athey tract and said Airport Road right-of-way dedication, passing the northeast corner of said Airport Road right-of-way dedication, same being the southeast corner of Lot 1, Rockwall Municipal Airport Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume B, Page 47, said Plat Records, and continuing along the common line of said Athey tract and said Lot 1, a total distance of 640.65 feet to a 1/2 inch iron rod with "Holder RPLS 5266" red cap found for the northwest corner of the herein described tract, same being the southwest corner of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas;

THENCE North 89 deg. 21 min. 58 sec. East, through the interior of said Athey tract and along the south line of said Peoples tract, a distance of 497.30 feet to a 1/2 inch iron rod with "Owens RPLS 5387" red cap found for the northeast corner of the herein described tract, same being in the east line of said Athey tract, same being in the west line of aforesaid City of Rockwall tract;

THENCE South 00 deg. 35 min. 28 sec. East, along the common line of said Athey tract and said City of Rockwall tract, a distance of 630.96 feet to the POINT OF BEGINNING and containing 291,238 square feet or 5.033 acre of computed land, more or less.

PRIMARY PROTECTED TREES = 104" TOTAL DIAMETER  
SECONDARY PROTECTED TREES = 1,927" TOTAL DIAMETER

MITIGATION TOTALS (PER CITY OF ROCKWALL UDC)  
PRIMARY PROTECTED TREES = 104 INCHES  
SECONDARY PROTECTED TREES = 963.5 INCHES  
TOTAL: 1067.5 INCHES

NOTES:

1. IRF - Iron Rod Found
2. Basis of Bearing - Based on the South line (North 89 deg. 21 min. 58 sec. East) of that certain tract of land conveyed to Michael L. Peoples Jr., and Sheryl Peoples, by deed recorded in Instrument Number 20190000013271, Official Public Records, Rockwall County, Texas.
3. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0045L subject lot is located in Zones A & X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE  
10/20/2021

Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

**LEGEND**

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS MANHOLE	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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**TREE SURVEY**

AIRPORT ROAD

ROCKWALL, TEXAS 75087

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.: 21-0815  
DATE: 10/19/2021  
FIELD DATE: 10/05/2021  
SCALE: 1" = 40'  
FIELD: J.D.H.  
DRAWN: J.B.W.  
CHECKED: T.R.M.

1604 HART STREET  
SOUTH LAKE, TEXAS 76092  
817-481-1806 (O)

COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE

Member Since 1977

PEISER & MANKIN SURVEYING, LLC  
www.peisersurveying.com

1 OF 1



**FOXTROT 46**

Airport Hangar Development Project  
1777 Airport Road, Rockwall, 75087

Clark Staggs, 972.897.4888

**HOLCOMB TREE SERVICE, INC.**  
**P.O. BOX 570547**  
**DALLAS, TX 75357**

**PHONE: 214-327-9311**

**FAX: 214-327-9038**

TREE #	TAG #	I.D.	GRADE	NOTES
2	2	CEDAR	6	BA/DEAD ON NORTH SIDE
3	3	CEDAR	3	MT/1 SIDE/DECAY @ BASE
4	4	CEDAR CLUSTER	4	MT/WU
5	5	BOISD'ARC	3	MT/SPLIT TOP/MISTLETOE
6	6	CEDAR CLUSTER	3	MT/DECAY/BA
7	7	CEDAR	3	MT/DECAY @ BASE
8	8	CEDAR	5	LOWER 1/3 DEAD/BA
9	9	CEDAR	4	1/2 DEAD/BA
10	10	CEDAR	3	MT/WU/3/4 DEAD
11	11	CEDAR	3	MT/1 SIDE
12	12	CEDAR	3	MT/1/2 DEAD/DECAY
13	13	CEDAR	2	BA
14	14	CEDAR CLUSTER		MT/WU/MULTI TREE HB
15	15	CEDAR CLUSTER	2	MT/WU/DECAY
16	16	CEDAR	4	1 SIDE/LEAN
17	17	CEDAR	3	MT/CO DOMINANT/DECAY
18	18	CEDAR CLUSTER	4	MT/LEAN/1 SIDE
19	19	CEDAR	4	MT/WU/LOWER 1/2 DEAD
20	20	CEDAR	3	MT/WU/LEAN/1/2 SIDE
21	21	CEDAR	3	CODOMINANT/WU/DECAY
22	22	CEDAR	4	BA/1 SIDE
23	23	CEDAR	4	CO DOMINANT
24	24	CEDAR	3	CO DOMINANT/LEAN/1 SIDE
25	25	CEDAR	5	LOWER 1/4 DEAD/BA
26	26	CEDAR	3	CODOMINANT/BA
27	27	CEDAR	5	LOWER 1/4 DEAD/BA
28	28	CEDAR	3	MT/DECAY @ BASE
29	29	CEDAR	3	BA/LOWER 2/3 DEAD/DO DOMINANT
30	30	CEDAR	4	BA/LOWER 1/3 DEAD
31	31	CEDAR	4	1/2 DEAD/BA
32	32	CEDAR	3	MT/WU/DECAY @ BASE
33	33	CEDAR	4	1 SIDE/PC
34	34	CEDAR	4	BA/LEANING/1 SIDE
35	35	CEDAR	4	1 SIDE/BA
36	36	CEDAR	1	3/4 DEAD
37	37	CEDAR CLUSTER	3	1/2 SIDE/DO DOMINANT/DECAY @ BASE
38	38	CEDAR CLUSTER	4	CO DOMINANT
39	39	CEDAR	4	CO DOMINANT/DECAY @ FORKS
40	40	CEDAR	4	1 SIDE/LEAN

TREE #	TAG #	I.D.	GRADE	NOTES
41	41	CEDAR	3	MT/WU/SPLIT
42	42	CEDAR	3	MT/WU/DECAY @ BASE
43	43	CEDAR CLUSTER	3	MT/WU/DECAY @ BASE
44	44	CEDAR	4	2/3 DEAD
45	45	CEDAR	3	MT/WU/DECAY @ FORK
46	46	CEDAR	3	1 SIDE/1/2 DEAD
47	47	CEDAR	4	NORTH SIDE BROKE
48	48	CEDAR	4	MT/HB GIRDLE/WU
49	49	CEDAR	3	MT/GIRDLED LIMBS
50	50	CEDAR	3	MT/1/2 DEAD/DECAY
51	51	CEDAR	4	1/2 DEAD/BA
52	52	CEDAR	3	CO DOMINANT/DECAY @ BASE
53	53	CEDAR	4	MT/SPLIT/WU
54	54	CEDAR	4	MT/SPLIT/WU
55	55	CEDAR	3	MT/DECAY @ BASE
56	56	CEDAR	2	MT/DECAY @ BASE
56	56	CEDAR	3	MT/DECAY @ BASE
57	57	CEDAR	4	LOWER 1/4 DEAD/BA
58	58	CEDAR CLUSTER	3	MT/WU/PC/LOWER 1/2 DEAD/DECAY
59	59	CEDAR	4	MT/BA/WU
60	60	CEDAR	3	MT/WU/1 SIDE
61	61	CEDAR ELM	3	CROOKED GROWTH/WK
62	62	CEDAR CLUSTER	4	LEANING/WU/MT
63	63	CEDAR	4	BA/LEANING/BOTTOM 1/2 DEAD
64	64	CEDAR	5	BOTTOM 1/2 DEAD/BA
65	65	CEDAR	3	MT/WU/LOWER 1/4 DEAD/BA
66	66	CEDAR	3	CO DOMINANT/SPLIT @ BASE
67	67	CEDAR ELM	4	MISTLETOE/WK
68	68	CEDAR	3	MT/SPLIT @ BASE
69	69	CEDAR ELM	5	POOR GROWTH PATTERN
70	70	CEDAR ELM	4	MISTLETOE/1 SIDE
71	71	CEDAR	4	BA
72	72	CEDAR	4	MT/BA
73	73	CEDAR	3	MT/WU
74	74	CEDAR	6	GOOD
75	75	CEDAR CLUSTER	3	MT/1 SIDE/PC
76	76	CEDAR	4	LEANING/1/2 SIDE/DECAY
77	77	BOIS D'ARC	4	WK/IN FENCE/CO DOMINANT
78	78	CEDAR	4	MT/WU/CO DOMINANT



TREE #	TAG #	I.D.	GRADE	NOTES
80	80	CEDAR CLUSTER	3	MT/WU/TRUNK DECAY
81	81	CEDAR	3	CO DOMINANT/1/2 DEAD/1 SIDE DECAY
82	82	CEDAR ELM	6	MISTLETOE
83	83	CEDAR ELM	5	MISTLETOE/LOWER PART DEAD
84	84	CEDAR ELM		
85	85	CEDAR	4	CO DOMINANT/BA/LOWER 1/3 DEAD
86	86	CEDAR ELM	5	MT/BA
87	87	CEDAR	3	MT/CAVITY/WU
88	88	CEDAR	3	MT/ROOT BALL LEANING
89	89	CEDAR CLUSTER	4	MT/WU
90	90	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/IN FENCE
91	91	BOIS D'ARC CLUSTER	3	WK/MISTLETOE/SPLIT TOP
92	92	CEDAR CLUSTER	3	MT/WU
93	93	CEDAR	4	WU/GRAPEVINE
94	94	CEDAR CLUSTER	3	MT/WU
95	95	CEDAR	3	MT/1 SIDE/TRUNK DECAY
96	96	CEDAR	4	MT/BA
97	97	CEDAR	3	CO DOMINANT/MT/WK/DECAY
98	98	CEDAR	5	MT
99	99	CEDAR	3	CAVITY/BA
100	100	CEDAR ELM	3	1/2 DEAD/MISTLETOE
101	101	CEDAR ELM	4	MISTLETOE/BROKEN TOP
102	283	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
103	275	CEDAR	2	MT/1/2 DEAD
103	284	CEDAR ELM	4	GIRDLING TRUNK/MISTLETOE/STUBS
104	273	CEDAR	4	MT/BA
105	256	CEDAR	3	MT/SPLIT @ BASE
106	367	CEDAR	3	1 SIDE/IN FENCE/BA
107	257	CEDAR	4	MT/IN FENCE/LOPSIDED
108	274	CEDAR	3	MT/CRACK @ BASE
109	290	CEDAR	3	MT/GIRDLED LIMBS
111	111	CEDAR	3	MT/WU/BA/1/2 DEAD
112	112	CEDAR	3	MT/WU/BA/1/2 DECAY
113	113	CEDAR	4	CO DOMINANT/DECAY @ BASE
114	114	CEDAR	4	MT/BA
115	115	CEDAR	4	BA/1/4 DEAD/1 SIDE
116	116	CEDAR	3	MT/DECAY @ BASE
117	117	CEDAR	4	LEANING/LOOSE ROOT BALL
118	291	CEDAR	2	MT/2/3 DEAD

TREE #	TAG #	I.D.	GRADE	NOTES
120	288	CEDAR	3	CO DOMINANT/1/2 DEAD/WU
121	289	CEDAR	4	MT/1/2 DEAD
122	276	CEDAR	6	SINGLE TRUNK
123	279	CEDAR	4	MT/WU
124	369	CEDAR	4	1 SIDE/BA
125	368	CEDAR CLUSTER	3	MT/BA/WU
126	293	CEDAR CLUSTER	4	MT/BA/WU
127	370	CEDAR CLUSTER	4	MT/BA/WU
128	371	BOIS D'ARC	4	WK/MISTLETOE/IN FENCE
129	285	CEDAR	4	MT/DECAY @ BASE
130	280	CEDAR	6	MT
131	277	CEDAR	3	DECAY/MT
132	286	CEDAR	3	1 SIDE 1/2 DEAD
133	278	CEDAR	3	1 SIDE 1/2 DEAD
134	125	CEDAR	3	CO DOMINANT/DECAY @ BASE
135	127	CEDAR	3	MT/1/2 DEAD/WU
136	126	CEDAR	3	MT/1/2 DEAD/WU
137	281	CEDAR	4	LEANING/1 SIDE
138	372		5	BA/G VINE/HB
139	295	CEDAR	5	BA/GRAPEVINE
140	294	CEDAR	5	MT/BA LOWER 1/3 DEAD
141	282	CEDAR	4	MT/BROKEN TOP

## ID KEY

MT: MULTI TRUNK
WU: WEAK UNION
CO DOMINANT: CO DOMINANT LEADERS
1 SIDE: GROWTH PATTERN INHIBITED BY SURROUNDING TREES
BA: BORER ACTIVITY



TREE MITIGATION FOR 1775 AIRPORT ROAD

UDC Scenarios		Cash @ \$200.00	Trees (4" Caliper)
1:	100% Trees	N/A	10.00
2:	20% TC/80% Trees	\$ 1,560.00	8.00
3:	100% TC (Cash)	\$ 7,800.00	-

NOTE : If the applicant provides an approved landscape plan the dollar value halves.

Tag	Caliper Inches	Type	Class	Pre-Mitigation without Grades	Grade	Mitigation Required	Rockwall Cost Per Tree @ \$200
1	12.00	Cedar	Secondary	6.00		-	-
2	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
3	11.00	Cedar	Secondary	5.50	3	-	-
4	13.00	Cedar	Secondary	6.50	4	-	-
5	13.00	Bois D'Arc	Non Protected	-	3	-	-
6	12.00	Cedar	Secondary	6.00	3	-	-
7	11.00	Cedar	Secondary	5.50	3	-	-
8	12.00	Cedar	Secondary	6.00	5	-	-
9	12.00	Cedar	Secondary	6.00	4	-	-
10	12.00	Cedar	Secondary	6.00	3	-	-
11	11.00	Cedar	Secondary	5.50	3	-	-
12	16.00	Cedar	Secondary	8.00	3	-	-
13	13.00	Cedar	Secondary	6.50	2	-	-
14	11.00	Cedar	Secondary	5.50		-	-
15	17.00	Cedar	Secondary	8.50	2	-	-
16	11.00	Cedar	Secondary	5.50	4	-	-
17	13.00	Cedar	Secondary	6.50	3	-	-
18	11.00	Cedar	Secondary	5.50	4	-	-
19	12.50	Cedar	Secondary	6.25	4	-	-
20	11.50	Cedar	Secondary	5.75	3	-	-
21	12.50	Cedar	Secondary	6.25	3	-	-
22	11.00	Cedar	Secondary	5.50	4	-	-
23	12.00	Cedar	Secondary	6.00	4	-	-
24	12.00	Cedar	Secondary	6.00	3	-	-
25	13.00	Cedar	Secondary	6.50	5	-	-
26	12.00	Cedar	Secondary	6.00	3	-	-
27	12.00	Cedar	Secondary	6.00	5	-	-
28	18.00	Cedar	Secondary	9.00	3	-	-
29	11.00	Cedar	Secondary	5.50	3	-	-
30	11.00	Cedar	Secondary	5.50	4	-	-
31	12.00	Cedar	Secondary	6.00	4	-	-
32	23.00	Cedar	Secondary	11.50	3	-	-
33	16.00	Cedar	Secondary	8.00	4	-	-
34	11.00	Cedar	Secondary	5.50	4	-	-
35	16.00	Cedar	Secondary	8.00	4	-	-
36	14.00	Cedar	Secondary	7.00	1	-	-
37	13.00	Cedar	Secondary	6.50	3	-	-
38	12.00	Cedar	Secondary	6.00	4	-	-
39	23.00	Cedar	Secondary	11.50	4	-	-
40	13.00	Cedar	Secondary	6.50	4	-	-
41	18.00	Cedar	Secondary	9.00	3	-	-
42	15.00	Cedar	Secondary	7.50	3	-	-
43	17.00	Cedar	Secondary	8.50	3	-	-
44	11.00	Cedar	Secondary	5.50	4	-	-

45	13.00	Cedar	Secondary	6.50	3	-	-
46	12.00	Cedar	Secondary	6.00	3	-	-
47	15.00	Cedar	Secondary	7.50	4	-	-
48	18.00	Cedar	Secondary	9.00	4	-	-
49	18.00	Cedar	Secondary	9.00	3	-	-
50	12.00	Cedar	Secondary	6.00	3	-	-
51	12.00	Cedar	Secondary	6.00	4	-	-
52	12.00	Cedar	Secondary	6.00	3	-	-
53	13.00	Cedar	Secondary	6.50	4	-	-
54	12.00	Cedar	Secondary	6.00	4	-	-
55	11.00	Cedar	Secondary	5.50	3	-	-
56	12.00	Cedar	Secondary	6.00	2	-	-
57	12.00	Cedar	Secondary	6.00	4	-	-
58	12.00	Cedar	Secondary	6.00	3	-	-
59	17.00	Cedar	Secondary	8.50	4	-	-
60	24.00	Cedar	Secondary	12.00	3	-	-
61	8.00	Elm	Primary	8.00	3	-	-
62	12.00	Cedar	Secondary	6.00	4	-	-
63	12.00	Cedar	Secondary	6.00	4	-	-
64	11.00	Cedar	Secondary	5.50	5	-	-
65	30.00	Cedar	Secondary	60.00	3	-	-
66	18.00	Cedar	Secondary	9.00	3	-	-
67	15.50	Elm	Primary	15.50	4	-	-
68	11.00	Cedar	Secondary	5.50	3	-	-
69	9.00	Elm	Primary	9.00	5	-	-
70	10.00	Elm	Primary	10.00	4	-	-
71	11.00	Cedar	Secondary	5.50	4	-	-
72	12.00	Cedar	Secondary	6.00	4	-	-
73	21.00	Cedar	Secondary	10.50	3	-	-
74	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
75	18.00	Cedar	Secondary	9.00	3	-	-
76	11.50	Cedar	Secondary	5.75	4	-	-
77	12.00	Bois D'Arc	Non Protected	-	4	-	-
78	24.00	Cedar	Secondary	12.00	4	-	-
79	14.50	Cedar	Secondary	7.25		-	-
80	14.50	Cedar	Secondary	7.25	3	-	-
81	12.00	Cedar	Secondary	6.00	3	-	-
82	12.00	Elm	Primary	12.00	6	12.00	2,400.00
83	15.00	Elm	Primary	15.00	5	-	-
84	12.00	Cedar	Secondary	6.00		-	-
85	12.00	Cedar	Secondary	6.00	4	-	-
86	13.00	Cedar	Secondary	6.50	5	-	-
87	12.00	Cedar	Secondary	6.00	3	-	-
88	24.00	Cedar	Secondary	12.00	3	-	-
89	11.50	Cedar	Secondary	5.75	4	-	-
90	14.00	Bois D'Arc	Non Protected	-	3	-	-
91	17.00	Bois D'Arc	Non Protected	-	3	-	-
92	20.00	Cedar	Secondary	10.00	3	-	-
93	13.00	Cedar	Secondary	6.50	4	-	-
94	16.00	Cedar	Secondary	8.00	3	-	-
95	14.50	Cedar	Secondary	7.25	3	-	-
96	11.00	Cedar	Secondary	5.50	4	-	-
97	20.00	Cedar	Secondary	10.00	3	-	-
98	12.00	Cedar	Secondary	6.00	5	-	-



