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P2019-039 - Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

P2019-039 60
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P2019-041 - Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler’s Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler’s Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

P2019-041 65
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Consider approval of a resolution terminating American United Life Insurance Company of Indianapolis, Indiana, a OneAmerica Company, as the city's 457(b) plan administrator's agent, and instead appointing International City Management Association Retirement Corporation (ICMA-RC) as investment advisory with respect to the City of Rockwall's 457(b) Plan, and take any action necessary.

Memo_457b Plan Switch 70
 Resolution. 71
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Consider approval of the professional engineering services contract for Birkhoff, Hendricks & Carter, L.L.P. to perform the engineering design services for the Squabble Creek Lift Station Wastewater Sludge Grinders project in an amount not to exceed \$34,790.00, to funded by the Wastewater Operations Budget, and take any action necessary.

Memo 73
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Consider awarding a bid to WPI and authorizing the City Manager to execute a contract for on site fixed generators at three lift stations totaling \$229,380 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.

Memo 90
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Consider approval of a purchase from the Debt Service fund for two (fire truck) pumpers in lieu of issuing debt in the amount of \$1,250,633, and take any action necessary.

FIRETRUCK Lone Star pumper. 92
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Appointment with Melody Mayer of Renew Fence & Construction to hear request and discuss and consider the possibility of changing the city's regulations pertaining to residential retaining walls, including material and height restrictions, and take any action necessary.

 Emailed Appt Item Request 94

 Letter from Neighbor 95

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Appointment with Brad Helmer of Heritage Christian Academy to provide an update on the progress of their capital campaign in accordance with the requirements of Specific Use Permit No. S-200 (Ordinance No. 19-02).

 Memorandum 97

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Appointment with Scott Mommer of Lars, Anderson & Associates, Inc. on behalf of the Home Depot to discuss amending the Unified Development Code (UDC) to allow the "Rental, Sales, and Service of Heavy Machinery and Equipment" land use in the Commercial (C) District by a Specific Use Permit (SUP), and take any action necessary.

 Memorandum 102

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Z2019-022 - Hold a public hearing to discuss and consider a request by Marty Wright for the approval of an ordinance for a Specific Use Permit (SUP) allowing an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary (1st Reading).

 Z2019-022 110

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Hold a public hearing to discuss and consider imposing a moratorium on accepting and reviewing subdivision plats for commercial and residential property situated within the City's Extraterritorial Jurisdiction (ETJ), and take any action necessary.

 Memorandum 148

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MIS2019-001 - Discuss and consider approval of an ordinance adopting updated impact fees for water, wastewater, and roadway facilities by updating the land use assumptions and capital improvement plans for such facilities, establishing updated service areas for such facilities, providing definitions, providing for collection and assessment, and take any action necessary. (2nd Reading)

 MIS2019-001 157

 Draft Ordinance [1] 158

 Draft Ordinance [2] 184

 Draft Ordinance [3] 238

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Discuss and consider the revised median openings for Texas Department of Transportation (TXDOT) roadway FM 552, and take any action necessary.	
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Discuss and consider appointments to fill vacancies on the city's Airport Advisory Board, Historic Preservation Advisory Board, and Park Board, and take any action necessary.	
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ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, November 04, 2019 - **5:00 PM**

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

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION.

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

1. Discussion regarding lease of real property in the vicinity of the downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding employee personnel policies pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding reappointment(s) to the Rockwall Economic Development Corporation (REDC) Board pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

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

V. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TROWBRIDGE

VI. OPEN FORUM

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VIII. CONSENT AGENDA

- p.9** 1. Consider approval of the minutes from the October 21, 2019 regular city council meeting, and take any action necessary.
- p.20** 2. **Z2019-021** - Consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of an **ordinance** for a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary (**2nd Reading**).

- p.34 3.** **Z2019-024** - Consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of an **ordinance** for a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336.00-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary **(2nd Reading)**.
- p.55 4.** Consider approval of an **ordinance** amending the Rockwall Code of Ordinances in Chapter 38. Subdivisions; Article I. In General; Sec. 38-23 Standards for Design of Developments within Subdivisions Adopted to reflect updates to these standards, and take any action necessary. **[2nd reading]**
- p.60 5.** **P2019-039** - Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.
- p.65 6.** **P2019-041** - Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler’s Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler’s Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single family land uses, addressed as 5808 Constellation Circle, and take any action necessary.
- p.70 7.** Consider approval of a resolution terminating American United Life Insurance Company of Indianapolis, Indiana, a OneAmerica Company, as the city's 457(b) plan administrator's agent, and instead appointing International City Management Association Retirement Corporation (ICMA-RC) as investment advisory with respect to the City of Rockwall's 457(b) Plan, and take any action necessary.
- p.73 8.** Consider authorizing the City Manager to execute a professional engineering services contract for Birkhoff, Hendricks & Carter, L.L.P. to perform the engineering design services for the Squabble Creek Lift Station Wastewater Sludge Grinders project in an amount not to exceed \$34,790.00, to be funded by the Wastewater Operations Budget, and take any action necessary.
- p.90 9.** Consider awarding a bid to WPI and authorizing the City Manager to execute a contract for on site fixed generators at three lift stations totaling \$229,380 to be funded out of the Water and Sewer Fund, Sewer Operations Budget, and take any action necessary.
- p.92 10.** Consider approval of a purchase from the Debt Service fund for two (fire truck) pumpers in lieu of issuing debt, in the amount of \$1,250,633, and take any action necessary.

IX. APPOINTMENT ITEMS

- p.94** 1. Appointment with Melody Mayer of Renew Fence & Construction to hear request and discuss and consider the possibility of changing the city's regulations pertaining to residential retaining walls, including material and height restrictions, and take any action necessary.
- p.97** 2. Appointment with Brad Helmer of Heritage Christian Academy to provide an update on the progress of their capital campaign in accordance with the requirements of Specific Use Permit No. S-200 (Ordinance No. 19-02).
- p.102** 3. Appointment with Scott Mommer of Lars, Anderson & Associates, Inc. on behalf of the Home Depot to discuss amending the Unified Development Code (UDC) to allow the "Rental, Sales, and Service of Heavy Machinery and Equipment" land use in the Commercial (C) District by a Specific Use Permit (SUP), and take any action necessary.

X. PUBLIC HEARING ITEMS

- p.110** 1. **Z2019-022** - Hold a public hearing to discuss and consider a request by Marty Wright for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary (**1st Reading**).
- p.148** 2. Hold a public hearing to discuss and consider imposing a moratorium on accepting and reviewing subdivision plats for commercial and residential property situated within the City's Extraterritorial Jurisdiction (ETJ), and take any action necessary.

XI. ACTION ITEMS

- p.157** 1. **MIS2019-001** - Discuss and consider approval of an **ordinance** adopting updated impact fees for water, wastewater, and roadway facilities by updating the land use assumptions and capital improvement plans for such facilities, establishing updated service areas for such facilities, providing definitions, providing for collection and assessment, and take any action necessary. (**2nd Reading**)
- p.288** 2. Discuss and consider the revised median openings for Texas Department of Transportation (TXDOT) roadway FM 552, and take any action necessary.
- p.291** 3. Discuss and consider appointments to fill vacancies on the city's Airport Advisory Board, Historic Preservation Advisory Board, and Park Board, and take any action necessary.

XII. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports

- p.293** Building Inspection Monthly Report - September 2019
- p.307** Finance Department Report - September 2019
- p.319** GIS Division Monthly Report - September 2019
- p.321** Harbor PD Monthly Report - September 2019

- p.323** Internal Operations Department Monthly Report - September 2019
- p.333** Recreation Monthly Report - September 2019
- p.339** Rockwall Animal Adoption Center Monthly Report - September 2019
- p.342** Rockwall Fire Department Monthly Report - September 2019
- p.349** Rockwall Police Department Monthly Report - September 2019
- p.352** STAR Transit Monthly Report - September 2019

2. City Manager’s Report

XIII. EXECUTIVE SESSION

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

1. Discussion regarding lease of real property in the vicinity of the downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding employee personnel policies pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding reappointment(s) to the Rockwall Economic Development Corporation (REDC) Board pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

XV. ADJOURNMENT

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

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

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of November, 2019 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

 Date Removed

2 **ROCKWALL CITY COUNCIL REGULAR MEETING**

3 **Monday, October 21, 2019 - 5:00 PM**

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

5
6 **I. CALL PUBLIC MEETING TO ORDER**

7 Mayor Pruitt called the meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem
8 Dana Macalik and Council Members Patrick Trowbridge, John Hohenshelt, Kevin Fowler and Trace
9 Johannesen. Also present were Assistant City Manager Joey Boyd, Assistant City Manager Mary Smith,
10 and City Attorney Frank Garza. Councilmember Bennie Daniels and City Manager Rick Crowley were
11 absent from the entire meeting.

12
13 Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting
14 to go into Executive Session (at 5:01 p.m.).

15
16 **II. EXECUTIVE SESSION.**

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

- 19 1. Discuss the Texas State Soil and Water Conservation Board Dam Improvement Program.
20 Section 551.071 (Consultation with Attorney).
- 21 2. Discuss contract negotiations with wholesale utility customers pursuant to Section 551.071
22 (Consultation with Attorney).
- 23 3. Discussion regarding TXDOT program for exchange of right-of-way pursuant to Section
24 §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
- 25 4. Discussion regarding legal issues pertaining to potential annexation/development in the
26 Extraterritorial Jurisdiction (ETJ) pursuant to Section §551.071 (Attorney/Client Consultation).
- 27 5. Discussion regarding possible sale/purchase/lease of real property in the vicinity of
28 downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation
29 with Attorney).
- 30 6. Discussion regarding sale/exchange of real property in the vicinity of John King Boulevard
31 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with
32 Attorney).
- 33 7. Discussion regarding appointments to city regulatory boards, commissions, and committees -
34 specifically the Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)
- 35 8. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland,
36 Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD)
37 regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

38 **III. ADJOURN EXECUTIVE SESSION**

39
40 **Council adjourned from Executive Session at 5:52 p.m.**

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

42 **Mayor Pruitt reconvened the public meeting at 6:00 p.m.**

43 **V. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER JOHANNESSEN**

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

45 **VI. PROCLAMATIONS**

46 1. Domestic Violence Awareness Month

47 Connie Pettitt, Executive Director of Women in Need, Inc., came forth.

48 2. First Presbyterian Church of Rockwall Day

49 Cheryl Taylor of First Presbyterian Church of Rockwall came forth. Mayor Pruitt then read and presented
50 her the proclamation, in recognition of the church's 165th year anniversary.

51 3. National Community Planning Month

52 Ryan Miller, Planning Director and members of the city's Comprehensive Planning Advisory Committee
53 (CPAC) came forth. Mayor Pruitt then read and presented this proclamation in celebration of National
54 Community Planning Month.

55 4. Texas Chamber of Commerce Week

56 Darby Burkey from the Rockwall Chamber came forth at this time. Mayor Pruitt then read and
57 presented her with this proclamation.

58

59 **VII. OPEN FORUM**

60 Carolyn Francisco
61 272 Victory Lane
62 Rockwall, TX 75032

63

64 Mrs. Francisco came forth and thanked the Council for their recent approval of a hotel occupancy tax
65 funding (HOT funding) request on behalf of the Rockwall County Historical Foundation.

66

67 Mr. Nicholas Grant
68 1569 E. Old Quail Run Road
69 Rockwall, TX

70

71 Mr. Grant came forth and generally expressed concerns pertaining to the 'roadway swap' with TXDOT
72 pertaining to SH-205 / John King Boulevard.

73

74 Kim Cook
75 2830 Stoney Hollow Lane
76 Rockwall, TX

77

78 Mrs. Cook came forth and shared that she has some concerns about the city's water system. She knows
79 that there have been some improvements to pipelines and other improvements; however, she would
80 like some additional explanation about what funds are going towards and why residents' water bills are
81 so high. She thanked Councilman Trowbridge for placing an item on tonight's agenda to discuss city
82 water.

83

84 There being no one else wishing to come forth and speak, Mayor Pruitt then closed Open Forum.

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

86 **Mayor Pro Tem Macalik made a motion to move forward with the 380 real estate agreement on real**
87 **property in the vicinity of downtown. Councilman Trowbridge seconded the motion, which passed**
88 **unanimously of those present (6 ayes with 1 absence (Daniels)).**
89

90 **Mayor Pro Tem Macalik made a motion to direct staff to negotiate the sale or exchange of real property**
91 **in the vicinity of John King Blvd. Councilman Hohenshelt seconded the motion, which passed by a vote**
92 **of 6 ayes with 1 absence (Daniels).**

93 **Macalik moved to reappoint to the Board of Adjustments David Lowrey, Stuart Smith, and Shannon**
94 **Bennett for an additional term (through August of 2021) and newly appoint Kevin Hadawi to replace**
95 **Peter Flores (for a term to expire in August of 2021). Councilmember Trowbridge seconded the motion,**
96 **which passed by a vote of 6 ayes with 1 absence (Daniels).**

97 **Regarding the Historic Preservation Advisory Board, Councilman Trowbridge moved to reappoint**
98 **Carolyn Francisco and Jay Odom to serve an additional term (thru Aug. 2021) and newly appoint Brad**
99 **Adams to replace Mike Mishler, whose term has expired, through August 2021.**

100 **IX. CONSENT AGENDA**

101 **1. Consider approval of the minutes from the October 7, 2019 regular city council meeting, and**
102 **take any action necessary.**

103 **2. Consider approving cooperative purchasing agreement with the City of Cleburne and**
104 **authorizing the City Manager to execute the Interlocal Cooperative Agreement, and take any**
105 **action necessary.**

106 **3. Consider approving cooperative purchasing agreement with the City of Royse City and**
107 **authorizing the City Manager to execute the Interlocal Cooperative Agreement, and take any**
108 **action necessary.**

109 **4. Consider awarding a bid to Musco Sports Lighting and authorizing the City Manager to execute**
110 **a Purchase Order for adding lights at the Myers Park Pickle Ball Court in the amount of \$42,612**
111 **to be funded out of General Fund Reserves, and take any action necessary.**

112 **5. Consider awarding a bid to Caldwell Country Chevrolet and Rockdale Country Ford and**
113 **authorizing the City Manager to execute Purchase Orders for new 2020 model vehicles in the**
114 **amount of \$301,502 to be funded out of General Fund Reserves and Water Sewer Fund, and**
115 **take any action necessary.**

116 **6. Consider authorizing the City Manager to execute a maintenance and services agreement**
117 **with RLC Controls, Inc. for the 2020 fiscal year to provide maintenance and service for**
118 **Supervisory Control and Data Acquisition computer systems (SCADA) for the Water,**
119 **Wastewater, and Street Divisions of Public Works, to be funded by the 2019-2020 budget,**
120 **and take any action necessary.**

121 **Councilmember Trowbridge moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, and 6).**
122 **Councilman Johannesen seconded the motion, which passed by a vote of 6 ayes with 1 absent (Daniels).**
123

124 **X. APPOINTMENT ITEMS**

125 1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions
126 regarding cases on the agenda and related issues and take any action necessary.
127 **Jerry Welch with the city's Planning & Zoning Commission came forth and briefed the Council on**
128 **recommendations of the Commission, relative to planning-related items on tonight's meeting agenda.**
129 **Following brief questions and answers, Council took no action pertaining to this particular agenda item.**

130 **XI. PUBLIC HEARING ITEMS**

131 1. **MIS2019-001** - Hold a public hearing to discuss and consider approval of an **ordinance**
132 adopting updated impact fees for water, wastewater, and roadway facilities by updating the
133 land use assumptions and capital improvement plans for such facilities, establishing updated
134 service areas for such facilities, providing definitions, providing for collection and assessment,
135 and take any action necessary. **(1st Reading)**

136 **Planning Director Ryan Miller introduced Eddie Haas with Freese and Nichols, the city's consultant**
137 **pertaining to this matter. Mr. Haas came forth and delivered a detailed briefing to Council on the study**
138 **pertaining to the impact fee analysis and associated impact fee calculations. In summary, the city's**
139 **Capital Improvements Advisory Committee (CIAC) (with is the Planning & Zoning Commission) has**
140 **recommended a review of benchmark city data, an increase of 25% to the current collection rate,**
141 **carrying that rate for all roadway service areas and maintaining one collection rate for all land use types.**

142 **Another representative from Freese and Nichols then came forth and presented to Council an overview**
143 **of the water and wastewater impact fees study / analysis and associated recommendation for the**
144 **impact fee calculations.**

145 **Mr. Chaney with Birkhoff, Hendricks and Carter came forth and briefed Council on the wastewater**
146 **impact fees analysis and associated recommendation for the impact fee calculation.**

147 **Following Mr. Haas' presentation, Mayor Pruitt opened the public hearing, asking if anyone would like**
148 **to come forth and speak at this time.**

149 **Bob Wacker**
150 **309 Featherstone**
151 **Rockwall, TX 75087**

152
153 **Mr. Wacker came forth and expressed concern about there not currently being sufficient impact fees**
154 **to pay off the bonds for John King Blvd. He shared that he has calculated that his water bill will go out**
155 **29% in the next three years, and his wastewater bill will go up by about 70%. Staff indicated that this**
156 **topic is concerning impact fees, not individual water / wastewater bills.**

157
158 **There being no one else wishing to come forth and speak during the public hearing, Mayor Pruitt then**
159 **closed the public hearing.**

160
161 **Councilmember Trowbridge clarified his understanding that impact fees are related to outside**
162 **developer contributions funding city roadway, water and wastewater improvements, essentially having**
163 **developers bear the cost burden.**

164

165 Councilmember Johannesen moved to approve the ordinance for MIS2019-001 as written. Following
166 additional comments, Councilmember Trowbridge seconded the motion.
167
168 Councilmember Hohenshelt moved to amend the main motion on the floor to set the rate within the
169 ordinance at 350. Councilmember Trowbridge seconded the amendment to the motion, which passed
170 by a vote of 4 ayes with 2 against (Macalik and Pruitt).
171
172 The amended ordinance was read as follows:
173 CITY OF ROCKWALL
174 ORDINANCE NO. 19-XX
175
176 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING
177 THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE
178 AMENDED, BY AMENDING ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38,
179 *SUBDIVISIONS*, FOR THE PURPOSE OF AMENDING THE IMPACT FEES FOR WATER,
180 WASTEWATER, AND ROADWAY FACILITIES BY UPDATING THE LAND USE ASSUMPTIONS
181 AND CAPITAL IMPROVEMENTS PLAN FOR SAID FACILITIES; ESTABLISHING UPDATED
182 SERVICE AREAS FOR SUCH FACILITIES; PROVIDING FOR DEFINITIONS; PROVIDING FOR
183 COLLECTION AND ASSESSMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING
184 FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.
185
186 The vote on the amended motion failed by a vote of 3 ayes, 3 nays (Macalik, Pruitt and Fowler), and 1
187 absence (Daniels).
188
189 Councilmember Fowler moved to accept the impact fee study, as presented and recommended by the
190 CIAC. Mayor Pro Tem Macalik seconded the motion. Following brief discussion, the motion passed by
191 a vote of 5 ayes, 2 nays (Trowbridge and Pruitt), and 1 absence (Daniels).
192
193 Mayor Pruitt called for a break and recessed the meeting at 7:44 p.m.
194
195 Mayor Pruitt called the meeting back to order at 7:54 p.m.
196
197 **2. Z2019-021** - Hold a public hearing to discuss and consider a request by Pat Atkins of KPA
198 Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT
199 Rockwall/2017, LLC for the approval of an **ordinance** for a zoning amendment to Planned
200 Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the
201 development standards and concept plan on a 70.408-acre tract of land identified as Tracts
202 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall
203 County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4)
204 District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located
205 on the north side of John King Boulevard south of Featherstone Drive, and take any action
206 necessary (**1st Reading**).
207 **Planning Director Ryan Miller provided background information pertaining to this agenda item. Notices**
208 **were sent out to property owners located within 500' of the subject property (only those w/in the city**
209 **limits). One response has been received back in opposition of the request. The P&Z Commission has**
210 **unanimously recommended approval of this request.**

211 Pat Atkins
212 Saddlestar Land Development, Inc.
213 3076 Hays Lane
214 Rockwall, TX
215

216 Mr. Atkins came forth and provided a brief overview of his request to Council.
217

218 Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this
219 time. There being no one indicating such, he then closed the public hearing.
220

221 Councilman Trowbridge moved to approve Z2019-021. Councilmember Hohenshelt seconded the
222 motion. The ordinance was read as follows:
223

224 CITY OF ROCKWALL
225 ORDINANCE NO. 19-XX
226

227 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
228 AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE
229 CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND
230 PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-39*] FOR THE
231 PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN
232 ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT
233 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING
234 IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY,
235 ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE
236 FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL
237 CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF
238 TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A
239 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR
240 AN EFFECTIVE DATE.
241

242
243 The motion passed by a vote of 6 ayes with 1 absence (Daniels).
244

245 3. Z2019-022 - Hold a public hearing to discuss and consider a request by Marty Wright for the
246 approval of an ordinance for a Specific Use Permit (SUP) allowing an accessory building on a
247 one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City
248 of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as
249 2340 Saddlebrook Lane, and take any action necessary (1st Reading).

250 Indication was given that the applicant would like to postpone action on this item until the Nov. 4, 2019
251 city council meeting. Since the case was advertised for public hearing this evening, Mayor Pruitt opened
252 the public hearing, asking if anyone would like to come forth and speak at this time. There being no one
253 indicating such, the mayor then closed the public hearing.
254

255 Councilman Trowbridge then moved to accept the applicant's request to postpone action on this item
256 until the November 4 city council meeting. Councilmember Hohenshelt seconded the motion, which
257 passed by a vote of 6 ayes with one absence (Daniels).
258

259 4. Z2019-024 - Hold a public hearing to discuss and consider a request by Adam Buczek of Stone
260 Creek Balance, LTD for the approval of an ordinance for a zoning amendment to Planned
261 Development District 70 (PD-70) for the purpose of changing the number of hard-edged

262 retention ponds required for the residential subdivision being a ~336.00-acre tract of land
263 identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey,
264 Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County,
265 Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District
266 land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass
267 Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection
268 of FM-552 and SH-205 [N. Goliad Street], and take any action necessary **(1st Reading)**.

269 **Planning Director Ryan Miller provided background information pertaining to this agenda item. 928**
270 **notices were sent out to residents and property owners located within 500' of the subject property.**
271 **Thus far, 27 notices have been received back in favor and 12 have been received back in opposition.**
272 **Also, the P&Z has voted 5-2 to recommend approval of this request.**

273
274 **Adam Buczek**
275 **Skorburg Co.**
276 **8214 Westchester drive, Suite 710**
277 **Dallas, TX 75225**

278
279 **Mr. Buczek came forth and briefed the Council on the nature of his request, showing an extensive Power**
280 **Point presentation.**

281
282 **Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this**
283 **time.**

284
285 **Michael Podina**
286 **802 York Drive**
287 **Rockwall, TX 75087**

288
289 **Mr. Podina shared that he and his wife live directly across the street from an existing pond (on York).**
290 **He shared that he and his wife moved in about two years ago, and – at that time – if was looking**
291 **significantly better than it does currently. Also, algae is taking over, snakes are getting bad, and nutria**
292 **are beginning to multiply, and they carry diseases. He does not feel that it is necessary for Stone Creek**
293 **to have an additional pond, and he agrees that it will be better for the HOA and homeowners for there**
294 **to NOT be any additional ponds. The maintenance of the neighborhood and the existing ponds is**
295 **currently lacking.**

296
297 **Bob Wacker**
298 **309 Featherstone**
299 **Rockwall, TX 75087**

300
301 **He believes Stone Creek has enough ponds already. Cattails, weeds and snakes have taken over the**
302 **main entrance pond. He went on to show photographs of each of the existing ponds within the**
303 **neighborhood, providing details regarding if each one does or does not have a hard edge and fountain.**
304 **He believes that everyone, in general, agrees that additional ponds are not needed. Mr. Wacker went**
305 **on to indicate that he agrees with Mr. Buczek, the developer, and he supports what is being requested**
306 **this evening.**

307
308 **Nick Grant**
309 **1569 Old E. Quail Run Rd.**
310 **Rockwall, TX**

311
312 **Mr. Grant suggested that the developer provide to the HOA the cost of hardscaping the pond.**
313
314 **There being no one else wishing to come forth and speak, Mayor Pruitt then closed the public hearing.**
315
316 **Councilman Johannesen shared that he lives in Stone Creek, and his home backs up to one of the ponds**
317 **within the subdivision. He provided various comments pertaining to the existing York Pond, which is**
318 **an Army Corps. Of Engineers Pond.**
319
320 **Councilman Johannesen moved to approve Z2019-024. Mayor Pro Tem Macalik seconded the motion,**
321 **which – following brief questions and answers – passed by a vote of 6 ayes with 1 absence (Daniels).**
322
323

324 **XII. ACTION ITEMS**

325 **1. Discuss and consider a request for a variance from the sign separation requirement for a new**
326 **monument sign to be located at 1306 Summer Lee Drive, and take any action necessary.**

327 **Building Official Jeffrey Widmer came forth and briefed the Council on the nature of this variance**
328 **request. He generally explained that there are limited options for placement of the sign, and that is**
329 **why the applicant is requesting a variance.**

330
331 **Zeke Bullock**
332 **Barnett Signs**
333 **4250 Action Drive**
334 **Mesquite, TX 75150**

335
336 **Mike Fisher**
337 **244 Harvest Ridge**
338 **Rockwall, TX**

339
340 **Mr. Bullock and Fisher came forth and introduced themselves, indicating they are happy to answer any**
341 **questions of Council.**

342
343 **Councilman Hohenshelt moved to grant the variance request on the sign. Councilman Johannesen**
344 **seconded the motion, which passed by a vote of 6 ayes with 1 absence (Daniels).**

345
346 **2. Discuss and consider (re)appointments to the city's Airport Advisory Board, Historic**
347 **Preservation Advisory Board, and Park Board, and take any action necessary.**

348 **Council addressed this item, along with Ex. Session action above.**

349
350 **3. Discuss and consider trends in water consumption, and take any action necessary.**

351 **Councilmember Trowbridge shared with the council a spreadsheet that he's created to evaluate water**
352 **usage (total gallons, daily average, maximum day, etc.) and what the average Rockwall citizen uses and**
353 **what his / her fees are like as a result of their consumption. The point of his presentation, in part, was**
354 **to point out that variances in water bills are cyclical, and they are especially more expensive in the**
355 **summer months. Following Trowbridge's comments, Mrs. Smith shared that it will cost at least \$3.5**
356 **million to convert the remainder of the city to "smart meters" (radio read meters). Currently, about**
357 **40% of the city is operating on radio-read meters. The city annually budgets for trading out a certain**
358 **number of old meters for smart meters. This year, about 2k meters out of 16k will be changed out. So,**

359 in approximately five years, just about all – if not all - of the city should be operating on the new, radio
360 read (smart) meters. Council took no action pertaining to this agenda item.

361 4. Discuss and consider appointing a Comprehensive Plan Advisory Committee (CPAC) to assist
362 staff in the annual update to the Comprehensive Plan, and take any action necessary.

363 Mayor Pruitt moved to approve the resolution. Councilman Trowbridge seconded the motion, which
364 passed by a vote of 6 ayes with 1 absent (Daniels).

365 5. Discuss and consider approval of an ordinance amending the Rockwall Code of Ordinances in
366 Chapter 38. Subdivisions; Article I. In General; Sec. 38-23 Standards for Design of
367 Developments within Subdivisions Adopted to reflect the 2016 update to these standards,
368 and take any action necessary. [1st reading]

369 Councilman Hohenshelt moved to approve the ordinance as presented. Councilman Trowbridge
370 seconded the motion. The ordinance was read as follows:

371 CITY OF ROCKWALL
372
373 ORDINANCE NO. 19-XX

374
375 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
376 AMENDING THE ROCKWALL CODE OF ORDINANCES IN CHAPTER 38.
377 SUBDIVISIONS; ARTICLE I. IN GENERAL; SECTION 38-23 STANDARDS FOR
378 DESIGN OF DEVELOPMENTS WITHIN SUBDIVISIONS ADOPTED; PROVIDING
379 FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO
380 EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH
381 OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A
382 REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

383
384 The motion passed unanimously of those present (Daniels absent).

385
386 XIII. EXECUTIVE SESSION

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

- 389 1. Discuss the Texas State Soil and Water Conservation Board Dam Improvement Program.
390 Section 551.071 (Consultation with Attorney).
- 391 2. Discuss contract negotiations with wholesale utility customers pursuant to Section 551.071
392 (Consultation with Attorney).
- 393 3. Discussion regarding TXDOT program for exchange of right-of-way pursuant to Section
394 §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
- 395 4. Discussion regarding legal issues pertaining to potential annexation/development in the
396 Extraterritorial Jurisdiction (ETJ) pursuant to Section §551.071 (Attorney/Client Consultation).
- 397 5. Discussion regarding possible sale/purchase/lease of real property in the vicinity of
398 downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation
399 with Attorney).

- 400 **6.** Discussion regarding sale/exchange of real property in the vicinity of John King Boulevard
401 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with
402 Attorney).
- 403 **7.** Discussion regarding appointments to city regulatory boards, commissions, and committees -
404 specifically the Board of Adjustments - pursuant to Section 551.074 (Personnel Matters)
- 405 **8.** Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland,
406 Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD)
407 regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

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

410 **XV. ADJOURNMENT**

411 **Mayor Pruitt adjourned the meeting at 8:58 p.m.**

412

413 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 4th DAY OF**
414 **NOVEMBER, 2019.**

415
416 **ATTEST:**
417

JIM PRUITT, MAYOR

418
419 _____
KRISTY COLE, CITY SECRETARY

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CITY OF ROCKWALL

ORDINANCE NO. 19-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [*ORDINANCE NO. 16-39*] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] in order to change the development standards and concept plan for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-39*;

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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described 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 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) *Open Space Master Plan.* An *Open Space Master Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 6. 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 7. 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 8. 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 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 10-21-2019

2nd Reading: 11-04-2019

Exhibit 'A':
Legal Description and Survey

TRACT 1:

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':
Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52-feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':
Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

**Exhibit 'C':
Development Standards**

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Lot Composition and Layout.* The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and stated in *Table 1*, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	70' x 125'	8,750 SF	143	78.41%
B	80' x 125'	10,000 SF	33	21.59%
<i>Maximum Permitted Units:</i>			176	100.00%

3. *Density and Dimensional Requirements.* Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, *District Development Standards*, of the Unified Development Code are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.50 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in *Table 2*, which is as follows:

Table 2: Lot Dimensional Requirements

	Lot Type >	A	B
<i>Minimum Lot Width</i> ⁽¹⁾		70'	80'
<i>Minimum Lot Depth</i>		125'	125'
<i>Minimum Lot Area</i>		8,750 SF	10,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (5)}		20'	20'
<i>Minimum Side Yard Setback</i>		5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2) & (5)}		10'	10'
<i>Minimum Length of Driveway Pavement</i>		25'	25'
<i>Maximum Height</i> ⁽³⁾		30'	30'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾		20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>		2,700 SF	2,700 SF
<i>Maximum Lot Coverage</i>		65%	65%
<i>Permitted Encroachment into Required Setbacks</i> ⁽⁵⁾		Allowed	Allowed

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: As measured from the rear yard property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

4. *Building Standards.* All development shall adhere to the following building standards:

Exhibit 'C':
Development Standards

- (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) may be used for up to 50% of the masonry requirement; however, stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted through a Specific Use Permit (SUP) only.
 - (b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
 - (c) *Garage Orientation.* A minimum of 50% of the garages for the *Type A* lots and 100% of the *Type B* lots shall be oriented in a *traditional swing* (or *j-swing*) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (i.e. *allowing the garage to be flush with the front façade of the primary structure*). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. *a porch, sunroom, etcetera*) allowed in *Table 2* above. All garage configurations that are not front entry shall meet the requirements of Article VI, *Parking and Loading*, of the Unified Development Code.
5. *Anti-Monotony Restrictions.* The development shall adhere to the *Anti-Monotony Matrix* depicted in *Table 3* below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	70' x 125'	(1), (2), (3), (4)
B	80' x 125'	(1), (2), (3), (4)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachments (i.e. *porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

Exhibit 'C':
Development Standards

- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

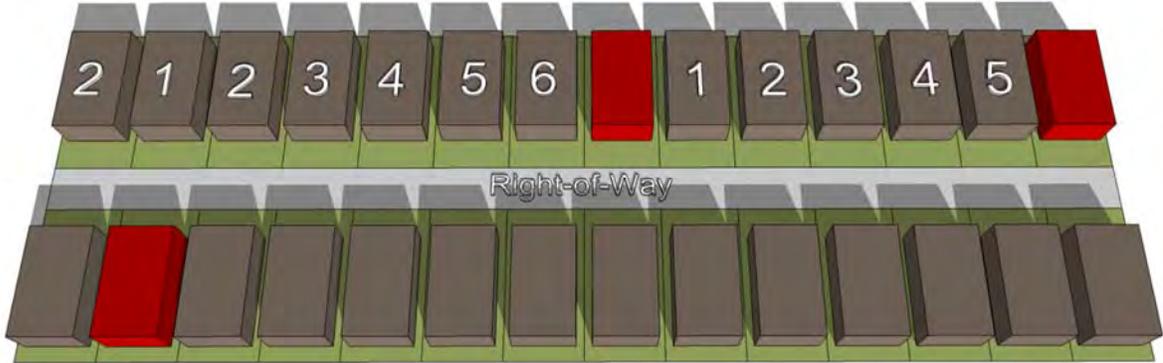


Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6. **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - (b) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (c) **Corner Lots.** Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar

Exhibit 'C':
Development Standards

fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

- (d) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. *Landscape and Hardscape Standards.*

- (1) *Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:

(a) *Canopy/Shade Trees*. Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.

(b) *Accent/Ornamental/Under-Story Trees*. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.

- (2) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

(a) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*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 and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.

- (3) *Streetscape Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:

(i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Exhibit 'C':
Development Standards

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

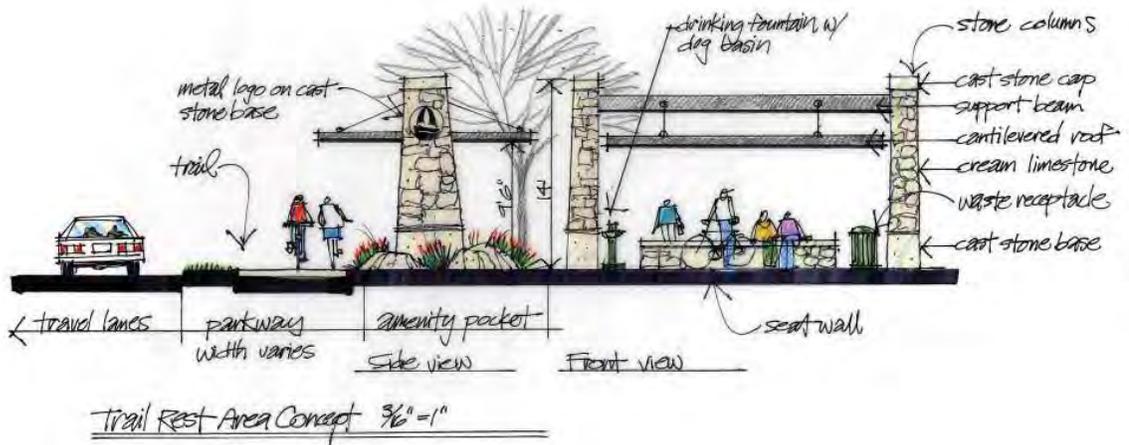
- (4) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
8. *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
9. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
10. *Sidewalks.* At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
11. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered *existing lines* at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
12. *Open Space.* The development shall consist of a minimum of 20% open space (*or 14.082-acres*), and generally conform to the *Concept Plan* contained in *Exhibit 'B'* of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page ...

13. *Trail Rest Area.* The developer shall be responsible for the construction of a *Trail Rest Area* that generally conforms to the rest area depicted in *Figure 1 (below)*.

Figure 1: Trail Rest Area Concept

**Exhibit 'C':
Development Standards**



14. **Neighborhood Signage.** Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
15. **Homeowner's Association (HOA).** A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
16. **Variances.** The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

ORDINANCE NO. 19-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 09-44, BEING A 395.075-ACRE TRACT OF LAND SITUATED IN THE W. T. DEWEESE SURVEY, ABSTRACT NO. 71 AND THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the Stone Creek Subdivision being a 395.075-acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District and Single Family 10 (SF-10) District land uses, located at the southwest corner of FM-552 and N. Goliad Street (*SH-205*), and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 [*Ordinance No.'s 07-13, 09-44 & 11-35*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 07-13, 09-44 & 11-35*;

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. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

condition of approval of the amended zoning classification for the *Subject Property*;

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

Section 5. A PD Development Plan must be approved for the areas designated as *Retail* on the *Concept Plan* contained in *Exhibit 'B'*; however, the *PD Development Plan* application may be processed by the City of Rockwall concurrently with a preliminary plat application and *PD Site Plan* application.

Section 6. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

Section 7. 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 8. 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 9. 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 10. 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 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 10-21-2019

2nd Reading: 11-04-2019

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION

Being a 395.075-Acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being all of a called 385.075-acre tract of land conveyed to W. W. Caruth Jr. by Deed recorded in *Volume 54, Page 22* Deed Records, Rockwall County, Texas (DRRCT) and also being all of a called 2.25-acre tract of land conveyed to Soden H. Harris and wife Adrine V. Harris by deed recorded in *Volume 50, Page 375* (DRRCT) being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron pipe found for a northeast corner of aforesaid 392.938-acre tract and being the northwest corner of Rockwall Middle School No. 4 Addition to the County of Rockwall by plat recorded in *Cabinet F, Page 67*, Plat Records, Rockwall County, Texas and being on the south right-of-way line of FM-552 (a variable width right-of-way).