99	12.00	Cedar	Secondary	6.00	3	-	-
100	7.50	Elm	Primary	7.50	3	-	-
101	6.00	Elm	Primary	6.00	4	-	-
102	9.00	Elm	Primary	9.00	4	-	-
103	11.00	Cedar	Secondary	5.50	4	-	-
104	13.50	Cedar	Secondary	6.75	4	-	-
105	22.00	Cedar	Secondary	11.00	3	-	-
106	13.00	Cedar	Secondary	6.50	3	-	-
107	16.00	Cedar	Secondary	8.00	4	-	-
108	17.00	Cedar	Secondary	8.50	3	-	-
109	11.00	Cedar	Secondary	5.50	3	-	-
110	12.00	Elm	Primary	12.00		-	-
111	11.00	Cedar	Secondary	5.50	3	-	-
112	11.00	Cedar	Secondary	5.50	3	-	-
113	11.00	Cedar	Secondary	5.50	4	-	-
114	11.00	Cedar	Secondary	5.50	4	-	-
115	11.00	Cedar	Secondary	5.50	4	-	-
116	11.00	Cedar	Secondary	5.50	3	-	-
117	12.00	Cedar	Secondary	6.00	4	-	-
118	13.00	Cedar	Secondary	6.50	2	-	-
119	18.00	Cedar	Secondary	9.00		-	-
120	12.00	Cedar	Secondary	6.00	3	-	-
121	14.00	Cedar	Secondary	7.00	4	-	-
122	12.00	Cedar	Secondary	6.00	6	6.00	1,200.00
123	11.00	Cedar	Secondary	5.50	4	-	-
124	14.00	Cedar	Secondary	7.00	4	-	-
125	33.00	Cedar	Secondary	66.00	3	-	-
126	30.00	Cedar	Secondary	60.00	4	-	-
127	30.00	Cedar	Secondary	60.00	4	-	-
128	20.00	Bois D'Arc	Non Protected	-	4	-	-
129	19.00	Cedar	Secondary	9.50	4	-	-
130	18.00	Cedar	Secondary	9.00	6	9.00	1,800.00
131	24.00	Cedar	Secondary	12.00	3	-	-
132	11.00	Cedar	Secondary	5.50	3	-	-
133	11.00	Cedar	Secondary	5.50	3	-	-
134	11.00	Cedar	Secondary	5.50	3	-	-
135	12.00	Cedar	Secondary	6.00	3	-	-
136	11.00	Cedar	Secondary	5.50	3	-	-
137	11.00	Cedar	Secondary	5.50	4	-	-
138	14.00	Cedar	Secondary	7.00	5	-	-
139	12.00	Cedar	Secondary	6.00	5	-	-
140	11.00	Cedar	Secondary	5.50	5	-	-
141	18.00	Cedar	Secondary	9.00	4	-	-
1,976.50				1,186.75	39.00	\$	7,800.00



City of Rockwall  
*The New Horizon*

## MEMORANDUM

---

**TO:** Mayor and City Council  
**FROM:** Mary Smith, City Manager  
**DATE:** April 26, 2022  
**SUBJECT:** Amending the Fiscal Year 2022 REDC Budget

---

The REDC Board vetted line item changes to their FY2022 operating budget and approved those at their April Board meeting. The items are necessary in large part due to increased successful business prospecting activities.

Staff requests Council consider adoption of the Ordinance amending the REDC FY2022 budget.



CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 22-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022; PROVIDING FOR AN EFFECTIVE DATE.

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

**Section 1.** That the budget of the City Council of the City of Rockwall for the fiscal year October 1, 2021, through September 30, 2022, be and the same is hereby amended and such amendments are indicated and shown on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

**Section 2.** 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 2<sup>nd</sup> Day of May, 2022.

ATTEST:

\_\_\_\_\_  
Kevin Fowler, Mayor

\_\_\_\_\_  
Kristy Teague, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Garza, City Attorney

**EXHIBIT A**

Account	Account Description	Budget Amendments
Fund 21 -		
REDC		
211	LEGAL	50,000.00
213	CONSULTING FEES	30,000.00
234.00	MARKETING CONSULTANT	(30,000.00)
234.02	MARKETING AD PLACEMENT	30,000.00
234.03	MARKETING SUBSCRIPTION MEMBERSHIP	(50,000.00)
507	TELEPHONE	1,500.00
601	LAND ACQUISITION	(30,000.00)
661	CONTRACTED INCENTIVES	<u>2,485,000.00</u>
	Total Amended Expenditures	2,486,500.00





## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Kristy Teague, City Secretary/Asst. to the City Manager

**DATE:** May 2, 2022

**SUBJECT:** RFD'S 'EXPLORER PROGRAM'

---

### Attachments

#### Summary/Background Information

Chief Cullins recently indicated that members of the City Council have expressed a desire to hear an update regarding this program. I am placing this "Appointment Item" on the Monday, May 2 city council meeting agenda at his request.

#### Action Needed

n/a



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** MIS2022-010; VARIANCE REQUEST TO THE UTILITY STANDARDS

---

### Attachments

Case Memo  
Development Application  
Location Map  
Applicant's Letter  
Letter from FEC  
Email from FEC  
Utility Work for 7-Eleven  
Overall Site Utility Work

### Summary/Background Information

Discuss and consider a request by Michael Hampton of 549 Crossing, LP on behalf of Justin Webb and Russell Phillips of Rockwall 205 Investors, LLC for the approval of a *Miscellaneous Case* for a *Variance* to the *Utility Placement* requirements in the *General Overlay District Standards* to allow overhead utilities in conjunction with raw land and a *Retail Store with Gasoline Sales* on a 34.484-acre tract of land identified as Tracts 17-5 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

### Action Needed

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





# 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](mailto:PLANNING@ROCKWALL.COM)

---

**TO:** Mayor and City Council

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

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

**DATE:** May 2, 2022

**SUBJECT:** MIS2022-010; *Variance Request to the Utility Standards*

---

On August 10, 2021 the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (*i.e. 7-Eleven*) on a 1.503-acre tract of land located east of the intersection of S. Goliad Street [SH-205] and S. FM-549. As part of this approval, the Planning and Zoning Commission granted a variance to the pitched roof requirements allowing a flat roof design on a building that was less than 5,000 SF. As part of this request, the applicant offered compensatory measures in the form of additional landscaping, increased natural stone, and increased architectural elements (*i.e. decorative canopies, articulated accents, etc.*). Following this approval, the applicant -- *Keaton Mai of the Dimension Group* -- submitted a subsequent variance request (*Case No. MIS2021-015*) seeking to allow the overhead powerlines to remain above ground as opposed to being undergrounded in accordance with the City's Municipal Code of Ordinances and the Unified Development Code (UDC). The Planning and Zoning Commission reviewed the applicant's request on November 30, 2021 and approved a motion to recommend denial of the applicant's request by a vote of 5-0, with Commissioners Chodun and Moeller absent. Based on this denial, the applicant submitted a request to withdraw the case on December 1, 2021 prior to the City Council's review on December 6, 2021.

More recently, the applicant has submitted a subsequent application requesting the same variance as was previously requested (*i.e. to allow the powerlines to remain above ground as opposed to being undergrounded*); however, in the new request, the applicant -- *Michael Hampton of Prudent Development/549 Crossing LP (the owner of the 7-Eleven property)* -- has included the 32.981-acre tract of land surrounding the 1.503-acre property from the previous case, and is requesting that the overhead powerlines remain for all 34.484-acres. Staff should point out that the 34.484-acre tract of land was recently preliminary platted (*Case No. P2021-027*) showing that the subject property will be subdivided into 14 lots to facilitate the future development of the subject property, and to dedicate right-of-way for the future alignment of FM-549. According to the City's ordinances, all relocations of existing overhead powerlines are required to be installed underground. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to the subject property are as follows:

- ☑ Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC:

*H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.*

- ☑ Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the UDC:

*All 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 of the Planning and Zoning Commission.*

- ☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

*(e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.*

The applicant is requesting the City Council grant a variance to the underground requirements to allow overhead powerlines along SH-205 and the current alignment of FM-549. In the applicant's letter, the applicant has stated that Farmers Electric

Cooperative would need to relocate these lines in the future. Staff has requested that the applicant provide additional information from Farmers Electric Cooperative showing an itemization of how the costs in the letter were calculated; however, the applicant has stated that Farmers Electric Cooperative has not been able or willing to provide additional details on how the costs were calculated. Staff requested this information from the applicant to try and ascertain if the improvements being required by Farmers Electric Cooperative were simply related to the burial of the lines or if they were requiring the applicant to make system wide improvements effecting properties not associated with the burial of the lines for this project.

According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." Variances to the unground utility requirements are discretionary decisions that are considered on a *case-by-case basis* by the City Council pending a recommendation from the Planning and Zoning Commission. On April 26, 2022, the Planning and Zoning Commission reviewed the applicant's request and approved a motion to recommend denial by a vote of 5-1, with Commissioner Welch dissenting and Commissioner Womble absent.

In the attached packet staff has included a proposed utility plan showing the current and proposed location of the powerlines, and the applicant's letter. Staff should note that the approval of any variance in an established overlay district would require a  $\frac{3}{4}$ -majority vote of the City Council (*i.e. members present at the meeting*) for approval. Should the City Council have any questions, staff and a representative for the applicant will be available at the May 2, 2022 City Council meeting.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

M152022-010

**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) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup>: 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 **NEQ + SEQ of HWY 205 and FM 549, Rockwall, TX 75032**

SUBDIVISION **Creekside Commons**

LOT

**1-14**

BLOCK

**A**

GENERAL LOCATION **NEQ + SEQ of HWY 205 and FM 549, Rockwall, TX 75032**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial (C)**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Various retail/office/commercial uses**

ACREAGE **34.484**

LOTS [CURRENT]

**N/A**

LOTS [PROPOSED]

**14**

☒ **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 Investors, LLC**

☒ APPLICANT **549 Crossing, LP**

CONTACT PERSON **Justin Webb + Russell Phillips**

CONTACT PERSON **Michael Hampton**

ADDRESS **5763 S SH 205, Suite 100**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Rockwall, TX 75032**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **214-729-7885**

PHONE **469-500-5204**

E-MAIL **Justinw@alturahomes.com**

E-MAIL **mhampton@prudentdevelopment.com**

## NOTARY VERIFICATION [REQUIRED]

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

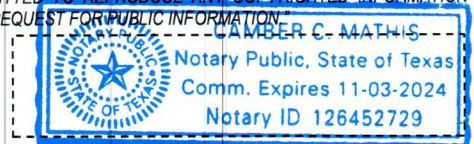
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April, 2023 BY SIGNING THIS APPLICATION. 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 14 DAY OF April, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

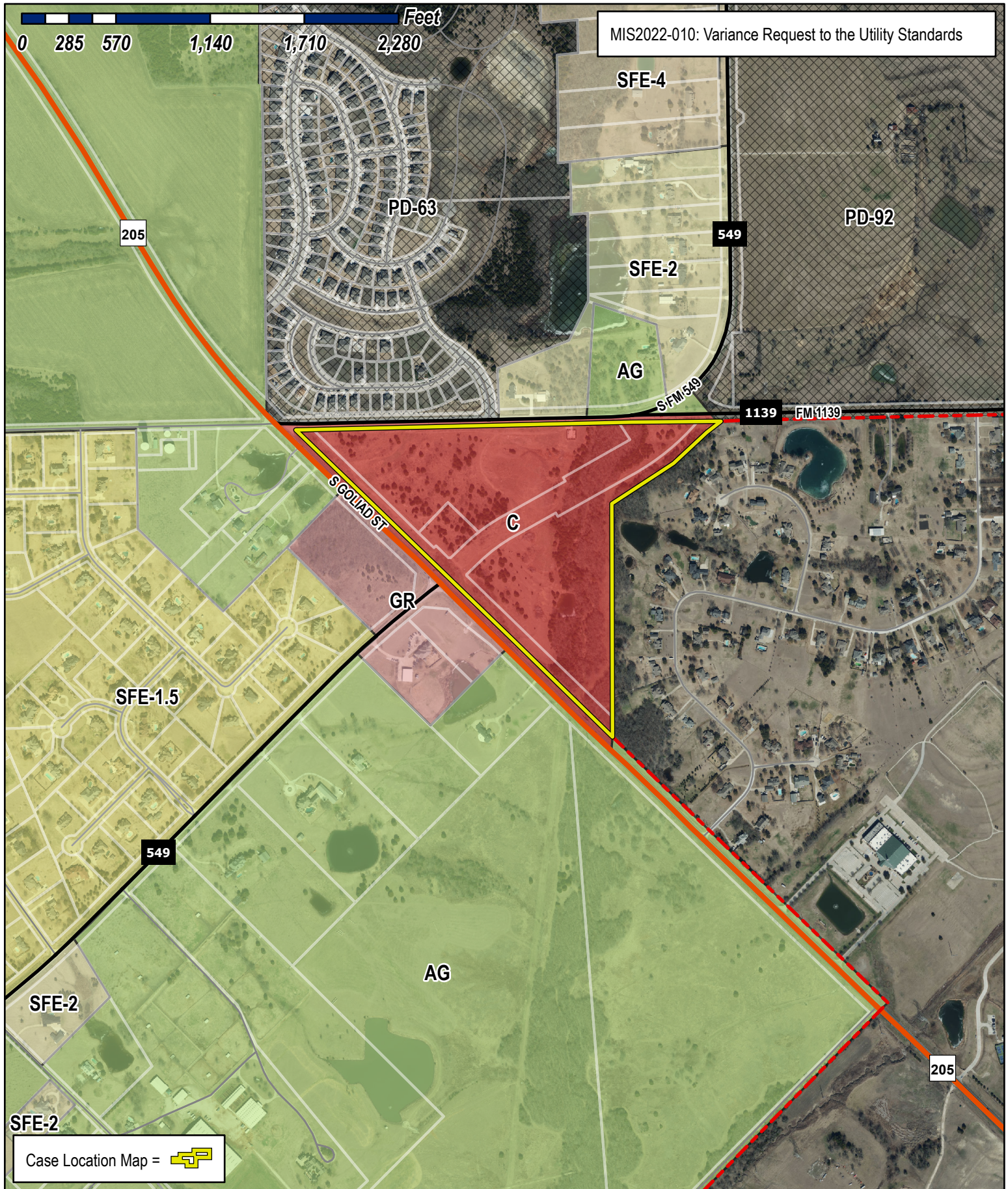
*Justin Webb*  
*Camber C. Mathis*



MY COMMISSION EXPIRES

11/3/24





# City of Rockwall

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

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







April 21, 2022

To: City of Rockwall  
Planning & Zoning Commission  
385 S. Goliad Street  
Rockwall, TX 75087

Re: Creekside Commons Addition (Lots 1-14, Block A)  
NEQ + SEQ of SH 205 and future FM 549  
Rockwall, TX 75032  
Exception Request Letter

On behalf of the Rockwall 205 Investors, LLC and 549 Crossing, LP, please accept this letter as a formal request for approval of an exception to the following provision found in Section 6.02(H) of the City of Rockwall Unified Development Code:

- *Utility Placement - All overhead utilities within any overlay district shall be placed underground.*

Over the past several months, both parties have been working with TXDOT, the utility provider (Farmers Electric Co-Op, or "FEC") and the City to identify the requirements and opportunities to comply with the above ordinance provision.

Attached is the latest cost proposal and design plan from FEC that is the minimum work required to achieve compliance for Lot 1, Block A only (i.e. "7-Eleven site"). FEC has also provided a supplemental email (see *attached*) relative to the projected cost and complexity for burying existing lines along the entire western and northern boundaries of the Creekside Commons development.

Existing conditions are as follows:

- 1) TXDOT has already acquired the Right-of-Way from Rockwall 205 Investors for both the future SH 205 widening and future FM 549 re-alignment/widening projects.
- 2) Existing overhead utility lines are located approximately 65-ft into the existing TXDOT ROW. *We do not believe the existing regulations require us to bury power lines that are located so far from our property as to not reasonably be considered abutting.*
- 3) FEC has stated they already have a permit from TXDOT to relocate the existing overhead lines to the new ROW line
- 4) According to FEC, the existing overhead lines are "radial feed" lines that serve a large area of south Rockwall County, including both sides of SH 205 and FM 549.
- 5) In order to properly bury one or more individual pad sites in this area, FEC has stated the developer(s) must also relocate, bury and tie into existing facilities on the west side of SH 205, which requires two (2) highway crossings and at least one offsite easement from a 3<sup>rd</sup> party landowner. *As such, strict compliance with the requirement to bury overhead utility lines could be impossible.*

According to FEC, while service disruptions tend to be less frequent when underground lines are deployed, the time required to diagnose and restore a disruption is significantly higher. Therefore, if the existing lines must be buried FEC wants to convert these radial lines to a dual/redundant feed system that simultaneously costs much more to construct and requires more land area (easements) to accommodate various manholes, switchgear and other facilities. Further, in order to prevent disruption or damage to the utilities when the SH 205 and FM 549 construction is started, FEC will require these new lines to be entirely within private property in the form of a 15-ft easement. These are in addition to "private" electric easements required to serve each individual lot, which the applicant has always

Prudent Development

10755 Sandhill Road Dallas, Texas 75238  
Phone 214 271 4630 Fax 214 271 4631



understood and agreed to place underground.

Another challenge for this development is the unusual circumstance of attempting to relocate and bury the overhead facilities prior to the ultimate relocation and reconfiguration of not one, but two, TXDOT highway improvement projects. The requirements to bury the line across both SH 205 and future FM 549 rights-of-way (as depicted on the 7-Eleven proposal/exhibit) is by itself driving the costs of complying with the ordinance to a level that will make it difficult/economically infeasible to develop any individual lots.

We will be present at the upcoming Planning & Zoning Commission and City Council hearings prepared to discuss the request in more detail, and answer any concerns or questions.

Thank you for your consideration and assistance with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Hampton", is written over a horizontal line.

Michael Hampton, AICP  
Vice President  
Prudent Development, LLC  
(dba "549 Crossing, LP")



March 25, 2022

Keaton Mai, P.E.  
Director of Civil Engineering  
The Dimension Group

Re: 7-11 Hwy 205/FM 549 Rockwall, TX

Keaton,

At your request, and to satisfy The City of Rockwall's ordinance, Farmers' engineering has prepared a design and cost estimate for the burial of our existing overhead powerline that resides in the Hwy 205 ROW at the proposed 7-11 development. This design will require additional easements on the northeast and southwest corners of Hwy 205 and FM 549. The cost of this project is \$464,074.15 plus tax which includes all permitting and construction. This does not include easement acquisitions which will be the responsibility of the developer. This cost is valid for 30 days from the date on this letter and is contingent on Farmers' receiving an electric service application for the project. Upon your acceptance in writing, we can go over the design details including the additional easements that will be required. In addition, we can go over the design of the 7-11 electric facilities which are included in the project pricing above.

Please don't hesitate to contact me directly with any questions.

Sincerely,

*Frank Spataro*

Frank Spataro  
Senior Project Coordinator  
903-461-2452  
fspataro@fecelectric.com

## Michael Hampton

---

**From:** Shaun Chronister <schronister@farmerselectric.coop>  
**Sent:** Thursday, April 14, 2022 2:44 PM  
**To:** Michael Hampton  
**Subject:** RE: 7-11 proposal letter (205 & 549)

Hey Michael,

I spent a couple hours yesterday reviewing your request for design and pricing to bury Farmers' overhead powerlines located in the state ROW in front of Parcel 30851 (Rockwall 205 Investors) and 113123 (7-11). As discussed, it is Farmers' design standard and practice to loop underground primary feeder lines. There is a couple reason for this.

1. Outage restoration – primary cable failures are difficult to and time consuming to troubleshoot. Once found the cable must be isolated removed from the conduit and replaced. In order to restore power to our members, we need to have the ability to leverage a loop to isolate the failed section of cable. This limits outage times considerably. Without looped facilities, outages depending on field conditions, could go on for hours or even days.
2. New services/load - Adding new load to underground electric feeder lines can be problematic as well. The manholes and switchgear required to add load are costly and can't be added to an existing system without de-energizing, cutting in the equipment, and often times repulling cable on at least one side of the run. In areas like this where there is no significant master plan, a loop is required so that section can be de-energized while no members are left without electric service. Installations of this sort take weeks.

In short, the quote that Farmers provided for burying the overhead facilities in front of the proposed 7-11 is a fair estimate and will be honored per the terms outlined in the letter.

The design and cost estimates requested for the properties adjacent to the proposed 7-11 have not been designed. As a courtesy, Farmers is providing ballpark estimates for the burial of the overhead facilities along on 205 north of the proposed 7-11 (\$550,000-\$700,000). Also, from the intersection of 205 & 1139 east to the intersection of 1139 and the new 549 extension (\$1,175,000 - \$1,300,000). Lastly, going south from the proposed underground facilities for 7-11 to the south edge of parcel 30851 along 205 (\$375,000 - \$450,000).

Again, these are very preliminary estimates. The ultimate design and costs are dependent on several factors such as easements, allowable ending location for overhead lines, the order in which these projects would be constructed, existing services, equipment needs (transformers, switchgear, manholes, junction boxes, and etc), bores, encasement requirements, other/existing underground utilities, and the list goes on.

I hope this helps to quantify things a bit. Please don't hesitate to reach out if I can be of further assistance.

Shaun Chronister

---

**From:** Michael Hampton <mhampton@prudentdevelopment.com>  
**Sent:** Wednesday, April 13, 2022 5:47 PM  
**To:** Shaun Chronister <schronister@farmerselectric.coop>  
**Cc:** Keaton Mai <kmai@dimensiongroup.com>  
**Subject:** RE: 7-11 proposal letter (205 & 549)

Ok, thanks for the update Shaun.



SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE AVAILABLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REVEAL EXISTING FIELD LOCATIONS OF UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RECONCILE ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS OF UTILITIES WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

USE	COMMERCIAL/CONVENTENCE STORE (WHLPL. SALES)
LOT AREA	65.66 ACRES (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,300 S.F.
PARKING	113
PARKING HEIGHT	14'6"
PAVING HEIGHT	17'4"
TOTAL IMPERVIOUS COVER	154.54 S.F. OR 34%
TOTAL IMPERVIOUS COVER	49.12 S.F. OR 9%
PARKING REQUIRED	21 SPACES (1250 G.F.A.)
PARKING PROVIDED	27 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES

- |    |   |
|----|---|
| 27 | NEW PORRANE CAGE                                      |
| 26 | NEW CO2 & INTRUDER GATES                              |
| 25 | NEW ICE MERCHANTS                                     |
| 24 | NEW FREE DRINKING LOCATION                            |
| 23 | NEW 6' BOLLARDS IN PARKING SPACES (REF. ARCH. PLANS)  |
| 22 | NEW BARBERS FREE CHAIRS                               |
| 21 | NEW 4' WIDE FREE LANE STRIPS                          |
| 20 | NEW 10' SIGN (4' SEPARATE PEDESTAL)                   |
| 19 | (B) NEW MULTI-PRODUCT DISPENSERS                      |
| 18 | (C) NEW TRASH CANS                                    |
| 17 | NEW GASOLINE CANOPY                                   |
| 16 | STANDARDIZED AREA LIGHT POLE (REF. PHOTOGRAPHIC PLAN) |
| 15 | HANDICAP VAN PARKING                                  |
| 14 | WHITE PAVEMENT SOLID PARKING STRIPS                   |
| 13 | INSTALL HANDICAP VAN AND SIGN (REF. A.D.A. PLAN)      |
| 12 | INSTALL (B) 6-SHAPED COLUMNS, REF. FUEL PLANS         |
| 11 | INSTALL 8' WATER METER MACHINE                        |
| 10 | NEW TANK VENTS  |
| 9  | NEW UNDERGROUND FUEL STORAGE TANKS                    |
| 8  | INSTALL PEDESTRIAN SIDEWALK PAVEMENT                  |
| 7  | CONSTRUCT 6" CONCRETE PAVEMENT SECTION (REF. GEOTECH) |
| 6  | CONSTRUCT 6" CURB & GUTTER                            |
- SITE PLAN REVISIONS:**

0602CITY OF ROCKWALL MONUMENTS - NORTH AMERICAN DATUM - 1985 (2017)  
 TEXAS NORTH AMERICAN DATUM (2022)  
 CORP- ALUMINUM SIGN STAMPED "CITY OF ROCKWALL SURVEY MONUMENT"  
 WAVE DRIVE E 1/4 NORTH OF CURVE LINE IN CENTER OF CURVE.  
 N 7018083.1133 E 2698933.865 ELEVATION 800.45  
 CORP- BRASS DISC STAMPED "CITY OF ROCKWALL SURVEY MONUMENT ON  
 COURSE OF DISCOVERY POLYLINE AT THE SOUTHWEST CORNER  
 OF CURB WHEEL (140 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE)  
 N 1020550.132 E 2007461.98 ELEVATION 585.65

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 44°06'49" W	19.00'	
L2	N 88°54'39" W	13.54'	

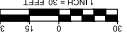
CURVE CHART			
CURVE	RADIUS	DELTA	LENGTH
C1	1100.00'	6°24'51"	124.26'
CHORD		BEARING	S 49°16'11" W
			124.20'

**PAVING LEGEND**

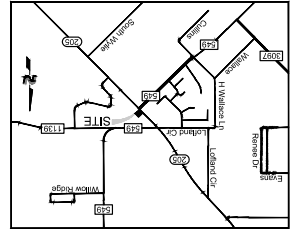
- 6" TREE LANE
- 6' PARK PAD
- DRIVEWAY PAD
- R.O.W./PAVEMENT
- SEWER/

6" TREE 4000 P.S.T. #3 REBAR AT 18" O.C.E.W. (6.55 SACK MIX)  
 7" TREE 4000 P.S.T. #3 REBAR AT 18" O.C.E.W. (6.55 SACK MIX)  
 8" TREE 4000 P.S.T. #3 REBAR AT 18" O.C.E.W. (6.55 SACK MIX)  
 4" TREE 3000 P.S.T. #3 REBAR AT 18" O.C.E.W. (6.55 SACK MIX)

10' x 40' easement on LLC property on 101 Hubbard



LOT 1, BLOCK A, CRENSHAW COMMONS ADDITION  
NWC STATE HIGHWAY 205 & F.M. 549  
A 1.50 ACRE TRACT OF LAND IN THE  
WILLIAM W. FORD SURVEY, ABST. NO 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CITY PROJECT #SP2021-021  
August 3, 2021



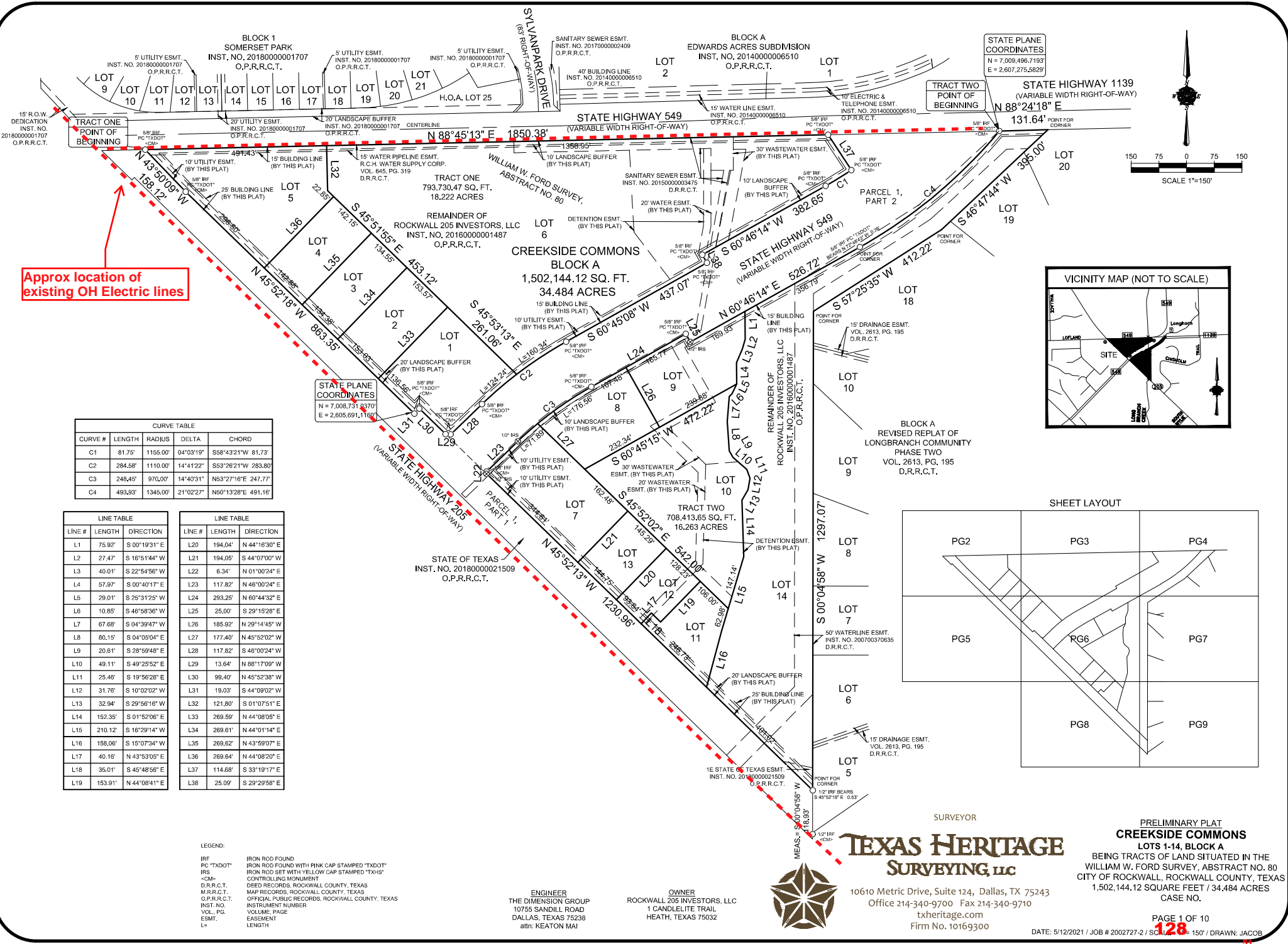
#	DATE	REVISION DESCRIPTION	BY
Δ			
Δ			
Δ			
Δ			
Project no.	200-672		drawn by
date	12/23/2021 - 2:34 pm		designed by
dwg.	C3-1-SITE PLAN.dwg		approved by
Δ			
Δ			

[illegible]

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING  
10755 SAMPANEL ROAD, DALLAS, TEXAS 75238  
TEL: 214.343.9400 [www.DimmerofGroup.com](http://www.DimmerofGroup.com)

GENERAL NOTES

[illegible]



Approx location of existing OH Electric lines

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	284.58'	1110.00'	14°41'22"	S53°26'21"W 283.80'
C3	248.45'	970.00'	14°40'31"	N63°27'16"E 247.17'
C4	493.93'	1345.00'	21°02'27"	N50°13'28"E 491.16'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	75.92'	S 00°19'31"E	L20	194.04'	N 44°16'30"E
L2	27.47'	S 16°51'44"W	L21	194.05'	S 44°07'00"W
L3	40.01'	S 22°54'56"W	L22	6.34'	N 01°00'24"E
L4	57.97'	S 00°40'17"E	L23	117.82'	N 46°00'24"E
L5	29.01'	S 25°31'25"W	L24	293.25'	N 60°44'32"E
L6	10.85'	S 46°58'36"W	L25	25.00'	S 29°15'28"E
L7	67.68'	S 04°39'47"W	L26	185.92'	N 29°14'45"W
L8	80.15'	S 04°05'04"E	L27	177.40'	N 45°52'02"E
L9	20.61'	S 28°59'48"E	L28	117.82'	S 46°00'24"W
L10	49.11'	S 49°25'52"E	L29	13.64'	N 88°17'09"W
L11	25.46'	S 19°56'28"E	L30	99.40'	N 45°52'38"W
L12	31.76'	S 10°02'02"W	L31	19.03'	S 44°09'02"W
L13	32.94'	S 29°56'16"W	L32	121.80'	S 01°07'51"E
L14	152.35'	S 01°52'06"E	L33	269.59'	N 44°08'05"E
L15	210.12'	S 16°29'14"W	L34	269.61'	N 44°01'14"E
L16	158.06'	S 15°07'34"W	L35	269.62'	N 43°59'07"E
L17	40.16'	N 43°53'05"E	L36	269.64'	N 44°08'20"E
L18	35.01'	S 45°48'56"E	L37	114.68'	S 33°19'17"E
L19	153.91'	N 44°08'41"E	L38	25.09'	S 29°29'58"E

LEGEND:

IRF IRON ROD FOUND  
PC "TXDOT" IRON ROD SET WITH PINK CAP STAMPED "TXDOT"  
IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"  
C&M CONTROLLING MONUMENT  
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS  
M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS  
INST. NO. INSTRUMENT NUMBER  
VOL., PG. EASEMENT PAGE  
ESMT. EASEMENT  
L= LENGTH

ENGINEER  
THE DIMENSION GROUP  
10755 SANDILL ROAD  
DALLAS, TEXAS 75238  
attn: KEATON MAI

OWNER  
ROCKWALL 205 INVESTORS, LLC  
1 CANDELITE TRAIL  
HEATH, TEXAS 75032



**TEXAS HERITAGE**  
**SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm No. 10169300

PRELIMINARY PLAT  
**CREEKSIDE COMMONS**  
**LOTS 1-14, BLOCK A**  
BEING TRACTS OF LAND SITUATED IN THE  
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
1,502,144.12 SQUARE FEET / 34.484 ACRES  
CASE NO.