THENCE South 00 Degrees 35 Minutes 35 Seconds East along a east line of aforesaid 392.938-acre tract and the common west line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,270.02-feet to a ½-inch capped iron rod found for the inside corner of said 382-938-acre tract and the southwest corner of said Rockwall Middle School No. 4 Addition.

THENCE North 69 Degrees 25 Minutes 13 Seconds East along a north line of aforesaid 392.938-acre tract and the common south line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,331.00-feet to a PK Nail set for a northeast corner of said 392.938-acre tract in the approximate centerline of Hayes Road (a variable width prescriptive right-of-way) and being on the west line of a called 15.00-acre tract of land conveyed to Steve L. Branch and wife Judy C. Branch by deed recorded in *Volume 234, Page 527* Deed Records, Rockwall County, Texas a ½-inch capped iron rod found bears North 87 Degrees 58 Minutes 03 Seconds a distance of 22.82-feet.

THENCE South 00 Degrees 35 Minutes 35 Seconds East along the east line of aforesaid 392.938-acre tract and the approximate centerline of aforesaid Hayes Road and the west line of aforesaid 15.00-acre tract and the west line of a called 11.126-acre tract of land conveyed to Leon A. Smith by deed recorded in *Volume 160, Page 1*, Deed Records, Rockwall County, Texas and the west line of a called 32.00-acre and 35.5-acre tracts of land conveyed to Roy Lee Hance by deed recorded in *Volume 68, Page 73*, Deed Records, Rockwall County, Texas, a distance of 3,980.56-feet to a PK Nail set for the southeast corner of said 392.938-acre tract and being on the north line of a called 38.639-acre tract of land conveyed to Roy L. Hance and wife, Randa B. Hance by deed recorded in *Volume 91, Page 107* Deed Records, Rockwall County, Texas.

THENCE along the south line of aforesaid 392.938-acre tract and the common north line of aforesaid 30.033-acre tract and the north line of Quail Run Valley No. 2 an addition to the City of Rockwall by plat recorded in *Cabinet E, Page 185*, Plat Records, Rockwall County, Texas and the north line of Quail Run Valley, No. 1 an addition to the City of Rockwall by Plat Recorded in *Cabinet E, Page 57*, Plat Records, Rockwall County, Texas the following courses and distances:

South 89 Degrees 34 Minutes 36 Seconds West a distance of 2,364.65-Feet to a 5/8-inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

South 88 Degrees 24 Minutes 39 Seconds West a distance of 650.72-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for a southwest corner of aforesaid 392.938-acre tract.

THENCE North 54 Degrees 44 Minutes 21 Seconds West a distance of 165.14-feet to a ½-inch iron pipe found for corner on the east right-of-way of State Highway 205 (a 100-foot right-of-way).

THENCE along the west line of aforesaid 392.938-acre tract and the common east right-of-way of aforesaid State Highway 205 the following courses and distances:

North 14 Degrees 18 Minutes 45 Seconds West a distance of 1,942.08-feet to a 5/8 inch iron rod with a

Exhibit 'A':
Legal Description

yellow plastic cap stamped *Carter Burgess* set for corner and the beginning of a tangent curve to the right having a central angle of 10 Degrees 15 Minutes 35 Seconds a radius of 5,380.00-feet. A chord bearing of North 69 Degrees 11 Minutes 27 Seconds West and a chord length of 1,015.74-feet.

Along said tangent curve to the right an arc length of 1,017.09-feet to a concrete right-of-way monument found for corner.

North 04 Degrees 03 Minutes 51 Seconds West a distance of 379.29-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner, a concrete right-of-way monument found bears South 00 Degrees 29 Minutes 25 Seconds West a distance of 4.10-feet and being the beginning of a tangent curve to the right having a central angle of 03 Degrees 07 Minutes 00 Seconds a radius of 5,580.00-feet a cord bearing of North 02 Degrees 30 Minutes 27 Seconds West and a chord length of 305.93-feet.

Along said tangent curve to the right an arc length of 305.97-feet, to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 02 Degrees 45 Minutes 01 Seconds East a distance of 3.95-feet.

North 00 Degrees 56 Minutes 57 Seconds West a Distance of 1,499.13-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 10 Degrees 54 Minutes 38 Seconds East, a distance of 5.48-feet.

North 44 Degrees 58 Minutes 31 Seconds East a distance of 85.41-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner at the intersection of the east right-of-way of aforesaid State Highway 205 and the south right-of-way of aforesaid FM-552 a concrete right-of-way monument found bears South 83 Degrees 49 Minutes 06 Seconds West a distance of 16.86-feet.

THENCE along the north line of aforesaid 392.938-acre tract and the common south right-of-way of aforesaid FM-552 the following courses and distances:

North 89 Degrees 09 Minutes 25 Seconds East a distance of 1,890.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

South 00 Degrees 50 Minutes 35 Seconds East, a distance of 10.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

North 89 Degrees 09 Minutes 25 Seconds East a distance of 521.43-feet to the *Point of Beginning* and containing 395.075-acres of land, more or less.

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the *Subject Property*.

- a. *Residential Uses.* Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*. of the Unified Development Code [*Ordinance No. 04-38*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital/Clinic
- Animal Boarding/Kennel without Outside Pens
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Auto Repair Garage (*Minor*)
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (*Sand, Gravel, Oil & Other*)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* *Not including a convenience store with an accessory car wash use or more than two (2) gas pumps, which accessory uses are permitted by SUP.*

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of eighty thousand (80,000) square feet.

- c. *Design of Non-Residential Uses.* The retail areas shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be

Exhibit 'C':
PD Development Standards

accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

- d. *Density and Lot Composition.* No more than 918 single-family residential dwelling units may be constructed within the *Subject Property*. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	50' x 120'	6,000	Front	180	19.6%
B	60' x 120'	7,200	Front	521	56.8%
C	70' x 120'	8,400	Front	36	03.9%
D	80' x 125'	10,000	Front	134	14.6%
E	100' x 200'	20,000	Front	47	05.1%
<i>AVERAGE LOT SIZE:</i>		8,000 SF			
<i>MAXIMUM ALLOWED TOTAL UNITS:</i>				918	100%

- e. *Variation in lot composition.* The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed 918 units, the average lot size for the development is not less than 8,000 square feet, and the following rules are met:

- (1) Lot types 'A', 'B', & 'C' may increase not more than 5% in aggregate number.
- (2) Lot type 'D' shall not be decreased below 124 lots of the total lots developed on the *Subject Property*.
- (3) Lot type 'E' shall not be decreased below 47 lots of the total lots developed on the *Subject Property*.

2. *Development Standards Applicable.*

- (1) *Residential uses.* Except as may be modified by these *PD Development Standards*, areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) shall be subject to the development standards for the Single Family 10 (SF-10) District, as set forth in Subsection 3.07 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.
- (2) *Non-residential uses.* Except as may be modified by these *PD Development Standards*, areas designed for *Retail* land uses shall be subject to the development standards for the General Retail (GR) District, as set forth in Subsection 4.04 of Article V, *District Development Standards*, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards

Exhibit 'C':
PD Development Standards

contained in the Unified Development Code in effect on the effective date of this ordinance.

3. *Homeowner's Association (HOA)*. A *Homeowner's Association (HOA)* shall be formed and duly incorporated in the State of Texas for the *Subject Property*. Membership shall be mandatory for the owner of each residential lot within these areas of the *Subject Property*. This HOA shall be established to ensure the proper maintenance of all common areas for which the HOA is either the owner or is the party designated as responsible for maintenance. The bylaws of this HOA shall establish a system of payment of dues, a system of enforcement of its rules and regulations; and an explanation of the responsibility of each member with regard to the common areas. The bylaws shall be submitted to the Director of Planning for review and approval, not to be unreasonably withheld, for conformity with this paragraph prior to the initial transfer to the HOA of ownership of any real property.

4. *Architectural Review*. All developments within the PD District shall be reviewed by an Architectural Review Committee (ARC) for the *Subject Property*, which will be composed of *Developer* representatives, throughout the completion of development. The ARC shall remain in effect until all new construction has concluded. City of Rockwall building permits shall not be issued prior to ARC approval. Certification of ARC approval shall be submitted with each building permit application, which shall comply with all anti-monotony standards as described in *Section B.4., Anti-Monotony Features* of this document.

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses.*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E
Maximum Building Height	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	1,800	2,200	2,400	2,600 ²	3,000
Minimum Front Yard Building Setback	15'	20'	20'	20'	25'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	15'
Minimum Side Yard (<i>Interior</i>)	5'	5'	5'	6'	7'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'
Minimum Distance of Driveway (<i>from Property Line</i>)	N/A	20'	20'	20'	25'
Minimum Lot Area (<i>Square Feet</i>)	6,000	7,200	8,400	10,000	20,000
Minimum Lot Frontage ¹	50'	60'	70'	80'	100'

Notes:

¹: *Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building*

**Exhibit 'C':
PD Development Standards**

line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

2. Development Standards for Residential Uses by Lot Product/Type

a. Detached Single Family Lot Type A

Development Standards	
Minimum Lot Size	6,000 SF
Minimum Lot Width (@ Front Building Line)	50'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	55'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	15'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	1,800 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco, cementitious siding with color palette]	80%
Garage Orientation	Garages will be allowed to be accessed from the street; however, a minimum driveway length of 20-foot must be provided.
Maximum Lot Coverage	75%

b. Detached Single Family Lot Type B

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

c. Detached Single Family Lot Type C

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'

Exhibit 'C':
PD Development Standards

Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

d. **Detached Single Family Lot Type D**

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF ¹
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'D' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 SF.

e. **Detached Single Family Lot Type E**

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	25'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. A second single garage door facing street is

Exhibit 'C':
PD Development Standards

	permitted behind (width) of double garage door in “swing” or “J” configuration only. A minimum of 80% of Type 'E' lots shall have 3 car garages.
Maximum Lot Coverage	70%

3. *Fencing.*

- a. *Residential uses.* All individual residential fencing shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Tubular steel fencing is also acceptable for individual residential fencing, and shall be *required* on lots located along perimeter roadways, and/or abutting open spaces, greenbelts and parks. Corner lot fencing (adjacent to the street) shall provide masonry columns at 45-foot off center spacing that begins at the rear property line corner and terminates ten (10’) feet behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5’) feet. The property owner shall maintain that portion of the property outside the fence. Fencing shall be consistent with the language described above and *Figure 1* below.



Figure 1: Fence Example.

4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Exhibit 'C':
PD Development Standards

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	50' x 120'	i, iii, iv
B	60' x 120'	ii, iii, iv
C	70' x 120'	ii, iii, iv
D	80' x 125'	ii, iii, iv
E	100' x 200'	ii, iii, iv

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco, cementitious siding). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street or two (2) intervening homes on the opposite side of the street. All chimneys shall be constructed of masonry materials, excluding cementitious siding.
 - ii. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). All chimneys shall be constructed of masonry materials, excluding cementitious siding.
 - iii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens and bathrooms.
 - iv. If the garage is accessed from the street a traditional “swing” or “J” drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only.
5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots on the *Subject Property* shall be landscaped with large canopy trees.
- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - (3) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot for properties in the areas identified as *Residential* on the *Concept Plan* in *Exhibit B* of this ordinance.

Exhibit 'C':
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6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards as modified by *Street Buffer Strip Elevation and Street Cross-Section Elevations* below in *Figure 2*.

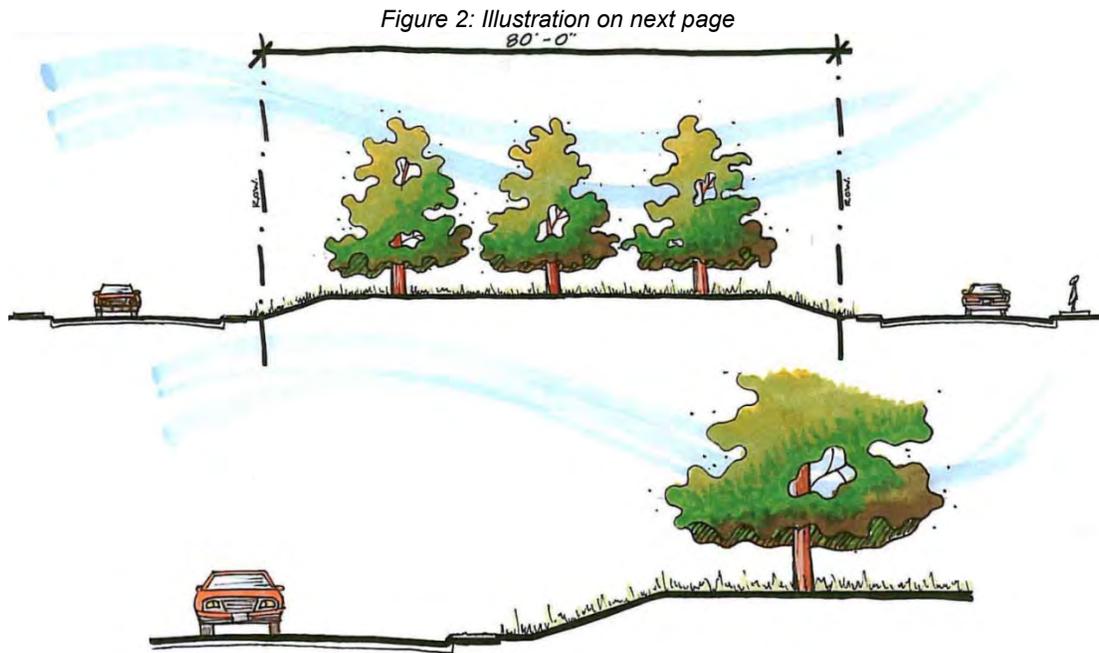


Figure 2: *Street Buffer Strip Elevation and Street Cross-Section Elevations.*

- a. *Buffer-Strip for the North SH-205 Overlay (N. SH-205 OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 60-feet as illustrated below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.
- b. *Buffer-Strip for the SH-205 By-Pass Overlay (SH-205 BY-OV) District.* The landscape buffer strip shall be as described in Section E, *Landscape Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), and be a minimum width of 50-feet as illustrated below in *Figures 3 & 4* and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.

Exhibit 'C':
PD Development Standards

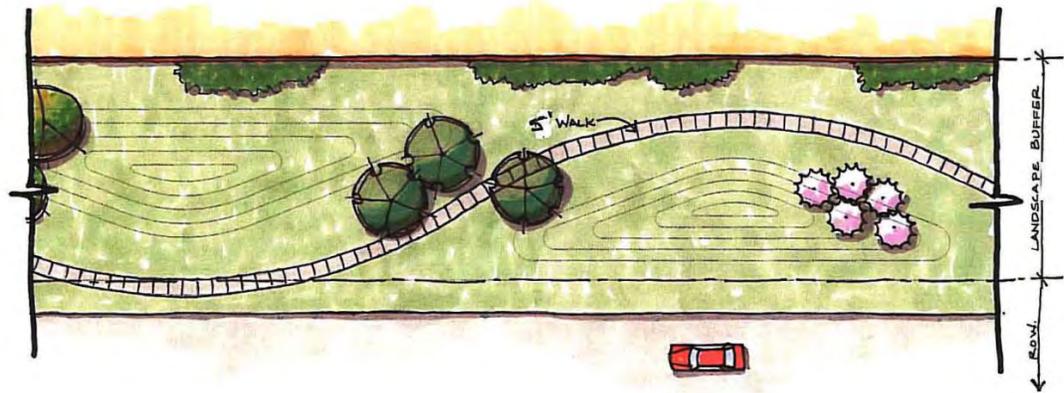


Figure 3: Landscape Buffer Plan

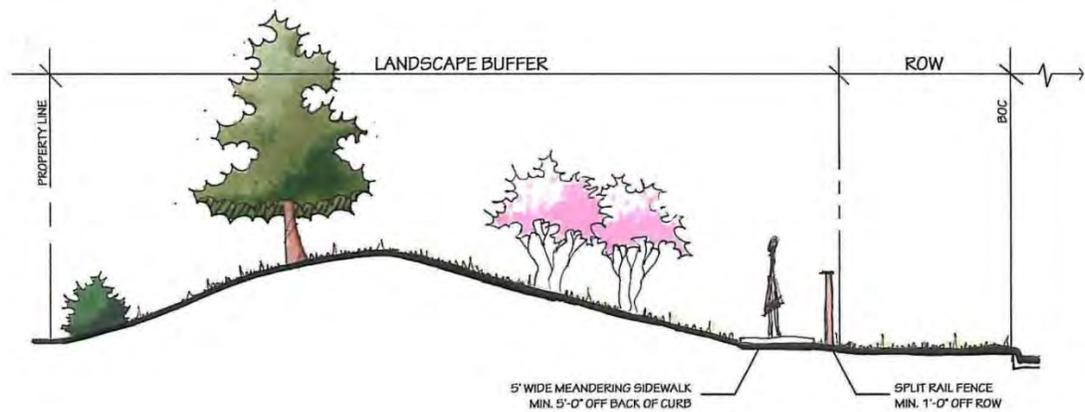


Figure 4: Landscape Buffer Cross Section

- c. *Buffer-Strip (Outside of Overlay Districts).* The landscape buffer strip shall be a minimum of ten (10) feet on Hays Road and Quail Run Road. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.
- d. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
- e. *HOA Maintained Fencing.* The Homeowner’s Association (HOA) will maintain all common area and perimeter fencing surrounding the *Subject Property*. Such perimeter fencing shall be composed of a six (6) foot tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
- f. *Curvilinear Walks.* *Curvilinear Walks* are to be a minimum of five (5) feet in width and a maximum of six (6) feet in width (*i.e. Hike & Bike Trails*) consistent with the approved *Open Space Master Plan*. *Collector Streets*, with or without center medians, may incorporate sidewalks six (6) feet in width adjacent to or within the *front yard* landscape easements. *Curvilinear Walks* may meander within the

Exhibit 'C':
PD Development Standards

- c. The *Developer* shall prepare the *Open Space Master Plan* to be consistent with the approved *Concept Plan*. The purpose of an *Open Space Master Plan* is to supplement the *Concept Plan* by providing an additional level of detail for public and private open space areas. The *Open Space Master Plan* shall identify the locations of and improvements to public parks, school sites and other public and private open space or common areas, taking into consideration the proximity of single-family dwellings, as required by subparagraph (a), and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the *Subject Property* to parks and open space within the *Subject Property* and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's *Master Park and Recreation Plan*. The *Open Space Master Plan* shall clearly differentiate public parks from private facilities and common lands to be maintained by the HOA. The locations of public parks, school sites and other public and private open space or common areas shown on the *Open Space Master Plan* shall be in conformance with the *Concept Plan*, except as otherwise provided in Section 7 of Article II of the *Capital Facilities Agreement* pertaining to school sites. The *Open Space Master Plan* shall include a phasing plan for construction of all trails and parks, and common open space and facilities. The *Open Space Master Plan* shall be considered for approval if it complies with this section, the applicable City regulations, the *Concept Plan*, and generally accepted park-planning practices.
- d. The District shall contain not less than 7.8 acres of land to be used as public or private parkland. A minimum of 7.8 contiguous acres shall be dedicated to the City in accordance with the City's *Neighborhood Parkland Dedication Ordinance* on approval of the final plat for the first phase of the development. This dedication shall include the dedication of a five (5) foot wide parcel to connect the *City Park* within the *Subject Property* to the existing City property to the east of the middle school. The remaining area will be retained as a private park within the *District*. Park improvements shall be constructed in accordance with the approved *Open Space Master Plan*. The site plan incorporating the design of park improvements and hike /bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding land dedication. At the time of recordation of final plats for each phase, *Developer* shall pay park improvement fees to the City. These fees shall be held in an escrow account until the commencement of *Phase 3*, at which time the *Developer* shall inform the City if the *Developer* wishes to use the escrowed fees as well as future fees to construct park improvements. Said improvements shall be approved by *Parks Director*, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to *Parks Director* for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's *Neighborhood Parkland Dedication Ordinance* regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire *District* applicable at that time, or improvement fees are paid. Thereafter, the *Developer* shall not be responsible for additional parkland dedication or park development fees associated with the *Subject*

Exhibit 'C':
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Property, except as otherwise may be provided in a *Capital Facilities Agreement* approved by the City.

The *Developer* shall provide retention ponds in the locations depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance. Hardedges and fountain features shall be incorporated into *Ponds 1 & 2*, *Pond 3* shall incorporate a natural edge, and *Pond 4* shall incorporate a fountain feature and a natural edge. All retention pond hardedges shall be similar to the hardedge shown in *Figure 5* below.



Figure 5: *Retention Pond with Hardedge.*

7. **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage elevations and plan shown below in *Figures 6 & 7*. Final design of entry features to be determined with the Planned Development Site Plan.

Exhibit 'C':
PD Development Standards



Figure 6: Main Entry Subdivision Signage Elevations



Figure 7: Main Entry Subdivision Signage Plan

8. **Variations.** The variance procedures and standards for approval set forth in the Unified Development Code (UDC) shall apply to any application for variance(s) to this ordinance.
9. **Amenity Center.** Developer shall construct an amenity center in approximate size and detail as shown below in *Figure 8*.

Exhibit 'C':
PD Development Standards



Figure 8: *Amenity Center*

10. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper in size as measured six (6) inches above the root ball.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members
Cc: Rick Crowley, City Manager
FROM: Kristy Cole, City Secretary/Assistant to the City Manager
DATE: October 30, 2019
SUBJECT: 2nd reading of Ord. re: “Standards for Design of Developments w/in Subdivisions”

In the interest of saving space within the Nov. 4 meeting packet, I am omitting “EXHIBIT A” as an attachment within the packet, as it is over 400 pages long. Council did, however, receive the attachment (the actual “Standards”) at both a previous work session and at the Oct. 21 meeting. Staff will be available to answer any questions Council may have concerning this Consent Agenda item, if necessary.

CITY OF ROCKWALL

ORDINANCE NO. 19-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE ROCKWALL CODE OF ORDINANCES IN CHAPTER 38. SUBDIVISIONS; ARTICLE I. IN GENERAL; SECTION 38-23 STANDARDS FOR DESIGN OF DEVELOPMENTS WITHIN SUBDIVISIONS ADOPTED; 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 governing body of the City of Rockwall, in the exercise of its legislative discretion, has concluded that the “Standards for Design of Development Within Subdivisions” should be updated in order to reflect certain amendments.

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

Section 1. Chapter 38. “Subdivisions;” Article I. “In General;” Section 38-23 “Standards for Design of Developments Within Subdivisions Adopted” of the Code of Ordinances is hereby amended so as to delete subsection “c” in its entirety and replace it with a new subsection “c” which shall hereafter read as follows:

~~(c) The October 2016 updated of the Standards for Design and Construction are adopted replacing the Standards of Design, Standard Construction Specifications, dated August 2003, a copy of which is on file for public inspection in the city secretary’s office~~

(c) The October 2019 updated of the Standards for Design and Construction are adopted replacing the Standards of Design, Standard Construction Specifications, dated October 2016, a copy of which is on file for public inspection in the city secretary’s office.

Section 2. Chapter 38. “Subdivisions;” Article I. “In General;” Section 38-23 “Standards for Design of Developments Within Subdivisions Adopted” of the Code of Ordinances is hereby amended so as to delete subsection “d” in its entirety and replace it with a new subsection “d” which shall hereafter read as follows:

~~(d) The Public Works Construction Standards and Specifications, North Central Texas, 4th Edition, October 2004 as amended by the City of Rockwall are adopted replacing the Standard Specifications for Public Works Construction, North Central Texas, 3rd Edition, 1998.~~

(d) The Public Works Construction Standards and Specifications, North Central Texas, 5th Edition, November 2017 as amended by the City of Rockwall are adopted replacing the Standard Specifications for Public Works Construction, North Central Texas, 4th Edition, 2004.

Section 3. A new, 2019 version of the city's "Standards for Design of Developments Within Subdivisions Adopted" is hereby adopted as reflected in "**Exhibit A**" of this ordinance, a copy of which shall be kept on file for public inspection within the city secretary's office.

Section 4. 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. 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 6. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are specifically repealed or those in direct conflict with the provisions of this ordinance.

Section 7. This ordinance shall take effect immediately from and after its passage and approval and the publication of the caption of said ordinance as the law in such cases provides, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: 10-21-2019

2nd Reading: 11-4-2019

“EXHIBIT A”

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: November 4, 2019

APPLICANT: Steven Homeyer; *Homeyer Engineering, Inc.*

CASE NUMBER: P2019-039; *Lot 8, Block A, Ellis Centre, Phase Two Addition*

SUMMARY

Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 1.21-acre parcel of land [i.e. *Lot 8, Block A, Ellis Centre, Phase 2 Addition*] that will establish firelane, public access, utility, and detention easements for the purpose of developing the *subject property*. The *subject property* is zoned Light Industrial (LI) District and is addressed as 1920 Alpha Drive.
- On May 17, 2019, Steven Homeyer of Homeyer Engineering, Inc. submitted a site plan [i.e. *Case No. SP2019-017*] proposing the construction of a ~6,042 SF single-story, animal boarding/kennel facility. On June 11, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 8, Block A, Ellis Centre, Phase 2 Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

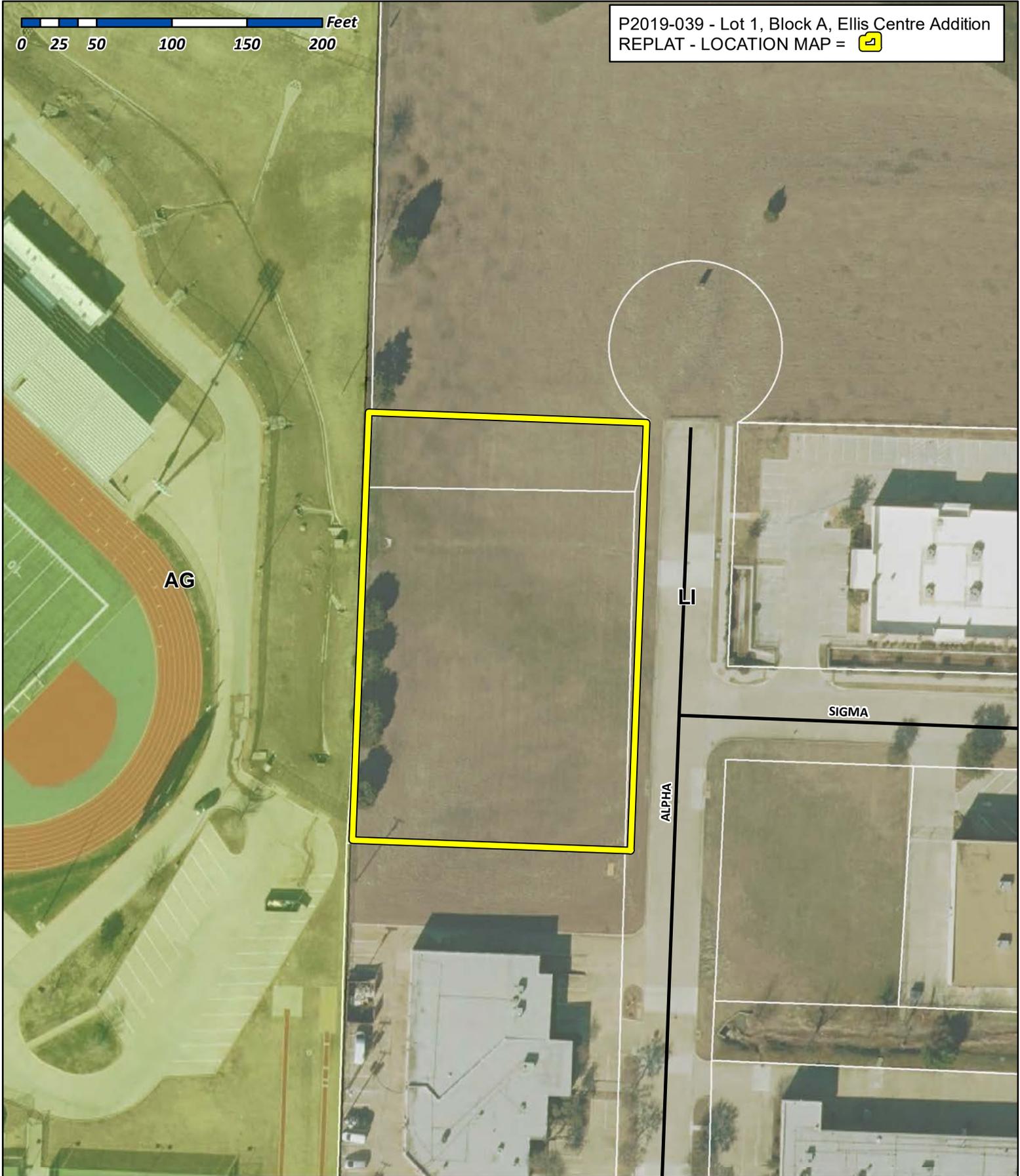
Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

CONDITIONS OF APPROVAL

On October 29, 2019, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

0 25 50 100 150 200 Feet

P2019-039 - Lot 1, Block A, Ellis Centre Addition
REPLAT - LOCATION MAP = 

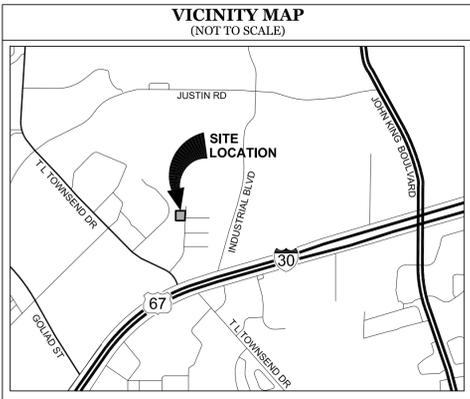


City of Rockwall

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

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





GENERAL NOTES

- 1.) The purpose of this plat is to dedicate easements for site development.
- 2.) This property is located in "Non-shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0040L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(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. NAD 83(2011) Datum.
- 7.) Property owner is responsible for repair, replacement, and maintenance of all detention and drainage systems in easements on-site.

LINE	BEARING	DISTANCE
L1	S 02°08'11" W	24.00'
L2	N 87°51'49" W	112.00'
L3	N 02°08'11" E	24.00'
L4	S 87°51'49" E	112.00'
L5	S 02°08'11" W	33.00'
L6	N 87°49'56" W	185.00'
L7	N 02°08'11" E	33.00'
L8	S 87°49'56" E	185.00'
L9	S 64°16'48" W	8.29'
L10	S 02°08'10" W	21.60'
L11	N 87°52'27" W	162.67'
L12	N 02°08'11" E	178.30'
L13	S 87°49'56" E	47.59'
L14	S 02°02'15" W	122.72'
L15	S 87°51'49" E	25.74'
L16	S 02°08'11" W	8.50'
L17	S 87°51'49" E	89.13'
L18	S 02°08'10" W	8.45'
L19	N 64°16'48" E	8.29'
L20	S 02°08'11" W	16.97'

LEGEND

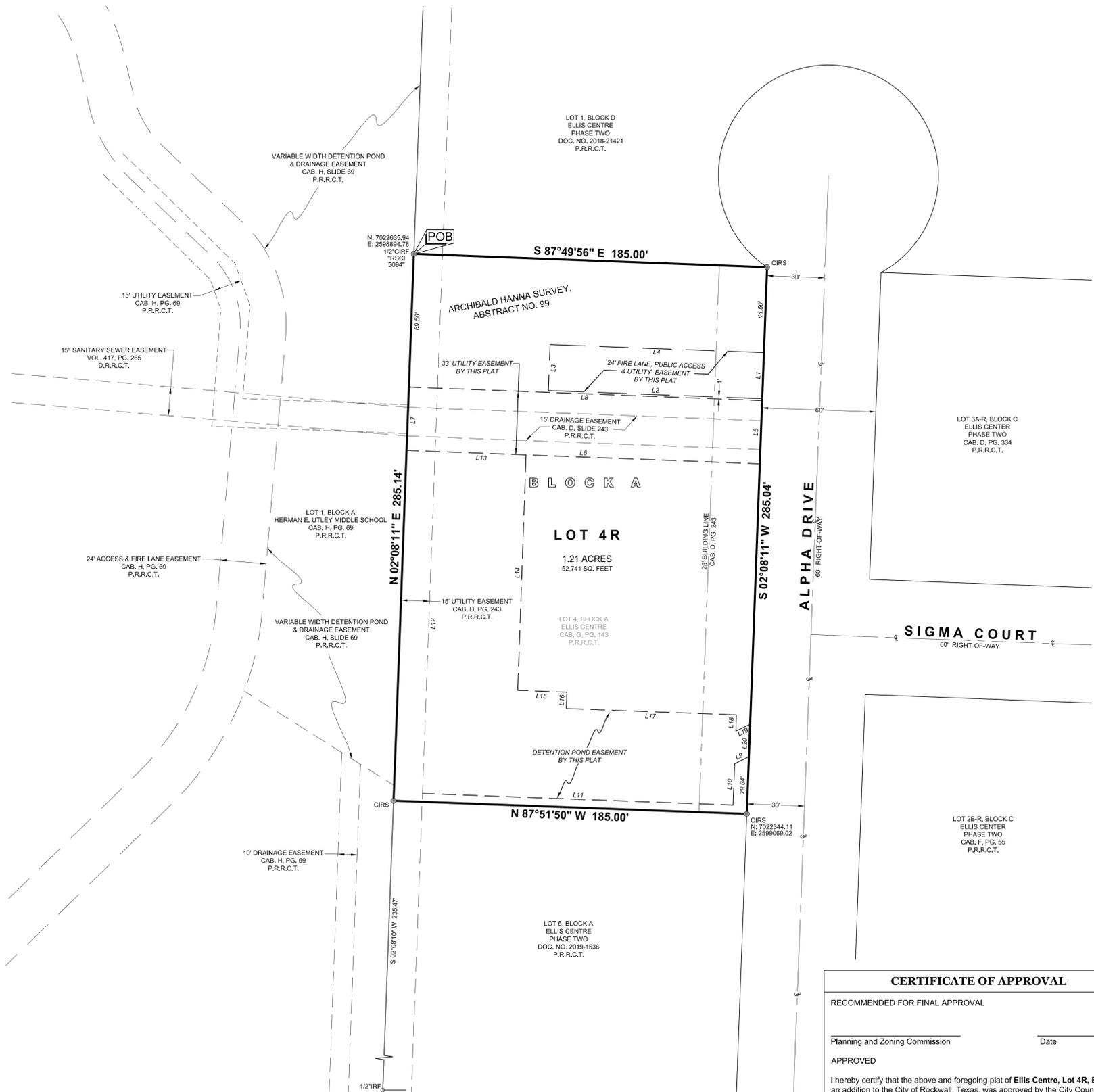
- PG = PAGE
- CAB = CABINET
- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

Project 1903.017-02	<p>EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 09/18/2019	
Drafter JDC	

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

ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Canine Properties, LLC
Contact: Julia R. McKinney
1920 Alpha Drive
Rockwall, TX 75087
(214) 608-3118



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, **CANINE PROPERTIES, LLC** is the owner of a 1.21 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NUMBER 99, City of Rockwall, Rockwall County, Texas, being all of Lot 4, Block A of Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Cabinet G, Page 143, Plat Records of Rockwall County, Texas, and being conveyed by General Warranty Deed to Canine Properties, LLC, recorded in Document Number 2019000012843, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RSCI 5094" found at the Northwest corner of said Lot 4, Block A, being in the East line of Lot 1, Block A of Herman E. Utley Middle School, an addition to the City of Rockwall, Texas, recorded in Cabinet H, Page 69, Plat Records of Rockwall County, Texas, and being at the Southwest corner of Lot 1, Block D of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, recorded in Document Number 2018-21421, Plat Records of Rockwall County, Texas;

THENCE South 87°49'56" East, with the North line of said Lot 4, Block A and the common South line of said Lot 1, Block D, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 4, Block A, and being in the West right-of-way line of Alpha Drive (a 60-foot right-of-way);

THENCE South 02°08'11" West, with the East line of said Lot 4, Block A and the West right-of-way line of said Alpha Drive, a distance of 285.04 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 4, Block A and being at the Northeast corner of Lot 5, Block A of said Ellis Centre, an addition to the City of Rockwall, Texas, recorded in Document Number 2019-1536, Plat Records of Rockwall County, Texas;

THENCE North 87°51'50" West, with the South line of said Lot 4, Block A and the common North line of said Lot 5, Block A, a distance of 185.00 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 4, Block A, being at the Northwest corner of said Lot 5, Block A and being in the East line of said Lot 1, Block A;

THENCE North 02°08'11" East, with the West line of said Lot 4, Block A and the common East line of said Lot 1, Block A, a distance of 285.14 feet to the **POINT OF BEGINNING**, and containing 1.21 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CANINE PROPERTIES, LLC**, does hereby adopt this plat, designating herein described property as **ELLIS CENTRE, LOT 4R, BLOCK A**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **CANINE PROPERTIES, LLC**, a Texas limited liability company

BY: _____ Date _____
Julia R. McKinney
Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JULIA R. MCKINNEY**, Manager of CANINE PROPERTIES, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Rockwall, Rockwall County, Texas.

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

Matthew Raabe, R.P.L.S. # 6402

Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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 _____, 2019.

John Cox, Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of **Ellis Centre, Lot 4R, Block A**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2019.

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

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

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

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

City Engineer _____ Date _____

**REPLAT
ELLIS CENTRE
LOT 4R, BLOCK A
1.21 ACRES**

A REPLAT OF LOT 4, BLOCK A OF ELLIS CENTRE, RECORDED IN CABINET G, PAGE 143, P.R.R.C.T., ARCHIBALD HANNA SURVEY, ABSTRACT No. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: November 4, 2019
APPLICANT: David Rains
CASE NUMBER: P2019-041; *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*

SUMMARY

Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing, Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing, Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8) District for single-family land uses, addressed as 5808 Constellation Circle, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat one (1) lot (*i.e. Lot 12, Block A, Chandler's Landing, Phase 18, Section 2 Addition*) into Lot 35, Block A, Chandler's Landing Phase 18, Section 2 for the purpose of abandoning a portion of a sanitary sewer easement.
- The subject property was annexed in 1973 [*Ordinance No. 73-42*], is zoned as Planned Development District 8 (PD-8) for single-family land uses, and is addressed as 5808 Constellation Circle.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lot 35, Block A, Chandler's Landing, Phase 18, Section 2*, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On October 29, 2019, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff's conditions of approval passed by a vote of 7-0.