PAGE 1 OF 10  
DATE: 5/12/2021 / JOB # 2002727-2 / SCALE: 1"=150' / DRAWN: JACOB





## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** May 2, 2022

**SUBJECT:** MIS2022-009; EXCEPTION FOR A FENCE FOR RAYBURN COUNTRY  
ELECTRIC COOPERATIVE, INC.

---

### Attachments

Case Memo  
Development Application  
Location Map  
Applicant's Letter  
Fence Plan

### Summary/Background Information

Discuss and consider a request by Stephen Geiger of Rayburn Electric Cooperative, Inc. for the approval of a *Miscellaneous Case* for a *Special Exception* to the fence standards on a 58.72-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

### Action Needed

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



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

**TO:** Mayor and City Council

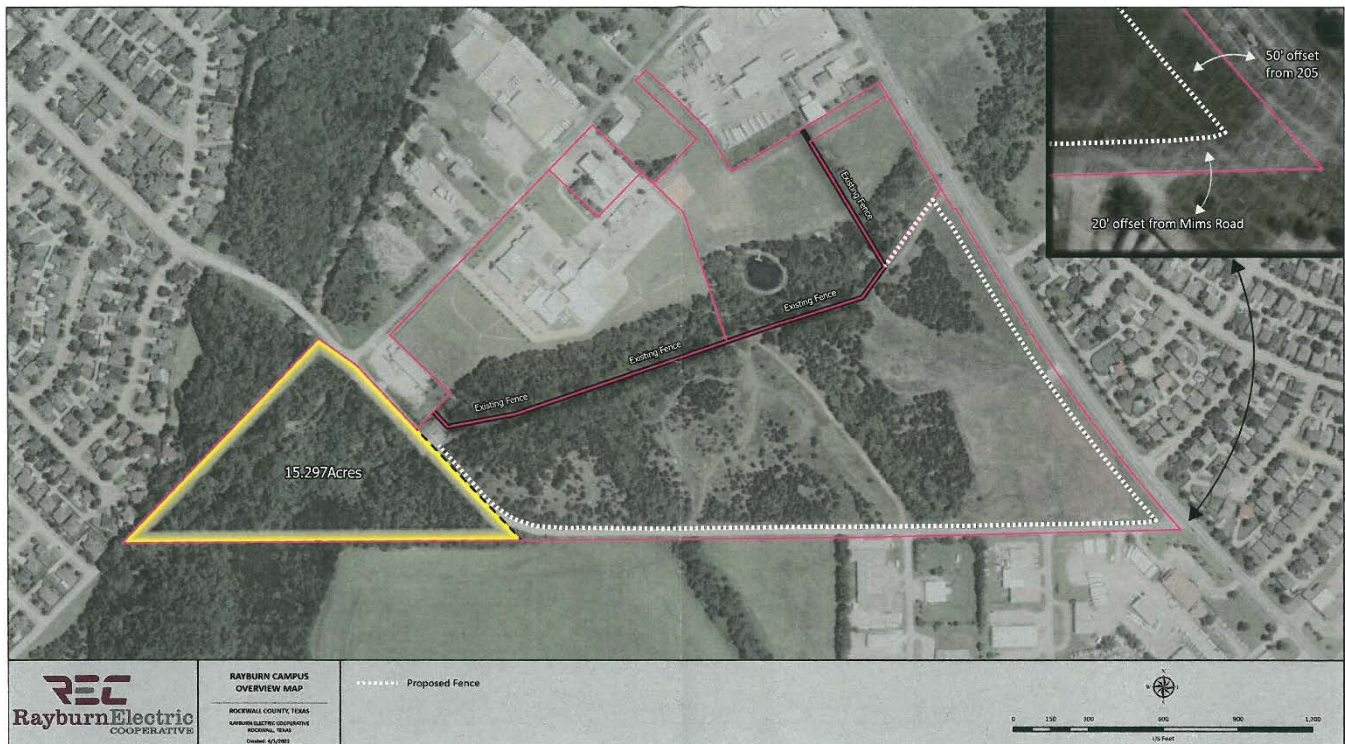
**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

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

**DATE:** May 2, 2022

**SUBJECT:** MIS2022-009; *Exception for a Fence for Rayburn Country Electric Cooperative, Inc.*

The applicant -- *Stephen Geiger of Rayburn Country Electric Cooperative, Inc.* -- has submitted a request for an exception to allow the construction of a six (6) foot chain-link fence around the subject property. The subject property is a 58.72-acre tract of vacant land situated at the northwest corner of the intersection of Mims Road and S. Goliad Street [SH-205] that is zoned Heavy Commercial (HC) District and Commercial (C) District. According to the applicant's letter, Rayburn Country Electric Cooperative, Inc. purchased the subject property to ensure that they would have land to expand their business in the future. Unfortunately, they have had issues with illegal dumping on the newly acquired site and are looking for a way to secure the property. In order to achieve this, the applicant is proposing to construct a six (6) foot chain-link fence that will start south of the City's lift station on Mims Road, extend east along Mims Road to S. Goliad Street, turn north and extend along S. Goliad Street to the northern property boundary, and turn west following the existing property line approximately 530-feet (see *Figure 1 below*). The applicant is proposing to set the fence back 20-feet from the property line (*i.e. at the front building setback line*) along Mims Road and back 50-feet from the property line (*i.e. at the front building setback line*) adjacent to S. Goliad Street.



**FIGURE 1:** FENCE LOCATION

According to Subsection 08.04(A), *Fence Standards for Properties in a Commercial District*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)on-required fences in the Neighborhood Services (NS), General Retail (GR), and Commercial (C) Districts shall be constructed of materials outlined in Subsection 8.02(B); however, wood and vinyl coated chain-link shall be prohibited." In addition, Subsection 08.04(C), *Fence Standards for Properties in an*



*Industrial District*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states, "(n)on-required fences in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts shall be constructed of materials outlined in Subsection 8.02(B); however, wood shall be prohibited." As stated above, the applicant is proposing a six (6) foot chain-link fence, which is a not permitted fence material in either the Commercial (C) District or the Heavy Commercial (HC) District. With this being said, the applicant does state that this is only a temporary solution intended to address their issues with illegal dumping and to temporarily secure the property until future expansion. It is also worth pointing out that the properties directly north (i.e. 2670 S. Goliad Street -- *TransAm Trucking*) and south (i.e. 2890 S. Goliad Street -- *EPES Transport System, LLC*) of the subject property currently have legal non-conforming chain-link fences (see *Figures 2 & 3*). Based on this the applicant's request does not appear to change the essential character of the area; however, a request for an exception for a fence is a discretionary decision for the Planning and Zoning Commission.



FIGURE 2: EPES TRANSPORT SYSTEMS, LLC



FIGURE 3: TRANSAM TRUCKING

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)pproval of any exception to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (i.e. *three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative." On April 26, 2022 the Planning and Zoning Commission failed to get a supermajority vote for a motion to approve the applicant's request with the caveat that the fence be black vinyl coated chain-link along S. Goliad Street [SH-205]. This motion failed by a vote of 4-2, with Commissioners Chodun and Conway dissenting. In accordance with Subsection 09.01 of Article 11 of the Unified Development Code (UDC), the applicant has submitted a written appeal to the Director of Planning and Zoning requesting to appeal the Planning and Zoning Commission's decision. Please note that in order to approve the applicant's request, the City Council would need to approve a motion by a super-majority vote.

In the attached packet staff has included the applicant's letter and site plan showing the proposed location for the chain-link fence. Should the City Council have any questions staff will be available at the May 2, 2022 City Council meeting.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

ML52022-009

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) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Mims Rd. Rockwall, TX 75032

SUBDIVISION A0026 W H Barnes, Tract 3

LOT

BLOCK

GENERAL LOCATION Located at 205 and Mims Rd

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Heavy Commercial, Commercial

CURRENT USE Vacant Land - Commercial

PROPOSED ZONING N/A

PROPOSED USE N/A

ACREAGE 58.72 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 Rayburn Country Electric Cooperative, Inc.

☐ APPLICANT

CONTACT PERSON Stephen Geiger

CONTACT PERSON

ADDRESS 950 Sids Rd

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75032

CITY, STATE & ZIP

PHONE (469) 402-2100

PHONE

E-MAIL sgeiger@rayburnelectric.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

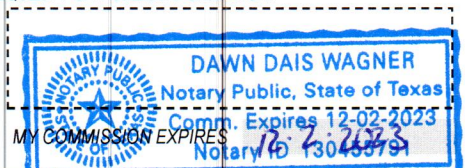
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 31<sup>st</sup> DAY OF March, 2022. BY SIGNING 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 31<sup>st</sup> DAY OF March, 2022.

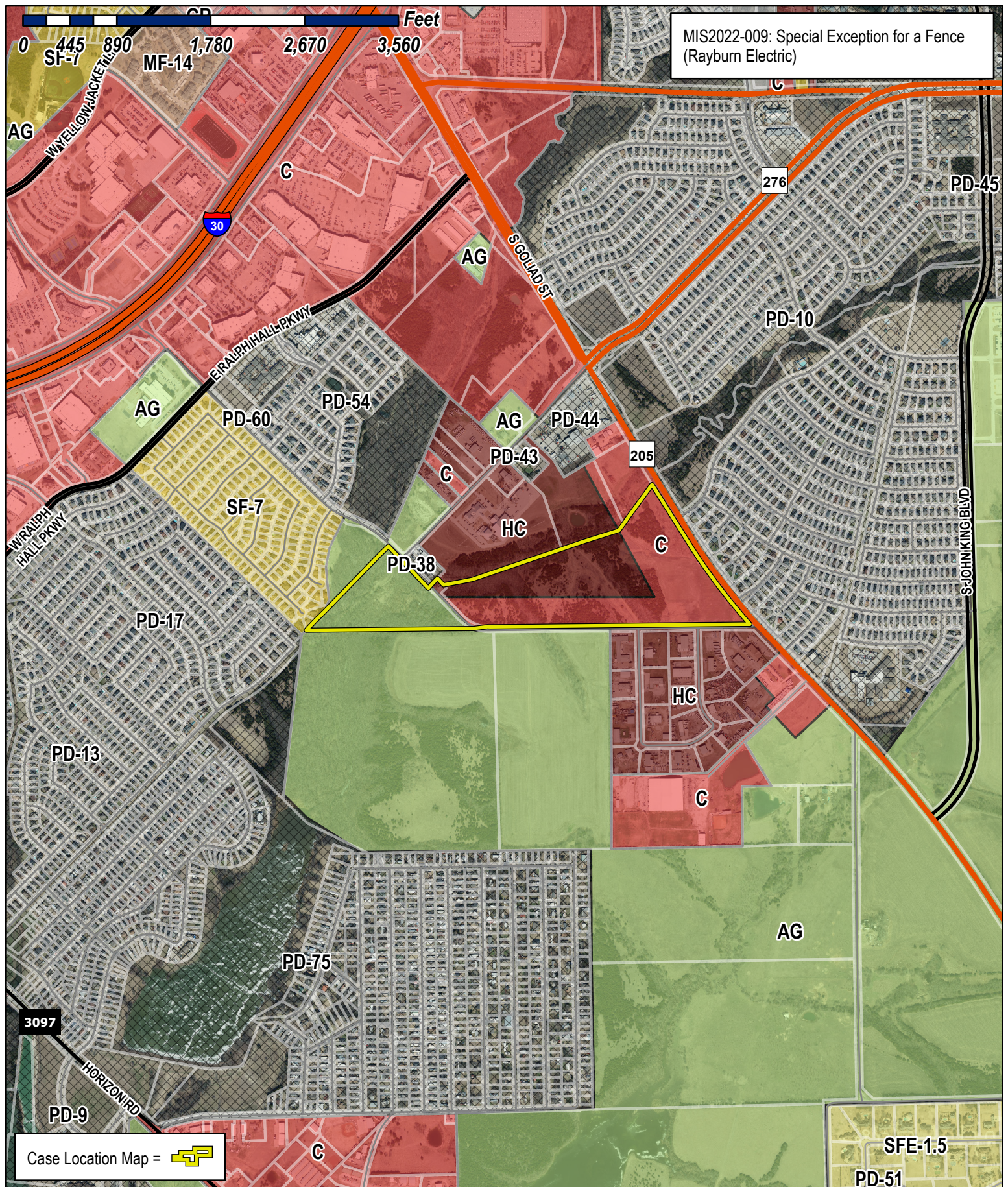
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Dawn Dais Wagner







## City of Rockwall

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





April 14, 2022

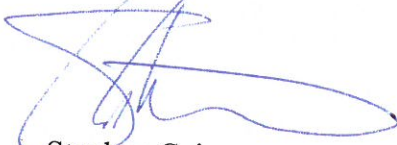
City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

Subject: Rayburn Country Electric Cooperative's Variance Request

To Whom It May Concern:

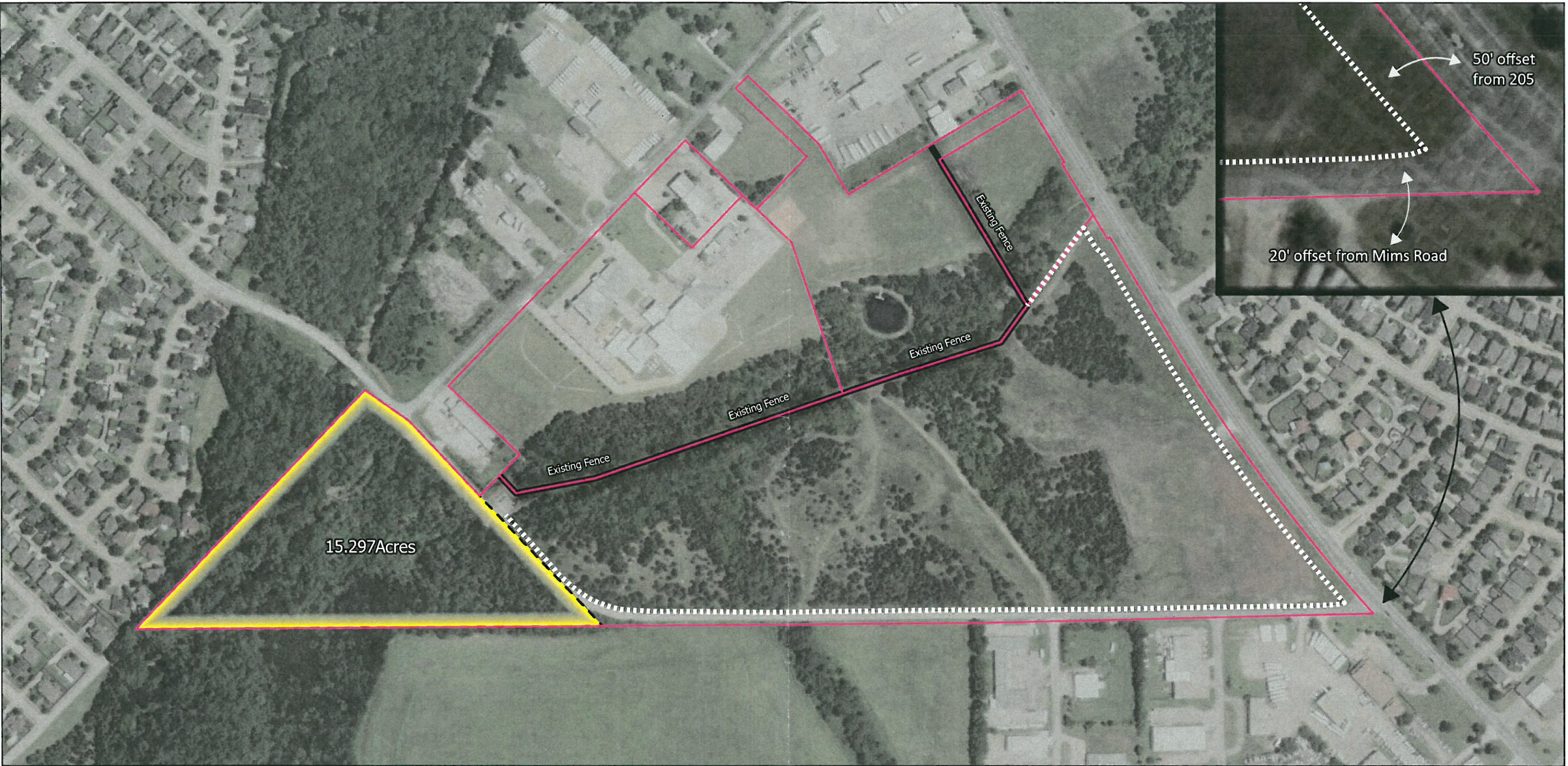
Last year Rayburn Country Electric Cooperative, Inc. (Rayburn) purchased the tract of land adjoining our campus property so that we could ensure a pathway for continued growth as our business needs develop. The property in question is bordered by State Highway 205 to the East, Mims Road to the South and West, and our existing campus property to the North. Given the property's location and relatively low vehicular traffic levels along Mims Road, this newly acquired tract of land is commonly used as a dump site for various items such as tires, couches, mattresses and even an old boat and hot tub. Rayburn desires to erect a fence along the property's perimeter to deter said dumping and to protect the integrity of our facilities. The variance requested relates to the fencing material type associated with the current zoning of overall tract. The larger overall tract has sections that are zoned both commercial and heavy commercial which require/permit different types of fencing. Given the purpose of our intent as meant more of a deterrent to illegal dumping and to address safety concerns for individuals accessing our property versus a long-term solution as our business development needs expand, we are requesting a variance to be able to install six-foot-high chain-link fencing around the perimeter of the overall larger tract. We are proposing to offset the fencing along State Highway 205 back into the property 50 feet so as to serve both our needs and be aesthetically beneficial to citizens of Rockwall as they traverse along the roadway. If any questions arise or if clarification is needed, please do not hesitate to contact me.


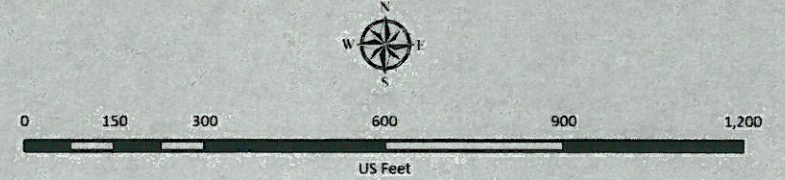
Thank you,



Stephen Geiger  
Chief Operating Officer  
Rayburn Country Electric Cooperative, Inc.





 <p><b>RayburnElectric</b> COOPERATIVE</p>	<p><b>RAYBURN CAMPUS OVERVIEW MAP</b></p> <hr/> <p>ROCKWALL COUNTY, TEXAS RAYBURN ELECTRIC COOPERATIVE ROCKWALL, TEXAS Created: 4/1/2022</p>	<p>..... Proposed Fence</p>	 <p>0 150 300 600 900 1,200 US Feet</p>
--	--	-----------------------------	--





## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Kristy Teague, City Secretary / Asst. to the City Manager

**DATE:** May 2, 2022

**SUBJECT:** INCREASE ART COMMISSION FROM 5 TO 7 MEMBERS

---

### Attachments

Ord\_increase ART Commission membership

### Summary/Background Information

Councilmember Macalik, current council assigned liaison to the city's ART Commission, has requested this agenda item for Council consideration. There has been interest to join the board; however, there have not been enough available seats. Furthermore, by adding seats, it is believed the Commission will be better able to accommodate a quorum of members.

I have drafted the attached ordinance, which if approved by Council, will increase the Commission's membership from five to seven people.

### Action Needed

Council consideration of adoption of the proposed ordinance



**CITY OF ROCKWALL**  
**ORDINANCE NO. 22-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES IN CH. 36. STREETS, SIDEWALKS AND PUBLIC PLACES; ARTICLE IV. ART IN PUBLIC PLACES MASTER PLAN; DIVISION 2. ART REVIEW TEAM (ART) COMMISSION; SEC. 36-77. "ESTABLISHED," SUBSECTION (a)(1)a. "COMPOSITION" TO CHANGE THE REQUIRED COMPOSITION FROM A FIVE (5) MEMBER COMMISSION TO A SEVEN (7) MEMBER COMMISSION; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Rockwall City Council, in order to facilitate more participation by members of the public who may wish to serve, has determined that the following composition for the city's Art Review Team (ART) Commission is in the best interest of the public:

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

**Section 1.** That the Code of Ordinances in Chapter 36. Streets, Sidewalks, and Public Places; Article IV. Art in Public Places Master Plan; Division 2. Art Review Team (ART) Commission; Section 36-77. "Established;" Subsection (a)(1)a. "Composition" is hereby amended to henceforth read in its entirety as follows:

- (a) (1) The art review team (ART) commission shall consist of ~~five~~ seven members, who shall all be "interested citizens" appointed by the city council. All team members should possess knowledge of, or have an interest in contemporary, visual art, artistic principles and art media.
- a. The art review team (ART) commission shall consist of ~~five~~ seven regular members appointed by a majority of the city council. A staff liaison will be appointed by the city manager.

**Section 2.** That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict;

**Section 3.** That if any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void;

**Section 4.** That all ordinances or parts of ordinances, in conflict herewith are to the extent of such conflict hereby repealed. The balance of such ordinance is hereby saved from repeal;

**Section 5.** That this Ordinance shall become effective immediately upon passage and approval and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 16<sup>th</sup> day of MAY, 2022.**

\_\_\_\_\_  
**Kevin Fowler, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kristy Teague, City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Frank Garza, City Attorney**

**1<sup>st</sup> Reading: 05-02-2022**

**2<sup>nd</sup> Reading: 05-16-2022**





## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Kristy Teague, City Sect./Asst. to the City Manager

**DATE:** May 2, 2022

**SUBJECT:** FILLING VACANCY ON ART COMMISSION

---

### Attachments

Martin Application

### Summary/Background Information

Councilmember Macalik, ART Commission liaison, would like the Council to consider appointing applicant Sean Charles Martin to fill a vacancy left by Bonnie Lankford. His application is attached within the packet for Council's review and consideration. Bonnie's term is set to expire in Aug. of this year (2022); however, Councilmember Macalik would like the Council to consider the following action (noted below)

### Action Needed

A motion to appoint Sean Charles Martin to fill the unexpired term of Bonnie Lankford thru Aug. of 2022 and thereafter continue serving a full, two-year term thru Aug. of 2024.

**Subject:**

FW: Boards & Commissions - Sean Charles Martin



## **Boards & Commissions**

### **NAME & ADDRESS**

Sean Charles Martin  
Rockwall, Texas 75087-4657

### **VOTER REGISTRATION**

**Registered Voter:** Yes  
**Voter Registration Number:** 2173308574

### **PHONE NUMBER & EMAIL**

**Phone:** **Email:**

### **PERSONAL DETAILS**

I am a Catholic priest, the pastor of Our Lady of the Lake Catholic Church here in Rockwall. I hold a doctorate in theology, and a masters degree in comparative literature, with a minor in art history. Chris Kosterman has invited me to join this commission.

### **BOARDS & COMMISSIONS**

**Interested in Special Committee or Projects?** Yes

### **ART COMMISSION**

### **MAIN STREET BOARD**





City of Rockwall  
*The New Horizon*

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## Building Inspections Department Monthly Report

---

March 2022

### Permits

<b>Total Permits Issued:</b>	<b>346</b>
Building Permits:	46
Contractor Permits:	300
<b>Total Commercial Permit Values:</b>	<b>\$3,697,388.11</b>
Building Permits:	\$2,161,238.40
Contractor Permits:	\$1,536,149.71
<b>Total Fees Collected:</b>	<b>\$307,866.69</b>
Building Permits:	\$261,842.52
Contractor Permits:	\$46,024.17

### Board of Adjustment

Board of Adjustment Cases:	0
----------------------------	---

4/4/2022  
8:43:44AM

City of Rockwall  
PERMITS ISSUED - Summary by Type and Subtype  
For the Period 3/1/2022 to 3/31/2022

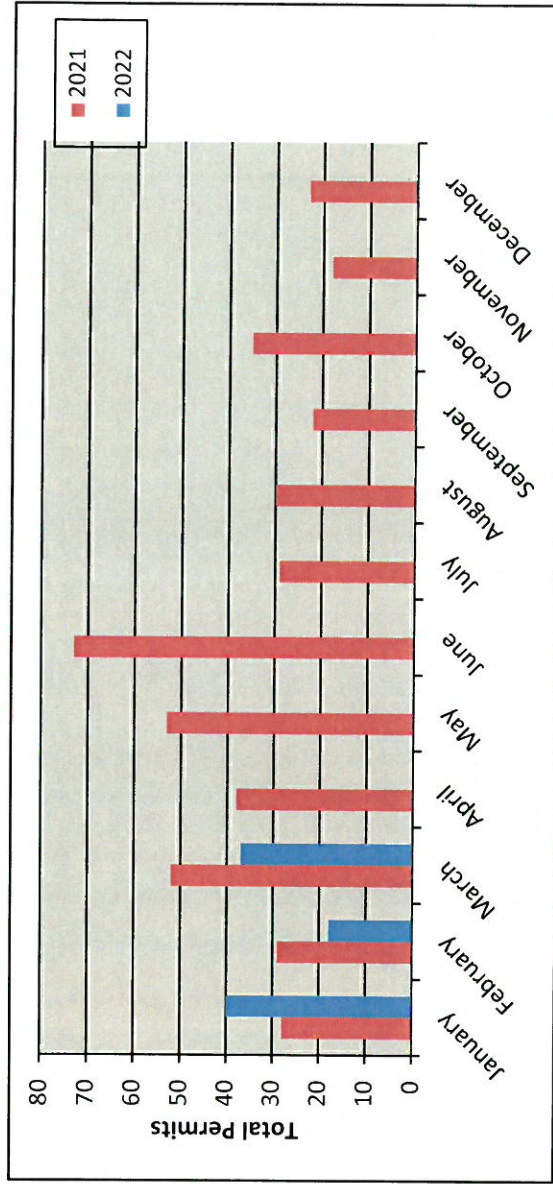
Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	49	\$3,697,388.11	\$55,778.10
Addition	1	961,238.40	\$5,437.11
Cell Tower Permit	2	37,000.00	\$635.98
Certificate of Occupancy	8		\$532.50
Demolition	1		\$51.00
Electrical Permit	12	163,059.41	\$2,491.21
Fence Permit	1		\$51.00
Irrigation Permit	1		\$4,358.37
Mechanical Permit	2	105,000.00	\$1,293.36
New Construction	1	1,200,000.00	\$30,236.64
Plumbing Permit	6	31,888.30	\$808.38
Remodel	5	1,175,000.00	\$8,864.55
Retaining Wall Permit	2	6,500.00	\$100.00
Sign Permit	7	17,702.00	\$918.00
Residential Building Permit	297		\$252,088.59
Accessory Building Permit	5		\$1,302.65
Concrete Permit	7		\$500.42
Deck Permit	1		\$127.50
Demolition	1		\$51.00
Driveway Permit	2		\$357.00
Electrical Permit	10		\$1,147.50
Fence Permit	45		\$2,243.00
House Moving	2		\$312.80
Irrigation Permit	22		\$1,680.00
Mechanical Permit	21		\$2,574.00
New Construction	4		\$21,026.02
New Single Family Residential	33		\$203,738.10
Outdoor Kitchen Permit	5		\$421.33
Patio Cover/Pergola	13		\$1,392.50
Plumbing Permit	36		\$3,001.50
Pool	17		\$2,577.60
Remodel	2		\$536.52
Retaining Wall Permit	2		\$101.00
Roofing Permit	34		\$2,601.00
Solar Panel Permit	14		\$5,327.15
Takeline - Boat House	2		\$102.00
Window & Door Permit	19		\$968.00
<b>Totals:</b>	<b>346</b>		<b>\$307,866.69</b>



## New Residential Permits

## Calendar Year

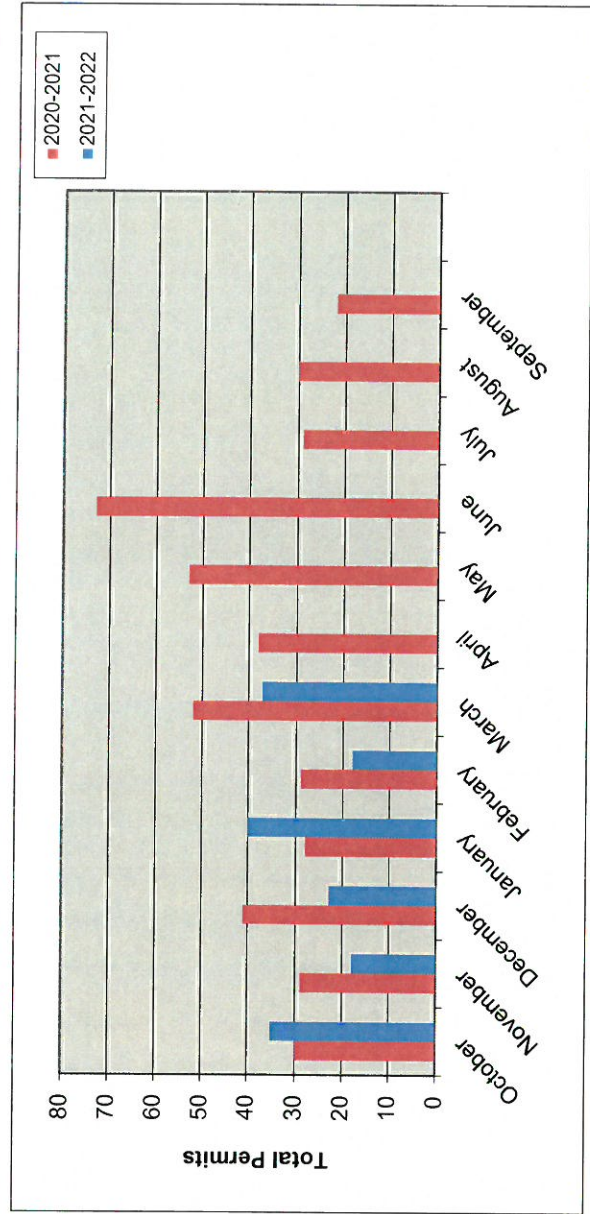
	Year	
	2021	2022
January	28	40
February	29	18
March	52	37
April	38	
May	53	
June	73	
July	29	
August	30	
September	22	
October	35	
November	18	
December	23	
<b>Totals</b>	<b>430</b>	<b>95</b>



## New Residential Permits

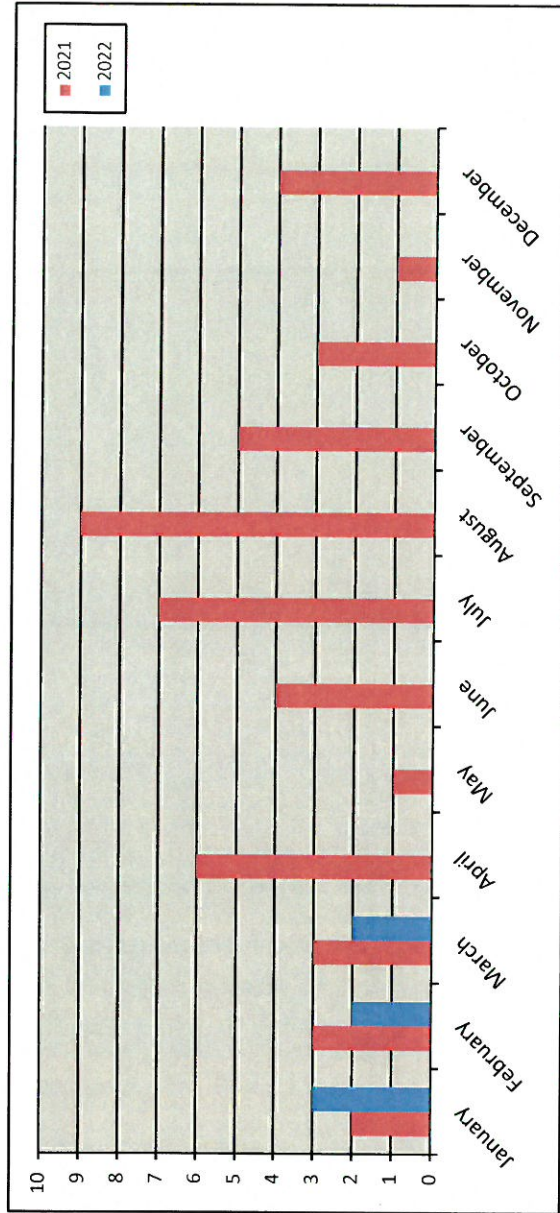
## Fiscal Year

	Year	
	2020-2021	2021-2022
October	30	35
November	29	18
December	41	23
January	28	40
February	29	18
March	52	37
April	38	
May	53	
June	73	
July	29	
August	30	
September	22	
<b>Totals</b>	<b>454</b>	<b>171</b>



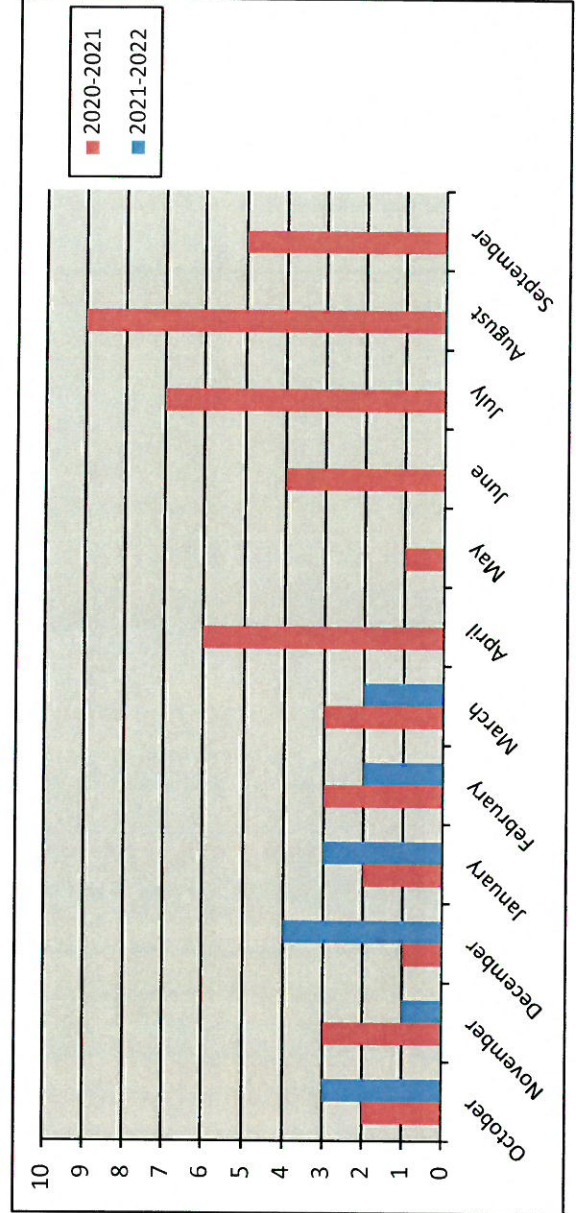
## Residential Remodel Permits      Calendar Year

	Year	
	2021	2022
January	2	3
February	3	2
March	3	2
April	6	
May	1	
June	4	
July	7	
August	9	
September	5	
October	3	
November	1	
December	4	
<b>Totals</b>	<b>48</b>	<b>7</b>