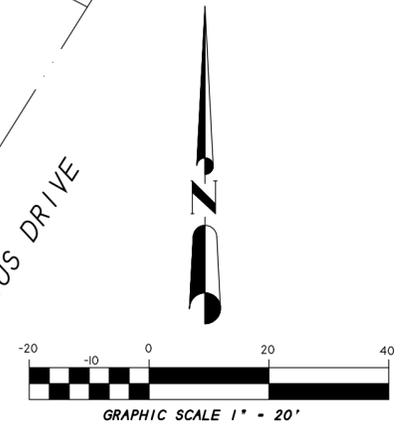
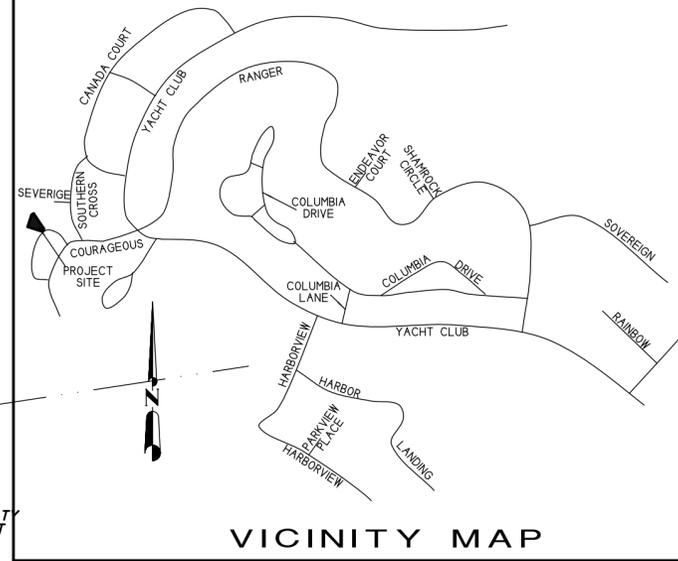
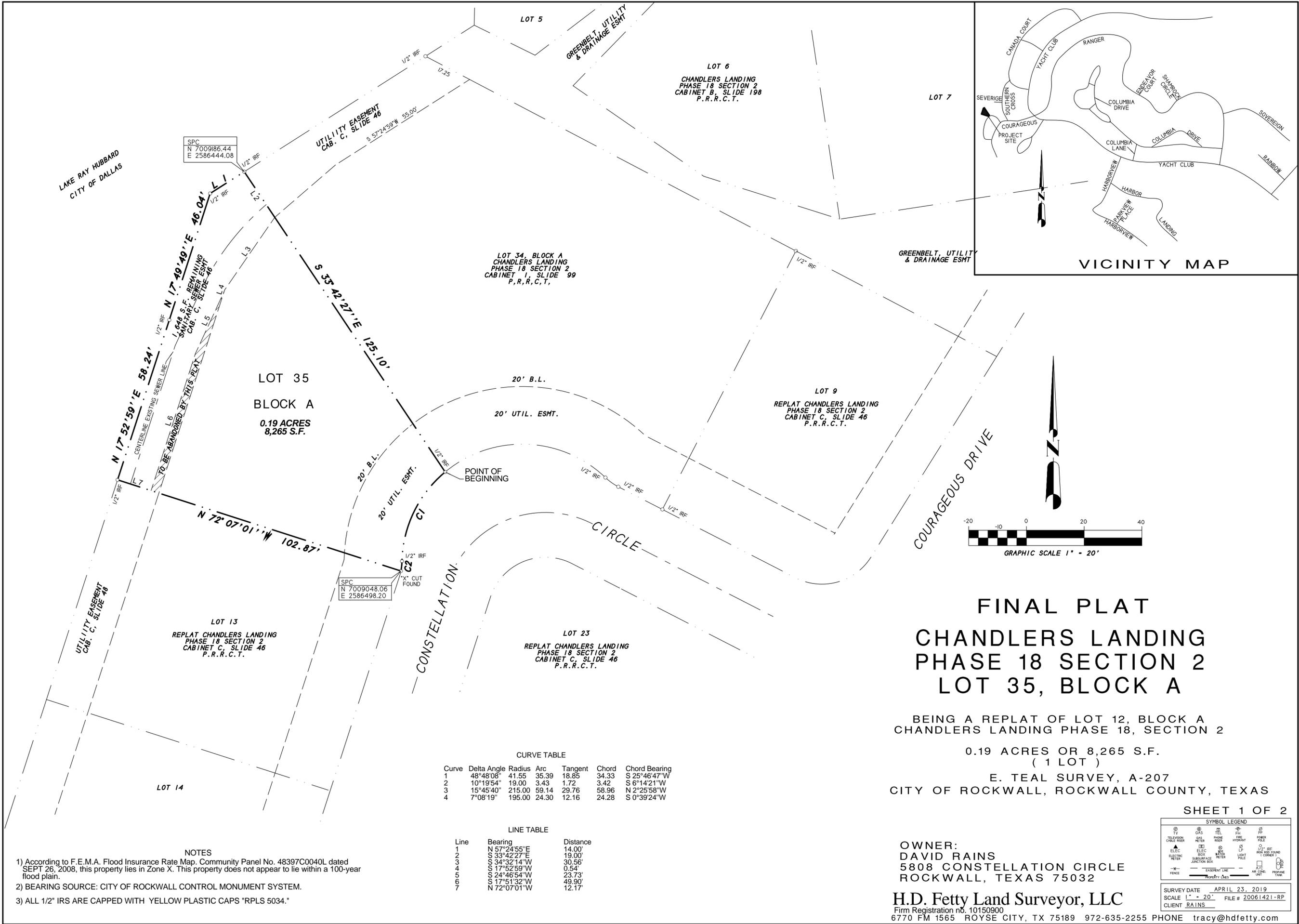


City of Rockwall

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FINAL PLAT CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2
0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°48'08"	41.55	35.39	18.85	34.33	S 25°46'47"W
2	10°19'54"	19.00	3.43	1.72	3.42	S 61°42'21"W
3	15°45'40"	215.00	59.14	29.76	58.96	N 2°25'58"W
4	7°08'19"	195.00	24.30	12.16	24.28	S 0°39'24"W

LINE TABLE

Line	Bearing	Distance
1	N 57°24'55"E	14.00'
2	S 33°42'27"E	19.00'
3	S 34°32'14"W	30.56'
4	S 17°52'59"W	0.54'
5	S 24°46'54"W	23.73'
6	S 17°51'32"W	49.90'
7	N 72°07'01"W	12.17'

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

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TV	GAS	TEL	PH	PP
CABLE RISER	METER	RISE	HYDRANT	POWER POLE
ELECT. METER	ELECT. BOX	WATER	WATER	WATER
SUBURFACE JUNCTION BOX	WATER	WATER	WATER	WATER
FENCE	EXISTENT LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS

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

WHEREAS, DAVID RAINS, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block A, REPLAT CHANDLERS LANDING, PHASE 18, SECTION 2 an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 46, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the curving right-of-way line of Constellation Circle, a variable width right-of-way, said point being at the east corner of said Lot 12 and the southwest corner of said Lot 34, Block A;

THENCE in a southwesterly direction along a curve to the left having a central angle of 48 deg. 48 min. 08 sec., a radius of 41.35 feet, a tangent of 18.85 feet, a chord of S. 25 deg. 46 min. 47 sec. W., 34.33 feet, along said right-of-way line, an arc distance of 35.39 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 10 deg. 19 min. 54 sec., a radius of 19.00 feet, a tangent of 1.72 feet, a chord of S. 06 deg. 14 min. 21 sec. W., 3.42 feet, along said right-of-way line, an arc distance of 3.43 feet to an "X" found chiseled in concrete for corner at the southeast corner of Lot 12 and northeast corner of Lot 13;

THENCE N. 72 deg. 07 min. 01 sec. W. along the northeast boundary line of Lot 13, a distance of 102.87 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard and being the northwest corner of said Lot 13;

THENCE N. 17 deg. 52 min. 59 sec. E. along said take line and the northwest line of Lot 12, a distance of 58.24 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 49 sec. E. along said take line and the northwest line of Lot 12, a distance of 46.04 feet to a 1/2" iron rod found for corner;

THENCE N. 57 deg. 24 min. 55 sec. E. along said take line and north line of Lot 12, a distance of 14.00 feet to a 1/2" iron rod found for corner at the north corner of Lot 12 and the northwest corner of Lot 34;

THENCE S. 33 deg. 42 min. 27 sec. E. a distance of 125.10 feet to the POINT OF BEGINNING and containing 8,265 square feet or 0.19 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 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; or

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

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

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

DAVID RAINS

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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



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

APPROVED

I hereby certify that the above and foregoing plat of CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
	TV
	CABLE
	GAS
	WATER
	ELECTRIC
	EASEMENT
	FENCE
	FIRE HYDRANT
	POWER POLE
	LIGHT POLE
	IRON ROD FOUND
	CORNER
	AIR COND. UNIT
	PROPANE TANK

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS

CITY CASE NO. P2019-

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager
Cc: Cheryl Dunlop, Director of Administrative Services (HR)
FROM: Shawn Yerks, Organizational Development & Training Administrator
DATE: October 30, 2019
SUBJECT: City of Rockwall's 457(b) Plan

Human Resources is proposing to change the City of Rockwall's 457 Deferred Compensation Plan provider to ICMA-RC. For more than 45 years, ICMA-RC has focused exclusively on helping public sector employees build a financial security toward a well-deserved retirement. Their knowledge of local and state government deferred compensation and defined contribution plans makes the City's job easier, and ensures that participants are on track to build retirement security.

ICMA-RC is a non-profit organization focused on serving with a consistent, demonstrated focus on quality services and high retention rates, which are among the highest of any public sector retirement plan provider.

In addition, ICMA-RC has local representatives focused on educating participants and engaging them to make informed decisions about their retirement goals. This is done through their comprehensive, targeted participant education program using a combination of on-site training, financial planning services, and mobile and online services to help employees understand and fully utilize their retirement plan benefit.

We believe this proposed change will be beneficial to the City and its employees. This mutually beneficial partnership will ease the administrative burden and help the City better serve its employees by actively engaging them in retirement programs, to realize their retirement goals.

CITY OF ROCKWALL, TEXAS
RESOLUTION NO. 19-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, TERMINATING AMERICAN UNITED LIFE INSURANCE COMPANY OF INDIANAPOLIS, INDIANA, A ONEAMERICA COMPANY AS THE CITY OF ROCKWALL 457(b) PLAN ADMINISTRATOR'S AGENT; APPOINTING INTERNATIONAL CITY MANAGEMENT ASSOCIATION RETIREMENT CORPORATION (ICMA-RC) AS INVESTMENT ADVISOR, WITH RESPECT TO THE CITY OF ROCKWALL 457(b) PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the **CITY OF ROCKWALL** (the "City") sponsors the **City of Rockwall 457(b) Plan** (the "Plan") for the benefit of its employees, which is intended to be qualified under Section 401(a), 403(b) or 457 of the Internal Revenue Code of 1986 (the "Code") and its related trust to be tax exempt under section 501(a) of the Code; and

WHEREAS, the City currently engages Fiduciary Consulting Group, Inc. as a professional independent fiduciary for the Plan to undertake fiduciary responsibility for the administration and management of the Plan; and

WHEREAS, the City recently received recommendations from Fiduciary Consulting Group, Inc. to move the City's 457 Plan away from OneAmerica as the Plan Administrator's Agent to ICMA-RC as the preferred provider of the City's 457 Plan; and

WHEREAS, the City believes it is prudent to appoint ICMA-RC as the Administrator of the Plan and to act as investment advisor to Vantage Trust Company, LLC, the Trustee of Vantage Trust, in place of Reliance Trust.

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

Section 1. American United Life Insurance Company of Indianapolis, Indiana, a OneAmerica Company, is hereby terminated as the Plan Administrator's Agent of the City of Rockwall 457(b) Plan; and

Section 2. ICMA-RC is hereby appointed as Administrator of the Plan with respect to the City of Rockwall 457(b) Plan; and

Section 3. This change in the Administrator of the Plan designation is considered to have been in effect as of October 3, 2019, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager

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

DATE: October 30, 2019

SUBJECT: Squabble Creek Lift Station Wastewater Sludge Grinders Project

Squabble Creek Lift Station is the largest lift station in the City of Rockwall's wastewater collection system. This lift station currently receives around 3 million gallons per day. The Squabble Creek Lift Station consists of submersible pumps that have the ability to pass 3 to 4 inch solids. A modern day challenge with wastewater is the introduction of "flushables" such as disposable wipes, diapers, etc. into the City's collection system. These "flushables" do not degrade when they enter the collection system. As disposables travel through the system, they tend to cling together and form long strands that are called rags. These rags tend to clog submersible pumps.

When clogged, there is the chance of a Sanitary Sewer Overflow (SSO) into Squabble Creek which flows to Lake Ray Hubbard. An overflow from a lift station this size would be a very costly and an environmental burden on the City. The operating and maintenance costs related to these modern day "flushables" has become of concern to the City's Public Works Department. The proposed wastewater sludge grinders will chop the rags and other large debris into small squares that can be passed through the submersible pumps. This reduces the down-time of the lift station and the possibility of overflows if the pumps are down. The cutters will also extend the life of the pump impellers.

Staff requests City Council consider approving the professional engineering services contract for Birkhoff, Hendricks & Carter, L.L.P. to perform the engineering design services for the Squabble Creek Lift Station Wastewater Sludge Grinders project in an amount not to exceed \$34,790.00, to be paid for out of Water and Sanitary Sewer Funds, and take any action necessary.

AJW:jmw
Attachments

Cc:
Mary Smith, Assistant City Manager
Jeremy White, P.E., CFM, Civil Engineer
Rick Sherer, Water/Wastewater Manager
File

STATE OF TEXAS



COUNTY OF ROCKWALL



PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas (“CITY”), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Birkhoff, Hendricks and Carter, L.L.P., (“ENGINEER”), located at 11910 Greenville Avenue, Suite 600, Dallas, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for the Squabble Creek Lift Station Wastewater Sludge Grinders project.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment “A” and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and defined in Attachment “A”.

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an amount not to exceed Thirty-Four Thousand Seven-Hundred Ninety dollars (\$34,790.00) and billed in accordance with the payment schedule provided in Attachment “B”. Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment “C”. In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer’s obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at re-user's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

- Workmen's Compensation – Statutory
- Employer's Liability – \$100,000
- Bodily Injury by Disease - \$500,000 (policy limits)
- Bodily Injury by Disease - \$100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

- \$2,000,000 General aggregate limit

- \$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

- \$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars (\$1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. INDEMNIFICATION

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS (\$1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY

Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER

Matt Hickey, P.E.
Partner
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Ave., #600
Dallas, Texas 75243

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 31st day of October 2019.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
A Texas Limited Liability Partnership
TPBE Firm No. 526
TBPLS Firm No. 100318-00

By: 
Name: Matt Hickey, P.E.
Title: Partner

EXECUTED in triplicate originals on this ___ day of _____
201_.

ATTEST:

Texas City of Rockwall,

Richard Crowley
City Manager

ATTACHMENT “A”
Squabble Creek Lift Station Wastewater Sludge Grinders
For
City of Rockwall

Scope of Services

Project Understanding:

The City of Rockwall (City) desires to engage the services of Birkhoff, Hendricks and Carter (Consultant) to provide engineering design, bidding and construction administration services for the installation of four submersible wastewater sludge grinders at the Squabble Creek Lift Station. The grinders are to be installed in combinations of two into the two 8-foot diameter manholes upstream of the Squabble Creek Lift Station wet well inlet pipe. The existing 8-ft diameter manhole cones, ring and covers will be replaced to a flat top section capable of allowing for hatches to open above the grinder units along with the installation of rails to lift and lower the units in and out of the manholes. Electrical design will include mounting the grinder control panels in the existing Squabble Creek Lift Station electrical room along with power and SCADA conduits from the manholes to the electrical room.

It is our understanding the design phase will occur in the 2019/2020 fiscal year and bidding and construction may occur in the 2020/2021 fiscal year.

PART I BASIC SERVICES

A Design Phase:

1. Conduct project kickoff meeting with Consultant Project Manager and City Staff.
2. Prepare cover sheet, location map and sheet index.
3. Prepare site plan at a Scale of not less than 1-inch = 20-feet showing existing manholes and lift station wet wells, piping and valves.
4. Prepare existing manhole sections based on the Squabble Lift Station shop drawings for the exiting manholes
5. Prepare structural details to modify 8-foot diameter manhole tops. Structural design to be completed by Ronald A. Roberts Associates, Inc. (Texas Firm 511).
6. Obtain wastewater sludge grinder support rack and grinder details from manufacturer if available and include the details in the plans, if available.
7. Prepare electrical site plan at a scale of not less than 1-inch = 20-feet. Electrical plans to include a one line diagram and details.
8. Complete a quantity take off and prepare proposal and bid schedule.
9. Prepare Technical Specifications for the wastewater sludge grinders.

10. Preparation of specifications and contract documents utilizing the City of Rockwall standard specifications as the basis of the documents. Contract Documents will include the following:
 - (a) City of Rockwall standard construction contract forms
 - (b) Rockwall Notice to bidders
 - (c) Rockwall Special instructions to bidders
 - (d) Bid Schedule
 - (e) Rockwall Standard construction contract
 - (f) Performance bond
 - (g) Payment bond
 - (h) Maintenance bond
 - (i) Certificate of insurance
 - (j) Rockwall General conditions
 - (k) Rockwall Special conditions
 - (l) Technical specifications
11. Develop opinion of probable construction cost at 90% and 100% milestones.
12. Submit two sets of 11-inch X 17-inch 90% construction plans and specifications to the City for review and comment.
13. Revise construction plans and specifications from the City's 90% review comments.
14. Submit two 11-inch X 17-inch 100% final construction plans for bidding

B Bidding Phase:

1. The City will handle all notices to publish in the newspaper. The Engineer will upload to Civcastusa.com (online service) non-modifiable copies of the Engineer's sealed, signed and dated plan sheets and specifications. In the event that the electronic copies are modified, the original file at Birkhoff, Hendricks & Carter, LLP's office will govern in all cases.
2. The Engineer will prepare addenda to answer questions of the plans and specifications. The Engineer will provide the City with sealed, signed and dated addenda. The Engineer will upload the addenda to Civcastusa.com (online service) to respond to all questions. Questions must be submitted by potential bidders a minimum of 72-hours before the bid opening. All addenda shall be posted a minimum of 24-hours before the bid opening.
3. Attend Pre-Bid Meeting, if requested by City.

4. Obtain experience record and references from the lowest bidder. Check references of apparent low bidder. Formulate opinion from information received and provide a letter of recommendation for award of a construction contract.

C Construction Phase:

1. Attend the Pre-Construction Conference. City will prepare agenda.
2. Attend coordination meetings with contractor, quality control personnel, and City representatives as required to discuss strategy, problem areas, progress, and other coordination matters (Two meetings are included).
3. Review shop drawings and submittal information which the Contractor submits. This review is for the benefit of the Owner and covers only general conformance with information given by the Contract Documents. The contractor is to review and stamp their approval on submittals prior to submitting to the Engineer. Review by the Engineer does not relieve the Contractor of any responsibilities, safety measures or the necessity to construct a complete and workable facility in accordance with the Contract Documents. Review of shop drawings will be completed by review of electronic PDF files provided by the Contractor to the Engineer's email system.
4. Provide written responses to requests for information or clarification to City or Contractor.
5. Prepare and process routine change orders for this project as they pertain to the original scope of work.
6. Prepare monthly pay request from information obtained from Contractor and/or City Inspector, if requested by the City.
7. Accompany the City during their final inspection of the project.
8. Recommend final acceptance of work based on information from the on-site representative.

PART II ADDITIONAL SERVICES

For the following scope items defined as additional services are those anticipated to be necessary to facilitate design of the project. These services will be performed on an as-need basis and invoiced based on effort and expenses incurred.

Design Surveys:

A. Topographic and Design Survey:

1. Establish horizontal control points temporary vertical control benchmarks in the vicinity of the proposed improvements.
2. Perform field survey to identify and locate existing lift station wet well, valve vault, electrical room, horizontal and vertical location of manholes, valves, and new topographic features recently constructed with the Squabble Creek Lift Station and Permanent Bypass projects.

B. Reproduction:

1. Provide four 11-inch X 17-inch plan sets during design for City reviews. For construction:
 - (a) Half Size 11 X 17 Plans (15 Total)
 - 7 - City (File, Engineering, Inspector, Sub-Inspector, Water, Wastewater, Streets/Drainage)
 - 4 - Franchise Utilities (AT&T, Atmos, TXU/Oncor, Charter)
 - 3 – Contractor / Subcontractors
 - 1 – Testing Lab.
 - (b) Full Size 22 X 34 Plans (5 Total)
 - 2 - City (File and Inspector)
 - 3 – Contractor / Subcontractors
 - (c) Specification Books (7 Total)
 - 3 – City (Engineering Project Manager, Inspector and Sub Inspector)
 - 3 – Contractor / Subcontractors
 - 1 – Testing Lab

C. Record Drawings:

Utilizing City's on-site representative and Contractor construction record information, Engineer will prepare one set of reproducible 11-inch X 17-inch record drawings and provide an electronic copy in PDF format on a CD for City records. Engineer will include a tabular inventory of the storm sewer and inlets installed for City records.

PART III EXCLUSIONS

The intent of this scope of services is to include only the services specifically listed herein and none others. Services specifically excluded from this scope of services include, but are not necessarily limited to the following:

- A. Certification that work is in accordance with plans and specifications.
- B. Consulting services by others not included in Scope of Services.
- C. Contractor's means and methods.
- D. Environmental impact statements and assessments.
- E. Fees for permits.
- F. Fees for publicly advertising the construction project.
- G. Fiduciary responsibility to the Client.
- H. On-site construction safety precautions, programs and responsibility (Contractor's responsibility).
- I. Phasing of Contractor's work.
- J. Preliminary engineering report.
- K. Revisions and/or change orders as a result of revisions after completion of original design (unless to correct error on plans).
- L. Trench safety designs.

ATTACHMENT “B”

Payment Schedule

Compensation for Basic Services in Part I shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	<u>Task</u>	<u>Fee</u>
	<u>PART 1 - BASIC SERVICES</u>	
A.	Design Phase	\$ 16,750.00
B.	Bidding Phase	\$3,900.00
C.	Construction Administration Phase	\$ 9,850.00
	Basic Services Subtotal:	\$ 30,500.00
Compensation for special services under Additional Services shall be on an hourly basis of salary cost times a multiplier of 2.4 for time expended on the task. Field survey crew shall be based on \$170.00 per hour, inclusive of all equipment rentals and software licensing; plus, mileage charge at the IRS established rate. Expenses shall be at invoice cost times a multiplier of 1.15.		
	<u>PART II - ADDITIONAL SERVICES</u>	
A.	Design Surveys	\$ 1,050.00
B.	Reproduction of Construction plans & Specifications	\$ 2,000.00
C.	Record drawings	\$ 1,240.00
	Additional Services Subtotal*	\$4,290.00
	Project Total*	\$ 34,790.00

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

ATTACHMENT “C”

Project Schedule

Complete Field Surveys	1 Week from Notice to Proceed
Submit 90% Plans to City for Review	2 Months from Notice to Proceed
Receive 90% Review Comments from City	2 Weeks from Submittal
Complete 100% (Final) Plans & Specifications	1 Month from City Return of 90%

Note: This schedule will be converted to dates once the City provides a Notice to proceed

ATTACHMENT “D”

Sub-Consultants

The Sub-Consultants anticipated for the work included in the scope of services for this project are as follows.

Structural Design:

Ronald A Roberts Associates, Inc.
Mr. Andrew Lloret, P.E.
Chief Structural Engineer
2948 N. Stemmons Freeway
Dallas, Texas 75247
Office: 214-637-6299
aloret@rara.net | www.rara.net

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager
FROM: Lea Ann Ewing, Purchasing Agent
DATE: October 29, 2019
SUBJECT: Purchase of onsite fixed generators at three Lift Stations

Approved in the Sewer Operating budget is the purchase of fixed generators for stand-by power at Northshore, Lakeview Summit and Williams lift stations. The Generac generators are available for purchase from WPI (Waukesha-Pearce) including installation for a total amount of \$229,380 through the Buy Board purchasing cooperative contract #577-18. Budget of \$259,700 is adequate to cover the cost of this project.

As a member and participant in the BuyBoard cooperative program, the City has met all formal bidding requirements pertaining to the purchase and install of these new generators.

For Council consideration is this generator bid award to WPI for \$229,380 and authorize the City Manager to execute a contract for this project.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Richard Crowley, City Manager
FROM: Mary Smith, Assistant City Manager
DATE: November 1, 2019
SUBJECT: Purchase of New Fire Apparatus

Briefly discussed during the 2020 budget work session on August 27th was the arrival of our two new Fire Pumpers. In the FY18 budget Council approved the purchase of one pumper and in the FY19 budget approved a second pumper. We originally budgeted \$1,365,000 for the two trucks and were able to get them at state contract pricing which brought the total down to \$1,250,633. The pumpers replace a 1999 and a 2007 model truck and the trucks have taken more than one year to build.

We originally anticipated issuing debt amortized over 10 years to finalize the purchase of the pumpers. As we discussed during the budget process we have accumulated a fund balance in the debt service fund well in excess of our financial policies. We would propose to amend the FY2020 budget to provide for payment of these two pumpers from the debt service fund rather than issue new debt.

The Debt Service fund balance is projected to be \$4,979,357 by the end of the fiscal year. This is more than 49% of our annual debt service payments and will still be 36% of our annual payments if the payment is approved by Council.

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Cole, Kristy

From: Melody Mayer <melody@renewfence.com>
Sent: Wednesday, October 30, 2019 9:25 AM
To: Cole, Kristy
Subject: City Council Agenda

Good-morning Kristi,

My name is Melody Mayer I would like to get on the City Councils upcoming agenda to discuss the possibility of changing the rules as it relates to residential retaining walls the material and height restrictions. I am a contractor and would like to discuss why I feel the rules should be adjusted to accept wood. Please let me know what all you need from me to proceed.

Best regards,

Melody Mayer
469-628-2283
Renew Fence & Construction

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 1, 2019

Rockwall City Council

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

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

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

If this structure is approved:

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

Thank you,



Jeff Shellito
505 Ridgeview Dr.
Rockwall, Texas 75087

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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: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 4, 2019
SUBJECT: Appointment with Brad Helmer of Heritage Christian Academy (HCA)

Brad Helmer of Heritage Christian Academy (HCA) has requested an appointment with the City Council to update them on HCA's capital campaign.

*Exhibit 'A':
Applicant's Letter*

From: [Brooks, Korey](#)
To: [Miller, Ryan](#)
Subject: FW: CC mtg
Date: Wednesday, October 30, 2019 8:31:13 AM

From: Brad Helmer [mailto:bhelmer@hcarockwall.org]
Sent: Monday, October 14, 2019 10:30 AM
To: Brooks, Korey <kbrooks@rockwall.com>
Subject: CC mtg

Mr. Brooks, I would like to request to be added to the CC agenda for 11/4. I only need a few minutes to honor the CC's request for an update on our capital campaign. I will send you a copy of the agreed upon plan with updates in the next week.

Thank you,

Brad C. Helmer, Ed.D.
Head of School


1408 S. Goliad
Rockwall, Texas 75087
972.772.3003
bhelmer@hcarockwall.org

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2020 Q3	2020 Q4	2021 Q1
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Board Approves Financing
 Site Plan/Engineering/Final Plat

Building Permits Process

Construction Begins

% of Goal

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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: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, Director of Planning and Zoning
DATE: November 4, 2019
SUBJECT: Appointment with Scott Mommer, PE on Behalf of the Home Depot

Scott Mommer of Lars Anderson & Associates, Inc. is requesting that the *Land Use Schedule* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) be amended to allow the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use with a Specific Use Permit (SUP) in a Commercial (C) District. This request is in response to staff's comments regarding a submitted site plan [Case No. SP2019-036], which proposed expanding an existing hardware store (*i.e. Home Depot*) to add a *Tool Rental Center*. When communicating with the applicant before the submittal, staff was under the impression that the expansion would only operate as a tool rental center (*i.e. power drills, saws, electric sanders*), which is permitted *by-right* in a Commercial (C) District; however, while reviewing the submitted site plan staff noticed that the proposed plan included an outside storage area and a *Rental, Sales, and Service of Heavy Machinery and Equipment* component in conjunction with the *Tool Rental Center*. Based on this, staff notified the applicant that the *Rental, Sales, and Service of Heavy Machinery* land use is not a permitted land use within the Commercial (C) District. In response to this, the applicant requested that the use be allowed in a Commercial (C) District on a *case-by-case* basis (*i.e. through a Specific Use Permit [SUP]*).

Should the City Council choose to direct staff to make changes to the ordinance, staff would proceed based on the following schedule:

Planning and Zoning Work Session: November 26, 2019
Planning and Zoning Public Hearing: December 10, 2019
City Council Public Hearing/First Reading: December 16, 2019
City Council Public Hearing/Second Reading: January 6, 2019

Should the City Council ultimately grant the requested amendment, staff should point out that the applicant would not be permitted to provide the proposed *Rental, Sales, and Service of Heavy Machinery and Equipment* land use on-site until a Specific Use Permit (SUP) is approved by the City Council pending a recommendation from the Planning and Zoning Commission. Approval of a Specific Use Permit (SUP) would be a separate discretionary process. In the attached packet staff has placed a copy of the applicant's request.



LARS ANDERSEN & ASSOCIATES, INC.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
ADA COMPLIANCE • LEED ACCREDITED • STORM WATER QUALITY
4694 W JACQUELYN AVENUE
FRESNO, CA 93722
PH (559) 276-2790 FX (559) 276-0850
TEXAS REGISTERED ENGINEERING FIRM F-18450

SCOTT A. MOMMER, PE, QSD
PRESIDENT

DANIEL J. ZOLDAK, PE, PLS
CASp, LEED AP, QSD/P
VICE PRESIDENT

September 10, 2019

Korey Brooks, AICP
Senior Planner
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
O: 972-772-6434
E: kbrooks@rockwall.com

RE: Home Depot – Amended Site Plan – Tool Rental Center (TRC) & THD Rental Equipment
765 E-130, Rockwall, TX 75087

Korey,

On behalf of Home Depot, our Firm is submitting for an Amended Site Plan to Permit a proposed Tool Rental Center (TRC) and THD Rental Equipment Display. The general operations for the TRC is the rental of tools associated with general construction, which could range from a drill to a larger power equipment. This operation is utilized by both our general customers and contractors. In conjunction with the TRC, Home Depot is requesting to utilize approximately 10 parking stalls identified on the proposed Site Plan to store and display compact power rental equipment that can be rented through the TRC. Such equipment are items like small trailers, see the attached file for a list of example compact power equipment. It should be noted that the HD Rental equipment is owned and operated by Home Depot and there are no Third-Party Entities involved with this accessory use. In addition, no service, repairs, or maintenance or done on THD Rental equipment at the store, as Home Depot owns various locations where they are serviced by Home Depot at their maintenance facility throughout the region.

Attached you will find the following submittal items:

- Application signed by Home Depot
- Four (4) full size (24" x 36") proposed Site Plan
- Four (4) full size (24" x 36") proposed Building Elevation/Colored Rendering
- Check # 1238 for \$100.00

In advance, we greatly appreciate the City's review of the proposed project and feel free to contact me with any questions by email at smommer@larsandersen.com or by cell at 559-978-7060.

Sincerely,
LARS ANDERSEN & ASSOCIATES, INC.

Scott A. Mommer

Scott A. Mommer, PE
President



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION	47567
APN:	C COMMERCIAL
ZONING:	COMMERCIAL
LAND USE:	



BUILDING ELEVATION & COLOR RENDERING

DATE: 9/10/2019
 REVISION DATES:

SITE PLANNER	LUIS REBELO
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	



**TX - ROCKWALL
 STORE #0531**

ADDRESS: 765 E I-30
 ROCKWALL, TX 75087

LA PROJECT NUMBER 18085.00



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

ZONING INFORMATION	
APN:	47567
ZONING:	C COMMERCIAL
LAND USE:	COMMERCIAL
HOME DEPOT SITE DATA	
HOME DEPOT AREA	11.39 AC
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT BUILDING	111,847 SF
PROPOSED TOOL RENTAL CENTER	2,236 SF
EXISTING GARDEN CENTER	+ 17,955 SF
TOTAL HD BUILDING AREA	132,038 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 1/250 SF) GFA (INCLUDING GARDEN CENTER)	528 STALLS
PARKING PROVIDED	
CUSTOMER	504 STALLS
OVERFLOW	+ 89 STALLS
TOTAL PROVIDED	593 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING	18 STALLS
NOT INCLUDED WITHIN PROVIDED PARKING	
EQUIPMENT RENTAL	10 STALLS

TRC SITE PLAN

DATE:	8/20/2019
REVISION DATES:	
SITE PLANNER:	LUIS REBELO
SITE DEV. COORDINATOR:	SCOTT MOMMER
R. E. MARKET:	
R. E. AGENDA NAME:	
R. E. MANAGER:	



**TX - ROCKWALL
STORE #0531**

ADDRESS: 765 E I-30
ROCKWALL, TX 75087

LA PROJECT NUMBER 18085.00



PLAN VIEW
SHEET 1 OF 2

INTERSTATE HIGHWAY 30

ACCESS ROAD

N.A.P.

EXISTING
GARDEN CENTER
(17,995 SF)

EXISTING
HOME DEPOT
(111, 847 SF)

TRUCK
WELL

EXISTING OUTSIDE
SALES & DISPLAY

CUSTOMER PICK-UP LANE

LUMBER
CANOPY

PROPOSED TOOL RENTAL
CENTER (2,236 SF)

PROPOSED TRC
ENCLOSURE (962 SF)

PROPOSED THD EQUIPMENT
RENTAL (10 STALLS)

SEE SHEET 2

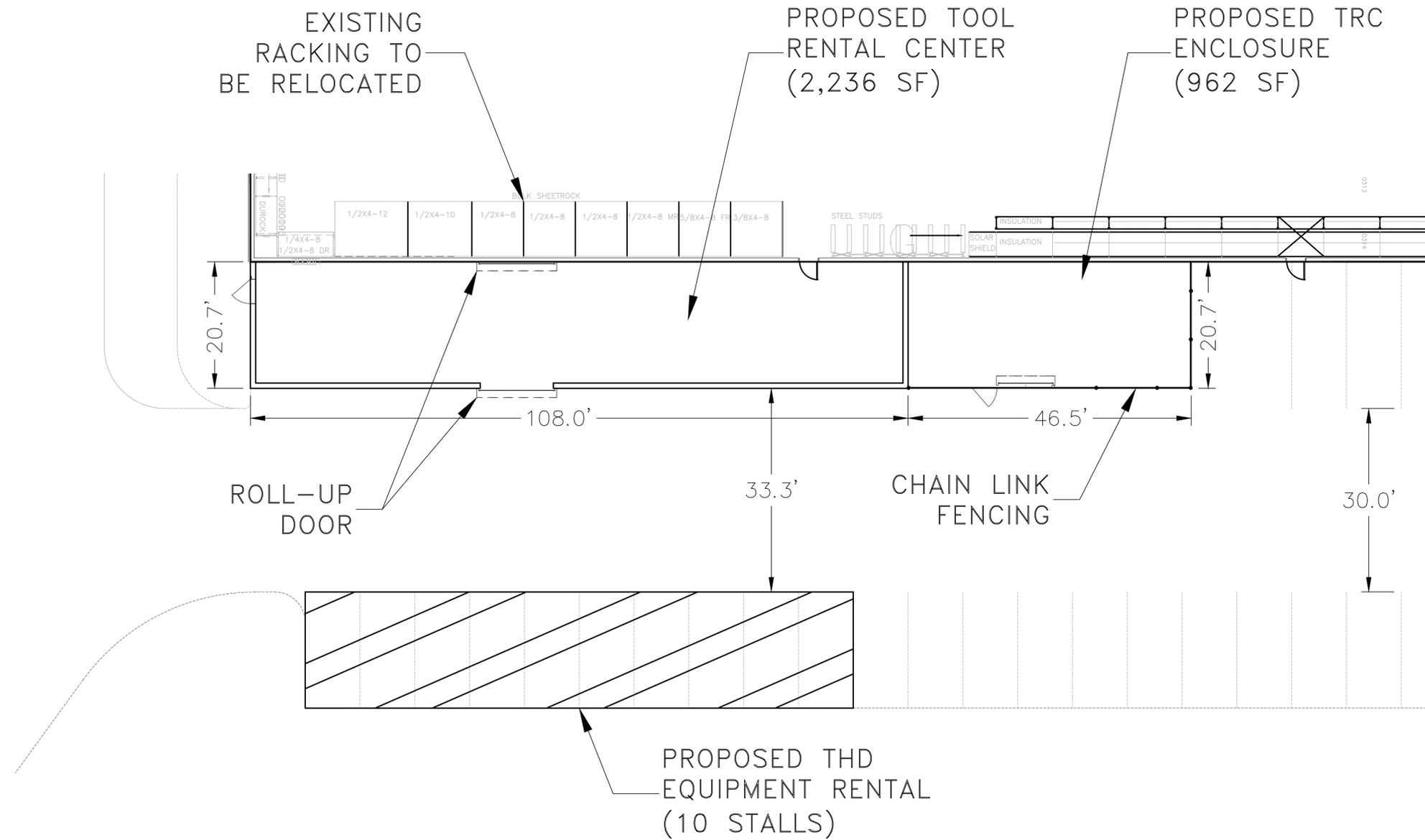
ROCHELL CT.





VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION



TRC SITE PLAN

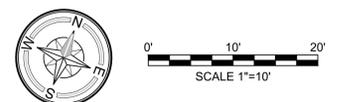
DATE: 8/20/2019
 REVISION DATES:
 SITE PLANNER: LUIS REBELO
 SITE DEV. COORDINATOR: SCOTT MOMMER
 R. E. MARKET
 R. E. AGENDA NAME
 R. E. MANAGER



**TX - ROCKWALL
 STORE #0531**

ADDRESS: 765 E I-30
 ROCKWALL, TX 75087

LA PROJECT NUMBER 18085.00



PLAN VIEW
 SHEET 2 OF 2

Compact Power Rental Equipment

Tractor Loader Backhoe

- Used for loading, carrying, and transporting materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work



Mini Excavator

- Property improvement and landscape projects
- Irrigation installation and drainage projects
- Plumbing and electrical installation or repairs



Aerial Equipment

- Tree care and maintenance
- Facility maintenance, painting, HVAC, electrical
- Sign and lighting repair



Light Tower

- Job site illumination
- Sports activities
- Event setups



Material Handling

- Transport concrete, stone, materials and aggregate
- Construction and demo site clean up



Dump Trailer

- Demolition removal and yard maintenance
- Carrying landscape materials
- Hauling aggregate



Tree Care (Chipper Rental/Stump Grinder)

- Tree care and maintenance
- Landscaping and property improvements



Mini Skid Steer

- Load, carry and spread materials
- Landscape and property improvement
- Grading and leveling



Trencher

- Installing irrigation and drainage projects
- Landscape and property improvement



Tractor Loader Backhoe

- Load, carry and transport materials
- Electrical, plumbing, and irrigation installation or repairs
- Grading and leveling



Skid Steer

- Grading and leveling
- Load, carry and spread materials
- Landscaping, construction and property improvement
- Light demolition work



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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: October 21, 2019
APPLICANT: Marty Wright
CASE NUMBER: Z2019-022; *Specific Use Permit (SUP) for a Detached Garage*

SUMMARY At the request of the applicant, this item was postponed at the 10/21 mtg. until 11/04.

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for a detached garage on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed in 1999 [*Ordinance No. 99-33*], is zoned Single-Family 16 (SF-16) District, and is addressed as 2340 Saddlebrook Lane. On November 11, 2001, the City Council approved a change in zoning [*Case No. PZ2008-102; Ordinance No. 01-102*], from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the Saddlebrook Estates #2 Addition. On October 21, 2002, the City Council approved a replat [*Case No. PZ2002-71-01*] for the Saddlebrook Estates #2 Addition.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a detached garage that exceeds the maximum allowable size for a property in a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2340 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several single-family homes located within the Saddlebrook Estates #2 Addition, followed by the corporate limits of the City of Rockwall. These homes are zoned Single-Family 16 (SF-16) District. Beyond this is E. Quail Run Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Following this, there is a large vacant tract of land zoned Agricultural (AG) District.

South: Directly south of the subject property, are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District, followed by the corporate limits of the City of Rockwall. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property there are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the corporate limits of the City of Rockwall.

West: Directly west of the subject property are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this are several single-family homes zoned Agricultural (AG) District followed by John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) for a detached garage that exceeds the maximum allowable size for properties located within a Single-Family 16 (SF-16) District. Currently situated on the subject property, there is a 3,397 SF brick single-family home and a 216 SF accessory building that is clad with wood. The proposed building will be situated behind the main structure, will be 13' 8" in height, and will be constructed of metal. The building will include a 24' x 40' (*i.e. 960 SF*) detached garage and a 6' x 40' (*i.e. 240 SF*) porch that will be on the front of the building. The total footprint of the building will be 1,200 SF (*i.e. 35% of the size of the home*). The porch will incorporate windows with shutters, double walk-in doors, and wooden posts. The applicant has stated that the purpose of the porch is to blend the building with the neighborhood by incorporating architectural elements that are typically seen on a single-family home. The building will have two (2) roll-up doors located on each of the side façades (*i.e. north and south façades*) and the applicant has stated that detached garage will be utilized to store several antique vehicles. The existing 12' x 18' (*i.e. 216 SF*) accessory building will be relocated and will be situated adjacent to the northern side façade of the proposed detached garage. The applicant has provided a site plan and proposed building elevations to be reviewed by the Planning and Zoning Commission and the City Council.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), in a Single-Family 16 (SF-16) District a detached garage is permitted provided that it is no larger than 625 SF. The detached garage shall include a minimum of one (1) garage bay door large enough to accommodate a standard size motor vehicle and shall be architecturally compatible with the primary structure. In this case, the proposed detached garage is 960 SF and the porch is 240 SF (*i.e. a total building footprint of 1,200 SF*), which exceeds the maximum allowable size of a detached garage. Although the proposed building exceeds the maximum allowable size, the applicant has provided additional architectural elements (*i.e. the front porch, windows and shutters, and the double walk-in doors*) on the building in order for the building to be consistent with the main structure. Additionally, the proposed building incorporates two (2) roll-up doors that are large enough to accommodate a standard passenger vehicle. Based on the proposed design of the building, the applicant's request appears to be in conformance with the requirements stipulated by the Unified Development Code (UDC) with regard to detached garages; however, the Planning and Zoning Commission and City Council are tasked with determining if the proposed building is architecturally compatible with the primary structure.

STAFF ANALYSIS

When looking at the applicant's request, it was observed that a large majority of property owners (*i.e. 26 of the 44 homes or roughly 60%*) currently have a detached garage and/or accessory building on their properties. Of the existing accessory buildings within the Saddlebrook Estates #2 Addition, several are roughly the same size or larger than (*i.e. 900-1,300 SF*) the proposed detached garage. It should be noted that most of the accessory buildings that are visible from the street utilize exterior materials similar to the main structure (*i.e. a combination of brick and cementitious lap siding*). Staff was able to determine that 30 building permits have been for accessory buildings within the Saddlebrook Estates #2 Addition and 27 of the permits are still active (*i.e. not expired, voided, or withdrawn*). A vast majority of the permits were issued between 2002 (*i.e. shortly after this area was annexed*) and 2009. In this case, the proposed detached garage is larger than the maximum allowable

detached garage; however, the design of the structure (*i.e. inclusion of a front entryway door, windows, shutters, and front porch*) appears to be architecturally compatible with the main house and would resemble a residential building. The building will sit more than 100-feet from the front property line and be approximately four (4)-feet higher than the street. Due to this, visibility of the garage bay doors will be limited from the front property line. Should the detached garage be visible from the front of the property, the garage would likely resemble the existing detached garages on the surrounding properties (*i.e. the bay doors would be visible from the street*). Given that a majority of the surrounding homes have a detached garage, an accessory building, and/or a portable building approval of this request does not appear to negatively impact the subject property or surrounding properties. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, a total of two (2) accessory buildings will be located on the subject property.

NOTIFICATIONS

On September 20, 2019, staff sent 30 notices to all residents/property owners within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations located within 1,500-feet of the subject property and are participating in the Neighborhood Notification Program. At the time this report was written, staff had received four (4) emails and one (1) notice in favor and one (1) email in opposition of this request.

CONDITIONS OF APPROVAL

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

- (1) The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:
 - (a) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the attached ordinance;
 - (b) The detached garage shall not exceed a maximum size of 1,200 SF;
 - (c) The detached garage shall not exceed an overall height of 15-feet;
 - (d) The subject property shall not have more than two (2) accessory buildings;
- (2) Any construction resulting from the approval of this zoning change 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 October 8, 2019, the Planning and Zoning Commission's motion to recommend denial of the applicant's request was approved by a vote of 7-0. According to Section 2.03(G), *Protest of a Zoning Change*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f such change [*zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-forths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

0 20 40 80 120 160 Feet

Z2019-022 - SUP FOR 2340 SADDLEBROOK LANE
ZONING - LOCATION MAP = 

THE ROCK

SF-16 

SADDLEBROOK



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.



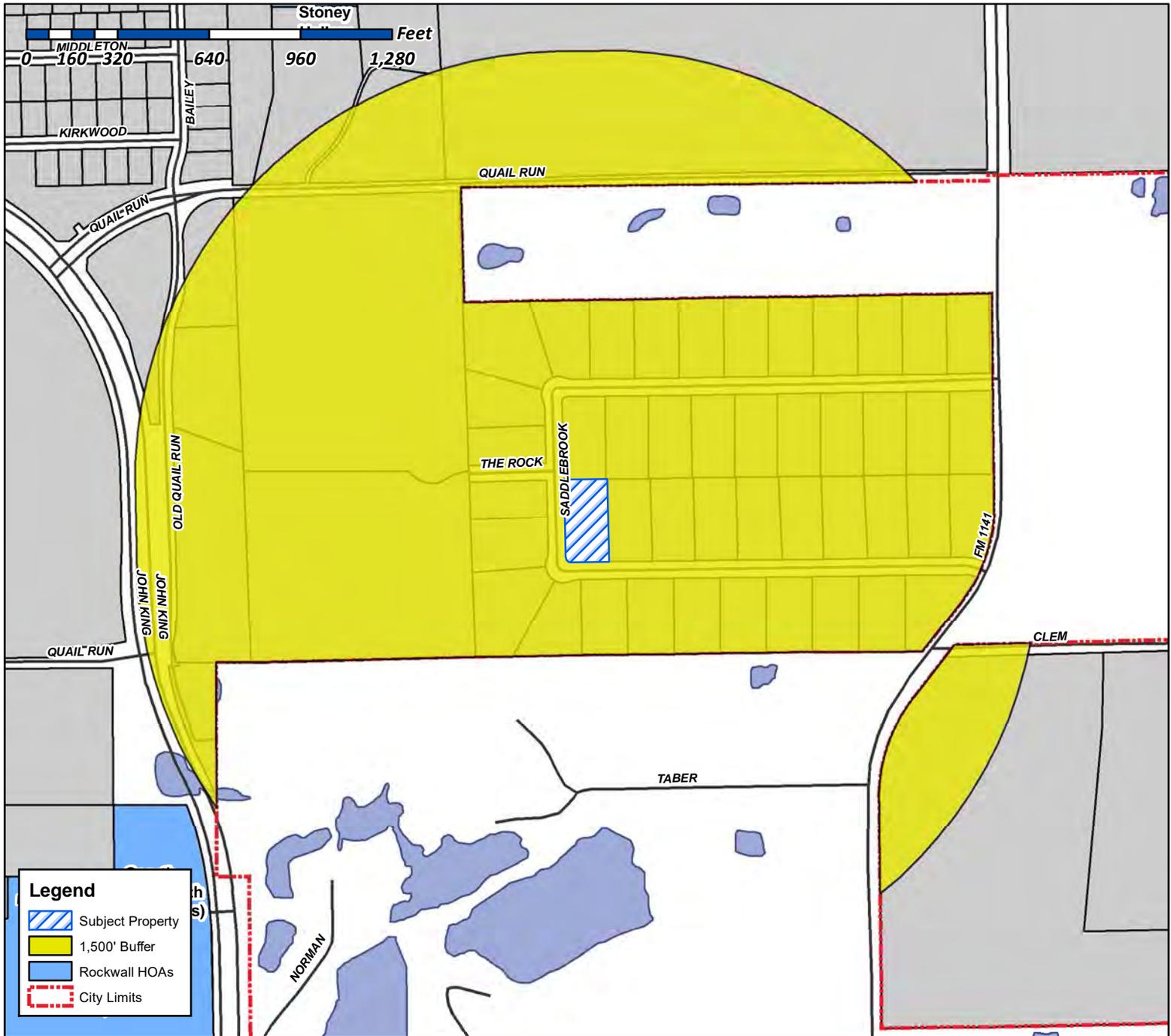
113



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

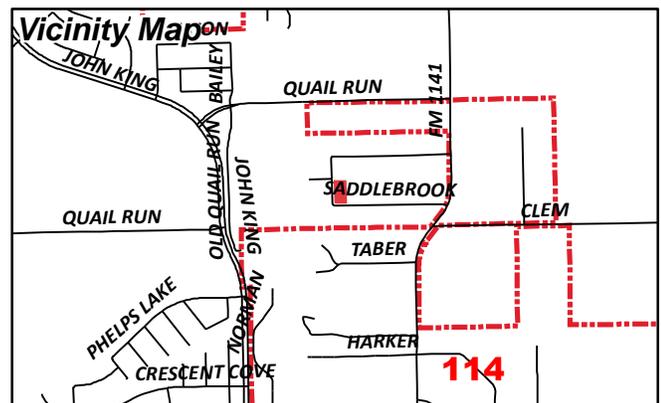
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane

Date Created: 9/17/2019

For Questions on this Case Call (972) 771-7745





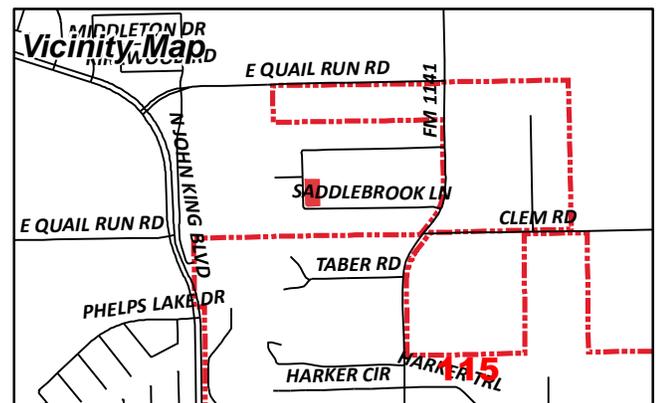
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-022
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single Family 16 (SF-16) District
Case Address: 2340 Saddlebrook Lane



Date Created: 9/17/2019
 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1501 THE ROCK
ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

CURRENT RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROOK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

YODER DEBRA AND BYRON M GILLORY JR
2333 SADDLEBROOK LANE
ROCKWALL, TX 75087

SHACK RANDY & JAMIE
2336 SADDLEBROOK LANE
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA MAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

GRIFFIN STEPHEN J
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

HARVEY GARY G & KENETA L REVOCABLE LIVING
TRUST
2352 SADDLEBROOK LN
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

CURRENT RESIDENT
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L
2377 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
3150 HAYS LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
PO BOX 8432
GREENVILLE, TX 75404



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2019-022: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/8/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case No. Z2019-022
Date: Tuesday, October 01, 2019 4:11:53 PM

From: Berger, Kevin [REDACTED]
Sent: Thursday, September 26, 2019 7:36 AM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022

This is in regards to the above SUP request for 2340 Saddlebrook Lane.

First of all, we are 100% in favor of the request to build an accessory building in excess of 900 square feet which we assume is the reason for the SUP.

We know from building our own workshop in 2006 that at that time, the city required **that the exterior cladding contains the same materials, excluding glass, as found on the main structure** which in our case meant that we needed to brick the accessory building. I can think of at least 7 accessory buildings in Saddlebrook Estates that have been built and all of them comply with this requirement. From looking at the request and viewing the renderings, it appears that this structure is a 100% steel building.

Is this SUP just for the structure being greater than 900 square feet?

Is there an additional variance being applied for not using the same cladding material as the main residence?

Has the Rockwall UDC changed since 2006 that allows for a metal accessory building not allowed previously?

We know that bricking an accessory building is more expensive than not, but up to this point everyone in our neighborhood has had to comply. And honestly it has kept the neighborhood looking much better than if we had all built metal buildings.

Thanks for any clarification you can provide,

Kevin & Debbie Berger
2364 Saddlebrook Lane
Rockwall, TX 75087
214-534-6594

From: [Planning](#)
To: [Brooks, Corey](#)
Subject: FW: Case number Z2019022:SUP for accessory building
Date: Tuesday, October 01, 2019 4:10:08 PM

-----Original Message-----

From: Peggy Thomas [REDACTED]
Sent: Monday, September 30, 2019 2:08 PM
To: Planning <planning@rockwall.com>
Subject: Case number Z2019022:SUP for accessory building

Our names are Willard and Peggy Thomas and we are in favor of the request for the zoning change. It is our belief that the inhabitants of the home will build an appropriate structure for our neighborhood, as their home is one of the nicest ones in the neighborhood and so very well-kept thank you very much.

Willard and Peggy Thomas
2337Saddlebrook Ln., Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case No. Z2019-022. Marty Wright
Date: Tuesday, October 01, 2019 4:10:47 PM

From: [REDACTED]
Sent: Friday, September 27, 2019 2:12 PM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022. Marty Wright

In reference to Case number Z2019-022 I am in favor of the request to build the new building on the property. I am Marty's neighbor and I have looked at his plans for the new building. I think its going to be a very nice building as proposed. If there are any questions just let me know.

Chris Brown
2329 Saddlebrook Ln.
Rockwall, TX 75087
214-926-6969
[REDACTED]

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From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case No. Z2019-022
Date: Thursday, October 10, 2019 9:45:51 AM

From: David Amundson [REDACTED]
Sent: Thursday, October 10, 2019 9:44 AM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022

David Amundson
2328 Saddlebrook Lane Rockwall, TX 75087

Case No. Z2019-022

I am in favor of the request for SUP for Accessory Building to 2340 Saddlebrook Lane.

I also request that the Council consider the advantages of a Steel Building over conventional construction of wood and brick.

I have attached 2 sites that I have found listing the advantages.

Eco-friendly

Lower Cost

More efficient

Durability - Little to no maintenance

Noncombustible material - **lower risk of fire**

Insurance discounts

Increased resale value

<http://armstrongsteel.com/network/future-first-time-builders/pros-and-cons-of-steel-buildings-and-traditional-timber-buildings/#.XZ86UUZKiUk>

<https://www.rhinobldg.com/10-reasons-metal-buildings-rule/>

Thanks,

David Amundson

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
 I am opposed to the request for the reasons listed below.

While I recognize the fact that no one wants their neighborhood to become a warehouse district, I think Mr. Wright's request should be approved. If anyone will keep it looking nice, he will. He and his wife and son are always out doing yardwork & landscaping. Best yard in the neighborhood!

Name:

I'm sure it will be done tastefully to fit in and maintained to look great.

Address:

Stephen Griffin 2348 Saddlebrook Ln Rockwall 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

From: [Planning](#)
To: [Brooks, Corey](#)
Subject: FW: Case No. Z2019-022 Comment
Date: Monday, October 07, 2019 8:14:20 AM

-----Original Message-----

From: Bradley Jones [REDACTED]
Sent: Sunday, October 6, 2019 6:42 PM
To: Planning <planning@rockwall.com>
Subject: Case No. Z2019-022 Comment

Bradley and Susan Jones
2352 Saddlebrook Lane
Rockwall, TX 75087

We are opposed to the request for the reasons listed below:

The size and construction type are not compatible with the neighborhood. We are considering building a detached garage and research indicates that the structure needs to be built with the same materials as the house...not a metal building. Also, the addition of a building that size would start to crowd the lot and not be consistent with the rest of the neighborhood. For these two reasons, I believe the construction of this structure would decrease home values in the future and lead potentially lead to other requests of this nature.

Regards, Brad Jones

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of \$14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. \$9600.00, for a total project cost of approx. \$23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

If you need any other information, please call me or email anytime.

Thanks for your time,

Marty and Debra Wright

(214) 717-8203

mwright-1@att.net

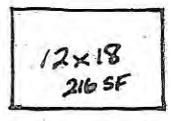
9630

12

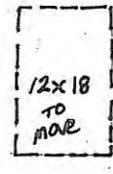
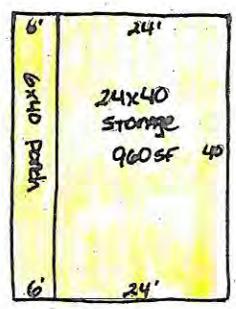
15' DRAINAGE AND UTILITY EASEMENT

7.5' UTILITY ESMT.

EVERSAFE METAL Buildings
 1 OVERHEAD DOOR 9x8
 1 OVERHEAD DOOR 9x12
 2 WALKIN DOORS 36x80
 wall Height 10 FT
 TOTAL Height 13.8 FT
 4 3x3 windows
 VERTICAL Roof & siding
 Colors SANDSTONE / Beige
 TOTAL concrete 30x40



12x18 Building TO BE MOVED TO NORTH SIDE OF new building.



4' IRON FENCE

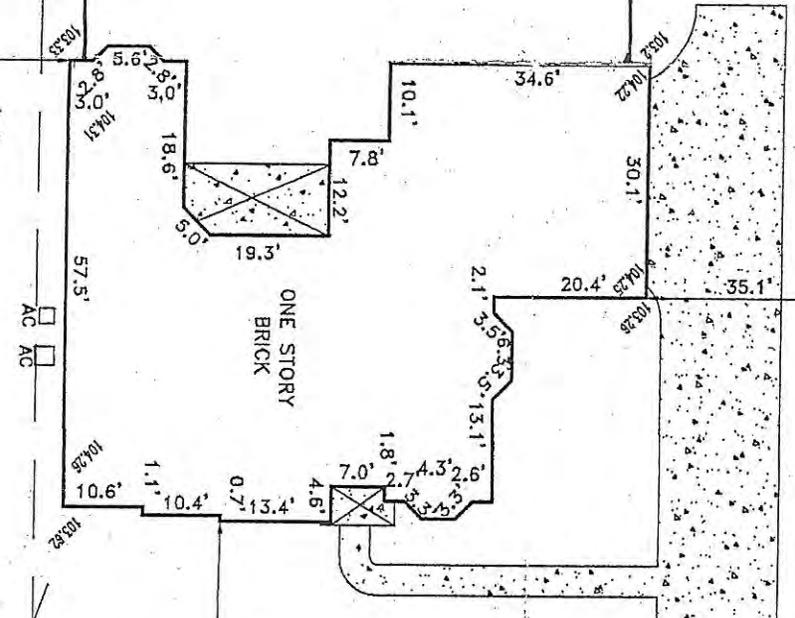
1.01 ACRES
44,033 SQ. FT.

LOT 10

LOT 9

SADDLEBROOK LANE
 60' R.O.W.
 N01°04'44"W 270.56'

S01°04'44"E 291.73'



50'

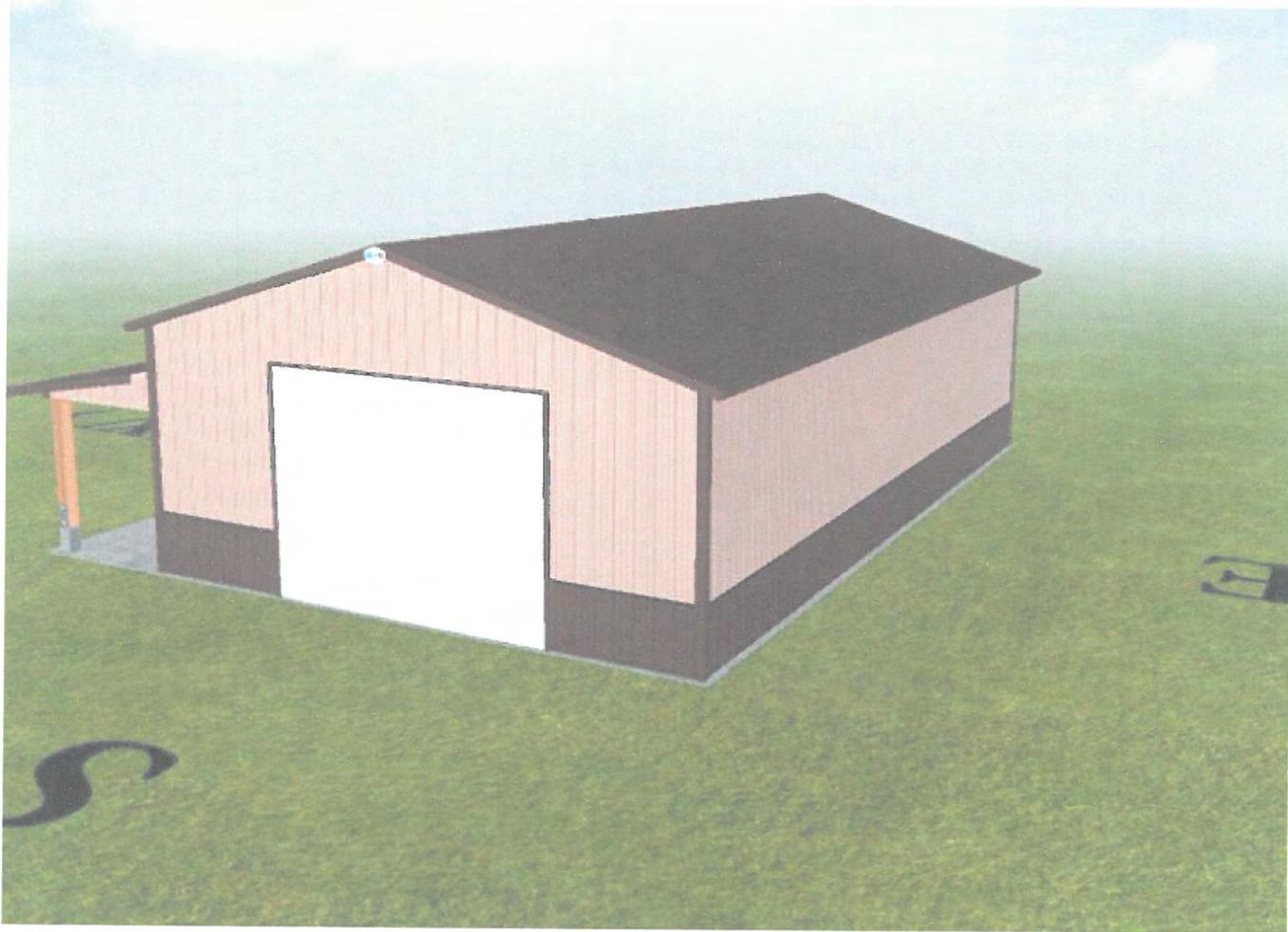
5' BL

R = 20.00'
L = 52.51'

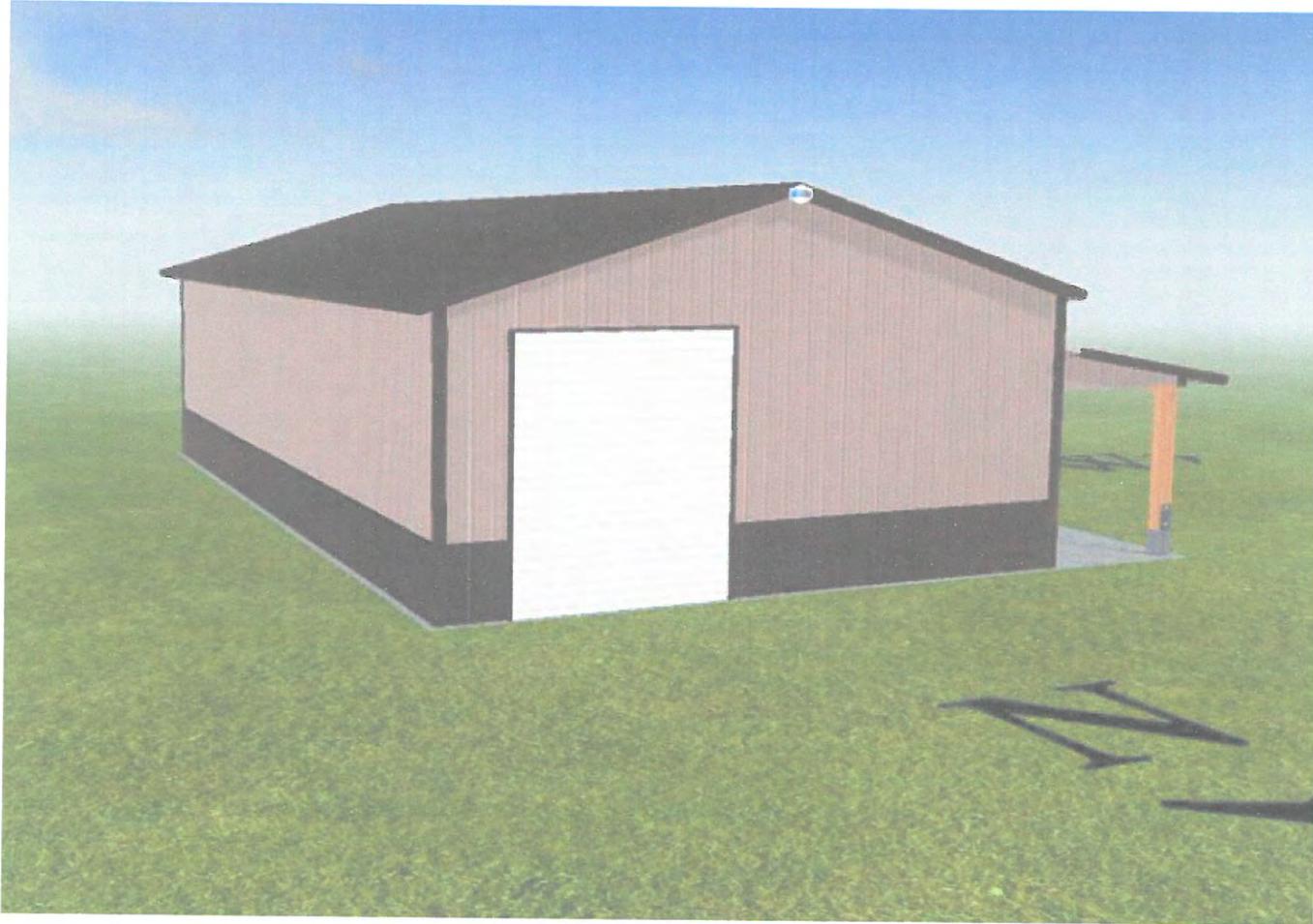
S89°48'15"W 131.63'

Registered Professional Land Surveyor No. 0013
 MISSOURI

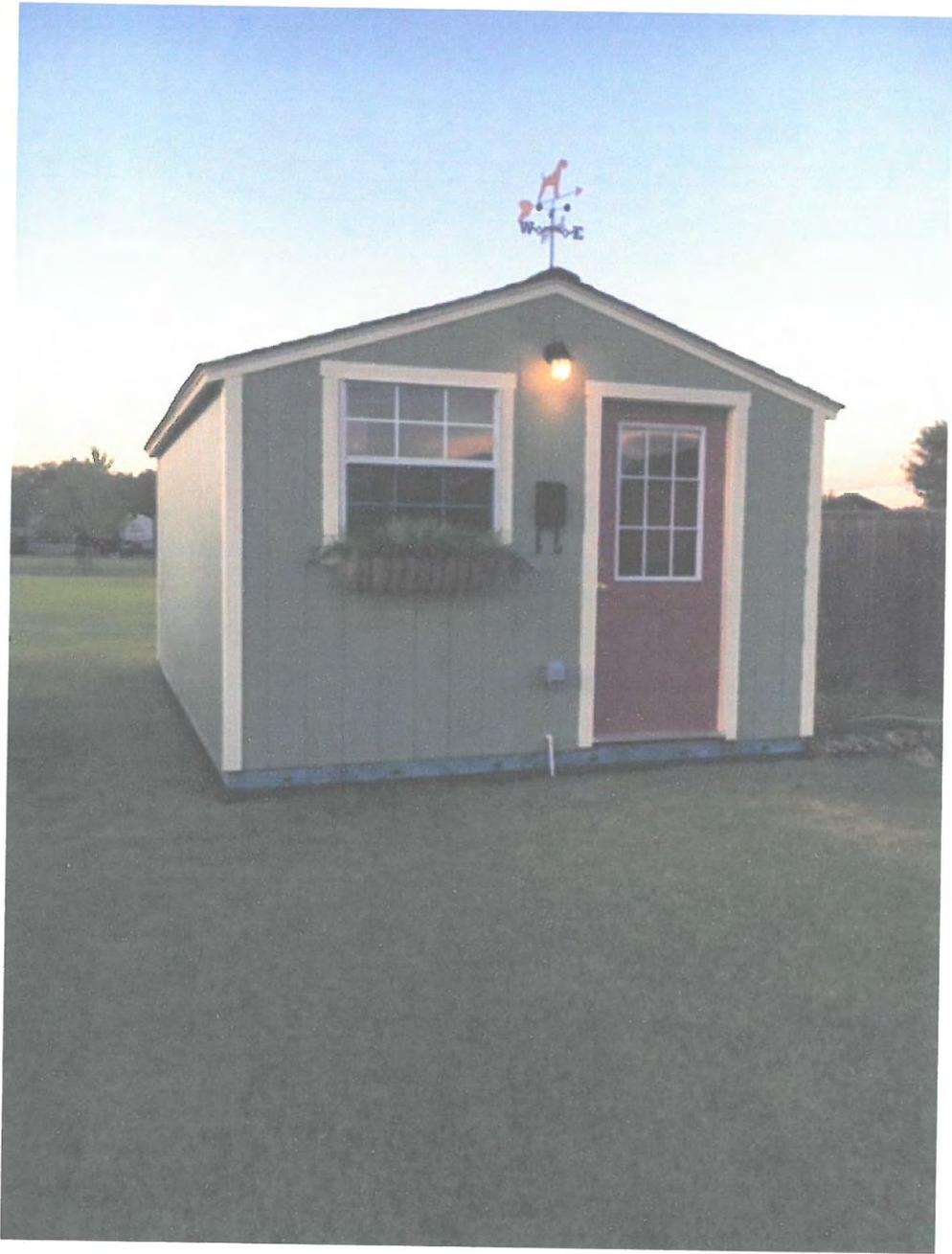






















Building Colors

Eversafe Steel Buildings offers a variety of standard colors for your steel building. You can select from 13 different colors for the roof, the sides and the trim. Make your choices from the selections below:

		
BARN RED	CLAY	SLATE BLUE
		
BLACK	EARTH BROWN	TAN
		
EVERGREEN	WHITE	PEWTER GRAY
		
VINTAGE BURGUNDY	PEBBLE BEIGE	QUAKER GRAY
		
	SANDSTONE	

*Colors shown represent finish colors as accurately as possible, however color may vary slightly on actual building. Due to monitor and screen variations on different devices, digital depictions of colors may vary. Not all colors are available in every state and colors may vary by state. Non-standard colors, color matching and two-tone wall color wainscoting available in certain states. Please ask your representative for details.

Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,



Bob Fuerstenau
Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

Fax 1-866-609-5390

bfuerstenau@eversafebuildings.com

<http://www.eversafebuildings.com/>



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 Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf
167.9kB

 image011.png
487.3kB



STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 3415 CUSTER RD. SUITE 101 | PLANO, TX 75023
 PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM



CUSTOMER:
Marty Wright
 DATE:
9/12/2019

ADDRESS:
TBD
 CITY/STATE:
Rockwall, TX

ZIP:
75087
 COUNTY:
Rockwall
 PHONE:
(214) 717-8203

E-MAIL:
mwright-1@att.net

BUILDING TYPE:
Garage

ROOF SIZE:
24' x 41'

BUILDING SIZE:
24' x 40'

WALL HEIGHT:
10'

ROOF PITCH:
3/12

ROOF TYPE:
Upgraded Vertical Roof With 6" Overhang

FRAME TYPE:
Heavy Duty 14 Gauge Galvanized Steel

FRAME SPACING:
5' On Center

SHEETING TYPE:
Heavy Duty 29 Gauge Galvanized Steel

CERTIFICATION:
140 mph/30 psf

QUANTITY

DESCRIPTION

BUILDING DETAILS

	24' x 40' x 10' Garage
2	Upgraded Vertical Sidewalls
1	Full End - Upgraded Vertical Sheeting
1	Full End - Upgraded Vertical Sheeting
	Upgraded Vertical Roof With 6" Overhang (Vertical Roof Includes Hat Channels & Ridge Cap)

LEAN-TO BUILDING DETAILS

1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)
1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels

Upgraded Vertical Roof With 6" Overhang

ACCESSORIES

1	9' x 8' Heavy Duty Lockable Roll Up Door
1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain Hoist)
2	Header Seal for Roll Up Door
2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Solid)
4	30" x 30" Single Hung Windows

Concrete Anchors

Roof Only 1/4 Inch Double Bubble Insulation (R10.1) - \$1,040.00 (Option-Not included in price below)

1 Fee to Connect Lean-To To Main Building

Foam Enclosures - Ridge and Eaves

Certified Building
 Generic Stamped Drawings

MISCELLANEOUS

FREE DELIVERY TO JOBSITE
FREE INSTALLATION ON YOUR PAD

12 MONTH WORKMANSHIP WARRANTY ON BUILDING INSTALLATION
 20 YEAR RUST THROUGH WARRANTY ON FRAMING MATERIALS
 10 YEAR WARRANTY ON SHEETING

Note: Discount Good Until:
 9/19/2019

Building Price (Before Discount)	\$14,827.50
Discount	-\$1,482.75
Miscellaneous	\$0.00
BUILDING PRICE (AFTER DISCOUNT)	\$13,344.75
Sales Tax (6.75%)	\$900.77
Drawings	\$0.00
Total	\$14,245.52
Due Now**	\$2,135.16
Remaining Balance after "Due Now" paid (COD)	\$12,110.36

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

PREPARED BY:
Bob Fuerstenau

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick (*minimum*) w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete (*minimum*)
- two #5 rebar continuous
- NO wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5 5/8" wider than the building frame with a 3/4" step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,



Bob Fuerstenau

Regional Account Manager



Eversafe Buildings

A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DETACHED GARAGE BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A ONE (1)-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 10, BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Marty Wright for the approval of a Specific Use Permit (SUP) to allow a *detached garage* that exceeds the maximum allowable size on a one (1)-acre parcel of land being described as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *detached garage* as stipulated by Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, the Unified Development Code (UDC) [Ordinance No. 04-38] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The detached garage shall not exceed a maximum size of 1,200 SF;
- 3) The detached garage shall not exceed an overall height of 15-feet;
- 4) The subject property shall not have more than two (2) accessory buildings;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.05, *City Council Action*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 24, 2019

2nd Reading: November 4, 2019

Exhibit 'A'
Zoning Exhibit

Address: 2340 Saddlebrook Lane

Legal Description: Lot 10, Block B, Saddlebrook Estates #2 Addition



Exhibit 'C':
Conceptual Building Elevations



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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION 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: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*

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

DATE: October 29, 2019

SUBJECT: Temporary Moratorium on the Acceptance and Processing of Subdivision Plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)

In conformance with Chapter 242 of the Texas Local Government Code (TLGC), the City of Rockwall and Rockwall County entered into an *Interlocal Agreement* on November 12, 2013 requiring the City of Rockwall to process and review subdivision plats within the City's Extraterritorial Jurisdiction (ETJ). The City was required to enforce its *Subdivision Regulations* and the *Unified Regulations*, which were contained in the *Interlocal Agreement* as *Exhibit 'A'*. On October 22, 2019, the Rockwall County Commissioner's Court approved a motion to notify all cities in Rockwall County that the interlocal agreements would need to be amended to account for changes in the *Subdivision Regulations* of Rockwall County, which would affect the *Unified Regulations* contained in the *Interlocal Agreement* agreed to be enforced in the City's Extraterritorial Jurisdiction (ETJ). This motion was in response to the County's work with their consultant -- *Freese & Nichols, Inc.* -- on revising their *Subdivision Regulations*, and based on a lawsuit challenging certain requirements contained in the current County *Subdivision Regulations* and which are also contained in *Unified Regulations* of the *Interlocal Agreement* between Rockwall and Rockwall County and which are required to be enforced by the City.

As the City Council is aware, subdivision plats are an important way that the City ensures that proper public facilities, infrastructure, drainage, and fire protection are being provided to support development of property in the City's Extraterritorial Jurisdiction (ETJ); and, with the uncertainty of how the changes to the *Unified Regulations* will impact the review criteria contained in the *Interlocal Agreement*, the City of Rockwall is proposing to impose a moratorium on the acceptance and processing of subdivision plats for residential and commercial property in the City's Extraterritorial Jurisdiction (ETJ). The power to invoke a moratorium is granted to the City by Chapter 212, *Municipal Regulation of Subdivisions and Property Development*, of the Texas Local Government Code. This section of the code lays out the specific procedures for imposing a moratorium, and staff has included a memorandum prepared by the City Attorney outlining the circumstances and procedures involved with imposing a moratorium. The attached draft ordinance would impose a moratorium of 90-days on commercial development and 120-days on residential development, which would allow staff to work with the County to prepare a revised *Interlocal Agreement* without undermining the effectiveness of the revised review criteria by approving applications that may or may not meet this new criterion. The moratorium is not expected to be in place for the entire duration allowed under the law, just until the new *Unified Regulations* are adopted by the County and agreed to by the City.

Until the new *Unified Regulations* are adopted, it is clear that applying the existing development ordinances and/or regulations, that have been stricken down by the court, is inadequate to prevent any new development from possibly causing the overcapacity of infrastructure or being detrimental to the public's health, safety, and general welfare in the City's Extraterritorial Jurisdiction (ETJ).

A calendar for the proposed temporary moratorium is as follows:

- ✓ October 25, 2019: 1st Notice of Public Hearing Published in the Dallas Morning News
- ✓ October 29, 2019: Planning and Zoning Commission Public Hearing
- ✓ October 31, 2019: 2nd Notice of Public Hearing Published in the Dallas Morning News
- ✓ November 1, 2019: Temporary Moratorium Take Effect
- ✓ November 4, 2019: City Council Public Hearing and 1st Reading of the Ordinance
- ✓ November 5, 2019: Agenda Posted for Special City Council Meeting
- ✓ November 8, 2019: Special City Council Meeting, 2nd Reading of the Ordinance, and the Effective Date of the Moratorium
- ✓ February 6, 2020: Expiration of the Commercial Moratorium
- ✓ March 7, 2020: Expiration of the Residential Moratorium

At the Planning and Zoning Commission meeting on October 29, 2019, the Planning and Zoning Commission held a public hearing and approved a motion to recommend approval of the moratorium by a vote of 7-0. At the meeting on November 4, 2019, the City Council will need to hold a public hearing on the moratorium before acting on the moratorium ordinance.

MEMORANDUM

TO:	Rick Crowley, City Manager
COPY:	Ryan Miller, Director of Planning and Development
FROM:	Frank J. Garza, City Attorney
DATE:	October 21, 2019, 2019
	Re: Moratorium of Development

There is a process under state law that allows a city to adopt a moratorium on development; however, before the City can approve a moratorium, it must follow very precise procedures that are outlined in Chapter 212 of the Texas Local Government Code.

The state law on moratoriums was adopted by the Texas Legislature in 2001 but was significantly amended in 2005 making it more difficult for cities to adopt a moratorium on development. Under Section 212.133 of the Texas Local Government Code, **a city may not adopt a moratorium unless it complies with strict notice and hearing procedures and makes written findings required by law.** Specifically, state law requires the following steps before a developmental moratorium can be adopted:

Public Hearing and Notice Requirements

Section 212.134 of the Texas Local Government Code

- Before a moratorium on property development may be imposed, the city must conduct two public hearings, one before the Planning and Zoning Commission and one before the City Council.
- The city must publish notice of the time and place of the hearings in a newspaper of general circulation on the **fourth day before the date of each hearing.** (Requires daily newspaper).
- A public hearing must provide residents and individuals affected by the proposed moratorium an opportunity to be heard.
- On the fifth business day after the date a notice is published, **a temporary moratorium takes effect.** During the period of the temporary moratorium, the city may stop accepting permits, authorizations, and approvals necessary for the subdivision of, site planning of, or construction on real property.
- Within 12 days after the date of the Council public hearing, the city shall make a final determination on the imposition of a moratorium. Before an ordinance adopting a moratorium may be imposed, the ordinance must be given at least two readings by the City Council. The readings must be separated by at least four days. If the City fails to adopt an ordinance within the period required by law, an ordinance imposing a moratorium may not be adopted, and the temporary moratorium expires.

Written Findings Requirement

Section 212.135 of the Texas Local Government Code

City must issue written findings that include evidence demonstrating the estimated capacity of **existing essential public facilities is insufficient to support new property development**. City must identify the following:

- Any essential public facilities currently operating near, at, or beyond capacity. Essential public facilities is defined by state law as **water, sewer, drainage facilities or street improvements**;
- The portion of that capacity committed to the development subject to the moratorium; and
- Evidence demonstrating that the moratorium is reasonably limited to areas of the city or ETJ where a shortage of essential public facilities would otherwise occur; and property that has not been approved for development because of the lack of existing essential public facilities.

A moratorium that is not based on a shortage of essential public facilities is justified only by **demonstrating a significant need for other public facilities**, including police and fire facilities. A significant need for public facilities is established if the failure to provide those public facilities would be detrimental to the health, safety, and welfare of the residents of the City. Written findings must be issued by the City which includes:

- Evidence demonstrating that applying existing development ordinances or regulations is inadequate to prevent the new development from causing the overcapacity of municipal infrastructure or being detrimental to the public health, safety, and welfare in an affected geographical area;
- Evidence demonstrating that alternative methods of achieving the objectives of the moratorium are unsatisfactory; and
- Evidence demonstrating that the city has a **Council approved** plan and time schedule for achieving the objectives of the moratorium.

If the City were to adopt a moratorium after complying with the above stated procedures, the moratorium would **not apply to any existing developments that were submitted to the City prior to the temporary moratorium going into effect**. Once the moratorium goes into effect, the duration cannot exceed 120 days unless extended by holding an additional public hearing and making additional written findings as to why the moratorium should be extended. Moreover, state law also requires the city to allow for a waiver process for any applicant who wishes to proceed with development once the moratorium is adopted.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ENACTING A TEMPORARY MORATORIUM STAYING THE ACCEPTANCE AND PROCESSING OF SUBDIVISION PLAT APPLICATIONS IN THE CITY OF ROCKWALL'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR DEFINITIONS; PROVIDING FOR APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS AND EXEMPTIONS, DETERMINATION, AND APPEALS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in conformance with Chapter 242, *Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code the City of Rockwall has entered into an agreement (the *Interlocal Agreement*) with Rockwall County for the processing and review of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ); and

WHEREAS, *Exhibit 'A', Unified Regulations for Review of Plats in ETJ of City of Rockwall*, of the *Interlocal Agreement* provides the review criteria for subdivision plats in the Extraterritorial Jurisdiction (ETJ); and

WHEREAS, in accordance with the *Terms of Agreement of the Interlocal Agreement*, Rockwall County notified the City of Rockwall in writing on October 23, 2019 requesting to make changes to *Exhibit 'A'* of the *Interlocal Agreement* for the purpose of addressing changes in the *Subdivision Regulations* of Rockwall County; and

WHEREAS, the City of Rockwall finds that subdivision plats are a necessary mechanism to ensure that proper public facilities, infrastructure, drainage, and fire protection can be provided to support future development within the City's Extraterritorial Jurisdiction (ETJ), and to protect the health, safety, natural environment, quality of life, and general welfare of Rockwall County residents; and

WHEREAS, the City of Rockwall finds that the issues identified by Rockwall County contained in the *Interlocal Agreement* leave the City without sufficient review criteria to effectively review subdivision plats for property in the City's Extraterritorial Jurisdiction (ETJ), and that the agreement no longer adequately addresses the subdivision of land and the provision of adequate public facilities needed by citizens of Rockwall County; and

WHEREAS, in order for the City of Rockwall and Rockwall County to have adequate and reasonable time to review, evaluate, and revise and approve the *Interlocal Agreement*, and to consider the impact of the review criteria for subdivision plats -- *contained in Exhibit 'A' of the agreement* -- on the provision of adequate public facilities, infrastructure, drainage, and fire protection for future developments within the City's Extraterritorial Jurisdiction (ETJ), the City intends on imposing a temporary moratorium lasting for a period of 90-days for commercial property and 120-days for residential property, during which no applications for subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) will be accepted; and

WHEREAS, the purpose of prohibiting subdivision plat applications for commercial and residential property in the City's Extraterritorial Jurisdiction (ETJ) during this temporary moratorium is to preserve the *status quo*, facilitate thoughtful and consistent planning, avoid exploitation of the delays inherent in the municipal legislative process, and prevent applications from undermining the effectiveness of the revised review criteria by submitting a subdivision plat to avoid the application of new -- *and possibly more restrictive* -- *Interlocal Agreement*.

WHEREAS, in recognition of the importance of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) to property owners in this area, the City desires to implement this moratorium for a stated and fixed time period, and to include an exception and exemption clause -- *in accordance with Subchapter E of Chapter 212 of the Texas Local Government Code* -- to facilitate subdivision plat approval in cases of necessity and undue hardship; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the City Council of the City of Rockwall, in compliance with the laws of the State of Texas have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council in the exercise of its legislative discretion has concluded that a moratorium on residential and commercial development for property in the City's Extraterritorial Jurisdiction (ETJ) is necessary and in the interest of good governance, and ultimately in the best interest of the City of Rockwall;

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

SECTION 1. Findings of Fact. The foregoing recitals are incorporated into this ordinance by reference as legislative findings of fact as if expressly set forth herein.

SECTION 2. Definitions. As used in this ordinance, the following terms are defined. Any term appearing in this ordinance that is not specifically defined below shall have the meanings provided in the Municipal Code of Ordinances for the City of Rockwall, or if not defined in this document then the common meaning of the word shall apply.

- (1) Commercial Property. Commercial property is defined as any property that is being platted for the purpose of authorizing any land use other than single-family or agricultural land uses (e.g. multi-family, industrial, commercial, etc.).
- (2) Proper Public Facilities. Unless otherwise indicated in this ordinance, proper public facilities shall be defined as meaning water, wastewater or sewer, drainage facilities, street improvements, and fire and police protection.
- (3) Residential Property. Residential property is defined as any property that is being platted for the purpose of authorizing single-family and agricultural land uses.

SECTION 3. Applicability. The City of Rockwall hereby enacts this ordinance in order to impose a temporary moratorium on the acceptance and processing of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

SECTION 4. Purpose. This temporary moratorium is being enacted to allow the City of Rockwall and Rockwall County to evaluate the *Interlocal Agreement* and to update the review criteria for subdivision plats contained in *Exhibit 'A'* of the agreement.

SECTION 5. Enactment. The City of Rockwall hereby enacts this ordinance implementing a temporary moratorium on the City of Rockwall acceptance, review, and approval of subdivision plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

SECTION 6. Duration. The initial duration of this temporary moratorium shall be for a period not to exceed 90-days for commercial properties and not to exceed 120-days for residential properties after the approval and adoption of this ordinance, or the repeal of this ordinance by the City Council of the City of Rockwall, whichever occurs first.

SECTION 7. Exceptions and Exemptions. The following projects shall be considered for exceptions and exemptions from the moratorium:

- (1) Exceptions.

- (A) No Impact Projects. The temporary moratorium implemented by this ordinance does not apply to subdivision plat applications proposing to assemble or subdivide residential property into two (2) or less lots where each lot is a minimum of 1½-acres gross area and has a minimum of 150-feet of frontage on a public right-of-way.
- (B) Ongoing Projects. The temporary moratorium implemented by this ordinance does not apply to any commercial or residential property that has an active subdivision plat application with the City of Rockwall or Rockwall County that has not expired in accordance with the rules and requirements of Rockwall County, the City of Rockwall, or the Texas Local Government Code.
- (C) Vested Projects. The temporary moratorium implemented by this ordinance does not apply to any commercial or residential property that are vested under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code. Property owners asserting vested rights shall submit an application claiming an exception to this temporary moratorium to the Planning and Zoning Department of the City of Rockwall for review in accordance with the requirements of the current *Interlocal Agreement*.
- (2) Exemptions. Any property owner who does not assert rights under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code, but who seeks authorization to proceed with a subdivision plat outside of the exceptions listed in this ordinance and during the temporary moratorium can request the following alternative forms of approval:
- (A) 212 Development Agreement. Property owners with a negotiated approval granted by the City Council that provides for construction standards, platting and development rules pursuant to Subchapter G, *Agreement Governing Certain Land in a Municipality's Extraterritorial Jurisdiction*, Chapter 212, *Regulations of Subdivisions*, of the Texas Local Government Code may apply for an exemption from the temporary moratorium.

SECTION 8. Determination and Appeals.

- (1) Determinations. The Director of Planning and Zoning or his/her designee shall make all initial determinations regarding the status of all projects seeking to submit a subdivision plat application during this temporary moratorium concerning the status of a project as provided for above in the *Exceptions and Exemptions* section of this ordinance.
- (2) Appeals. Property owners seeking to challenge a determination made by the Director of Planning and Zoning may appeal that initial determination to the City Manager. Secondary determinations of the City Manager may be appealed to the City Council. The City Council's decision shall be final.
- (3) Exemptions. The decision to approve an *Exemption* as provided for above in the *Exceptions and Exemptions* section of this ordinance shall rest solely with the City Council.

SECTION 9. Ordinances Cumulative. All ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby superseded to the extent of that conflict.

SECTION 10. Severability. 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 Subdivision Regulations of the City of Rockwall, Texas, 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 11. Effective Date. This ordinance shall take effect immediately.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 8TH DAY OF NOVEMBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: November 4, 2019

2nd Reading: November 8, 2019

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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: Rick Crowley, *City Manager*
Mary Smith, *Assistant City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: November 4, 2019
SUBJECT: MIS2019-001; *Water, Wastewater, and Roadway Impact Fee Study*

On October 21, 2019, the City Council voted to approve the impact fee update by a vote of 4-2, with Mayor Pruitt and Councilman Trowbridge dissent and Councilman Daniels absent. This will be the second reading of the ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 19-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, FOR THE PURPOSE OF AMENDING THE IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY FACILITIES BY UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN FOR SAID FACILITIES; ESTABLISHING UPDATED SERVICE AREAS FOR SUCH FACILITIES; PROVIDING FOR DEFINITIONS; PROVIDING FOR COLLECTION AND ASSESSMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall adopted its impact fee program for roadway impact fees by *Ordinance No. 08-21*, and its impact fee program for water and wastewater impact fees by *Ordinance No. 90-22*; and

WHEREAS, the City of Rockwall has prepared studies updating its land use assumptions (*see Exhibit 'B'*), capital improvements plan (*see Exhibits 'C' & 'D'*) and impact fees for water, wastewater, and roadway facilities and associated service areas and equivalency tables; and

WHEREAS, the City of Rockwall has recalculated the maximum impact fee for water, wastewater, and roadway facilities that may be assessed against new development based on such land use assumptions and capital improvements plan; and

WHEREAS, a public hearing, following written endorsement of the impact fee update study by the Capital Improvements Advisory Committee (CIAC) [*Planning & Zoning Commission*], was held before the City Council and testimony was taken on *October 21, 2019*, to consider proposed amendments to land use assumptions, capital improvements plan and impact fees for water, wastewater, and roadway facilities and associated service areas and equivalency tables, and corresponding changes to rates of assessment and collection for impact fees; and

WHEREAS, the City published notice of such public hearing in a newspaper of general circulation within the City in accordance with the requirements of Chapter 395 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the collection of impact fees for new developments at revised rates in order to fund water, wastewater, and roadway improvements to serve such developments substantially furthers the public health, safety and general welfare; and

WHEREAS, the City Council finds that changes to the land use assumptions, capital improvements plan and impact fee assessment and collection rates are fully warranted, as presented in the impact fee update studies prepared by the City's engineering consultants; and

WHEREAS, the City Council further finds that the collection rates for water, wastewater, and roadway impact fees are reasonable and further the public health, safety and general welfare;

WHEREAS, the City Council further finds that the collection rates for water, wastewater, and roadway facilities are substantially less than the City's actually costs of mitigating the impacts from new development on the City's water, wastewater, and roadway systems;

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

SECTION 1. *Municipal Code of Ordinances.* Sections 38-360 & 38-361 of Chapter 38, *Subdivisions*,

of the City of Rockwall's Municipal Code of Ordinances are hereby repealed in their entirety replaced with the provisions contained in *Exhibit 'A'* of this ordinance; and

SECTION 2. *Land Use Assumptions.* The land use assumptions for water, wastewater, and roadway impact fees are hereby updated and amended, as set forth in *Exhibit 'B': Land Use Assumptions for Impact Fees* of this ordinance, which herein after shall be referred to as *Exhibit 'B'*, and incorporated herein by reference; and

SECTION 3. *Service Areas.* The service areas for roadway impact fees hereby is updated and amended as depicted in *Figure 3: Roadway Service Area* of *Exhibit 'B'* of this ordinance, and the service areas for water and wastewater impact fees hereby are updated and amended as depicted in *Figure 4: Water/Wastewater Service Area* of *Exhibit 'B'* of this ordinance.

SECTION 4. *Capital Improvements Plans.* The capital improvements plan for roadway impact fees hereby is updated and amended as set forth in *Exhibit 'C': 2019 Update of Roadway Impact Fees* of this ordinance -- which herein after shall be referred to as *Exhibit 'C'*, and incorporated herein by reference --, and the capital improvements plan for water and wastewater impact fees hereby are updated and amended, as set forth in *Exhibit 'D': 2019-2029 Water & Wastewater Impact Fee Update* of this ordinance -- which herein after shall be referred to as *Exhibit 'D'*, and incorporated herein by reference --; and

SECTION 5. *Land Use Equivalency Tables.* The land use equivalency table that converts land uses into the total service units for roadway impact fees hereby is updated and amended as set forth in *Table 3: Land-Use Vehicle Mile Equivalency Table* of *Exhibit 'C'* of this ordinance; and, the land use equivalency table that converts land uses into number of living unit equivalents (*service units*) for water and wastewater impact fees, hereby is updated and amended, as set forth in *Table No. 22: Maximum Assessable Water & Wastewater Impact Fee* of *Exhibit 'D'* of this ordinance.

SECTION 6. *Impact Fee Assessment.* The amount of the roadway impact fees to be assessed per roadway service area hereby is established as set forth in *Schedule 1 of Section 361.(a)(1) of Exhibit 'A'* of this ordinance, and the amount of the water and wastewater impact fees to be assessed per living unit equivalent hereby is established as set forth in *Schedule 1 of Section 361.(b)(1) of Exhibit 'A'* of this ordinance.

SECTION 7. *Impact Fee Collection.* The amount of the roadway impact fees to be collected per roadway service area hereby is established as set forth in *Schedule 2 of Section 361.(a)(2) of Exhibit 'A'* of this ordinance, and the water and wastewater impact fees to be collected per living unit equivalent hereby is established as set forth in *Schedule 2 of Section 361.(b)(2) of Exhibit 'A'* of this ordinance.

SECTION 8. *Ordinances Cumulative.* All ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby superseded to the extent of that conflict.

SECTION 9. *Severability.* 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 Subdivision Regulations of the City of Rockwall, Texas, 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 10. *Effective Date.* This ordinance shall take effect immediately.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 21, 2019

2nd Reading: November 4, 2019

DRAFT
ORDINANCE
17.04.2019

Exhibit 'A':
Article III, Impact Fee Regulations
Chapter 38, Subdivisions
Municipal Code of Ordinances

SECTION 38-360: LAND USE ASSUMPTIONS REPORT

See Ordinance No. 19-43 for the 2019 Land Use Assumptions Report.

SECTION 38-361: SCHEDULES FOR IMPACT FEES

(a) Roadway Impact Fees.

- (1) Schedule 1: Roadway Impact Fee Assessment. The following schedule is for roadway impact fee assessment.

Service Area	Cost Per Service Unit
1	\$2,272.00
2	\$4,398.00
3	\$784.00
4	\$2,612.00

- (2) Schedule 1: Roadway Impact Fee Collection. The following schedule is for roadway impact fee collection.

Service Area	Cost Per Service Unit
1	\$320.00
2	\$320.00
3	\$320.00
4	\$320.00

(b) Water & Wastewater Impact Fees.

- (1) Schedule 1: Maximum Water & Wastewater Impact Fees. The following schedule is the maximum impact fees per single-family/living unit equivalent for water and wastewater facilities. The below impact fees per service unit depicted in each column also apply to new developments that were unplatted and which did not require platting at the time of development within the period listed.

	Land Platted or Replatted between 07/16/1990 & 06/02/2008 ¹	Land Platted or Replatted between 06/02/2008 & 10/20/2014	Land Platted or Replatted between 10/20/2014 & 11/04/2019	Land Platted after 11/04/2019
Water (per SFLUE)	\$848.00	\$4,229.03	\$3,111.05	\$3,139.04
Wastewater (per SFLUE)	\$3,340.00	\$783.49	\$2,472.58	\$4,820.01

Notes:

¹: For nonresidential uses, assessment was expressed as SFLUEs per acre: 2.11 SFLUE/acre for water impact fees and 2.17 SFLUE/acre for wastewater impact fees, within the period listed.

- (2) Schedule 2: Impact Fees to be Paid Per Service Unit for Water and Wastewater Facilities.

	Per Living Unit Equivalent (5/8" Water Meter)
Water Facilities	\$1,569.52
Wastewater Facilities	\$2,410.00

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ORDINANCE
17.04.2019

*Exhibit 'B':
Land Use Assumptions for Impact Fees
2019 Roadway & Water/Wastewater Fee Update*



Land Use Assumptions For Impact Fees

2019 ROADWAY &
WATER/WASTEWATER
FEE UPDATE

CITY OF ROCKWALL
PLANNING & ZONING DEPARTMENT

JANUARY 2019

ACKNOWLEDGEMENTS

CITY COUNCIL

- JIM PRUITT, *MAYOR*
- KEVIN FOWLER, *MAYOR PRO-TEM*
- JOHN HOHENSHELT
- BENNIE DANIELS
- DANA MACALIK
- TRACE JOHANNESSEN
- PATRICK TROWBRIDGE

CAPITAL IMPROVEMENT ADVISORY COMMITTEE

[*PLANNING AND ZONING COMMISSION*]

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- DAVID GONZALES, AICP, *PLANNING MANAGER*
- KOREY BROOKS, AICP, *SENIOR PLANNER*

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- LINDSAY HICKS, *GIS ANALYST*
- JORGE RUIZ, *GIS TECHNICIAN*

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- JEREMY WHITE, PE, *ENGINEER*
- SARAH HAGER, *EIT*

BUILDING INSPECTIONS DEPARTMENT

- JEFFERY WIDMER, *CHIEF BUILDING OFFICIAL*

ADDITIONAL ACKNOWLEDGEMENTS

- BIRKHOFF, HENDRICKS & CARTER, LLP
- FREESE & NICHOLS, INC.

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DRAFT
ORDINANCE
17.04.2019



FORWARD

What are *Impact Fees*? *Impact Fees* are charges that are imposed by local governments against new development for the purpose of generating revenue for or to recoup the cost of capital facilities (*i.e. infrastructure*) that are necessitated by and attributable to new development. These fees are generally implemented to reduce the economic burden of a municipality and its taxpayers when addressing the need for adequate capital improvements to accommodate growth. Impact fees are typically paid to a municipality in advance of the completion of a particular development project, and are based on a defined methodology and calculation that is derived from the cost of the facility and the scope/impact of the development.

PURPOSE

Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code outlines the process for adopting and updating impact fees for political subdivisions. On October 20, 2014, the City of Rockwall adopted roadway and water/wastewater impact fees through *Ordinance No. 14-47*. According to the statutory requirements stipulated by the Texas Local Government Code impact fees are required to be updated at a minimum of every five (5) years [*§395.052*].

In approaching an update to existing impact fees it is important for a city to assess its growth and employment potential, and establish land use assumptions that will guide development for a ten (10) year planning period (*i.e. 2019-2029*) [*§395.001(5)*]. These land use assumptions form the basis for the preparation of the *Impact Fee Capital Improvement Plan* for water, wastewater, and roadway facilities.

In order to determine the need and timing of capital improvements to serve future development, a rational estimate of the future growth of the City is required. The purpose of this report is to formulate growth and employment projections based upon assumptions pertaining to the type, location, quantity and timing of future development within the City, and to establish and document the methodology used for preparing these land use assumptions.

ELEMENTS OF THE LAND USE ASSUMPTIONS REPORT

This report contains the following components:

- *Methodology*. This component of the report contains the systematic and theoretical analysis of the methods and

principals used to prepare the projections and land use assumptions contain within this report.

- *Data Collection Zones and Service Areas*. This component provides an explanation of the data collection zones (*i.e. Land Use Districts established in the OURHometown 2040 Comprehensive Plan*) and the Roadway, Water and Wastewater Impact Fee Service Areas for capital facilities.
- *Base Year Data*. This component provides information on population, housing and employment in the City of Rockwall as of January 1, 2019 for each capital facility service area.
- *Ten-Year Growth Projections*. This component provides assumptions with respect to the population, housing and employment data for the City of Rockwall in ten (10) years (*i.e. 2029*). This information is broken out by the capital facility service area.
- *Build Out Analysis*: This component provides projections for population, housing and employment under the assumption that the City and its Extraterritorial Jurisdiction (ETJ) are developed to their carrying capacity, or their *Built Out*.
- *Summary*. This component provides a synopsis of the land use assumptions contained within this report.
- *Appendices*: This component contains information that was important in deriving the population, housing and employment projections for 2019-2029.



METHODOLOGY

Building off the base year and build out projections contained in the OURHometown Vision 2040 Comprehensive Plan, and the growth assumptions and capital improvement needs estimated to support future growth, it is possible to develop an impact fee structure that fairly allocates improvement cost to growing areas of the City with relation to the growths' potential impact on the entire infrastructure system. The data contained in this report has been formulated using reasonable and generally accepted planning principles.

These land use assumptions and future growth projections take into consideration several factors influencing development patterns, including:

- The character, type, density and quantity of existing development.
- The current zoning patterns as documented on the City's zoning map and the anticipated future land uses as established in the OURHometown Vision 2040 Comprehensive Plan, which contains the City's Future Land Use Plan.
- The availability of land and infrastructure to support future expansion of development.
- The current and historical growth trends of both population and employment within the City.
- The location and configuration of vacant parcels of land and their ability to support development.
- The growth of employment utilizing previously established and generally accepted data from ESRI's *ArcGIS Business Analyst*.
- Local knowledge concerning future development projects or anticipated development within the city.

LAND USE ASSUMPTIONS REPORT METHODOLOGY

The following is the general methodology that was used for the preparation of this report:

- (1) Population, housing and employment data was collected from the United States Census Bureau, North Central Texas Council of Governments (*NCTCOG*), the City of Rockwall's Geographic Information Systems (GIS) Division, the City of Rockwall's Building Inspection Department and other acceptable sources. This information was then analyzed and used to provide base information for all service areas from which projections

could be extrapolated [see *Service Areas and Data Collection Zones*].

- (2) The base year (*i.e. January 1, 2019*) estimates for housing, population and employment were calculated based on the information collected [see *Base Year Data*].
- (3) From the base year and the information gathered from various sources a growth rate was established by examining recent growth trends experienced by the City over the last ten (10) years. This growth rate was then applied to each of the impact fee service areas to project the base year data over the ten (10) year planning period (*i.e. 2019-2029*) [see *Ten Year Growth Assumptions*].
- (4) After the projections for housing, population and employment were prepared for the ten (10) year planning period, city staff made adjustments to account for known or anticipated development activity within the planning periods. In making these adjustments city staff took into consideration the recommendations made within the newly adopted OURHometown Vision 2040 Comprehensive Plan, existing public works data, and demographic information provided by the GIS Division and the Building Inspections Department.
- (5) Finally, the City's *Build Out* projections for housing, population and employment were calculated by establishing the City's carrying capacity in terms of developable acres and projecting population forward using the previously established Compound Annual Growth Rate (CAGR) to establish a *Build Out Year*. The housing and employment information were then projected to the *Build Out Year* [see *Build Out Projections*].



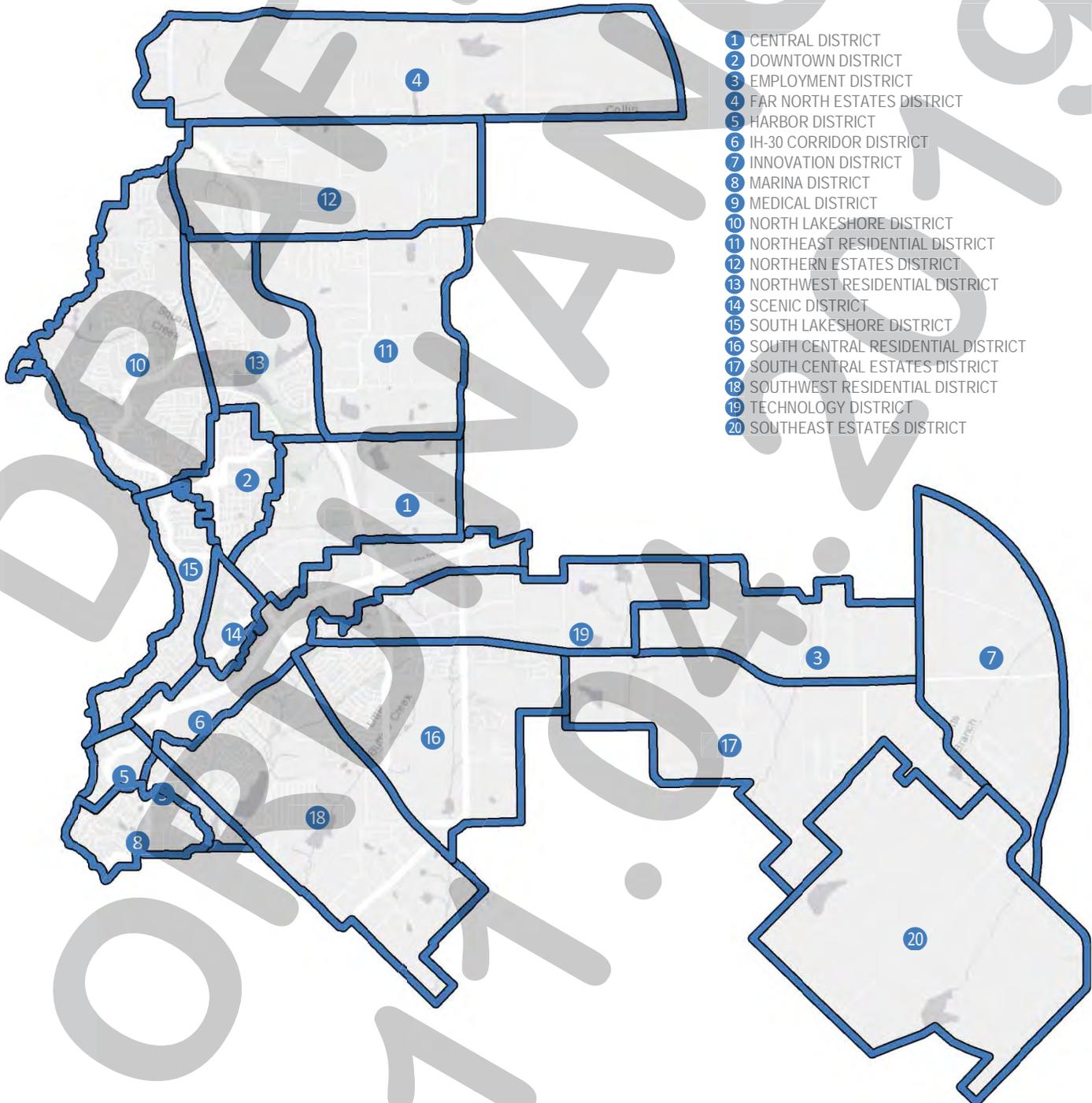
DATA COLLECTION ZONES AND SERVICE AREAS

DATA COLLECTION ZONES

The *Data Collection Zones* used for this study were taken from the OURHometown Vision 2040 Comprehensive Plan, which breaks the City down into 20 *Land Use Districts* (see Figure 1). These districts were created as a way of breaking down the overall *Future Land Use Plan* to create strategies to help manage growth and land uses in the future. They were also intended to be used as a tool by the City's various boards, commissions and the City Council when contemplating policy changes that could affect certain areas of the City.

FIGURE 1: DATA COLLECTION ZONES

NOTE: The Data Collection Zones are the Land Use Districts contained in the OURHometown Vision 2040 Comprehensive Plan.





SERVICE AREAS

The Texas Local Government Code (TLGC) requires that service areas be established within the corporate boundaries of a political subdivision for the purpose of ensuring that capital improvements service the areas generating need. The boundaries for impact fees are defined as follows:

- Roadway Impact Fees refers to a service area that is limited to the corporate boundaries of a political subdivision or city, and cannot extend into the Extraterritorial Jurisdiction (ETJ) or for a distance exceeding more than six (6) miles. The City of Rockwall is divided into four (4) service areas that are depicted in Figure 3.
- Water and Wastewater Impact Fees refers to a service area that includes a city's corporate boundaries and Extraterritorial Jurisdiction (ETJ), which is depicted in Figure 2. This service area is depicted in Figure 4.

SUMMARY OF DATA

As opposed to the databases calculated in 2007 and 2013 -- which utilized Traffic Survey Zones (TSZ) as the data collection zones -- the current database utilizes the following geographic areas:

- Land Use Districts from the OURHometown Vision 2040 Comprehensive Plan. These geographic areas better conformed to the City's corporate boundaries, and were drafted with the OURHometown Vision 2040 Comprehensive Plan as the geographic regions intended to be used for all future long-range planning/data collection exercises.
- Service Areas. The Service Areas correlate to the Water, Wastewater and Roadway Service Areas identified in Figures 3 & 4. As previously stated, the corporate boundaries of the City of Rockwall serve as the limits for the Roadway Service Areas and the Water and Waste Water Service Areas include the corporate boundaries and the Extraterritorial Jurisdiction (ETJ) of the City.

Additionally, all databases and projections utilized the following variables:

- Households (2019). The *Residential Address Point* feature class in the City's Geographic Information Systems (GIS) software includes all residential addresses (i.e. *single-family, duplex, multi-family, group home/quarters, etc.*) existing as of January 1, 2019. The total number of residential address points (i.e. *households*) was queried from this layer to establish the base years' numbers.

FIGURE 2: CITY OF ROCKWALL CITY LIMITS AND EXTRATERRITORIAL JURISDICTION (ETJ)
NOTE: The City Limits of Rockwall are depicted in RED. The Extraterritorial Jurisdiction (ETJ) is depicted in BLUE.