## Residential Remodel Permits      Fiscal Year

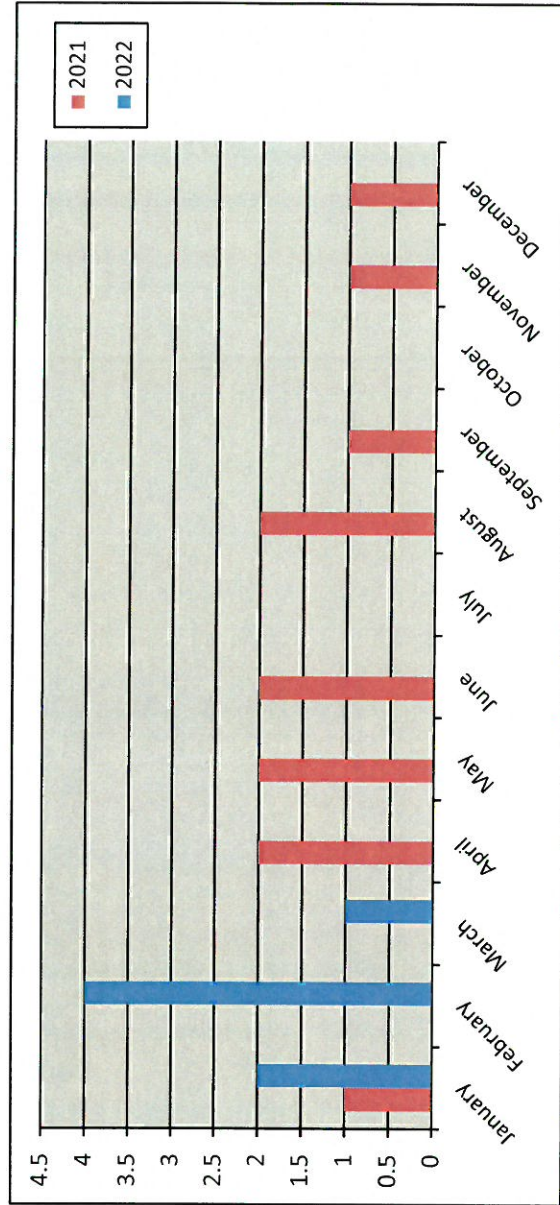
	Year	
	2020-2021	2021-2022
October	2	3
November	3	1
December	1	4
January	2	3
February	3	2
March	3	2
April	6	
May	1	
June	4	
July	7	
August	9	
September	5	
<b>Totals</b>	<b>46</b>	<b>15</b>





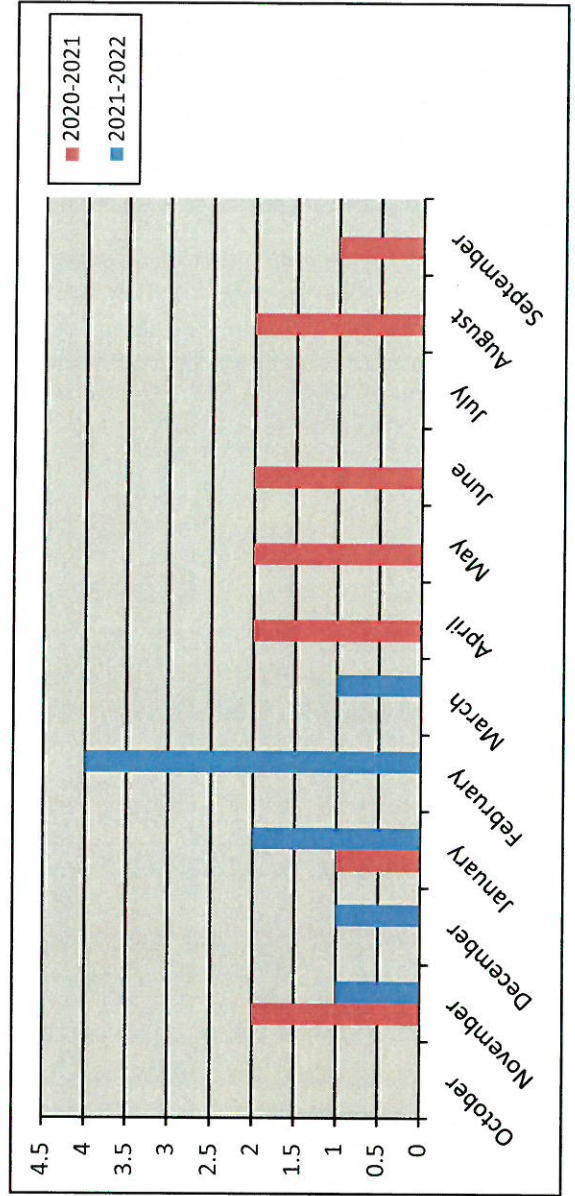
## New Commercial Permits      Calendar Year

	Year	
	2021	2022
January	1	2
February	0	4
March	0	1
April	2	
May	2	
June	2	
July	0	
August	2	
September	1	
October	0	
November	1	
December	1	
<b>Totals</b>	<b>12</b>	<b>7</b>



## New Commercial Permits      Fiscal Year

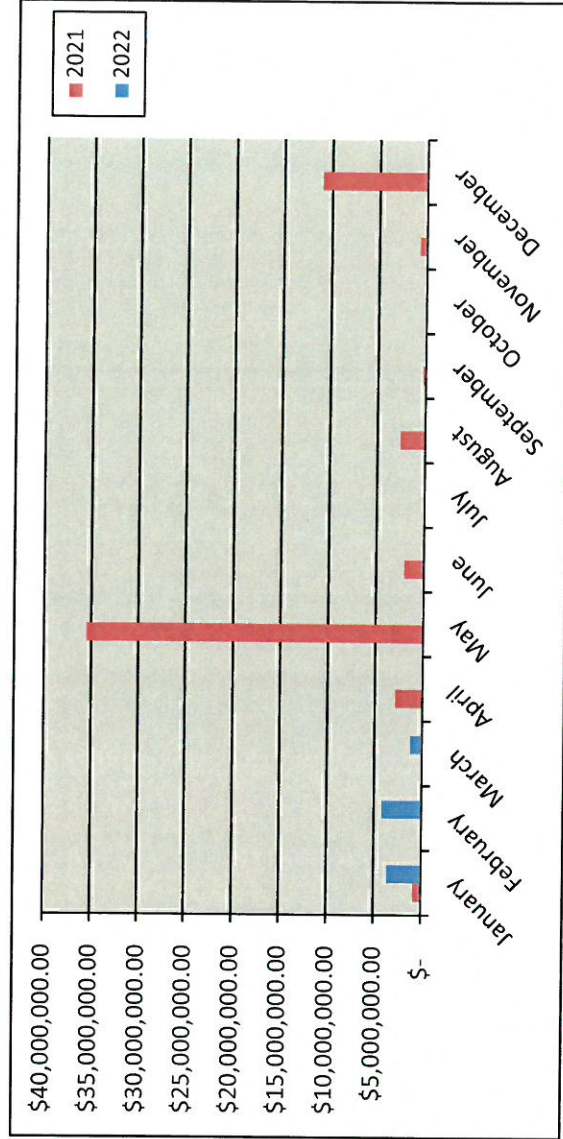
	Year	
	2020-2021	2021-2022
October	0	0
November	2	1
December	0	1
January	1	2
February	0	4
March	0	1
April	2	
May	2	
June	2	
July	0	
August	2	
September	1	
<b>Totals</b>	<b>12</b>	<b>9</b>



## New Commercial Value

## Calendar Year

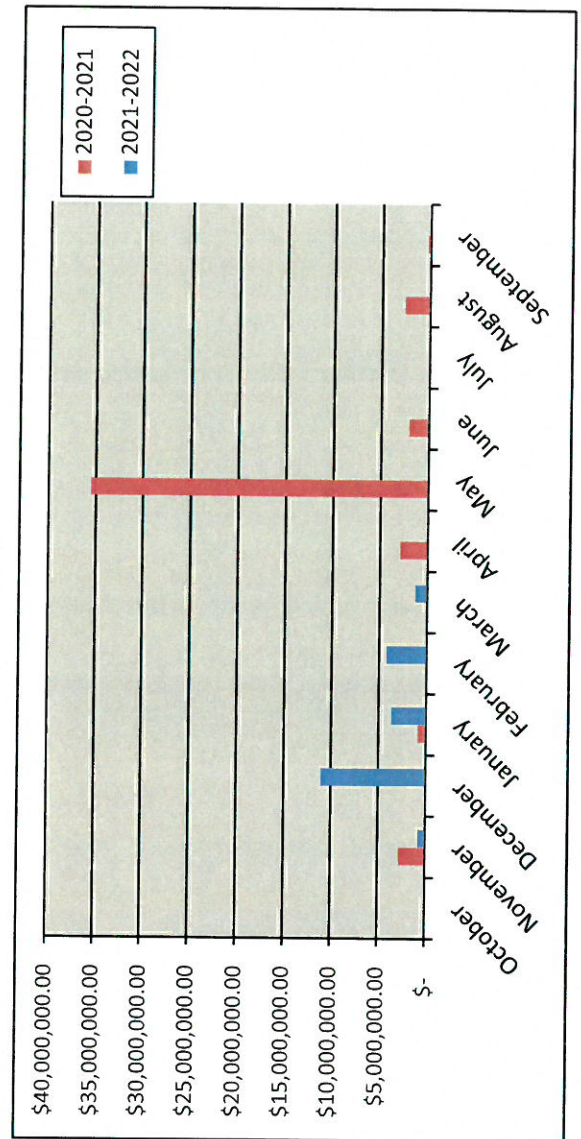
Year		
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	
May	\$ 35,500,000.00	
June	\$ 2,080,000.00	
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
October	\$ -	
November	\$ 750,000.00	
December	\$ 11,000,000.00	
<b>Totals</b>	<b>\$ 56,051,200.00</b>	<b>\$ 9,011,300.00</b>



## New Commercial Value

## Fiscal Year

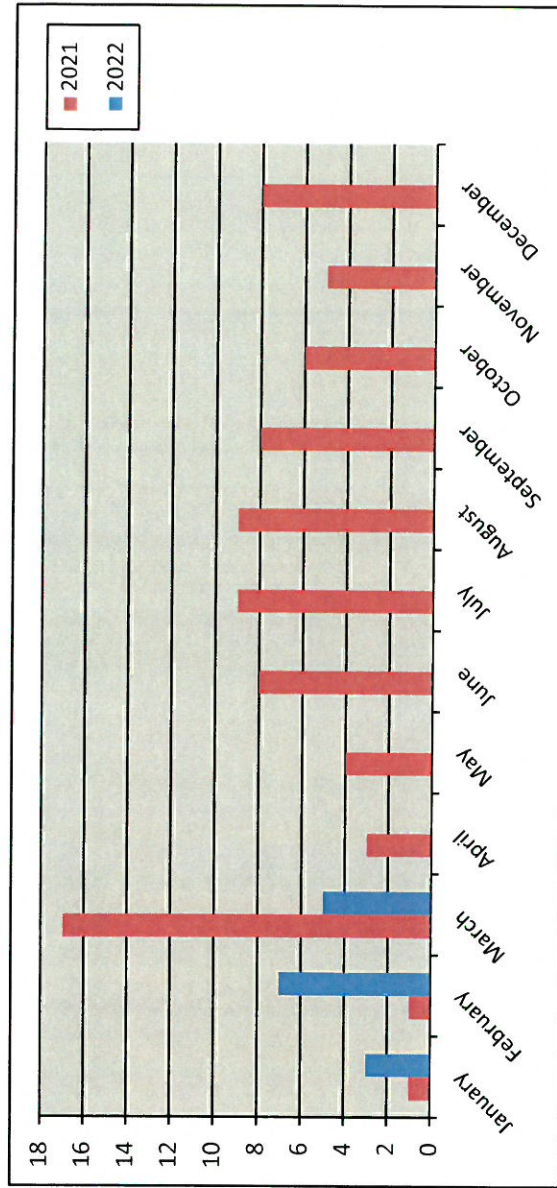
Year		
	2020-2021	2021-2022
October	\$ -	\$ -
November	\$ 2,800,000.00	\$ 750,000.00
December	\$ -	\$ 11,000,000.00
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	
May	\$ 35,500,000.00	
June	\$ 2,080,000.00	
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
<b>Totals</b>	<b>\$ 47,101,200.00</b>	<b>\$ 20,761,300.00</b>





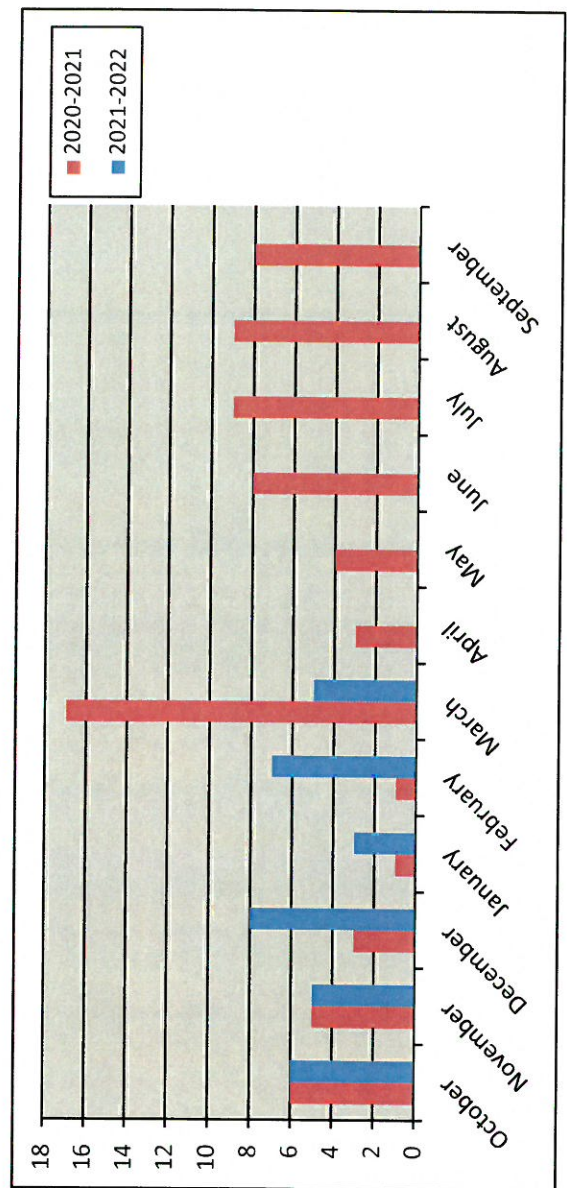
## Commercial Remodel Permits Calendar Year

	Year	
	2021	2022
January	1	3
February	1	7
March	17	5
April	3	
May	4	
June	8	
July	9	
August	9	
September	8	
October	6	
November	5	
December	8	
<b>Totals</b>	<b>79</b>	<b>15</b>



## Commercial Remodel Permits Fiscal Year

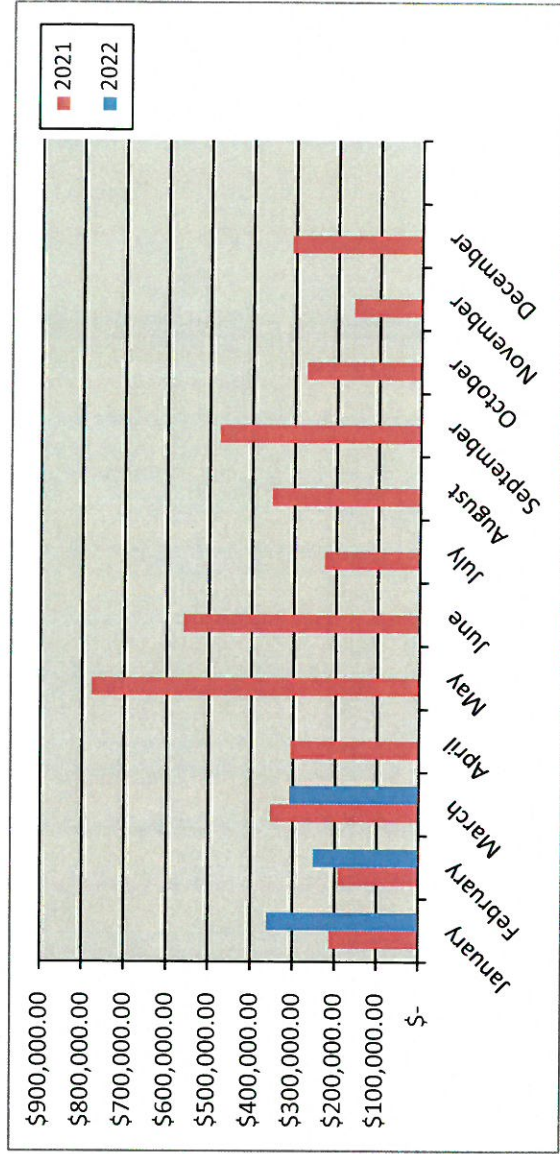
	Year	
	2020-2021	2021-2022
October	6	6
November	5	5
December	3	8
January	1	3
February	1	7
March	17	5
April	3	
May	4	
June	8	
July	9	
August	9	
September	8	
<b>Totals</b>	<b>74</b>	<b>34</b>



# Total Fees Collected

## Calendar Year

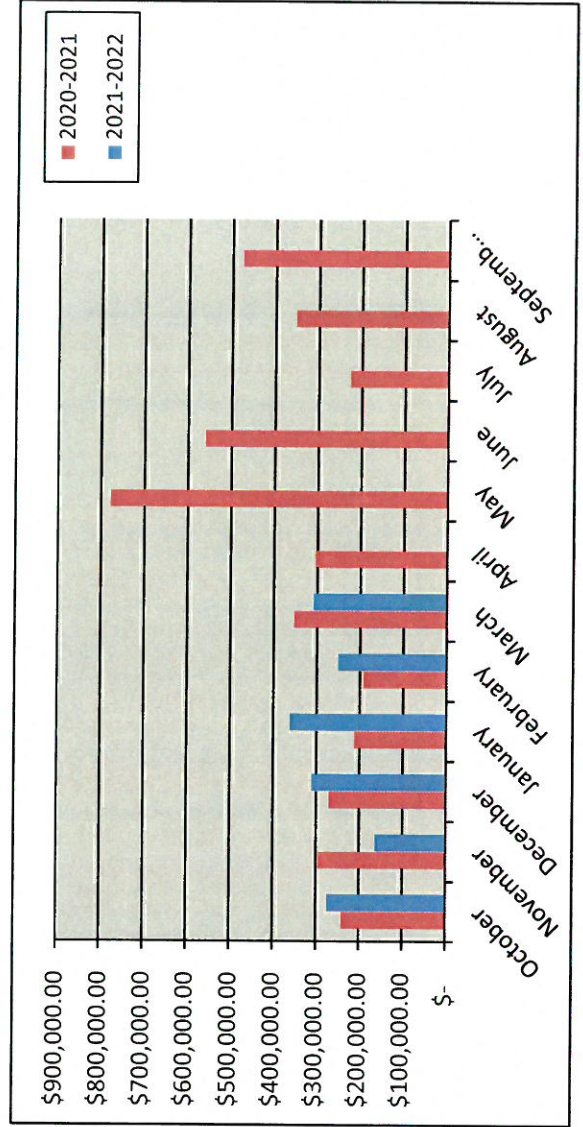
Year		
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	
May	\$ 778,422.17	
June	\$ 561,245.38	
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
October	\$ 273,670.22	
November	\$ 163,206.06	
December	\$ 310,002.73	
<b>Totals</b>	<b>\$ 4,214,924.85</b>	<b>\$ 919,231.76</b>