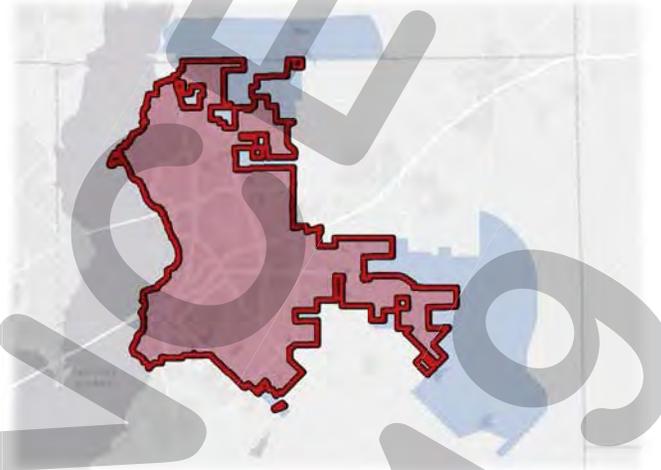


FIGURE 3: ROADWAY SERVICE AREAS
This is the derived service area structure for roadway facilities. These service areas conform to the current city limits of the City of Rockwall and are divided by John King Boulevard and Interstate Highway 30.
NOTE: RED: Service Area 1; BLUE: Service Area 2; GREEN: Service Area 3; YELLOW: Service Area 4

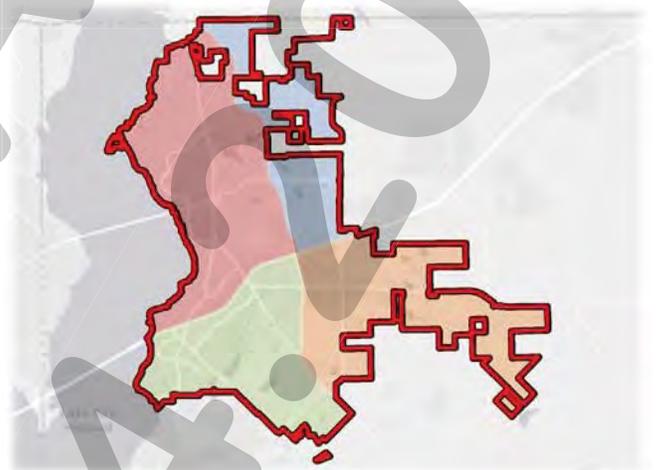
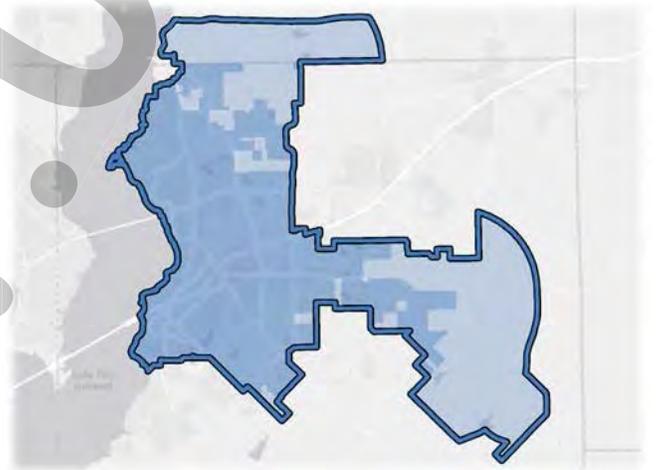


FIGURE 4: WATER/WASTE WATER SERVICE AREAS
This is the derived service area structure for water/wastewater facilities. These service areas conform to the current city limits and Extraterritorial Jurisdiction (ETJ).
NOTE: BLUE: Service Area





- *Households (2029)*. This is the projected household data by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- *Population (2019)*. This is the existing population for the base year (i.e. 2019). This information was calculated utilizing the number of households existing as of January 1, 2019, the occupancy, rate and the average household size as established by the United States Census Bureau for each Census Block.
- *Population (2029)*. This is the projected population by service area for the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.
- *Employment (2019)*. Employment data was aggregated to three (3) employment sectors, which include *Basic*, *Retail* and *Service* as provided by the Business Analyst tool available from ESRI (*the City's provider for its geospatial database software*). These service sectors serve as the basis for non-residential trip generation. The following is a summary of these employment sectors followed by corresponding North American Industry Classification System (NAICS) code:
 - *Basic*. Land use activities that produce goods and services such as those that are exported outside the local economy. These include manufacturing, construction, transportation, wholesale trade, warehousing and other industrial uses (NAICS Code: #210000 - #422999).
 - *Retail*. Land use activities that provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the residential sector. These include uses such as grocery stores, restaurants, etc. (NAICS Code: #440000 - #454390).
 - *Service*. Land use activities that provide personal and professional services. These include such uses as financial, insurance, government, and other professional and administrative offices (NAICS Code #520000 - #928199).
- *Employment (2029)*. The projected employment data was aggregated to three (3) employment sectors, which include *Basic*, *Retail* and *Service* as provided by the Business Analyst tool available from ESRI. These service sectors were then projected by service

area to the year 2029, which represents a ten (10) year growth projection. This information was derived by staff using the stated databases and proper projection techniques.



BASE YEAR DATA

This section documents the methods used to derive the base year data for the City of Rockwall as of January 1, 2019. This *benchmark* information provides data for the corporate limits and Extraterritorial Jurisdiction (ETJ) of the City, and creates a starting point in which to extrapolate the ten (10) year growth projections that are depicted in the following section (*see Ten-Year Growth Projections*). This information was initially developed with the OURHometown Vision 2040 Comprehensive Plan, but has been updated to include the additional growth that has taken place since the original numbers were derived and the numbers for January 1, 2019.

HOUSEHOLDS

Utilizing the City's Geographic Information System (GIS) software, the residential addresses for each data collection zone (*i.e. Land Use Districts*) were queried. This provided the raw housing data that was then reviewed to remove any vacant lots or anomalies in the data set. Based on this process, the City of Rockwall was shown to have 16,690 households inside the City's corporate limits and 1,700 households in the City's Extraterritorial Jurisdiction (ETJ) as of January 1, 2019. The total number of households is 18,390. Staff should note that this query included all residential housing types (*i.e. multi-family, single-family, and group homes*) from the data sets.

POPULATION

The City of Rockwall generally uses the North Central Texas Council of Government's (NCTCOG) population estimates as the City's official population; however, for the purposes of this planning study it was necessary to calculate a baseline population that was specific to January 1, 2019. This was also necessary in order to estimate the population of the City's Extraterritorial Jurisdiction (ETJ).

To calculate the population as of January 1, 2019, the City's Geographic Information Systems (GIS) Division utilized the following formula to derive the population estimate for each of the data collection zones:

$$\sum_{d=1}^{20} POP = ((a * o) * f)$$

Where:

POP = Population as of January 1, 2019

d = Land Use District

a = Number of Residential Address Points in Each District

o = Occupancy Rate [per U.S. Census Bureau]

f = Density Factor per Census Block [U.S. Census Bureau]

Using this methodology the base year population as of January 1, 2019 was established to be 44,575 residents inside the corporate limits and 5,041 people residing in the Extraterritorial Jurisdiction (ETJ).

EMPLOYMENT

The base employment data was calculated using ArcGIS *Business Analyst*, which is software that provides location-based market information. Utilizing this tool, the City's Geographic Information Systems (GIS) Division was able to query employment and business information relating to each data collection zone (*i.e. Land Use District*). This information was then broken down into one (1) of the three (3) employment categories (*i.e. Basic, Service, or Retail*). Based on the analysis, the City's corporate limits were shown to have a total employment of 24,083 jobs on January 1, 2019. Of the total employment 2,505 jobs were classified as *Basic*, 12,403 jobs were classified as *Service*, and 9,175 jobs were classified as *Retail*. The Extraterritorial Jurisdiction (ETJ) was shown to have an additional 643 jobs, with 535 jobs being classified as *Service* and 108 jobs being classified as *Retail*. In addition, the GIS Division calculated the total non-residential building square footages (*i.e. improvements*) relating to all of these employment types at ~14,444,596 SF inside the City's corporate boundaries and Extraterritorial Jurisdiction (ETJ), with ~3,209,401 SF being classified as *Basic*, ~5,374,068 SF being classified as *Service*, and ~5,861,127 SF being classified as *Retail*. The total non-residential square footage of land area 139,424,433.67 (or 3,200.74-acres), with 11,967,581.81 SF being classified as *Basic*, 58,451,896.18 SF being classified as *Service*, and 69,004,955.68 SF being classified as *Retail*.



TEN-YEAR GROWTH PROJECTIONS

GROWTH ASSUMPTIONS

In this planning study, growth is characterized in two (2) forms: 1) Population (*i.e. residential land use*), and 2) Employment (*i.e. non-residential land use*). To calculate a reasonable growth rate for population and employment it was necessary for staff to make a series of assumptions on which to base the ten (10) year growth projections. These assumptions are summarized as follows:

- Future growth identified within this study will conform to the *Future Land Use Plan* depicted in the *OURHometown Vision 2040 Comprehensive Plan*.
- Infrastructure will continue to be development driven, and the City will continue to be able to finance any other necessary improvements needed to accommodate future growth.
- School facilities will continue to be sufficient to accommodate any increases in population.
- Densities will generally conform to the land classifications and *District Strategies* identified within the *OURHometown Vision 2040 Comprehensive Plan*, and as depicted on the *Future Land Use Map*.
- The residential and non-residential carrying capacity for the City or its *build out* will occur simultaneously.

The ten (10) year projections for population are based on the growth rate, which was previously discussed and staff's consideration of past development trends. The ten (10) year projections for employment are based on the overall carrying capacity for non-residential development compared to the current non-residential development in the City. *Tables 1 & 2* detail the ten (10) year projections for households, population and employment for the service areas associated with roadway and water/wastewater impact fees.

POPULATION GROWTH RATE ANALYSIS

The City of Rockwall has experienced steady residential population growth (*see Figure 5*) over the last 18-years and -- *with the City being ~48.29% vacant and taking into account the City's current availability of water and wastewater infrastructure* -- staff anticipates that the population growth will continue to be fairly steady. It should be noted, however, that the City has seen a slight decline in the population growth percentage over the last five (5) years. From 2000 to 2018, the population growth percentage was 5.08%, but when looking at the last five (5) years this number drops to 1.79% (*see Table 3*).

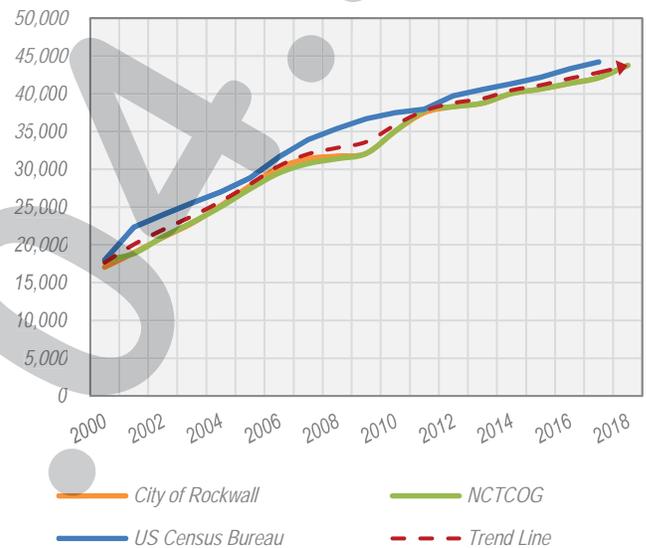
TABLE 1: SUMMARY OF TEN-YEAR GROWTH (ALL ROADWAY SERVICE AREAS)

	2019	2029	Increase
Households	16,690	22,135	24.60%
Population	44,575	59,898	25.58%
Total Employment	24,083	32,366	25.59%
Basic	2,505	3,367	25.60%
Service	12,403	16,669	25.59%
Retail	9,175	12,330	25.59%

TABLE 2: SUMMARY OF TEN-YEAR GROWTH (WATER/WASTE WATER SERVICE AREA)

	2019	2029	Increase
Households	18,390	26,609	30.89%
Population	49,616	73,228	32.24%
Total Employment	25,369	34,065	25.53%
Basic	2,505	3,367	25.60%
Service	13,473	18,082	25.49%
Retail	9,391	12,616	25.56%

FIGURE 5: POPULATION BY AGENCY, 2000-2018



To calculate the ten (10) year population projections, City staff utilized the *Compound Annual Growth Rate (CAGR)* method. CAGR allows for a general assessment of growth when considering periodic increases and decreases in residential



population growths that coincide with changing economic conditions. The formula for CAGR is as follows:

$$CAGR = \left(\frac{x}{y}\right)^{\left(\frac{1}{n}\right)} - 1$$

Where:

CAGR = Compound Annual Growth Rate

x = End Value

y = Beginning Value

n = Number of Years

In 2007, a CAGR of four (4) percent was used to calculate the ten (10) year population projections; however, based on the five (5) year annual growth rate and the number depicted in *Table 3*, staff utilized a more conservative three (3) percent annual growth rate. In assessing the past growth rates, staff used several sources including the North Central Texas Council of Governments (NCTCOG), the U.S. Census Bureau, and the City of Rockwall. Based on a three (3) percent CAGR, the following chart shows the anticipated population growth over the next ten (10) years:

TABLE 4: TEN (10) YEAR POPULATION GROWTH

This table shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).

Year	Population
2019	44,575
2020	45,907
2021	47,284
2022	48,703
2023	50,164
2024	51,669
2025	53,219
2026	54,815
2027	56,460
2028	58,154
2029	59,898

FIGURE 6: TEN (10) YEAR POPULATION GROWTH

This chart shows the projected ten (10) year population growth at a three (3) percent Compound Annual Growth Rate (CAGR).

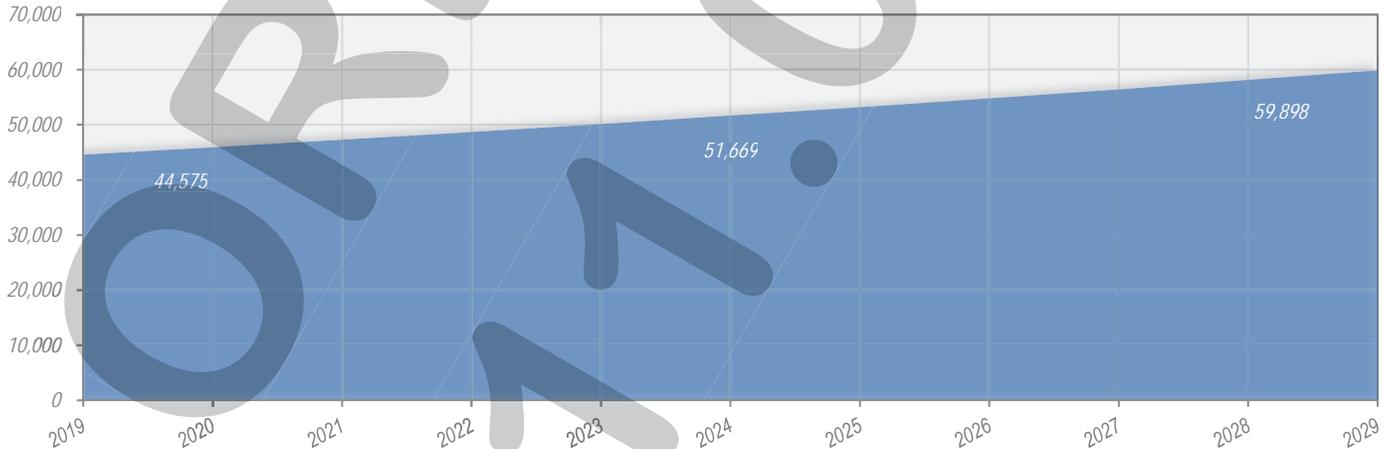


TABLE 3: CITY OF ROCKWALL GROWTH RATES

Data Source	Growth Rate
2014 – 2017 US Census	1.70%
2010 – 2017 US Census	2.08%
2000 – 2017 US Census	5.13%
2014 – 2018 Single Family Permits	1.82%
2010 – 2018 Single Family Permits	4.80%
2000 – 2018 Single Family Permits	-2.93%
Future Growth Projection	3.0%

PROJECTED POPULATION FOR 2029

Utilizing the three (3) percent Compound Annual Growth Rate (CAGR) established in the previous section, staff projects that the population for the City will be 59,898 in 2029 (see *Table 4 and Figure 6*). This estimate does appear to be consistent with trends that have been observed at the county and regional level (see *Figure 7 for a comparison of the City's population growth versus the County's population growth*). Although, the growth rate has slowed over the last five (5) years this is seen as a temporary trend and not a sign indicative of the City's future growth trend.

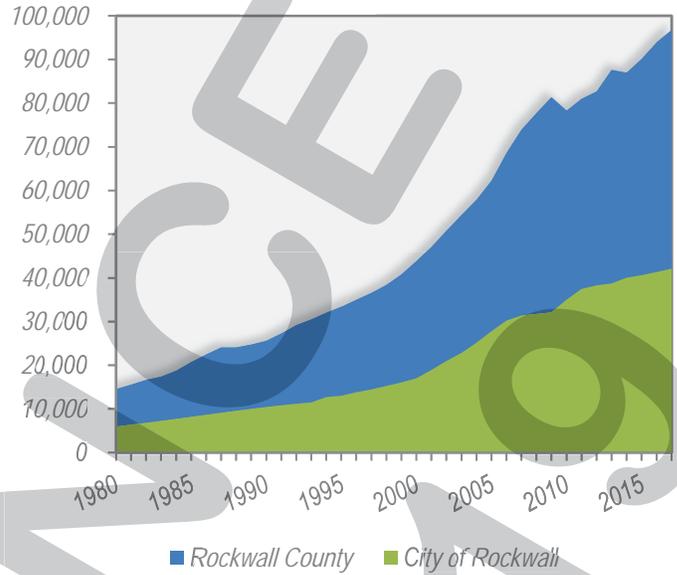
In determining this population projection, staff observed how this projection would relate to the City's projected building permits, and the additional population added to the City on an annual basis (see *Table 5*). Taking this into consideration, the estimated average annual building permits anticipated over this time period is approximately 522. This represents a decrease of approximately 121 permits annually from the estimates completed in 2014. This estimate -- *while still likely high in some years due to shifts in market demand* -- is a more conservative estimate than what was used in 2014. It should be noted that this estimate takes into consideration the type of development likely to occur in a given area (*i.e. single-family or multi-family*).



TABLE 5: PROJECTED BUILDING PERMITS

Year	Population	New Residents	New Building Permits
2019	44,575	825	294
2020	45,907	1,332	474
2021	47,284	1,377	490
2022	48,703	1,419	505
2023	50,164	1,461	520
2024	51,669	1,505	536
2025	53,219	1,550	552
2026	54,815	1,597	568
2027	56,460	1,644	585
2028	58,154	1,694	603
2029	59,898	1,745	621
Average Number of Annual Permits:			522

FIGURE 7: CITY POPULATION VS COUNTY POPULATION, 1980-2017



PROJECTED EMPLOYMENT FOR 2029

Employment data for the year 2029 was calculated by taking the information established in the base year analysis -- which was obtained through the ArcGIS Business Analyst tool -- and the corresponding ratio of employment to population, and extrapolating this information out to January 1, 2029. These estimates are summarized in Appendix C, *Employment Breakdown by Roadway Service Area*, and Appendix D, *Employment Breakdown by Water/Wastewater Service Area*.



BUILD OUT ANALYSIS

A *Build Out Projection* for a city (also referred to as the city's *Carrying Capacity*) is an estimate of the location and density of all potential development, employment and population that a city can support within its future corporate boundaries.

ESTABLISHING HOUSEHOLDS AND POPULATION AT THE CITY'S BUILD OUT

As part of the newly adopted OURHometown Vision 2040 Comprehensive Plan, City staff calculated the number of households and residents at *Build Out*. In establishing the City's households and population at *Build Out* staff made the following assumptions:

- All vacant or undeveloped land within the City's corporate boundaries will develop with the maximum density permitted for the current zoning per the Unified Development Code (UDC).
- All Agricultural (AG) District property is assumed to be vacant or undeveloped and will develop at the maximum density permitted in accordance to the property's designation on the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan.
- All property within the Extraterritorial Jurisdiction (ETJ) is assumed to be vacant and will be developed in conformance with the Future Land Use Map at the maximum density permitted by the OURHometown Vision 2040 Comprehensive Plan.
- The City's ETJ is fixed and will not increase in the future.

Taking these assumptions into consideration, staff utilized Geographical Information Systems (GIS) software to calculate all the undeveloped land within the city's corporate boundaries, including the ETJ. Once calculated the acreages were broken down by land use and multiplied by the maximum density permitted for each of the land uses as established within the Unified Development Code (UDC) and the Comprehensive Plan. These totals were then multiplied by the average people per household [*i.e. 2.81 per the US Census Bureau*] to establish the unadjusted population at *Build Out*. Staff then reviewed the projected densities coupled with current land use patterns, and adjusted the numbers to account for known or anticipated development activity. Based on the final *Build Out* population (*i.e. 149,525*), staff projected the population forward using the previously established three (3) percent Compound Annual Growth Rate (CAGR) [*see the Ten-Year Growth Assumptions section*] until the build out population was reached (*see Table 6*). This established a build out year of 2060. The following formula lays out the methodology used to calculate these numbers:

TABLE 6: PROJECTED POPULATION @ 3% COMPOUND ANNUAL GROWTH (CAGR)

Year	Population	New Residents
2018	43,750	1,630
2019	44,570	820
2020	45,907	1,337
2021	47,284	1,377
2022	48,703	1,419
2023	50,164	1,461
2024	51,669	1,505
2025	53,219	1,550
2026	54,815	1,597
2027	56,460	1,644
2028	58,154	1,694
2029	59,898	1,745
2030	61,695	1,797
2031	63,546	1,851
2032	65,453	1,906
2033	67,416	1,964
2034	69,439	2,022
2035	71,522	2,083
2036	73,667	2,146
2037	75,877	2,210
2038	78,154	2,276
2039	80,498	2,345
2040	82,913	2,415
2041	85,401	2,487
2042	87,963	2,562
2043	90,602	2,639
2044	93,320	2,718
2045	96,119	2,800
2046	99,003	2,884
2047	101,973	2,970
2048	105,032	3,059
2049	108,183	3,151
2050	111,429	3,245
2051	114,771	3,343
2052	118,215	3,443
2053	121,761	3,546
2054	125,414	3,653
2055	129,176	3,762
2056	133,052	3,875
2057	137,043	3,992
2058	141,154	4,111
2059	145,389	4,235
2060	149,751	BO: 149,525



$$BO = P + CP + EP$$

$$CP = \left(\sum [(LU_1 \times D_1) \dots (LU_x \times D_x)] \right) \times AHS$$

$$EP = (LDR \times 2.5) + (MDR \times 3.5) + (HDR \times 5)$$

Where:

BO = Build Out Population

P = Population as of January 1, 2019

CP = Population of Vacant or Undeveloped Land in the City Limits

EP = Population of Vacant or Undeveloped Land in the ETJ

LU = Vacant Available Land Inside the City Limits for a Land Use

D = Maximum Density Permitted for a Land Use per UDC

AHS = Average Household Size [2.81185 per US Census Bureau]

LDR = Low Density Residential Acreage Available in ETJ

MDR = Medium Density Residential Acreage Available in ETJ

HDR = High Density Residential Acreage Available in ETJ

ESTABLISHING EMPLOYMENT AT THE CITY'S BUILD OUT

To calculate employment at *Build Out*, staff utilized the employment numbers calculated with the base year analysis, and -- based on the estimated current year population -- calculated ratios between employment and population for the City and its Extraterritorial Jurisdiction (ETJ). These ratios were then used to extrapolate the number of employees for basic, service and retail sectors for the ten (10) year and build out projections.



SUMMARY

The following is a summary of staff's findings when preparing the *Land Use Assumption Report* in preparation for the update of the Roadway, Water and Wastewater Impact Fees for 2019:

- The average annual growth rate as calculated by staff is three (3) percent. This growth rate was established based on data from the US Census, North Texas Council of Governments (NCTCOG), the City and County of Rockwall. Using this growth rate staff projected the following population numbers:
 - The population of the City of Rockwall as of January 1, 2019 was 44,691. This is expected to increase by 25.39% in the next ten (10) years to an estimated 59,898 by January 1, 2029.
 - The population for the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) as of January 1, 2019 was 49,743. This is expected to increase by 32.07% in the next ten (10) years to an estimated 73,228 by January 1, 2029.
- The estimated employment for the City of Rockwall as of January 1, 2019 was 24,083 jobs, with another 1,286 jobs existing within its Extraterritorial Jurisdiction (ETJ). Staff estimates this number to climb to 32,366 jobs within the current city limits, and another 1,699 jobs within the current Extraterritorial Jurisdiction (ETJ) by January 1, 2029.
- Staff has established that there are currently 8,204.17 undeveloped acres of land within the city limits. This represents ~48.29% of the current land in the City. Additionally, the City of Rockwall has access to another 14,083.24-acres of land within its current Extraterritorial Jurisdiction (ETJ). Approximately 75.11% (10,577.67-acres) of the land within this area is vacant.
- According to staff's estimate, the City of Rockwall is expected to be built out in the year 2060, with a total population of 149,525.



APPENDIX A: SUMMARY OF ROADWAY SERVICE AREAS

SERVICE AREA 1

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	216	455	2,332	427	899	3,134	816	1,714	4,331
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767
IH-30 Corridor District	-	-	2,825	-	-	3,797	-	-	5,247
North Lakeshore District	3,884	11,081	944	4,318	12,324	1,269	4,326	12,350	1,753
Northern Estates District	3	9	4	12	34	5	184	513	7
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239
Scenic District	1,084	2,280	1,161	1,217	2,559	1,560	1,248	2,624	2,156
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798
	9,158	23,448	12,006	10,898	28,053	16,135	11,553	29,577	22,298

SERVICE AREA 2

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
IH-30 Corridor District	1	3	205	-	-	276	-	-	381
South Central Estates District	37	112	122	148	448	164	2,504	7,611	227
South Central Residential District	795	2,417	-	1,487	4,522	-	2,399	7,293	-
Technology District	47	100	824	162	367	1,107	1,748	4,760	1,530
	880	2,632	1,151	1,797	5,336	1,547	6,651	19,664	2,138

SERVICE AREA 3

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,137
IH-30 Corridor District	-	-	2,613	-	-	3,512	-	-	4,853
Marina District	1,423	3,441	630	1,525	3,702	847	1,537	3,734	1,170
Medical District	-	-	1,897	-	-	2,549	-	-	3,523
South Central Residential District	1,089	3,310	371	1,089	3,310	499	1,089	3,310	689
Southwest Residential District	2,257	7,260	1,900	3,695	11,847	2,553	3,943	12,509	3,529
Technology District	615	1,292	63	618	1,298	85	658	1,383	117
	5,936	16,558	10,240	7,966	22,520	13,762	8,940	24,829	19,018

SERVICE AREA 4

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	92	193	167	182	382	224	349	735	310
IH-30 Corridor District	-	-	71	-	-	95	-	-	132
Northeast Residential	361	1,009	438	762	2,129	589	1,786	4,988	813
Northern Estates District	263	735	10	529	1,478	13	1,066	2,984	19
	716	1,937	686	1,473	3,990	922	3,201	8,707	1,274
GRAND TOTAL	16,690	44,575	24,083	22,135	59,898	32,366	30,345	82,777	44,728



APPENDIX B: SUMMARY OF WATER/WASTEWATER SERVICE AREA

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	HU	POP	EMP	HU	POP	EMP	HU	POP	EMP
Central District	308	648	2,499	609	1,281	3,358	1,165	2,449	4,641
Downtown District	971	2,332	3,105	1,056	2,519	4,173	1,060	2,531	5,767
Employment District	314	971	880	532	1,645	1,162	630	1,952	5,538
Far North Estates District	230	674	96	676	1,980	127	4,426	12,950	-
Harbor District	552	1,255	2,766	1,040	2,364	3,717	1,713	3,893	5,741
IH-30 Corridor District	1	3	5,714	-	-	7,679	-	-	10,612
Innovation District	268	822	66	794	2,438	87	5,323	16,407	415
Marina District	1,423	3,441	630	1,525	3,701	847	1,537	3,734	1,170
Medical District	-	-	1,897	-	-	2,549	-	-	3,523
North Lakeshore District	3,884	11,081	944	4,317	12,324	1,269	4,326	12,350	1,753
Northeast Residential District	629	1,758	438	1,244	3,476	589	2,384	6,658	813
Northern Estates District	512	1,439	14	1,090	3,065	19	2,626	7,390	26
Northwest Residential District	1,422	3,974	667	2,291	6,401	896	2,324	6,493	1,239
Scenic District	1,084	2,280	1,161	1,217	2,558	1,560	1,248	2,624	2,156
South Lakeshore District	1,578	3,317	968	1,578	3,317	1,301	1,595	3,352	1,798
South Central Residential District	1,970	5,987	371	3,265	9,923	499	3,618	10,998	689
South Central Estates District	315	956	366	824	2,502	486	3,760	11,428	1,762
Southwest Residential District	2,267	7,286	1,900	3,772	12,068	2,553	4,229	13,344	3,529
Technology District	662	1,392	887	780	1,665	1,192	2,406	6,143	1,647
Southeast Estates District	-	-	-	-	-	-	8,168	24,829	441
	18,390	49,616	25,369	26,609	73,228	34,064	52,538	149,525	53,262



APPENDIX C: EMPLOYMENT BREAKDOWN BY ROADWAY SERVICE AREAS

SERVICE AREA 1

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	633	726	1,308	851	976	1,807	1,176	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
IH-30 Corridor District	599	916	1,310	805	1,231	1,761	1,112	1,701	2,433
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northern Estates District	-	4	-	-	5	-	-	7	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
	2,180	5,018	4,808	2,930	6,744	6,462	4,049	9,320	8,930

SERVICE AREA 2

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
IH-30 Corridor District	-	-	205	-	-	276	-	-	381
South Central Estates District	-	94	28	-	126	38	-	175	52
South Central Residential District	-	-	-	-	-	-	-	-	-
Technology District	298	283	243	400	380	327	553	526	451
	298	377	476	400	507	640	553	700	884

SERVICE AREA 3

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Harbor District	27	2,456	283	36	3,301	380	50	4,561	526
IH-30 Corridor District	-	845	1,768	-	1,136	2,376	-	1,569	3,284
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
South Central Residential District	-	331	40	-	445	54	-	615	74
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	-	44	19	-	59	26	-	82	35
	27	6,518	3,695	36	8,760	4,966	50	12,105	6,862

SERVICE AREA 4

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			PROJECTIONS (JANUARY 1, 2029)			BUILD OUT PROJECTIONS (2060)		
	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	-	167	-	-	224	-	-	310	-
IH-30 Corridor District	-	-	71	-	-	95	-	-	132
Northeast Residential	-	313	125	-	421	168	-	581	232
Northern Estates District	-	10	-	-	13	-	-	19	-
	-	490	196	-	659	263	-	910	364
GRAND TOTAL	2,505	12,403	9,175	3,367	16,669	12,330	4,652	23,035	17,040



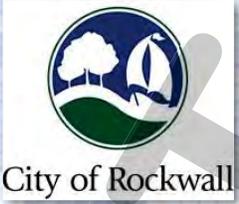
APPENDIX D: EMPLOYMENT BREAKDOWN BY WATER/WASTEWATER SERVICE AREA

DISTRICTS	ESTIMATES (JANUARY 1, 2019)			ESTIMATES (JANUARY 1, 2029)			BUILD OUT (2060)		
	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL	BASIC	SERVICE	RETAIL
Central District	973	800	726	1,308	1,075	976	1,807	1,486	1,348
Downtown District	608	1,104	1,393	817	1,484	1,872	1,129	2,050	2,587
Employment District	-	742	138	-	980	182	-	4,670	869
Far North Estates District	-	86	10	-	114	13	-	-	-
Harbor District	27	2,456	283	36	3,301	380	50	5,103	589
IH-30 Corridor District	599	1,761	3,354	805	2,367	4,507	1,112	3,271	6,229
Innovation District	-	54	12	-	71	16	-	340	76
Marina District	-	267	363	-	359	488	-	496	674
Medical District	-	1,651	246	-	2,219	331	-	3,066	457
North Lakeshore District	-	608	336	-	817	452	-	1,129	624
Northeast Residential District	-	313	125	-	421	168	-	581	232
Northern Estates District	-	14	-	-	19	-	-	26	-
Northwest Residential District	-	531	136	-	714	183	-	986	253
Scenic District	-	650	511	-	874	687	-	1,207	949
South Lakeshore District	-	572	396	-	769	532	-	1,062	735
South Central Residential District	-	331	40	-	445	54	-	615	74
South Central Estates District	-	282	84	-	375	112	-	1,358	404
Southwest Residential District	-	924	976	-	1,242	1,312	-	1,716	1,813
Technology District	298	327	262	400	439	352	553	607	487
Southeast Estates District	-	-	-	-	-	-	-	189	252
	2,505	13,473	9,391	3,367	18,082	12,616	4,652	29,958	18,651



DRAFT
ORDINANCE
17.04.2019

*Exhibit 'C':
2019 Update of Rodway Impact Fees*



2019 Update of Roadway Impact Fees

Final Report

Submitted By:



September 16, 2019



City of Rockwall

2019 Update of Roadway Impact Fees

Final Report



FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

Submitted By:



September 16, 2019



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Chapter 1: Introduction

Shrinking funds available for transportation improvements on city thoroughfares limit many cities from upgrading infrastructure to meet increasing travel demands. To meet the needs of new growth, many cities collect "impact fees" from new development to help fund transportation improvements necessitated by such development. What is unique about impact fees is that they often finance roadway improvements that are considered "offsite" to new development. However, when considering the traffic implications created by new development on the roadway system, impact fees provide a means by which infrastructure may keep pace with new development.

Texas initially authorized the use of impact fees with the 1987 legislature. Now codified in Chapter 395 of the Texas Local Government Codes, the legislation authorizes cities to collect fees from new developments to finance new construction or expansion of capital improvements such as water treatment and distribution facilities, storm and wastewater facilities, and transportation facilities. The law stipulates that all fees collected from new development must not exceed the maximum amount calculated by the methodology described therein.

The law also mandates that impact fee systems be updated periodically to ensure that an appropriate cost per service unit is calculated commensurate with an impact fee capital improvements program. The law also mandates that as new transportation improvements are completed, actual costs are inserted into the cost per service unit calculation to reflect a more accurate reading of service area costs as opposed to estimated costs that were established at the onset of the impact fee system. Finally, new capital improvement projects may be added to the program, subject to meeting eligibility requirements.

In September 2001, Chapter 395 was amended which revised called for several technical and administrative changes of impact fee systems including:

- Expansion of the permissible service area structure for roadway facilities from three to six miles;
- A credit for the portion of ad valorem tax revenues generated by improvements over the program period, or the credit equal to 50% of the total projected cost of implementing the capital improvements plan;
- A city's share of costs on the federal or Texas highway system, including matching funds and costs related to utility line relocation, the establishment of curbs and gutters, sidewalks, drainage appurtenances, and rights-of-way;
- Increase in the time period of update of impact fee land use assumptions and capital improvements plan from a three to five-year period;
- Changes in compliance requirements as they relate to annual reporting; and
- Consolidation of the land use assumptions and capital improvements plan hearings.

The implementation and administration of roadway impact fee systems offers several advantages to both a city and new development among which include: 1) a systematic, structured approach to assessment of fees, 2) a clear, equitable distribution of costs associated with the impact of new development, 3) the ability to pool funds for project initiation within a service area, 4) assurance that fees collected will be spent in the area where new development is occurring, 5) up-front knowledge of fees to be imposed, 6)



INTRODUCTION

credits for developer participation, and 7) ability for developers to demonstrate that, pursuant to city guidelines, specific unit equivalencies (service unit generation) may be different from those presented in the land use equivalency table.

Recognizing the need to provide adequate facilities and desiring to have equitable funding of transportation improvements, the City of Rockwall embarked in the development of a roadway impact fee system in January 2008 and is updating the program to comply with legislative requirements identified in Chapter 395. The program was updated in 2013. This update amends the roadway capital improvements program based on updated land use assumptions as well as, input by the designated impact fee Capital Improvements Advisory Committee. To assist with this study, the City of Rockwall retained Freese and Nichols, Inc. to update the roadway impact fee system.

Study Methodology

To update the roadway impact fee for the City of Rockwall, a series of work tasks were undertaken and are described below:

1. Meetings were held with the City of Rockwall Staff and the Capital Improvement Advisory Committee to discuss the approach and roadway methodology to be used in the study update.
2. Impact fee service areas were reviewed and amended for any city annexations. Roadway service areas are contained to the current city limits.
3. The vehicle-mile of travel (VMT) during the PM peak hour was retained as the unit of measure for the roadway impact fee system.
4. A roadway conditions inventory was conducted on Rockwall thoroughfares for lane geometries, roadway classifications and segment lengths. New arterial and/or collector streets not previously assessed were added to the program database.
5. The existing roadway network was evaluated based on traffic volume count data collected May 2019, to determine roadway capacity, current utilization, and if any capacity deficiencies exist within each impact fee service area.
6. Projected 10-year growth, in terms of vehicle-miles of demand, was calculated for the service areas based on updated land use assumptions (projections of population and employment growth) prepared by Rockwall City Staff in June 2019 and supplemented with the updated land use equivalency table. The Land Use Assumptions for Impact Fees report was reviewed and approved by the Capital Improvements Advisory Committee (CIAC) prior to development of VMT growth projections and capital improvements plan (CIP) update.
7. The existing impact fee CIP was evaluated with updated traffic count data to ensure that excess capacity remained within each impact fee project for retention in the system. The analysis of the existing impact fee CIP revealed excess capacity and therefore could remain in the impact fee program.



INTRODUCTION

8. A roadway impact fee CIP was reviewed and amended relative to projected growth from the updated land use assumptions, analysis of existing system deficiencies, likelihood of project initiation over the short-term, the Rockwall Comprehensive Plan, and input by the CIAC and City Staff. The CIP was amended for John King Boulevard to include portions of the roadway that were previously out of the city and the addition of several new projects to the program.
9. Roadway costs associated with construction, engineering, right-of-way, and project financing for recoupment projects were provided by the City. Cost estimates for new projects were prepared by Freese and Nichols. Costs for study updates are eligible for recovery and were included in the total project cost. Roadway cost data was compiled and distributed by service area.
10. The cost of capacity supplied, cost attributable to new development and the maximum cost per service unit was calculated for each service area. A credit of 50% was applied to the overall cost of the capital improvements program for use in the calculation of the cost per service unit.
11. This report was prepared to document the procedures, findings, and conclusions of the study.

Organization of Report

This report describes the background information, analysis, and findings of the study in six parts, with a chapter devoted to each:

- Roadway Impact Fee Service Areas (Chapter 2)
- Roadway Impact Fee Service Units (Chapter 3)
- Existing Conditions Analysis (Chapter 4)
- Projected Conditions Analysis (Chapter 5)
- Calculation of Impact Fees (Chapter 6)
- Conclusion (Chapter 7)



Chapter 2: Roadway Impact Fee Service Areas

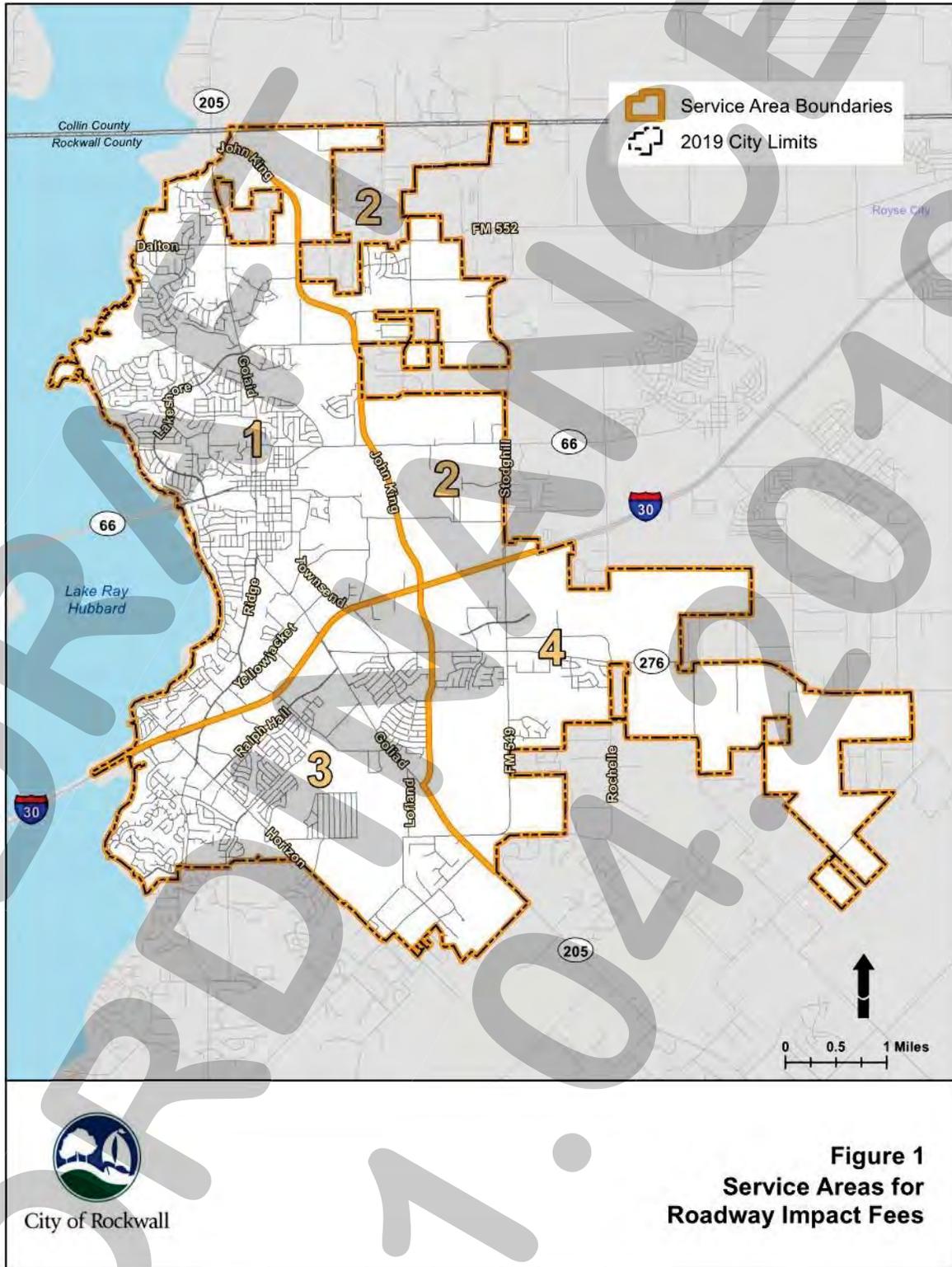
Chapter 395 requires that service areas be defined for impact fees to ensure that facility improvements are in proximity to the area that is generating the need. Legislation mandates that roadway service areas be limited to a six-mile maximum and must be located within the current city limits. Roadway service areas are different from other impact fee service areas, which can include the city limits and Extra-Territorial Jurisdiction (ETJ). This is primarily because roadway systems are "open" to both local and regional use as opposed to a defined limit of service that is provided with water and wastewater systems. The result is that new development can only be assessed an impact fee based on the cost of necessary capital improvements within that service area.

The service area structure was developed using the criteria defined in Chapter 395 as it relates to conformance with city limits and the six-mile boundary limits. Other considerations included use of physical or natural features, potential roadway projects and their relation to undeveloped areas of the community, and the planning areas used in long-range plan efforts (for consideration of service area expansion due to possible annexation).

Four service areas were initially developed for the program in 2007 and have been retained in each of the program updates and are generally delineated by John King Boulevard and IH-30. Changes to the service area structure include city annexations on the northern and southern sector of the city. The service area structure for Rockwall is illustrated in **Figure 1**.



Figure 1: Service Areas for Roadway Impact Fees





Chapter 3: Roadway Impact Fee Service Units

An important aspect of the impact fee system is the determination of the proper service unit to be used to calculate and assess impact fees for new developments. As defined in Chapter 395, "Service unit means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions."

To determine the roadway impact fee for a development, the service unit must accurately identify the impact that the development will have on the transportation system serving the development. This impact is a combination of the number of new trips generated by the development, the peaking characteristics of the land-use(s) within the development, and the length of each new trip on the transportation system.

The correct service unit must also reflect the supply, which is provided by the roadway system, and the demand placed on the system during the time in which peak, or design, conditions are present on the system. Transportation facilities are designed and constructed to accommodate volumes expected to occur during the peak hours (design hours). These volumes typically occur during the morning (AM) and evening (PM) rush hours as motorists travel to and from work.

The vehicle-mile was retained as the service unit for calculating and assessing transportation impact fees in Rockwall. The vehicle-mile as a service unit establishes a way to relate the intensity of land development to the demand on the system with published trip generation data. It also recognizes state legislation requirements with regards to trip length.

The PM peak hour was retained as the time period for assessing impacts because the greatest demand for roadway capacity occurs during this hour. Roadways are sized to meet this demand, and roadway capacity can more easily be defined on an hourly basis. Traffic volume data collected in May 2019 was used as the basis for the system update.

Service Units

Service units create a link between supply (roadway projects) and demand (development). Both can be expressed as a combination of the number of vehicles traveling during the peak hour and the distance traveled by these vehicles in miles.

Service Unit Supply

For roadway capital projects improvement, the number of service units provided during the peak hour is simply the product of the capacity of the roadway in one hour and the length of the project. For example:

Given a four-lane divided roadway project with a 600 vehicle per hour per lane capacity and a length of two miles, the number of service units provided is:

$$600 \text{ vehicles per hour per lane} \times 4 \text{ lanes} \times 2 \text{ miles} = 4,800 \text{ vehicle-miles}$$



Service Unit Demand

The demand placed on the system can be expressed in a similar manner. For example, a development generating 100 vehicle trips in the PM peak hour with an average trip length of two miles would generate:

$$100 \text{ vehicle-trips} \times 2 \text{ miles/trip} = 200 \text{ vehicle-miles}$$

Likewise, the existing demand placed on the roadway network is calculated in the same manner with a known traffic volume (peak hour roadway tube counts) on a street and a given segment length.

Service Units for New Development

An important objective in the development of the impact fee system is the development of a specific service unit equivalency for individual developments. The vehicle-miles generated by a new development are a function of the trip generation and average trip length characteristics of that development. The following describes the process used to develop the vehicle-equivalency table, which relates land use types and sizes to the resulting vehicle-miles of demand created by that development.

Travel characteristics were reviewed and deemed to be similar in nature to the previous system update, and therefore no changes were made to the resultant land use equivalency table.

Trip Generation

Trip generation information for the PM peak hour was based on data published in the Tenth Edition of *Trip Generation* by the Institute of Transportation Engineers (ITE). *Trip Generation* is a reference publication that contains travel characteristics of over 160 land uses across the nation and is based on empirical data gathered from over 4,600 studies that were reported to the Institute by public agencies, developers and consulting firms. Data contained in this publication is generally accepted for use in studies by transportation engineers throughout the nation. Data not available was drawn from other published information. Rates were established for specific land use types within the broader categories of residential, office, commercial, industrial and institutional land uses. Within each of the land use categories, a rate was also established for any land uses not specifically identified.

Adjustments

The actual "traffic impact" of a specific site for impact fee purposes is based on the amount of traffic added to the street system as a result of new development. To accurately estimate new trips generated, adjustments must be made to trip generation rates and equations to account for pass-by and diverted trips. The added traffic is adjusted so that each development is assigned only for a portion of trips associated with a specific development and thus reducing the possibility of over-counting by counting only primary trips generated. Trip generation rates were reduced by percentages presented in **Table 1** to isolate the primary trip purpose.

Pass-by trips are those trips that are already on a route for a different purpose and simply stop at a development on that route. For example, a stop at a convenience store on the way home from the office is a pass-by trip for the convenience store. A pass-by trip does not create an additional burden on the street system and therefore should not be counted in the assessment of impact fees of a convenience store.



A diverted trip is a similar situation, except that a diversion is made from the regular route to make an interim stop. For example, a trip from work to home using Ridge Road (from IH-30) would be a diverted trip if the travel path were changed Yellow Jacket and Goliad for the purpose of stopping at a retail site. On a system-wide basis, this trip places a slightly additional burden on the street system but in many cases, this burden is minimal.

Table 1 contains the documented estimates of trip rate adjustments used in determining the appropriate rate to use in the impact fee calculation process. Adjustments were based on studies documented in the ITE trip generation manual.

The resulting recommended trip rates are illustrated as part of Table 3 Land Use/Vehicle Mile Equivalency Table illustrated later in this chapter. Rates were developed in lieu of equations to simplify the assessment of impact fees by the City and likewise, the estimation of impact fees by persons who may be required to pay an impact fee in conjunction with a development project.

A local study may also be conducted to confirm rates in *Trip Generation* or change rates to reflect local conditions. In such cases, a minimum of three sites should be counted. Selected sites should be isolated in nature with driveways that specifically serve the development and not other land uses. The results should be plotted on the scatter diagram of the selected land use contained in *Trip Generation* for comparison purposes. It is recommended that no change be approved unless the results show a variation of at least fifteen percent across the range of sample sizes surveyed. *Trip Generation* was used as the primary source of information for this study.

Trip Length

Trip lengths (in miles) are used in conjunction with site trip generation to estimate vehicle-miles of travel. Trip length data was based on information generated in the 1995 North Central Texas Council of Governments (NCTCOG) Workplace Survey and the National Workplace Survey. These travel characteristics were applied to Rockwall to determine average trips lengths for common land use types.

Table 2 summarizes the derived average trip lengths for major land use categories. These trip lengths represent the average distance that a vehicle will travel between an origin and destination of which either the origin or destination contains the land-use category identified below. Data compiled by the Workplace Survey represents the best available information on trip lengths for this area.



ROADWAY IMPACT FEE SERVICE UNITS

Table 1: Trip Reduction Estimates (PM Peak Hour) *

ITE Code	Land Use Category	Pass-by Trips	Diverted Trips
110	General Light Industrial	0	0
130	Industrial Park	0	0
150	Manufacturing	0	0
151	Mini-Warehousing	0	0
210	Single-Family Detached Housing	0	0
220	Apartment	0	0
250	Retirement Community	0	0
540	Junior/Community College	0	0
560	Church/Place of Worship	0	0
565	Day Care Center	0	0
610	Hospital	0	0
710	General Office Building	0	0
750	Office Park	0	0
760	Research Center	0	0
815	Discount Store	17%	35%
820	Shopping Center	34%	26%
831	Quality Restaurant	44	27
832	High-Turnover Restaurant (Sit-down)	43	26
834	Fast Food Restaurant w/Drive-thru	50	23
843	Auto Parts Sales	41	13
848	Tire Store	36	38
851	Convenience Market	66	22
862	Convenience Market w/Gas Pumps	63	26
862	Home Improvement Store	48	24
863	Electronics Superstore	40	33
880	Pharmacy with Drive-thru	49	13
881	Pharmacy without Drive-thru	49	13
912	Bank with Drive-thru	47	26

DU = Dwelling Unit, GFA = Gross Floor Area; (*) Expressed as percent of total PM peak hour trips generated.
 Source: Trip Generation, ITE 10th Edition, 2018

Table 2: Average Trip Lengths

Land Use Category	Average Trip Length (miles)	Localized Trip Length (miles)	Adjusted Trip Length (miles)
General Office	12.06	6.81	3.41
General Retail/Shopping Center	4.12	2.33	1.16
Industrial	9.95	5.62	2.81
Residential	11.16	6.31	3.15
Warehousing	8.84	4.99	2.50
Drive-In Bank	2.62	1.48	0.74
Specialty Retail	2.86	1.62	0.81
Hospital	5.18	2.93	1.46
Medical Office/Clinic	9.63	5.44	2.72
School	4.12	2.33	1.16
Hotel	4.15	2.34	1.17
Restaurant	3.74	2.11	1.06
Fast-Food Restaurant	3.53	1.99	1.00
Day Care Center	1.64	0.93	0.46
Supermarket	1.84	1.04	0.52
Pharmacy without Drive-thru	1.93	1.09	0.55

Source: US Census Bureau, NCTCOG, and Freese and Nichols.



ROADWAY IMPACT FEE SERVICE UNITS

Adjustments

The assessment of an individual development's impact fee is based on the premise that each vehicle-trip has an origin and a destination and that the development end should pay for one-half of the cost necessary to complete each trip. Thus, the development is charged only for a portion of the vehicle-trip associated with that development.

To prevent double charging, and to fairly attribute the demand placed on the system to each trip end location, the trip length was adjusted to remove travel on the federal roadway system and then divided by two to reflect half of the vehicle trip to and from the development. Data from the NCTCOG travel forecast model was used to compare vehicle-miles of travel (VMT) by roadway functional class. Data revealed 43% of travel to use the federal system and thus the average trip length was reduced by this percentage to reflect localized travel on city streets (reflected in column 2). The average trip length, localized trip length, and adjustment for one-half trip length are illustrated in column 3 of Table 2. Where specific land uses were considered to exhibit different trip length characteristics than those identified in Table 3, engineering judgment was used to estimate the average trip length. Finally, as the service area structure was based on a six-mile boundary, those land uses that exhibited trip lengths greater than six miles were limited to this threshold.

Service Unit Equivalency Table

The result of combining the trip generation and trip length information is an equivalency table which establishes the service unit rate for various land uses. These service unit rates are based on an appropriate development unit for each land use. For example, a dwelling unit is the basis for residential uses, while 1,000 gross square feet of floor area is the basis for office, commercial, and retail uses. Other less common land uses are based on appropriate independent variables.

Separate rates have been established for specific land uses within the broader categories of residential, commercial, industrial and institutional to reflect the differences between land uses within the categories. However, even with these specific land use types, information is not available for every conceivable land use, so limitations do exist.

The updated equivalency table is illustrated in **Table 3**. Table 3 is reflective of adjusted trip rates (detailed in Table 1) and trip lengths (Table 2).

ROADWAY IMPACT FEE SERVICE UNITS



City of Rockwall

Table 3: Land-Use Vehicle-Mile Equivalency Table

CATEGORY	LAND USE	DEVELOPMENT UNITS (X)	TRIP RATE	LOCAL TRIP LENGTH (mi.)	TOTAL SERVICE UNITS (VEH-MI / DEV UNIT)
RESIDENTIAL					
	SINGLE-FAMILY DETACHED	D.U.	0.99	3.15	3.12
	APARTMENT/TOWNHOUSE	D.U.	0.56	3.15	1.77
	RETIREMENT COMMUNITY	D.U.	0.16	2.27	0.36
	INDEPENDENT SR. LIVING FACILITY	D.U.	0.30	2.27	0.68
OFFICE					
	GENERAL OFFICE BLDG	1000 GFA	1.15	3.41	3.92
	CORPORATE HEADQUARTERS BLDG	1000 GFA	0.60	3.41	2.05
	MEDICAL-DENTAL OFFICE BLDG	1000 GFA	3.46	2.72	9.42
	U.S. POST OFFICE	1000 GFA	3.36	2.26	7.60
	BUSINESS PARK	1000 GFA	0.42	3.41	1.43
	RESEARCH AND DEVELOPMENT CENTER	1000 GFA	0.49	3.41	1.67
COMMERCIAL					
	RETAIL/SHOPPING CENTER	1000 GLA	1.52	1.16	1.77
	QUALITY RESTAURANT	1000 GFA	3.75	1.06	3.97
	FAST FOOD RESTAURANT WITH DRIVE-THROUGH	1000 GFA	8.82	1.00	8.79
	HIGH TURNOVER RESTAURANT	1000 GFA	3.03	1.10	3.33
	GAS STATION w/CONVENIENCE MARKET	1000 GFA	2.40	0.50	1.20
	CONVENIENCE MARKET WITH GASOLINE PUMPS	1000 GFA	5.42	0.50	2.71
	GROCERY/SUPERMARKET	1000 GFA	2.40	0.52	1.25
	DISCOUNT CLUB	1000 GFA	2.93	1.12	3.29
	AUTO SALES	1000 GFA	2.43	1.26	3.07
	BANK	1000 GFA	7.73	0.74	5.74
	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH	1000 GFA	3.91	0.55	2.13
	APPAREL STORE	1000 GFA	2.88	0.96	2.76
	HEALTH / FITNESS CLUB	1000 GFA	3.45	1.12	3.88
	MOVIE THEATER	SCREENS	14.60	0.93	13.61
	FURNITURE STORE	1000 GFA	0.08	1.32	0.11
	HOME IMPROVEMENT SUPERSTORE	1000 GFA	0.65	1.16	0.76
	HARDWARE/PAINT STORE	1000 GFA	1.23	0.45	0.56
	BUILDING MATERIALS/LUMBER STORE	1000 GFA	1.55	0.45	0.70
	NURSERY (GARDEN CENTER)	1000 GFA	5.21	0.74	3.87
	NURSERY (WHOLESALE)	1000 GFA	3.89	0.74	2.89
	HOTEL	ROOMS	0.38	1.17	0.45
	MOTEL	ROOMS	0.38	1.17	0.45
	ALL SUITES HOTEL	ROOMS	0.36	1.17	0.42
	AUTO CARE CENTER	1000 GFA	3.75	0.81	3.03
	QUICK LUBE SHOP	1000 GFA	2.43	0.81	1.96
	AUTO PARTS SALES	1000 GFA	0.77	0.81	0.62
	TIRE STORE	1000 GFA	3.98	1.16	4.63
	MINI-WAREHOUSE/SELF STORAGE	1000 GFA	0.17	1.79	0.30
INDUSTRIAL					
	GENERAL LIGHT INDUSTRIAL	1000 GFA	0.63	2.81	1.77
	MANUFACTURING	1000 GFA	0.67	2.90	1.95
	INDUSTRIAL PARK	1000 GFA	0.40	2.82	1.13
	WAREHOUSING	1000 GFA	0.19	2.50	0.47
INSTITUTIONAL					
	PRIVATE SCHOOL (K-12)	STUDENTS	0.17	1.16	0.20
	JUNIOR/COMMUNITY COLLEGE	STUDENTS	0.11	1.19	0.13
	UNIVERSITY/COLLEGE	STUDENTS	0.15	1.41	0.21
	DAY CARE CENTER	STUDENTS	0.20	0.46	0.09
	HOSPITAL	BEDS	0.97	1.46	1.42
	NURSING HOME	BEDS	0.59	1.46	0.86
	ASSISTED LIVING CENTER	BEDS	0.26	1.46	0.38
	PLACE OF WORSHIP	1000 GFA	0.49	0.70	0.34
* THIS REPRESENTS TOTAL SERVICE UNIT EQUIVALENCY FOR LAND USES NOT SPECIFIED IN THIS CATEGORY. ACTUAL EQUIVALENCY MAY VARY AND MAY BE DEMONSTRATED BY PROPERTY OWNER TO BE DIFFERENT.				DU = Dwelling Unit GFA = Gross Floor Area GLA = Gross Leasable Area	



Chapter 4: Existing Conditions Analysis

Chapter 395 identifies specific requirements necessary in the capital improvements plan for impact fees. The existing conditions, including defining the existing roadway system, and analysis of the total capacity, the level of current usage, and commitments for usage of the existing roadway, are required as part of the capital improvements plan. This chapter discusses the existing conditions.

Existing Conditions

An inventory of the collector and arterial roadway facilities within the city limits was conducted to determine existing conditions throughout Rockwall. This analysis determines the capacity provided by the existing roadway system, the demand currently placed on the system, and the potential existence of deficiencies on the system. Updated data for the inventory was obtained from traffic volume counts conducted by the City and field reconnaissance of current roadway sections.

The roadways were divided into segments based on volume changes, major intersections, service area boundaries, and capacity changes. For each roadway segment, the length, number of lanes, cross-section, and PM peak hour volume data were obtained. Lane capacities were assigned to each segment based on functional street classification, associated roadway lane capacities and the present number of lanes. Lane capacities used in the analysis are shown in **Table 4**.

Table 4: Roadway Facility Vehicle-Mile Lane Capacities

Roadway Facility	Designation	Hourly Vehicle-Mile Capacity per Lane Mile of Roadway Facility
Divided Arterial	DA	600
Divided Collector	DC	500
Undivided Arterial	UA	575
Undivided Collector	UC	475
Special Arterial (with two-way left turn lane)	SA	450

Roadway hourly volume capacities are based on information reflecting Level-of-Service “C” operation, as identified in the transportation element of the Rockwall Comprehensive Plan.

Existing Volumes

Existing directional PM peak hour volumes were obtained from automated traffic counts conducted in May 2019 by the City. Automated traffic counts at 25 separate locations were collected on major roadways (as identified in the Thoroughfare Plan as arterial or collector status) throughout Rockwall. To minimize the total number of counts, data was collected at locations where traffic volumes would typify link volumes on the major segments within the immediate area. For segments not counted, existing volumes were used, or estimates were developed based on data from adjoining roadway counts.

Data was compiled for roadway segments throughout the city and entered into the database for use in calculations. A summary of volumes by roadway segment is included in **Appendix D** as part of the existing capital improvements database.



Vehicle-Miles of Existing Capacity Supply

An analysis of the total capacity for each service area was performed. For each roadway segment, the existing vehicle-miles of capacity supplied were calculated using the following equation:

$$\text{Vehicle-Miles of Capacity} = \text{Link capacity per peak hour per lane} \times \text{Number of lanes} \times \text{Length of segment (miles)}$$

A summary of the current capacity available on the roadway system is shown in **Table 5**. It is important to note that the roadway capacity depicted in Table 5 is system-wide for most major roadways and not restricted to those roadways proposed in the impact fee capital improvements plan. Directional calculations of capacity were performed separately. For a detailed listing of vehicle-miles of capacity by roadway segment, refer to Appendix D.

Vehicle-Miles of Existing Demand

The level of current usage in terms of vehicle-miles was calculated for each roadway segment. The vehicle-miles of existing demand were calculated by the following equation:

$$\text{Vehicle-Miles of Demand} = \text{PM peak hour volume} \times \text{Length of segment (miles)}$$

Table 5 also lists total vehicle-miles of demand. Appendix D includes a detailed listing of vehicle-miles of demand by directional roadway segment.

Vehicle-Miles of Existing Excess Capacity and Deficiencies

For each roadway segment, the existing vehicle-miles of excess capacity and/or deficiencies were calculated. Each direction was evaluated to determine if vehicle demands exceeded the available capacity. If demand exceeded capacity in one or both directions, the deficiency is deducted from the supply associated with the impact fee capital improvement plan. A summary of peak hour excess capacity and deficiencies are shown in **Table 6**. A detailed listing of the existing excess capacity and deficiencies by roadway segment is also located in Appendix D.



Table 5: Peak Hour Vehicle-Miles of Existing Capacity and Demand

Service Area	Capacity (Veh-Mile)	Demand (Veh-Mile)
1	32,508	18,560
2	10,799	4,944
3	21,972	16,417
4	9,674	6,816
Total	74,952	46,738

Table 6: Peak Hour Vehicle-Miles of Excess Capacity and Deficiencies

Service Area	Excess Capacity (Veh-Mile)	Deficiencies (Veh-Mile)
1	15,085	1,137
2	5,854	0
3	6,480	925
4	3,666	808
Total	31,085	2,871



Chapter 5: Projected Conditions Analysis

Chapter 395 requires a description of all capital improvements or facility expansions and their costs necessitated by and attributable to new development within the service area. This chapter describes the projected growth, vehicle-miles of new demand, capital improvements program, vehicle-miles of new capacity supplied, and costs of the roadway improvements.

Projected Growth

The projected growth for each transportation service area is represented by the increase in the number of new vehicle-miles generated over the 10-year planning period. The basis for the calculation of new demand is the population and employment projections that were prepared as part of a technical report entitled Land Use Assumptions for Roadway Impact Fees by the Rockwall Planning Department in June 2019. Estimates of population and employment were prepared for the years 2019 and 2029.

Population data was provided in terms of the number of dwelling units, households and persons. Employment data is aggregated into three sectors of employees: basic, service and retail. These employment sectors serve as the typical components used in the traffic forecast modeling process. The employment grouping also correlate with the North American Industrial Classification (NAIC) system and include: basic employment (NAIC 210000-422999) generally encompasses the industrial and manufacturing uses; service employment (NAIC 520000-928199) encompasses government, office and professional uses; and retail employment (NAIC 440000-454390) generally includes commercial and retail use.

Projected Vehicle-Miles of New Demand

Projected vehicle-miles of demand were calculated based on the growth expected to occur during the 10-year planning period and the service unit generation for each of the population and employment data components (basic, service and retail). Separate calculations were performed for each data component and were then aggregated for the service area. Vehicle-miles of demand for population growth were based on dwelling units, and vehicle-miles of demand for employment were based on the number of employees and estimates of square footage per employee.

Land Use Equivalency for 10-Year Demand Estimate

Information extracted from the NCTCOG regional travel demand model, used for development of the Mobility 2040, provides information on average trip lengths for the residential and the three types of land uses. These are : 3.12 vehicle-miles per dwelling unit for residential, 1.77 vehicle-miles per thousand square feet for Basic and Retail employment, and 3.92 vehicle-miles per thousand square feet for Service employment.

Table 7 lists the projected vehicle-miles of demand over the 10-year planning period for Rockwall. **Appendix C** contains the projected demand calculation worksheet.



Table 7: Vehicle-Miles of New Demand

Service Area	Projected 10-Year Growth (Vehicle-Miles)
1	13,731
2	3,676
3	13,001
4	2,814
Total	33,222

Capital Improvements Program

Evaluation of Current Impact Fee CIP

At the outset of the update process, capacity of the CIP was evaluated to ensure that excess capacity remained in previously approved impact fee projects. Chapter 395 mandates that only CIP projects with excess capacity are eligible for consideration. The initial impact fee program contained only one project, John King Boulevard, which extended from the northern city limit to Goliad Street (SH205) just north of FM549. Traffic volume count data collected at several locations within this corridor was used to determine if excess capacity remains on this project. The analysis revealed all segments of John King Boulevard to contain excess capacity and therefore can be retained in the program.

New Impact Fee CIP – Recoupment & Future Projects

Recoupment Projects:

John King Boulevard was the lone project identified for the initial impact fee program in 2008 and 2013 update. At the time the impact fee system was initiated, not all portions of this roadway in the north were within the city limits. The segment between FM552 and SH205 was within the county and not eligible for impact fee consideration. With annexations in 2013, additional portions of the facility were included in the program.

Three of the added projects were recently implemented and are considered recoupment. Traffic counts were also conducted on these three to assess whether excess capacity remains in these projects.

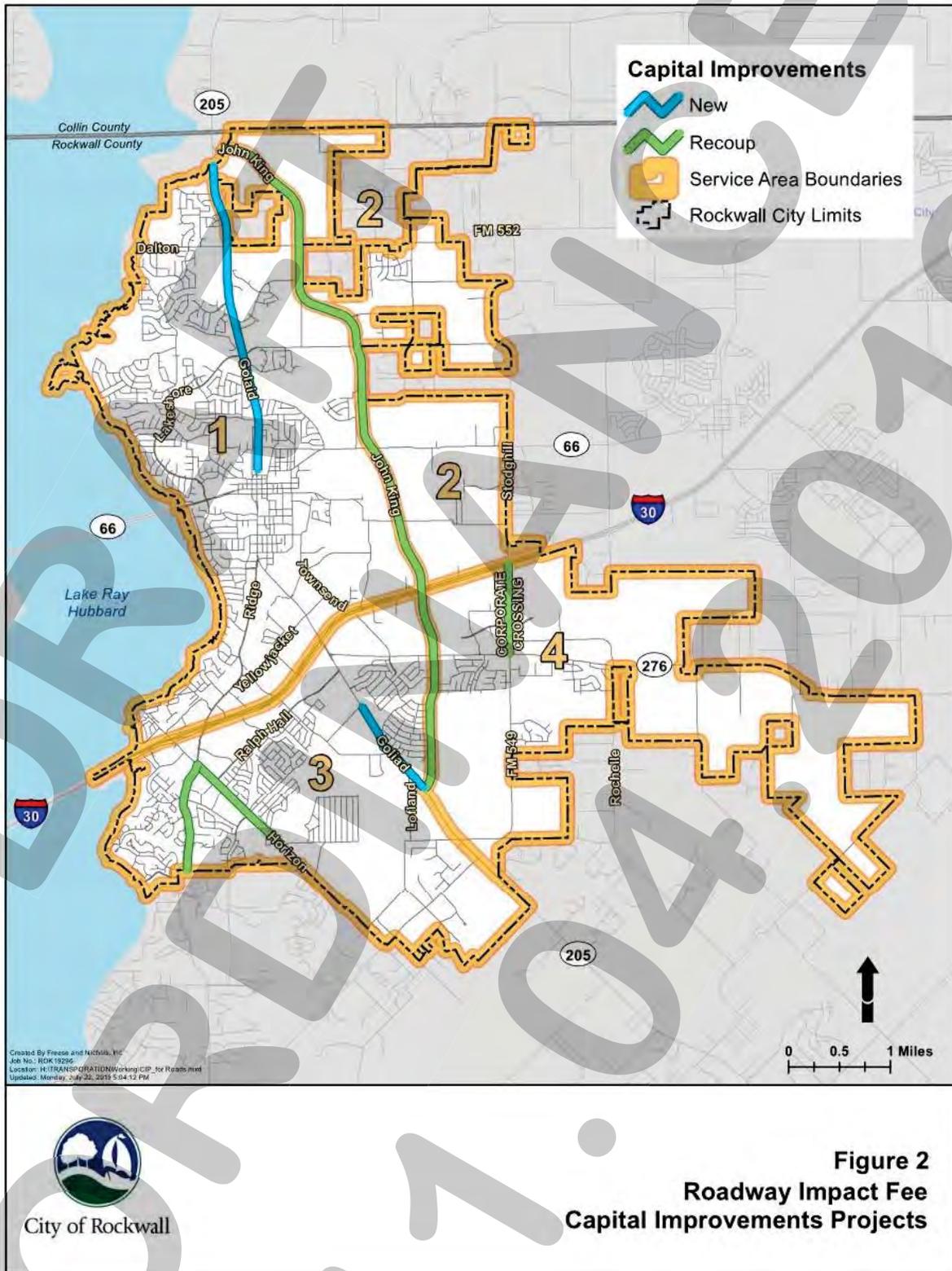
Future Projects:

Two new CIP projects are future projects planned for implementation within the next 10 years. Costs estimates for new project segments were prepared by Freese and Nichols.

Actual costs for project recoupment were provided by City Staff. Figure 2 illustrates the location of this capital improvement in relation to the city and associated service areas. Project costs were broken into general categories of construction, engineering, right-of-way and finance (debt service). The breakout of costs among the various service areas are listed in Table 8. The cost of the impact fee program is \$145.9 million. When considering the state mandated credit (50%), the cost eligible for impact fee consideration totals \$72.9 million. The impact fee CIP also includes the cost of two five-year updates estimated at \$40,000 each.



Figure 2: Roadway Impact Fee Capital Improvement Plan



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Table 8: Roadway Impact Fee Capital Improvements Plan
2019 Rockwall Roadway Impact Fee Study Update

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. In Serv. Area	Project Status	Roadway Costs			Project Cost
										Engineering	ROW	Construction*	
1/2	2007	John King	City Limit (near Gr FM552)		1.28	4	DA	50%	R	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	4	SA	100%	N	\$17,300	\$3,380,500	\$0	\$3,634,400
1	2019	SH 205 (Goliad St)	Olive	N. City Limit	2.98	4	DA	100%	N	\$314,700	\$35,446,400	\$0	\$38,242,348
Sub-total SA 1										\$4,160,639	\$3,876,160	\$14,748,569	\$73,519,502
2/1	2007	John King	City Limit (near Gr FM552)		1.28	4	DA	50%	R	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	R	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	R	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	R	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
Sub-total SA 2										\$1,442,891	\$11,907,344	\$14,748,569	\$31,642,754
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	\$107,472	\$1,098,543	\$2,455,941	\$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	\$162,580	\$1,661,837	\$3,715,260	\$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	N	\$974,148	\$101,900	\$0	\$14,992,448
3	2019	FM 0097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	R	\$0	\$900,000	\$0	\$900,000
3	2019	FM 740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	R	\$0	\$472,902	\$0	\$472,902
Sub-total SA 3										\$1,244,200	\$18,049,682	\$6,171,201	\$26,149,776
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	R	\$107,472	\$1,098,543	\$2,455,941	\$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	R	\$162,580	\$1,661,837	\$3,715,260	\$5,890,537
4	2019	FM 549 (Corp Crossing)	IH 30	SH 276	0.87	4	DA	100%	R	\$0	\$4,724,665	\$0	\$4,724,665
Sub-total SA 4										\$270,052	\$7,485,045	\$6,171,201	\$14,509,091
Totals:										\$7,117,483	\$8,687,808	\$41,839,518	\$145,821,123

Totals: Engineering Cost \$7,117,483; Right-of-Way Cost \$8,687,808; Construction Cost \$88,176,313; Finance Cost \$41,839,518; TOTAL NET COST \$145,821,123; Future Impact Fee Update C \$80,000; TOTAL IMPLEMENTATION \$145,901,123

Notes: * City's portion of costs incurred. (No participation by other agencies.)
 Cost figures provided by the City.

Notes: DA- Divided Arterial; N- New Impact Fee Project; R- Impact Fee Recoupment Project



Projected Vehicle-Miles Capacity Available for New Growth

The vehicle-miles of new capacity supply were calculated similar to the vehicle-miles of existing capacity supplied. The equation used was:

$$\text{Vehicle-Miles of New Capacity Supplied} = \text{Link capacity per peak hour per lane} \times \text{Num. of lanes within Service Area} \times \text{Length of segment (miles)}$$

Vehicle-miles of new supply provided by the CIP are listed in **Table 9**. While the project has not been built, there are system deficiencies (by service area) that have been removed from the total supply to properly account for new “net” availability. Table 9 depicts net availability of supply by the CIP. **Appendix E** details capacity calculations provided by the CIP program.

Table 9: Vehicle-Miles of New Capacity Supplied

Service Area	Vehicle-Miles of New Capacity Supplied	Vehicle-Miles of Net New Capacity Supplied
1	13,836	5,869
2	6,096	3,114
3	11,489	4,476
4	4,751	2,405
Total	36,172	15,864

Cost of Roadway Improvements

The total and net cost to implement the roadway improvements plan projects by service area is shown in **Table 10**. If traffic exists on proposed CIP project roadways or there are any deficiencies present in each respective service area, the total system cost is adjusted to reflect the net capacity being made available by the impact fee program. In other words, only the unused portion of the CIP and its associated costs are considered eligible. A detailed listing by project segment in each service area can be found in **Appendix F**. **Appendix G** details system costs by service area.

Table 10: Summary of Roadway Improvements Plan Cost Analysis

Service Area	Actual Cost of Proposed Impact Fee Program	Adjusted Cost (50% Credit) of Proposed Impact Fee Program
1	\$73,550,103	\$36,775,052
2	\$31,656,236	\$15,828,118
3	\$26,175,186	\$13,087,593
4	\$14,519,597	\$7,259,799
Total	\$145,901,123	\$72,950,562

State law is specific in identifying that only the portion of the CIP necessitated and attributable to new development is eligible for cost recovery. For example, if only 60% of the net service units supplied by the CIP are needed in the next 10 years, only 60% of the cost (credited at 50% per legislative requirements) may be considered in the calculation of fees. All the capacity provided by the impact fee CIP will be necessitated to address future growth over the 10-year planning period. The cost attributable to new

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growth is \$31.9 million and represents the citywide cost to implement projects on the impact fee program. **Table 11** depicts CIP costs attributable to new growth by service area.

Table 11: Capital Improvements Plan Costs Attributable to New Development

Service Area	Adjusted Cost (50% Credit) of Net New Capacity	Adjusted Cost (50% Credit) Attributable to New Growth
1	\$15,598,596	\$15,598,596
2	\$8,084,777	\$8,084,777
3	\$5,098,520	\$5,098,520
4	\$3,675,714	\$3,675,714
Total	\$31,993,304	\$31,993,304



Chapter 6: Calculation of Impact Fees

This chapter discusses the calculation of the cost per service unit and the calculation of roadway impact fees. The transportation impact fee will vary by the land use, service area, and size of the development. Examples are included to better illustrate the method by which the transportation impact fees are calculated.

Cost Per Service Unit

The cost per service unit is calculated by dividing the cost of the CIP necessitated and attributable to new demand (net cost) by the projected service units of growth over the 10-year planning period.

Generally, the cost per service unit varies by service area because of variations in cost of CIP, projected growth and the number of service units necessitated by new growth between zones. Where net capacity supplied is greater than demand, the cost per service unit is simply the cost of the net capacity divided by the number of service units provided. In this case, only the portion of the CIP necessitated by new development is used in the calculation. If the net capacity supplied is less than projected new demand, then the cost per service unit is calculated by dividing the total cost of net supply by the portion of new demand attributable and necessary by development. The result is generally a decrease in the cost per service unit, because such cost is spread over the larger number of service units of growth.