# Total Fees Collected

## Fiscal Year

Year		
	2020-2021	2021-2022
October	\$ 242,859.42	\$ 273,670.22
November	\$ 296,217.55	\$ 163,206.06
December	\$ 272,486.48	\$ 310,002.73
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	
May	\$ 778,422.17	
June	\$ 561,245.38	
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
<b>Totals</b>	<b>\$ 4,279,609.29</b>	<b>\$ 1,666,110.77</b>





4/4/2022

## City of Rockwall

Page 1

8:50:57AM

## PERMITS ISSUED

For the Period 3/1/2022 to 3/31/2022

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
CO2016-0112	Commercial Building Permit				
03/21/2022	Certificate of Occupancy	227 National Dr,		\$75.00	\$0.00
03/21/2022	ISSUED	Rockwall, TX 75032		1,300.00	
<b>Contact Type</b>					
Owner	Breton & Kimberly Lemmond	10349 S State Hwy 205	Rockwall	TX	75032
Applicant	Kim Lemmond	10349 SH 205	Rockwall	TX	75032
Business Owner	Brenton & Kimberly Lemmond	10349 S State Hwy 205	Rockwall	TX	75032
<b>Contractors</b>					
CO2019-0058	Commercial Building Permit				
08/19/2020	Certificate of Occupancy	2581 HORIZON RD,		\$76.50	\$76.50
03/30/2022	ISSUED	ROCKWALL, TX 75032		3,500.00	
<b>Contact Type</b>					
Owner	MOHAMED FAWAZ	6105 SOUTHRIDGE PKWY	Parker	TX	75002
Applicant	MOHAMED FAWAZ	6105 SOUTHRIDGE PKWY	Parker	TX	75002
Business Owner	IYM AUTOMOTIVE	2581 HORIZON RD	Rockwall	TX	75032
<b>Contractors</b>					
COM2020-1804	Commercial Building Permit				
07/01/2020	Certificate of Occupancy	370 & 382 Ranch Trail,		\$75.00	\$75.00
03/22/2022	ISSUED	Rockwall TX 75032		5,680.00	
<b>Contact Type</b>					
Business Owner	Cory Fleck	382 Ranch Trail	Rockwall	TX	75032
Property Owner	Big Buck Properties, LLC	382 Ranch Trail	Rockwall	TX	75032
<b>Contractors</b>					
COM2021-7097	Commercial Building Permit				
12/22/2021	Certificate of Occupancy	2135 RIDGE RD, S. 103,		\$76.50	\$76.50
03/14/2022	ISSUED	ROCKWALL, TX 75087		1,490.00	
<b>Contact Type</b>					
Business Owner	Waleed Zafar	2135 Ridge Rd, Suite 103	Rockwall	TX	75087
Property Owner	MFR PROPERTIES LLC AND YELLOW JACKET PLAZA LLC	28632 ROADSIDE DR, S. 270	Agoura Hills	CA	91301
<b>Contractors</b>					

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## PERMITS ISSUED

For the Period 3/1/2022 to 3/31/2022

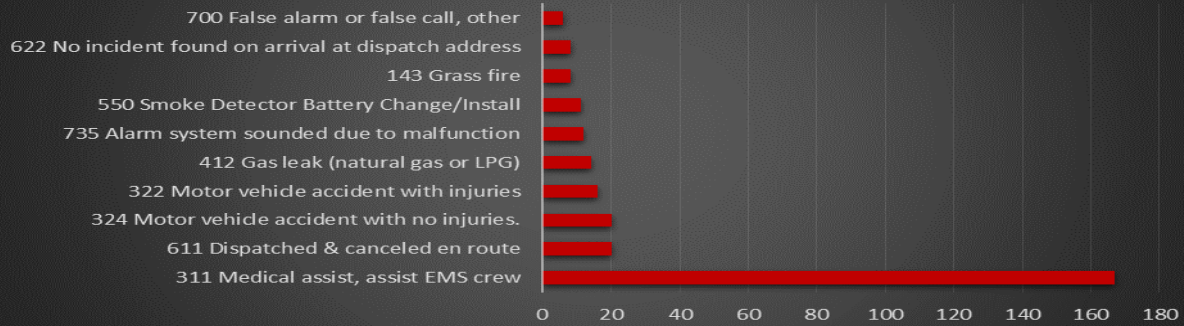
Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
		Plan Number	Valuation	Total SQFT	Fees Paid
COM2022-102	Commercial Building Permit				
01/10/2022	Certificate of Occupancy	1905 ALPHA DR. SUITE		\$76.50	\$76.50
03/01/2022	ISSUED	160, ROCKWALL, TX 75087		2,374.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	LARRY & SHARON HUPPERT	1905 ALPAHA DR. SUITE 160	Rockwall	TX	75087
Property Owner	BRANDON ALLEN	13150 COIT ROAD	Dallas	TX	75240
<b>Contractors</b>					
COM2022-1052	Commercial Building Permit				
03/04/2022	Certificate of Occupancy	523 SHOREVIEW DR,		\$75.00	\$75.00
03/25/2022	ISSUED	ROCKWALL, 75087		2,967.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	CINDY BOGGS	1802 WEANNE DR.	Richardson	TX	75082
Property Owner	CINDY BOGGS	1802 WEANNE DR.	Richardson	TX	75082
<b>Contractors</b>					
COM2022-1527	Commercial Building Permit				
03/28/2022	Certificate of Occupancy	406 N GOLIAD ST,		\$76.50	\$76.50
03/31/2022	ISSUED	ROCKWALL, 75087		1,500.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	Jenn Wood	406 N Goliad St	Rockwall	TX	75087
Property Owner	Caprice Michelle	406 N. Goliad St.	Rockwall	TX	75087
<b>Contractors</b>					
COM2022-901	Commercial Building Permit				
02/23/2022	Certificate of Occupancy	629 NATIONAL DR,		\$76.50	\$76.50
03/22/2022	ISSUED	ROCKWALL, 75032		1,200.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	Mikkaa McQueary	629 National Dr	Rockwall	TX	75032
Property Owner	D & A Real Estate	PO Box 850	Rockwall	TX	75087
<b>Contractors</b>					
			<b>Total Valuation:</b>		
			<b>Total Fees: \$607.50</b>		
			<b>Total Fees Paid: \$532.50</b>		





# March 2022 Monthly Report

## Top 10 NFIRS Call Types



## All Calls By NFIRS Call Type



## Incident Count

111 Building fire	2
112 Fires in structure other than in a building	3
113 Cooking fire, confined to container	1
117 Commercial Compactor fire, confined to rubbish	1
118 Trash or rubbish fire, contained	3
123 Fire in portable building, fixed location	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
142 Brush or brush-and-grass mixture fire	2
143 Grass fire	8
161 Outside storage fire	1
300 Rescue, EMS incident, other	1
311 Medical assist, assist EMS crew	167
322 Motor vehicle accident with injuries	16
324 Motor vehicle accident with no injuries.	20
353 Removal of victim(s) from stalled elevator	1
371 Electrocution or potential electrocution	1
412 Gas leak (natural gas or LPG)	14
424 Carbon monoxide incident	1
440 Electrical wiring/equipment problem, other	3
441 Heat from short circuit (wiring), defective/worn	1
444 Power line down	4
445 Arcing, shorted electrical equipment	1
510 Person in distress, other	1
511 Lock-out	3
542 Animal rescue	1
550 Smoke Detector Battery Change/Install	11
551 Assist police or other governmental agency	1
553 Public service	2
561 Unauthorized burning	1
600 Good intent call, other	3
611 Dispatched & canceled en route	20
622 No incident found on arrival at dispatch address	8
631 Authorized controlled burning	1
651 Smoke scare, odor of smoke	5
652 Steam, vapor, fog or dust thought to be smoke	1
700 False alarm or false call, other	6
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	2
733 Smoke detector activation due to malfunction	2
735 Alarm system sounded due to malfunction	12
736 CO detector activation due to malfunction	1
740 Unintentional transmission of alarm, other	2
743 Smoke detector activation, no fire - unintentional	3
744 Detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	5
746 Carbon monoxide detector activation, no CO	3
814 Lightning strike (no fire)	1

**Grand Total**

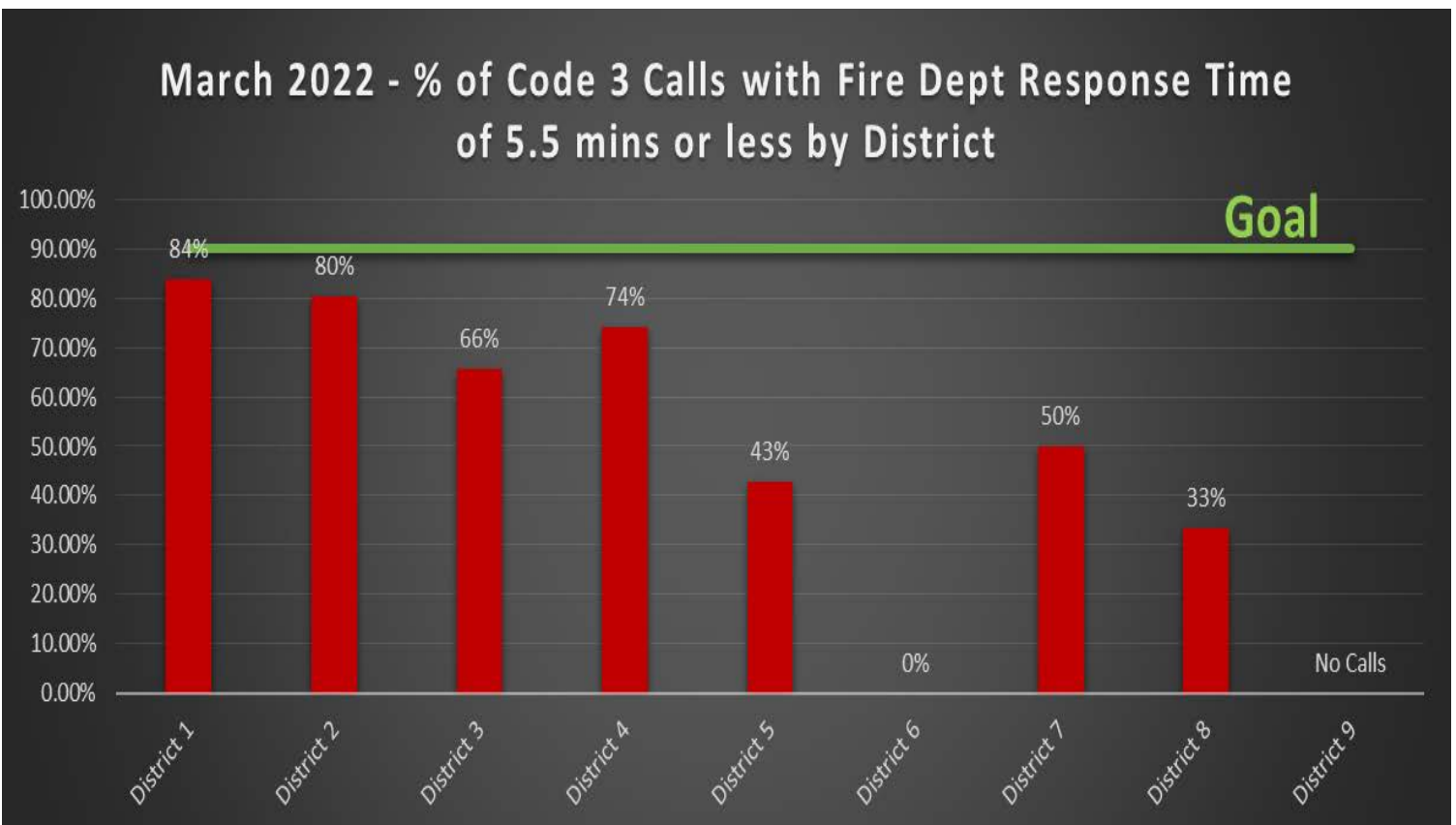
**350**

**152**



## March 2022 Dispatch to Arrival Analysis

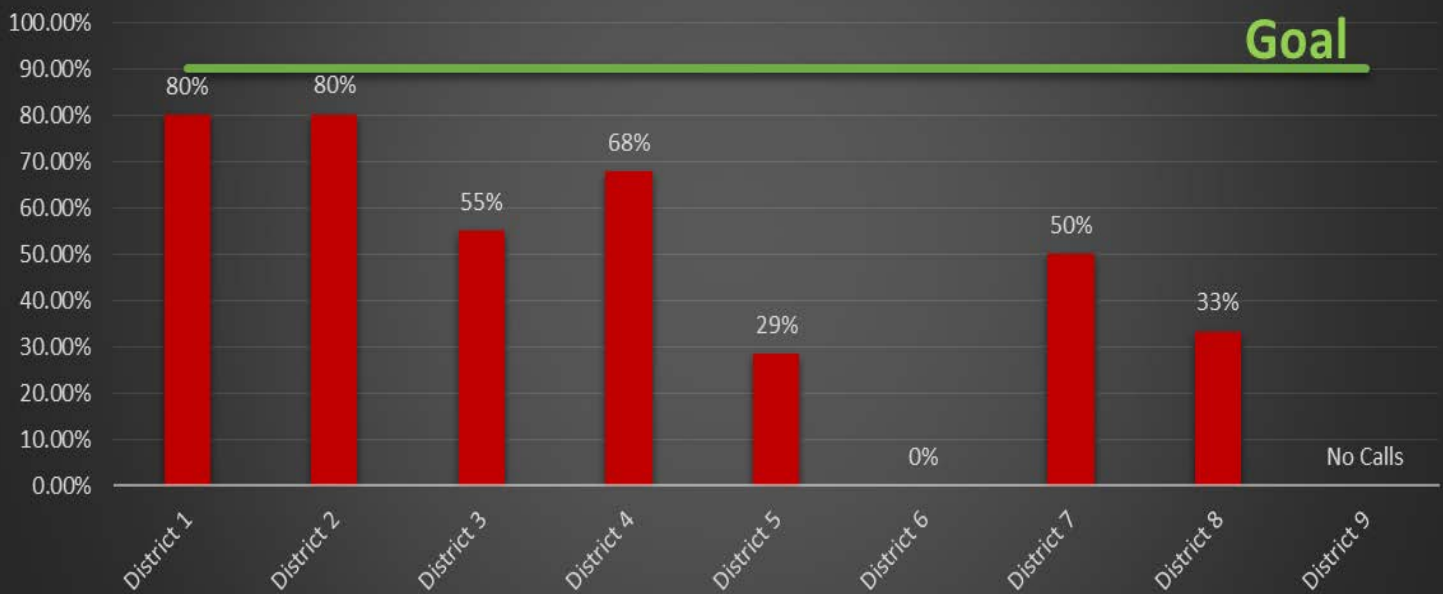
District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	80	30%	67	0:04:13	84%	90%
District 2	81	30%	65	0:04:28	80%	90%
District 3	29	11%	19	0:05:08	66%	90%
District 4	50	19%	37	0:04:37	74%	90%
District 5	7	3%	3	0:06:57	43%	90%
District 6	2	1%	0	0:07:09	0%	90%
District 7	14	5%	7	0:05:39	50%	90%
District 8	3	1%	1	0:07:24	33%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	266	100%	199	0:04:40	75%	90%



### March 2022 Travel Time by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	80	30%	64	0:03:15	80%	90%
District 2	81	30%	65	0:03:23	80%	90%
District 3	29	11%	16	0:04:13	55%	90%
District 4	50	19%	34	0:03:34	68%	90%
District 5	7	3%	2	0:05:41	29%	90%
District 6	2	1%	0	0:06:02	0%	90%
District 7	14	5%	7	0:04:40	50%	90%
District 8	3	1%	1	0:06:39	33%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	266	100%	189	0:03:39	71%	90%

### March 2022 - % of Code 3 Calls with Travel Time of 4 mins or less by District







# Total Dollar Losses

March 2022



City of Rockwall  
*The New Horizon*

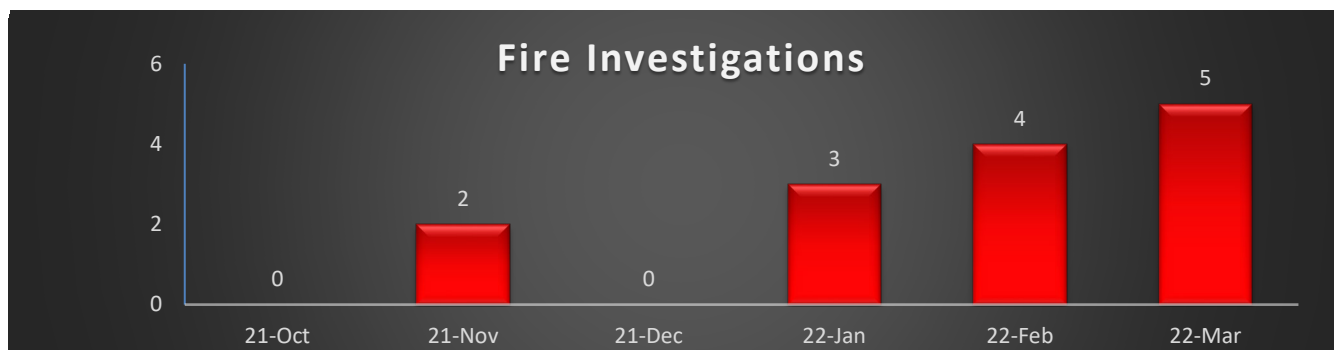
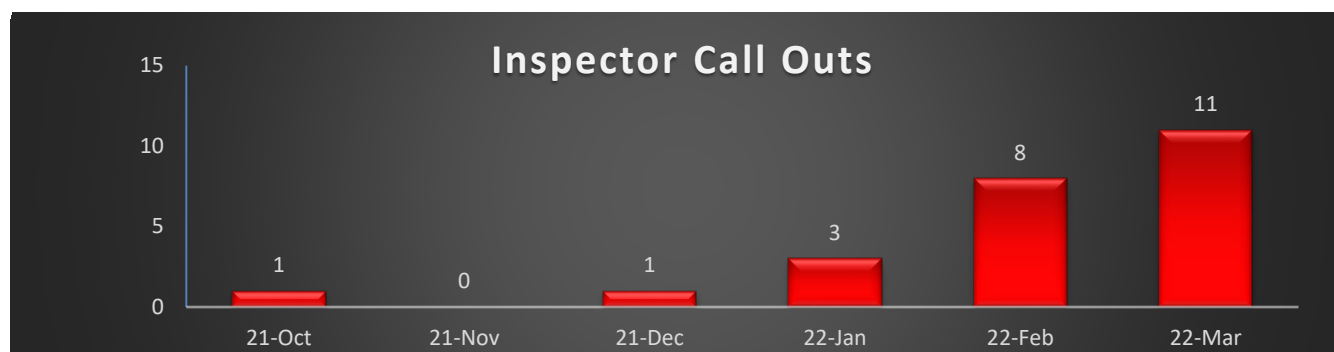
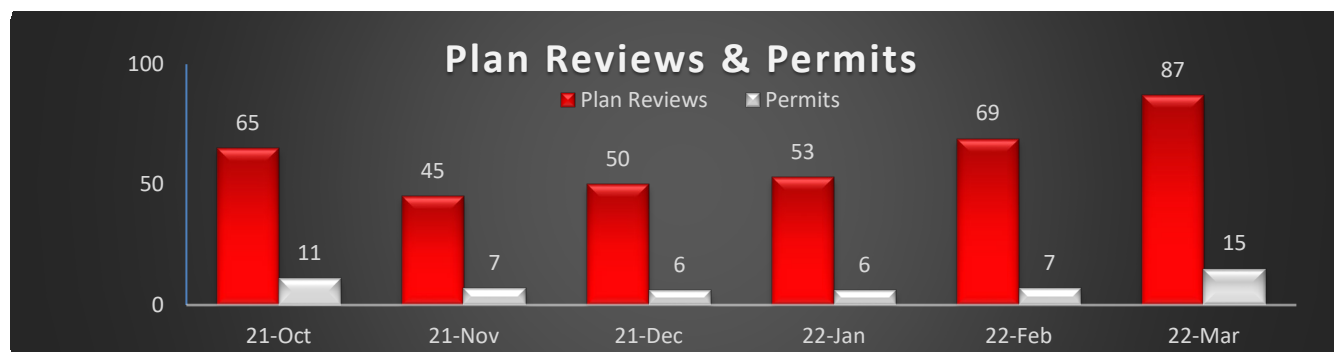
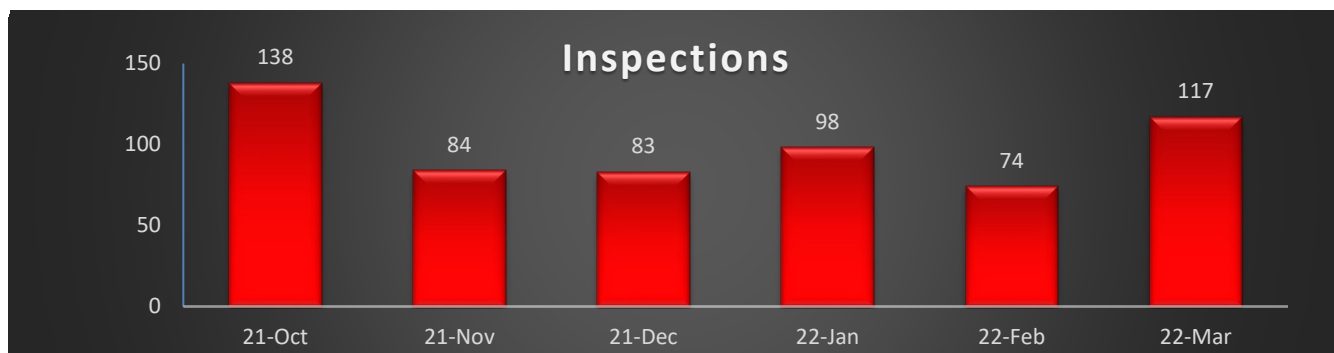
Rockwall Fire Department

Print Date/Time: 04/06/2022 16:06  
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:	\$190,000.00	\$356,800.00	\$80,000.00	\$787,100.00	\$157,000.00
Total Content Loss:	\$5,000.00	\$735,000.00	\$40,400.00	\$840,000.00	\$69,600.00
Total Property Pre-Incident Value:	\$58,317,920.00	\$1,562,320.00	\$167,869.00	\$60,261,790.00	\$25,363,389.00
Total Contents Pre-Incident Value	\$21,005,000.00	\$630,000.00	\$67,147.60	\$21,735,000.00	\$10,442,147.60
Total Losses:	\$195,000.00	\$1,091,800.00	\$120,400.00	\$1,627,100.00	\$195,000.00
Total Value:	\$79,322,920.00	\$2,192,320.00	\$235,016.60	\$81,996,790.00	\$35,805,536.60

# Fire Prevention, Education, & Investigations Division Monthly Report March 2022







# Monthly Report March 2022



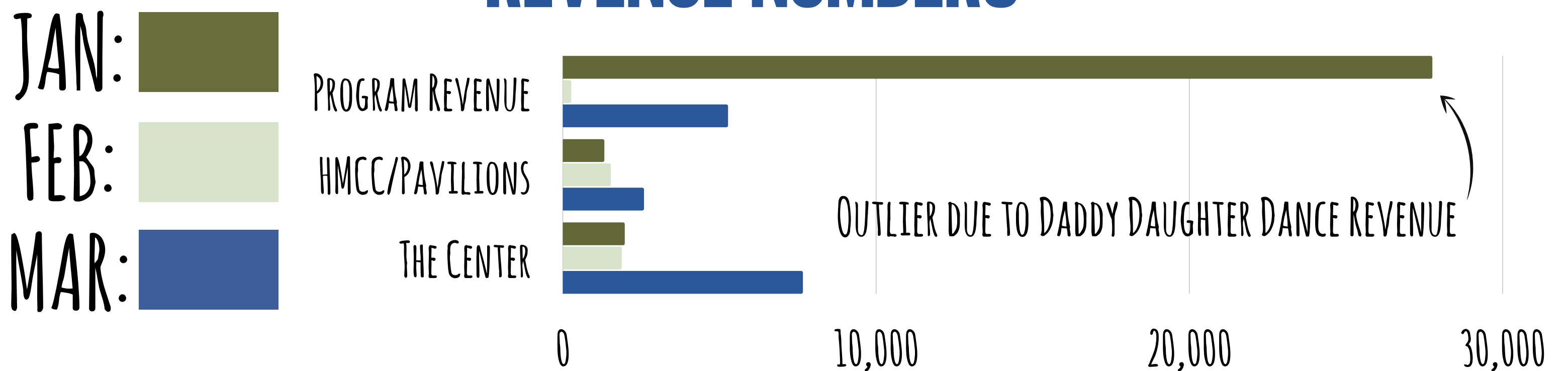
SPRING BREAK ROCK CAMP  
103 ATTENDEES



FAMILY FUN FRIDAY @ THE  
PARK AT STONE CREEK



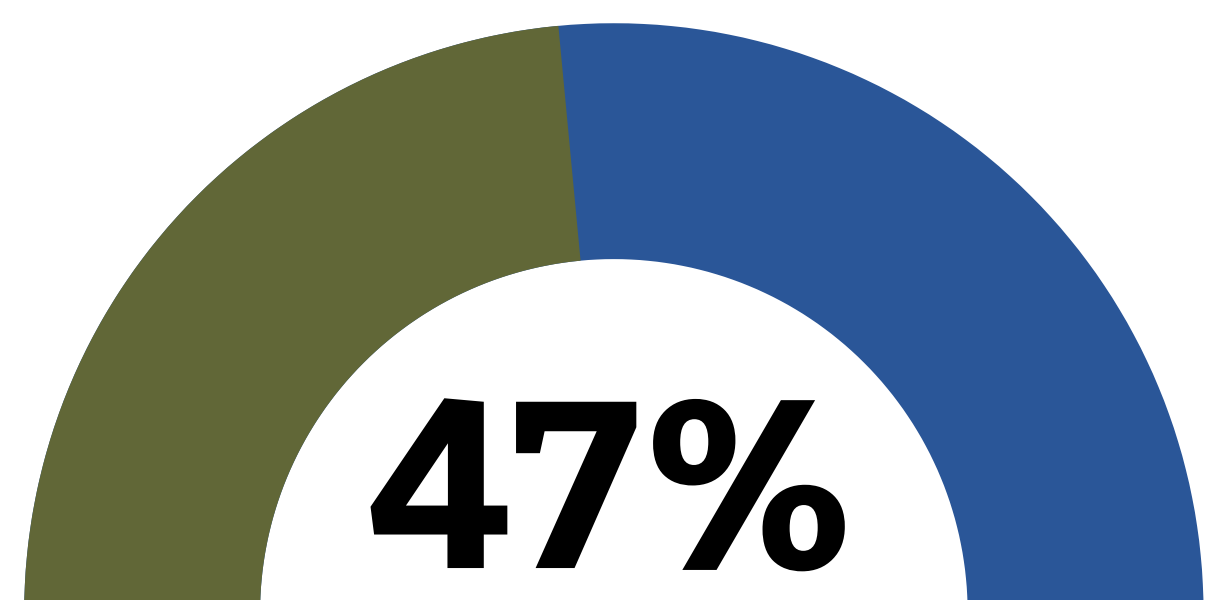
## REVENUE NUMBERS



## Upcoming:

Spring Fishing Derby  
Family Fun Fridays  
Concert By The Lake Series

% of Resident Accounts  
as of March 2022





# PARKS PROJECT UPDATE – MARCH 2022



TURFGRASS RENOVATION AT HARRY  
MYERS DOG PARK



FOXCHASE PARK SPLIT RAIL FENCE  
INSTALLATION



HARRY MYERS DISC GOLF COURSE  
UPGRADES



LEON TUTTLE FIELD 8 DRAINAGE  
IMPROVEMENTS

## OTHER PROJECT UPDATES:

RPZ INSTALLATION ON ALL SPASHPAD

205 CEMETERY FEATURE



# Rockwall Police Department

## Monthly Activity Report

March-2022

ACTIVITY	CURRENT MONTH MARCH	PREVIOUS MONTH FEBRUARY	YTD 2022	YTD 2021	YTD % CHANGE
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### PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	3	1	5	7	-28.57%
Robbery	1	1	5	1	400.00%
Aggravated Assault	5	2	8	9	-11.11%
Burglary	2	3	8	14	-42.86%
Larceny	80	26	163	139	17.27%
Motor Vehicle Theft	3	3	11	16	-31.25%
<b>TOTAL PART I</b>	<b>94</b>	<b>36</b>	<b>200</b>	<b>186</b>	<b>7.53%</b>
<b>TOTAL PART II</b>	<b>131</b>	<b>102</b>	<b>359</b>	<b>356</b>	<b>0.84%</b>
<b>TOTAL OFFENSES</b>	<b>225</b>	<b>138</b>	<b>559</b>	<b>542</b>	<b>3.14%</b>

### ADDITIONAL STATISTICS

FAMILY VIOLENCE	8	10	23	35	-34.29%
D.W.I.	11	16	38	60	-36.67%

### ARRESTS

FELONY	30	14	65	71	-8.45%
MISDEMEANOR	59	55	165	139	18.71%
WARRANT ARREST	8	5	20	20	0.00%
JUVENILE	15	3	22	7	214.29%
<b>TOTAL ARRESTS</b>	<b>112</b>	<b>77</b>	<b>272</b>	<b>237</b>	<b>14.77%</b>

### DISPATCH

CALLS FOR SERVICE	2025	1675	5613	5652	-0.69%
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### ACCIDENTS

INJURY	7	2	17	12	41.67%
NON-INJURY	67	55	194	186	4.30%
FATALITY	0	0	0	0	0.00%
<b>TOTAL</b>	<b>74</b>	<b>57</b>	<b>211</b>	<b>198</b>	<b>6.57%</b>

### FALSE ALARMS

RESIDENT ALARMS	49	33	134	119	12.61%
BUSINESS ALARMS	145	130	435	426	2.11%
<b>TOTAL FALSE ALARMS</b>	<b>194</b>	<b>163</b>	<b>569</b>	<b>545</b>	<b>4.40%</b>
Estimated Lost Hours	128.04	107.58	375.54	359.7	4.40%
Estimated Cost	\$3,045.80	\$2,559.10	\$8,933.30	\$8,556.50	4.40%

### ROCKWALL NARCOTICS UNIT

Number of Cases	4
Arrests	2
Arrest Warrants	1
Search Warrants	1
<b>Seized</b>	
Marijuana	640 ounces
Weapons	1

## Rockwall Police Department

### Dispatch and Response Times

March 2022

#### Police Department

Average Response Time		
<b>Priority 1</b>		Number of Calls <b>163</b>
Call to Dispatch	0:00:38	
Call to Arrival	0:05:28	
% over 7 minutes	18%	
Average Response Time		
<b>Priority 2</b>		Number of Calls <b>657</b>
Call to Dispatch	0:02:16	
Call to Arrival	0:09:51	
% over 7 minutes	24%	
Average Response Time		
<b>Priority 3</b>		Number of Calls <b>70</b>
Call to Dispatch	0:02:02	
Call to Arrival	0:11:13	
% over 7 minutes	49%	

#### Average dispatch response time goals are as follows:

Priority 1: 1 Minute

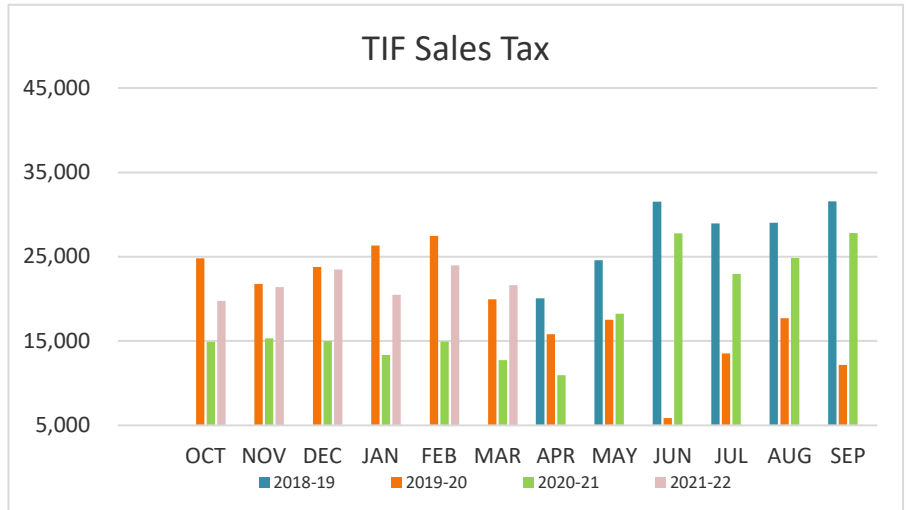
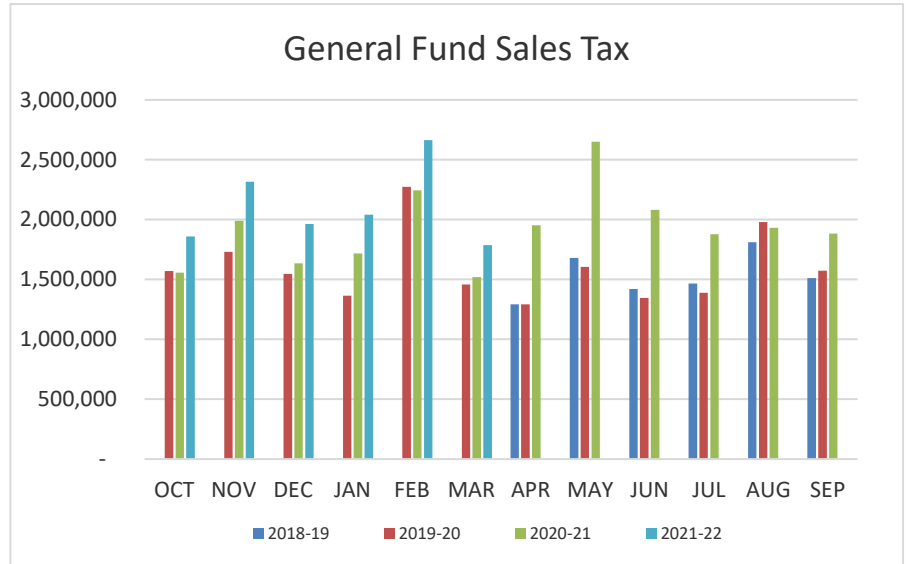
Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes



## Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	<u>Sales Tax</u>	<u>Sales Tax</u>
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605



### 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>
Jan-20	215,978,847	6,967,060	8,691,306
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988

Source: SCADA Monthly Reports generated at the Water Pump Stations