Table 12 lists the results of the cost per service unit calculation by service area. The actual cost per service unit reflects the true burden to the City for the implementation of the roadway capital improvements program. As per state law, a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing the capital improvements plan must be given. Based on this analysis, the maximum collection rate reflects the maximum amount per service unit that can be charged to follow the state statute. **Appendix G** details the maximum fee per service unit calculation for each service area.

Table 12: Cost Per Service Unit Summary

Service Area	Actual Cost Per Service Unit	Maximum Fee per Service Unit (50% Credit)
1	\$2,272.00	\$1,136.00
2	\$4,398.00	\$2,199.00
3	\$784.00	\$392.00
4	\$2,612.00	\$1,306.00
Total	\$1,926.00	\$963.00



CALCULATION OF IMPACT FEES

Calculation of Roadway Impact Fees

The calculation of roadway impact fees for new development involves a two-step process. Step one is the calculation of the total number of service units that will be generated by the development. Step two is the calculation of the impact fee due by the new development.

Step 1: Determine number of service units (vehicle-miles) generated by the development using the equivalency table.

$$\begin{matrix} \text{No. of Development} \\ \text{Units} \end{matrix} \times \begin{matrix} \text{Vehicle-miles} \\ \text{per development unit} \end{matrix} = \begin{matrix} \text{Development's} \\ \text{Vehicle-miles} \end{matrix}$$

Step 2: Calculate the impact fee based on the fee per service unit for the service area where the development is located.

$$\begin{matrix} \text{Development's} \\ \text{Vehicle-miles} \end{matrix} \times \begin{matrix} \text{Fee per} \\ \text{vehicle-mile} \end{matrix} = \begin{matrix} \text{Impact Fee due} \\ \text{from Development} \end{matrix}$$

Examples: The following fees would be assessed to new developments in Service Area 3 if the cost per service unit were retained at the current collection rate \$256.00 (adopted in 2008, retained in 2013).

Single-Family Dwelling

$$\begin{aligned} 1 \text{ dwelling unit} \times 3.12 \text{ vehicle-miles/dwelling unit} &= 3.12 \text{ vehicle-miles} \\ 3.12 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} &= \$798.72 \end{aligned}$$

20,000 square foot (s.f.) Office Building

$$\begin{aligned} 20 (1,000 \text{ s.f. units}) \times 3.92 \text{ vehicle-miles}/1,000 \text{ s.f. units} &= 78.40 \text{ vehicle-miles} \\ 78.40 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} &= \$20,070.40 \end{aligned}$$

100,000 s.f. Retail Center

$$\begin{aligned} 100 (1,000 \text{ s.f. units}) \times 1.77 \text{ vehicle-miles}/1,000 \text{ s.f. units} &= 177.00 \text{ vehicle-miles} \\ 177.00 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} &= 45,312.00 \end{aligned}$$

200,000 s.f. Industrial Development

$$\begin{aligned} 200 (1,000 \text{ s.f. units}) \times 1.77 \text{ vehicle-miles}/1,000 \text{ s.f. units} &= 354.00 \text{ vehicle-miles} \\ 354.00 \text{ vehicle-miles} \times \$256.00 / \text{vehicle-mile} &= \$90,624.00. \end{aligned}$$



Chapter 7: Conclusions

Chapter 395 authorizes the assessment and collection of impact fees in Texas for transportation related capital improvements that must be met in order to assess and collect impact fees. This study was conducted to fulfill the requirements of Chapter 395 in developing a transportation-related impact fee for the City of Rockwall.

Three service areas were created for Rockwall. This service area structure was configured so that no point is greater than the six-mile maximum set forth by law. The six-mile limit ensures that roadway improvements are near the development paying the fees that it serves.

Vehicle-miles of travel in the PM peak hour are used as the service unit for calculating and assessing impact fees. Vehicle-miles establish a relationship between the intensity of land development and the demand on the roadway system using published trip generation data and average trip length. The PM peak hour is used as the time period for assessment because typically the greatest demand for roadway capacity occurs during this hour. Additionally, roadways are sized to meet this demand and roadway capacity can more accurately be defined on an hourly basis.

The service units (vehicle-miles) for new development are a function of trip generation and the average trip length for specific land uses. Trip generation information was based on data published by the Institute of Transportation Engineers as reported in the initial study. Where appropriate, trip generation rates were adjusted to reflect the primary trip purpose. This ensures that new development is assigned for the portion of trips associated with that specific development. Average trip length data was based on information compiled by NCTCOG and based on data from a NCTCOG Workplace Survey, statistics from the US Census Bureau National Workplace Survey and tailored to Rockwall.

The result of combining trip generation and trip length information is an equivalency table that establishes a service unit rate for various land uses. Separate rates were established for specific land uses within the broader categories of residential, community, industrial and institutional uses.

An analysis of existing conditions revealed that the current roadway system provides over 74,952 vehicle-miles of capacity. The existing demand placed on the system was determined to be 46,738 vehicle-miles. Evaluation of the existing roadway system found 2,871 vehicle-miles of deficiencies on the existing roadway network.

Projected growth, in terms of vehicle-miles over the 10-year planning period, was based on population and employment data that was prepared in the Land Use Assumptions for Roadway Impact Fees dated August 2019 by the City Planning Department. Based on this growth, the projected vehicle-miles of demand calculated to be 33,222.

Rockwall City Staff identified the roadway impact fee capital improvements program for the 10-year planning period. Projects eligible for this CIP include arterial and collector streets that have been designated on the officially adopted Thoroughfare Plan of the City. Developer funded roadways are not eligible for inclusion in calculating impact fees. Projects totaling \$145.9 million, was identified for impact fee consideration based on need, projected growth, project affordability and achievability, financial



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considerations, jurisdictional issues, the Thoroughfare Plan, and staff recommendation. The credited (50%) cost attributable to new growth is \$72.94 million and represents 100% of the net capacity made available for development by impact fee roadway projects. The recommended CIP program will provide 15,864 vehicle-miles of new net capacity.

The *actual* cost per service unit was calculated to be between \$784.00 and \$4,398.00 and was based on the total cost of net capacity supplied by the CIP and the demand attributable to new development over the 10-year planning period. State legislation requires that a credit for the portion of ad-valorem tax revenues generated by improvements over the program period, or a credit equal to 50% of the total projected cost of implementing a roadway impact fee capital improvements program be given. Based on a 50% credit, the cost per service unit ranges between \$392.00 and \$2,199.00.

The determination of fees due from new development is based upon the size of development, its associated service unit generation (equivalency table) and the cost per service unit derived or adopted for each service area.



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A. Roadway Impact Fee Definitions

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ROADWAY IMPACT FEE DEFINITIONS

Average Trip Length - the average actual travel distance between two points. The average trip length by specific land use varies.

Diverted Trip - similar to pass-by trip, but a diversion is made from the regular route to make an interim stop.

Impact Fee - a charge or assessment imposed by a city against new development to generate revenue for funding or recouping roadway improvements necessitated and attributable to new development.

Land Use Equivalency – correlation of a land use to the rate of vehicle miles CIP of network capacity it would consume

Maximum Fee Per Service Unit - the highest impact fee that may be collected by the City per vehicle-mile of supply. Calculated by dividing the costs of the capital improvements by the total number of vehicle-miles of demand expected in the 10-year planning period.

Pass-by Trip - a trip made as an intermediate stop on the way from an origin to a primary trip destination. For example, a stop at a convenience store on the way to office from home.

PM Peak Hour - the hour when the highest volume of traffic typically occurs. Data collection (May 2019) revealed the peak hour of travel between 5:00 and 6:00 pm for Rockwall.

PM Peak Hour Traffic Counts - the number of vehicles passing a certain point during the peak hours of travel. Traffic counts are conducted during the PM peak hour because the greatest demand for roadway capacity occurs during this hour.

Primary Trip - a trip made for the specific purpose of visiting a destination; for example, from home to office.

Roadway Demand - the demand placed on the roadway network as a result of development. Determined by multiplying the trip generation of a specific land use by the average trip length.

Roadway Supply (or Capacity) - the number of service units provided by a segment of roadway over a period of time. Determined by multiplying the lane capacity by the roadway length.

Service Area - the area within the city boundaries to be served by capital improvements. Criteria for developing the service area structure include; 1) restricted to six-mile limit by legislation (to ensure proximity of roadway improvements to development), 2) conforms to census or forecast model boundaries, 3) projects on CIP as boundaries, 4) effort to match roadway supply with projected demand, or 5) city limit boundaries.



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Service Unit - a measure of use or generation attributable to new development for roadway improvements. Also used to measure supply provided by existing and proposed roadway improvements.

Trip - a single, one-direction vehicle movement from an origin to a destination.

Trip Generation - the total trip ends for a land use over a given period or the total of all trips entering and exiting a site during that designated time. Used in the development of the land use equivalency table for Rockwall. Based primarily on data prepared by the Institute of Transportation Engineers (ITE).

Vehicle - for impact fee purposes, any motorized appurtenance that carries passengers and/or goods on the roadway system during peak periods of travel.

Vehicle-mile - a unit used to express both supply and demand provided by, and placed on, the roadway system. A combination of a number of vehicles traveling during a given time period and the distance in which these vehicles travel in miles.



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B. Land Use Definitions



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LAND USE DEFINITIONS

Residential

Single-Family Detached - Any single-family detached home on an individual lot is included in this category. A typical example of this land use is a home in a suburban subdivision. Also included are duplex residential units and manufactured homes and other residential land uses not specified above.

Multi-Family - This land use includes both low-rise ("walk-up" dwellings) and high-rise multi-family apartments. An apartment is defined as a dwelling unit that is located within the same building with three or more dwelling units. Also included in this land use are residential condominiums, townhomes, triplex and quadplex units. Residential condominiums and townhomes are defined as single-family units that have at least one other single-family unit within the same building structure.

Independent Senior Living Facility - Retirement communities - restricted to adults or senior citizens - contain residential units like apartments or condominiums and are usually self-contained villages. They may also contain special services such as medical facilities, dining facilities, and some limited supporting retail facilities.

Office (Service)

General Office Building - A general office building houses one or more tenants and is the location where affairs of a business, commercial or industrial organization, and professional activity are conducted. The building or buildings may be limited to one tenant or contain a mixture of tenants including professional services, insurance companies, investment brokers, company headquarters, and services for the tenants such as a bank or savings and loan, a restaurant or cafeteria, and several retail facilities. Also included in this category are office parks, and other office uses not specified above.

Medical Office Building - A building that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Commercial/Retail

General Retail - General retail includes a variety of land uses that include shopping centers, home improvement stores, hardware stores selling a complete assortment of food, household goods and materials, apparel, servicing items. A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. It is related to its market area in terms of size, location, and type of store. Shopping centers provide on-site parking facilities. Some centers may include non-merchandising uses such as small office professional services, post offices, banks, health clubs, video rentals, and recreational facilities such as ice-skating rinks or video arcades.



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Restaurant - This land use consists of sit-down eating establishments. Quality and high-turnover (sit-down) restaurants are included in this category. Quality restaurants usually have a turnover rate of at least one hour or longer. The turnover rate for a high-turnover (sit-down) restaurant is usually less than one hour.

Fast Food Restaurant - This category includes fast food restaurants with or without drive-through windows, such as McDonalds, Burger King, Dunkin Donuts, and Taco Bell. Some establishments may include an indoor or outdoor playground.

Convenience Store/Gas Station - Any convenience market that sells convenience foods, newspapers, magazines, and often, beer and wine and may have gasoline pumps. Gas stations generally are located at intersections or freeway interchanges and may include facilities for servicing, repairing, fueling motor vehicles and may have convenience stores. Convenience stores/gas stations that have a fast-food restaurant contained within should be calculated on a separate basis based on the appropriate independent variable.

Bank - This land use includes walk-in and drive-in banks. Walk-in banks are generally free-standing buildings with their own parking lots. These banks do not have drive-in windows. Drive-in banks provide banking facilities for the motorist while in a vehicle; many also serve patrons who walk into the building. Savings and loan companies should also be included in this category.

Hotel/Motel – A place of lodging that provides sleeping accommodations, small restaurants, lounges, and meeting spaces. Some hotels or motels may provide banquet rooms or other retail and service shops.

Furniture and Appliance Sales - A store specializing in the sale of furniture, household appliances and goods and often, carpeting.

Theater – This land use consists of a movie or live theater and contains audience seating, single or multiple auditoriums, lobby, offices and refreshment stands.

Self-Storage Facilities - A self-serve storage unit or vault that is rented for the storage of goods. Each unit is physically separated from other units and access is usually provided through an overhead door or other common access point.

Industrial (Basic)

General Industrial – General industrial includes a variety of land uses such as light industrial, manufacturing, salvage, facilities for preparation/assembly and warehouse/distribution of goods. Other uses include materials testing laboratories, high-tech facilities and assemblers of technical equipment. Most facilities are free standing and devoted to a single use. Also included in this category are any other industrial uses not specified above.

Manufacturing – Facilities where the primary activity is the conversion or fabrication of raw materials to finished products. In addition to production of goods, manufacturing facilities may also have ancillary office, warehouse and associated functions.



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Warehousing – These facilities are primarily devoted to the storage of materials. These facilities differ from mini warehouse in that they are generally not self-service in nature.

Institutional

Private School - Private schools serve students between the kindergarten and middle school or high school levels. Private schools are usually centrally located in residential communities in order to facilitate student access and have no student drivers.

Community College - Community college provides two and four-year advanced degrees. Vocational and technical schools are other uses that may fall under this category.

Day Care Center - A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas, and playgrounds. Some centers also provide after-school care for older children.

Hospital - A hospital is any institution where medical or surgical care is given to non-ambulatory and ambulatory patients, and overnight accommodations are provided.

Nursing Home - A nursing home is any facility whose primary purpose is to care for persons who are unable to care for themselves. The term applies to rest homes, chronic care, and convalescent homes.

Religious Facilities – Churches, synagogues or houses of worship that provide public worship services, and generally house an assembly hall or sanctuary, meeting rooms, classrooms, and occasionally dining, catering, or party facilities.

Activity Centers – A recreational center or private club such as a YMCA that may offer classes and clubs for adults and children; a day care or a nursery school, meeting rooms, swimming pools and whirlpools; saunas, tennis, racquetball and handball courts, exercise classes, weightlifting equipment and locker rooms. Some may offer a small restaurant or snack bar within.

U.S. Post Office – A building that contains service windows for mailing packages and letters, post office boxes, offices, sorting and distributing facilities for mail and vehicle storage areas.



C. Calculation of Vehicle-Miles of New Demand

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2019-2029 Vehicle-Mile Trip Generation, Rockwall Roadway Impact Fee Study

Based on June 2019 Land Use Assumptions by City of Rockwall; ITE 10th-Trip Gen., NCTCOG Avg. Trip Lengths; FNI employee densities.

Estimated Residential Growth Vehicle-Mile Trip Generation (single family detached, typ.)

Service Area	Added Dwelling Units	Vehicle-Miles per DU	Total Vehicle-Miles
1	1,740	3.12	5,426
2	917	3.12	2,860
3	2,030	3.12	6,331
4	757	3.12	2,361

Estimated Basic Employment Growth Vehicle-Mile Generation (general light industrial, typ.)

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	750	1500	1,125,000	1.77	1,992
2	102	1500	153,000	1.77	271
3	9	1500	13,500	1.77	24
4	0	1500	0	1.77	0

Estimated Service Employment Growth Vehicle-Mile Generation (general office building, typ.)

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,726	500	863,000	3.92	3,384
2	130	500	65,000	3.92	255
3	2,242	500	1,121,000	3.92	4,396
4	169	500	84,500	3.92	331

Estimated Retail Employment Growth Vehicle-Mile Generation (retail/shopping center, typ.)

Service Area	Added Employees	Square Feet per emp.	Total Square Feet	Vehicle-Miles Per 1000/SF	Total Vehicle-Miles
1	1,654	1000	1,654,000	1.77	2,929
2	164	1000	164,000	1.77	290
3	1,271	1000	1,271,000	1.77	2,251
4	69	1000	69,000	1.77	122

2013-2023 Vehicle-mile Generation Summary

Service Area	Residential Growth Vehicle-Miles	Basic Growth Vehicle-Miles	Service Growth Vehicle-Miles	Retail Growth Vehicle-Miles	Total Growth Vehicle-Miles
1	5,426	1,992	3,384	2,929	13,731
2	2,860	271	255	290	3,676
3	6,331	24	4,396	2,251	13,001
4	2,361	0	331	122	2,814
Total	16,977	2,286	8,367	5,592	33,222



D. Existing Capital Improvements

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EXISTING CAPITAL IMPROVEMENTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial UA = undivided arterial UC = undivided collector
PK-HR VOLUME	The existing volume of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel. A and B indicate the two directions of travel. Direction A is a northbound or eastbound and direction B is southbound or westbound. If only one half of the roadway is located within the service area (see % in service area), the opposing direction will have no volume in the service area.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY PK-HR	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.
EXISTING DEFICIENCIES PK-HR VEH-MI	The number of service units of demand in excess of the service units supplied.

NOTE: Excess capacity and existing deficiencies are calculated separately for each direction. It is possible to have excess capacity in one direction and an existing deficiency in the other. When both directions have excess capacity or deficiencies, the total for both directions are presented.



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2019 Rockwall Roadway Impact Fee Study Update Existing Capital Improvements Analysis

Serv Area	Roadway	From	To	Length (mi)	No. of Lanes	Type	PM Pk Cap per Lane	Pct. in Serv. Area	IF on CIP	Peak Hour Volume			VMT Supply Pk Hr Total	VMT Demand Pk Hr Total	Excess VMT Capacity	Exist. VMT Deficiency	
										A	B	Total					
1	Goliad	N. City Limit	FM 552	0.57	2	UA	575	100%	N	300	300	600	656	342	314	0	
1	Goliad	FM 552	Ridge Road W.	0.67	2	UA	575	100%	N	450	480	910	771	610	161	0	
1	Goliad	Ridge Road W.	Quail Run	0.45	2	UA	575	100%	N	600	618	1218	518	548	0	31	
1	Goliad	Quail Run	Caruth	0.48	2	UA	575	100%	N	830	804	1634	556	790	0	234	
1	Goliad	Caruth	Heath	1.00	2	UA	575	100%	N	850	820	1670	1146	1664	0	518	
1	Goliad	Heath	Olive	0.27	2	UA	575	100%	N	900	900	1800	311	486	0	176	
1	Goliad	Olive	Washington	0.18	6	DA	600	100%	N	1135	1088	2223	650	401	249	0	
1	Goliad	Washington	Ridge Road	0.65	6	DA	600	100%	N	1810	1040	2850	2355	1864	497	7	
1	Goliad	Ridge Road	IH 30 WB FR	0.99	6	DA	600	100%	N	1158	642	1800	3554	1777	1777	0	
1	Ridge Road	Goliad	Yellow Jacket	0.58	4	DA	600	100%	N	1275	500	2175	1384	1254	173	43	
1	Ridge Road	Yellow Jacket	IH 30 WB FR	0.61	4	DA	600	100%	N	1371	1138	2509	1464	1530	38	104	
1	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	0	275	275	1536	352	1184	0	0
1	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	0	500	500	1548	645	903	0	0
1	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	0	550	550	1248	572	676	0	0
1	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	0	615	615	1764	904	860	0	0
1	Yellow Jacket	Ridge Road	Goliad	0.89	4	DC	500	100%	N	228	274	502	1780	447	1333	0	0
1	Yellow Jacket	Goliad	T.L. Townsend	0.28	4	DC	500	100%	N	126	87	213	560	60	500	0	0
1	Townsend	IH 30 WB FR	Yellow Jacket	0.27	4	DA	600	100%	N	160	142	302	648	82	566	0	0
1	FM 552	Goliad	E. City Limits	0.71	2	UA	575	100%	N	359	355	714	817	507	310	0	0
1	Lakeshore	Goliad	Lake Forest	0.95	4	DC	500	100%	N	391	319	710	1900	675	1226	0	0
1	Lakeshore	Lake Forest	Rusk	1.29	4	DC	500	100%	N	195	159	354	2580	457	2123	0	0
1	Quail Run	Goliad	John King Blvd	1.13	2	UA	575	100%	N	168	172	340	1300	384	915	0	0
1	Heath	Goliad	SH 66	0.60	2	UC	475	100%	N	176	101	277	567	165	402	0	0
1	Rusk	Lake Ray Hubbard Cemetery	Cemetery	0.53	4	DA	600	100%	N	1161	675	1836	1277	977	300	0	0
1	Rusk	Cemetery	Goliad	0.22	6	DA	600	100%	N	1361	875	2236	802	498	304	0	0
1	Rusk	Goliad	Farin	0.10	4	DA	600	100%	N	330	330	660	236	65	171	0	0
1	SH66	Heath	John King Blvd	0.51	2	UA	575	100%	N	623	371	994	584	505	104	24	0
Sub-Total SA1				5.08									32,508	18,560	15,085	1,137	
2	Cornelius	FM 1141	FM 549	1.04	2	UC	475	100%	N	50	50	100	988	104	884	0	0
2	FM 1141	City Limit (Clem)	FM 552	0.64	2	UA	575	100%	N	61	60	121	736	77	659	0	0
2	FM 1141	John King Blvd	Cornelius	0.40	2	UA	575	100%	N	120	80	200	460	80	380	0	0
2	John King	City Limit (near Goliad)	FM552	1.28	4	DA	600	50%	Y	300	0	300	1536	384	1152	0	0
2	John King	FM 552	Quail Run	1.29	4	DA	600	50%	Y	550	0	550	1548	710	839	0	0
2	John King	Quail Run	SH 66	1.04	4	DA	600	50%	Y	650	0	650	1248	676	572	0	0
2	John King	SH 66	IH 30 WB FR	1.47	4	DA	600	50%	Y	825	0	825	1764	1213	551	0	0
2	SH66	John King Blvd	Stodghill (FM 549)	1.31	2	UA	575	100%	N	550	245	795	1507	1041	466	0	0
2	Stodghill (FM 549)	IH 30 WB FR	SH 66	0.88	2	UA	575	100%	N	449	300	749	1012	659	353	0	0
Sub-Total SA2				9.35									10,799	4,944	5,854	0	0
3	Ridge	IH 30 EB FR	Horizon	0.63	4	DA	600	100%	N	892	1031	1923	1512	1211	301	0	0
3	Ridge	Horizon	S. City Limit	1.24	4	DA	600	100%	N	880	955	1835	2976	2275	701	0	0
3	Horizon	IH 30 EB FR	Ridge	0.31	4	DA	600	100%	N	700	800	1500	744	465	279	0	0
3	Horizon	Ridge	Ralph Hall	0.23	4	DA	600	100%	N	719	816	1535	552	353	199	0	0
3	Horizon	Ralph Hall	Tubbs	0.48	4	DA	600	100%	N	611	775	1386	1152	665	487	0	0
3	Horizon	Tubbs	FM 549	1.85	2	UA	575	100%	N	411	494	905	2128	1674	453	0	0
3	Ralph Hall	Horizon	Market Center	0.68	4	DA	600	100%	N	890	950	1840	1632	1251	381	0	0
3	Ralph Hall	Market Center	Goliad	0.36	4	DA	600	100%	N	892	957	1849	864	666	198	0	0
3	Goliad	IH 30 EB FR	SH 276	0.13	6	DA	600	100%	N	1550	1700	3250	452	408	44	0	0
3	Goliad	SH 276	Ralph Hall	0.20	6	DA	600	100%	N	1355	1587	2942	713	582	130	0	0
3	Goliad	Ralph Hall	Sids	0.41	6	DA	600	100%	N	805	1089	1894	1473	775	698	0	0
3	Goliad	Sids	John King Blvd	1.01	2	UA	575	100%	N	680	807	1487	1162	1502	0	340	0
3	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	0	825	825	504	723	0	219	0
3	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	0	1025	1025	160	285	0	125	0
3	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	0	871	871	1063	772	291	0	0
3	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	0	225	225	1608	302	1307	0	0
3	S. FM549	Goliad	Horizon (FM3097)	1.28	2	UA	575	100%	N	398	413	811	1472	1038	434	0	0
3	SH 276	Goliad	John King Blvd	1.01	2	UA	575	100%	N	645	743	1388	1162	1402	0	240	0
3	T.L. Townsend	IH 30 EB FR	SH 276	0.56	2	UA	575	100%	N	33	86	119	644	67	577	0	0
Sub-Total SA 3				2.23									21,972	16,417	6,480	925	
4	SH 276	John King Blvd	FM 549	0.74	2	UA	575	100%	N	600	820	1420	854	1055	0	201	0
4	SH 276	FM 549	Rochelle	1.01	2	UA	575	100%	N	545	969	1514	1162	1529	30	398	0
4	SH 276	Rochelle	E. City Limits	0.68	2	UA	575	100%	N	245	475	720	779	488	291	0	0
4	Goliad	John King Blvd	FM 549	0.88	2	UA	575	50%	N	805	0	805	504	706	0	202	0
4	Goliad	FM 549	S. City Limit	0.28	2	UA	575	50%	N	605	0	605	160	168	0	8	0
4	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	Y	656	0	656	1063	581	482	0	0
4	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	Y	225	0	225	1608	302	1307	0	0
4	FM 549	IH 30 EB FR	SH 276	0.89	2	UA	575	100%	N	346	409	755	1019	669	350	0	0
4	FM 549	SH 276	FM 1139	1.84	2	UA	575	100%	N	268	275	543	2116	999	1117	0	0
4	FM 1139	Goliad (SH205)	E. City Limits	0.43	2	UC	475	100%	N	368	375	743	409	320	89	0	0
Sub-Total SA 4				8.96746									9674	6816	3666	808	
Total				25.62									74,952	46,738	31,085	2,871	

Notes:
 DA- Divided Arterial
 UA- Undivided Arterial
 UC- Undivided Collector



E. Roadway Improvement Plan Projects

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ROADWAY IMPROVEMENTS PLAN PROJECTS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial SA = special arterial (similar to DA)
PK-HR VOLUME	the existing volumes of cars on the roadway segment traveling during the afternoon (P.M.) peak hour of travel.
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
VEH-MI SUPPLY TOTAL	The number of total service units (vehicle-miles) supplied within the service area, based on the length and established capacity of the roadway type.
VEH-MI TOTAL DEMAND PK-HR	The total service unit (vehicle-mile) demand created by existing traffic on the roadway segment in the afternoon peak hour.
EXCESS CAPACITY PK-HR VEH-MI	The number of service units supplied but unused by existing traffic in the afternoon peak hour.
FINANCE COST	Estimate of the cost of financing the cost of project development. Included for recoupment projects along John King Boulevard. Not applied for new recoupment and future projects added under this updated Impact Fee CIP
ROW	Estimated value of private owned right of way needed to be acquired for construction of the roadway improvements.



APPENDICES

Table 8
2019 Rockwall Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Type	Capacity	Pct. in Serv. Area	VMT Supply Pk-Hr Total	VMT Demand Pk-Hr Total	Excess VMT Capacity	CIP VMT Deficiency	Project Status	Roadway Costs			Project Cost	
															Eng/Ineering	ROW	Construction*		Finance
1/2	2007	John King	City Limit (near G-FM552)		1.28	4	DA	600	50%	1536	352	1184	0	R	\$363,513	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	600	50%	1548	645	903	0	R	\$366,353	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	600	50%	1248	572	676	0	R	\$295,354	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
1/2	2007	John King	SH 66	IH 30/WB FR	1.47	4	DA	600	50%	1764	904	860	0	R	\$417,472	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	5	SA	450	100%	588	567	21	0	N	\$236,600	\$17,300	\$3,380,500	\$0	\$3,634,400
1	2019	SH 205 (Goliad St)	Live Oak	N. City Limit	2.98	4	DA	600	100%	7152	3791	3362	0	N	\$2,481,248	\$314,700	\$35,446,400	\$0	\$38,242,348
Sub-total SA 1															\$4,160,539	\$3,876,160	\$90,734,244	\$14,748,559	\$73,519,502
2/1	2007	John King	City Limit (near G-FM552)		1.28	4	DA	600	50%	1536	384	1152	0	R	\$363,513	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	600	50%	1548	710	839	0	R	\$366,353	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	600	50%	1248	676	572	0	R	\$295,354	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
2/1	2007	John King	SH 66	IH 30/WB FR	1.47	4	DA	600	50%	1764	1213	551	0	R	\$417,472	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
Sub-total SA 2															\$1,442,691	\$3,544,160	\$11,907,344	\$14,748,559	\$31,642,754
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	1063	772	291	0	R	\$107,472	\$231,933	\$1,098,543	\$2,455,941	\$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	1808	302	1307	0	R	\$162,580	\$350,860	\$1,861,837	\$3,715,280	\$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	600	100%	3474	1435	2039	0	N	\$974,148	\$101,900	\$13,916,400	\$0	\$14,992,448
3	2019	FM3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	600	100%	2705	1562	1143	0	R	\$0	\$0	\$900,000	\$0	\$900,000
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	600	100%	2640	2019	622	0	R	\$0	\$0	\$172,902	\$0	\$172,902
Sub-total SA 3															\$1,244,200	\$684,694	\$18,049,682	\$6,171,201	\$28,149,776
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	600	50%	1063	581	482	0	R	\$107,472	\$231,933	\$1,098,543	\$2,455,941	\$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	600	50%	1808	302	1307	0	R	\$162,580	\$350,860	\$1,861,837	\$3,715,280	\$5,890,537
4	2019	FM 549 (Corp. Crossing)	IH30	SH276	0.87	4	DA	600	100%	2080	654	1425	0	R	\$0	\$0	\$4,724,665	\$0	\$4,724,665
Sub-total SA 4															\$270,052	\$582,784	\$7,485,045	\$6,171,201	\$14,509,091
Totals:															\$7,117,483	\$9,687,608	\$88,176,313	\$41,839,518	\$145,821,123

Notes:
 DA- Divided Arterial
 SA- Special Arterial with two-way left turn lane (TW/LT)
 N- New Impact Fee Project
 R- Impact Fee Recoupment Project
 Red font = added in this Impact Fee CIP



A

City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205
 Olive St to Live Oak St

Roadway Information:		
Functional Classification:	Arterial	No. of Lanes: 5
Length (lf):	1,725	
Right-of-Way Width (ft.):	70	
Median Type:	TWLTL	
Pavement Width (BOC to BOC):	45	
Description:	Widen existing roadway to thoroughfare standard	

Roadway Construction Cost Estimate:					
I. Paving Construction Cost Estimate					
Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	0	SF	\$ 1.00	\$ -
2	Right of Way Preparation	18	STA	\$ 4,000.00	\$ 72,000
3	Remove Existing Pavement	18	STA	\$ 1,000.00	\$ 18,000
4	Unclassified Street Excavation	3,200	CY	\$ 20.00	\$ 64,000
5	8" Lime Stabilized Subgrade	9,100	SY	\$ 10.00	\$ 91,000
6	Lime for Stabilization (48 lb/SY)	200	TON	\$ 180.00	\$ 36,000
7	10" Concrete Pavement w/ Integral Curb	8,700	SY	\$ 75.00	\$ 652,500
8	4" Concrete Sidewalk and Ramps	20,700	SY	\$ 55.00	\$ 1,138,500
9	Solid Sod	22,400	SY	\$ 5.00	\$ 112,000
Paving Estimate Subtotal:					\$ 2,184,000
II. Non-Paving Construction Components					
Item No.	Item Description		Pct. Of Paving		Item Cost
10	Pavement Markings & Signage		2%	\$	43,700
11	Traffic Control		4%	\$	87,400
12	Erosion Control		3%	\$	65,600
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)		20%	\$	436,800
14	Utility Adjustments		5%	\$	109,200
Other Components Estimate Subtotal:					\$ 742,700
III. Special Construction Components					
Item No.	Item Description	Notes	Allowance		Item Cost
15	Drainage Structures	None	\$ -	\$	-
16	Bridge Structures	None	\$ -	\$	-
17	Traffic Signals	None	\$ -	\$	-
Special Components Estimate Subtotal:					\$ -
I, II, & III Construction Subtotal:					\$ 2,926,700
Mobilization 5%:					\$ 146,400
Contingency 10%:					\$ 307,400
Construction Cost Estimate Total:					\$ 3,380,500

Impact Fee Cost Estimate Summary					
Item Description	Notes	Allowance		Item Cost	
Construction		-	\$	3,380,500	
Engineering/Survey/Testing		7.0%	\$	236,600	
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.00	\$ 17,300	\$	17,300	
Impact Fee Project Cost Estimate Total:					\$ 3,634,400
Estimated Finance Cost (11.9%; i.e. 3% over 10 years)					\$ 432,400

2019 Roadway Impact Fee
 City of Rockwall

Freese and Nichols, Inc.
 Updated: 7/2019



B

**City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate**

SH 205
Live Oak St to N. City Limit

Roadway Information:					
Functional Classification:	Arterial	No. of Lanes:	4		
Length (lf):	15,735				
Right-of-Way Width (ft.):	85				
Median Type:	Raised				
Pavement Width (BOC to BOC):	50				
Description:	Widen existing roadway to thoroughfare standard				
Roadway Construction Cost Estimate:					
I. Paving Construction Cost Estimate					
Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	157,400	SF	\$ 1.00	\$ 157,400
2	Right of Way Preparation	158	STA	\$ 4,000.00	\$ 632,000
3	Remove Existing Pavement	158	STA	\$ 1,000.00	\$ 158,000
4	Unclassified Street Excavation	32,100	CY	\$ 20.00	\$ 642,000
5	8" Lime Stabilized Subgrade	94,500	SY	\$ 10.00	\$ 945,000
6	Lime for Stabilization (48 lb/SY)	1,990	TON	\$ 180.00	\$ 358,200
7	10" Concrete Pavement w/ Integral Curb	87,500	SY	\$ 75.00	\$ 6,562,500
8	4" Concrete Sidewalk and Ramps	188,820	SY	\$ 55.00	\$ 10,385,100
9	Solid Sod	361,900	SY	\$ 5.00	\$ 1,809,500
Paving Estimate Subtotal:					\$ 21,492,300
II. Non-Paving Construction Components					
Item No.	Item Description		Pct. Of Paving		Item Cost
10	Pavement Markings & Signage		2%	\$	429,900
11	Traffic Control		4%	\$	859,700
12	Erosion Control		3%	\$	644,800
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)		20%	\$	4,298,500
14	Utility Adjustments		5%	\$	1,074,700
Other Components Estimate Subtotal:					\$ 7,307,600
III. Special Construction Components					
Item No.	Item Description	Notes	Allowance		Item Cost
15	Drainage Structures	1 minor	\$ 150,000	\$	150,000
16	Bridge Structures	175' long bridge south of Lakeshore Blvd	\$ 1,139,600	\$	1,139,600
17	Traffic Signals	3 Existing Signals; 1 new @ N John King	\$ 600,000	\$	600,000
Special Components Estimate Subtotal:					\$ 1,889,600
I, II, & III Construction Subtotal:					\$ 30,689,500
Mobilization 5%					\$ 1,534,500
Contingency 10%					\$ 3,222,400
Construction Cost Estimate Total:					\$ 35,446,400
Impact Fee Cost Estimate Summary					
Item Description	Notes	Allowance		Item Cost	
Construction		-	\$	35,446,400	
Engineering/Survey/Testing		7.0%	\$	2,481,200	
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.00	\$ 314,700	\$	314,700	
Impact Fee Project Cost Estimate Total:					\$ 38,242,300
Estimated Finance Cost (11.9%; i.e. 3% over 10 years)					\$ 4,550,800



C

City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205
 Sids Rd to John King Blvd

Roadway Information:		
Functional Classification:	Arterial	No. of Lanes: 6
Length (lf):	5,095	
Right-of-Way Width (ft.):	120	
Median Type:	Raised	
Pavement Width (BOC to BOC):	74	
Description:	Widen existing roadway to thoroughfare standard	

Roadway Construction Cost Estimate:					
I. Paving Construction Cost Estimate					
Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	101,900	SF	\$ 1.00	\$ 101,900
2	Right of Way Preparation	51	STA	\$ 4,000.00	\$ 204,000
3	Remove Existing Pavement	51	STA	\$ 1,000.00	\$ 51,000
4	Unclassified Street Excavation	15,400	CY	\$ 20.00	\$ 308,000
5	8" Lime Stabilized Subgrade	44,200	SY	\$ 10.00	\$ 442,000
6	Lime for Stabilization (48 lb/SY)	930	TON	\$ 180.00	\$ 167,400
7	10" Concrete Pavement w/ Integral Curb	41,900	SY	\$ 75.00	\$ 3,142,500
8	4" Concrete Sidewalk and Ramps	61,140	SY	\$ 55.00	\$ 3,362,700
9	Solid Sod	173,200	SY	\$ 5.00	\$ 866,000
Paving Estimate Subtotal:					\$ 8,543,600
II. Non-Paving Construction Components					
Item No.	Item Description		Pct. Of Paving		Item Cost
10	Pavement Markings & Signage		2%	\$	170,900
11	Traffic Control		4%	\$	341,800
12	Erosion Control		3%	\$	256,400
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)		20%	\$	1,708,800
14	Utility Adjustments		5%	\$	427,200
Other Components Estimate Subtotal:					\$ 2,905,100
III. Special Construction Components					
Item No.	Item Description	Notes	Allowance		Item Cost
15	Drainage Structures	2 Minor crossings	\$ 300,000	\$	300,000
16	Bridge Structures	None	\$ -	\$	-
17	Traffic Signals	1 Existing @ John King; 1 new @ Sids	\$ 300,000	\$	300,000
Special Components Estimate Subtotal:					\$ 600,000
I, II, & III Construction Subtotal:					\$ 12,048,700
Mobilization				5%	\$ 602,500
Contingency				10%	\$ 1,265,200
Construction Cost Estimate Total:					\$ 13,916,400

Impact Fee Cost Estimate Summary				
Item Description	Notes	Allowance		Item Cost
Construction		-	\$	13,916,400
Engineering/Survey/Testing		7.0%	\$	974,100
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.00	\$ 101,900	\$	101,900
Impact Fee Project Cost Estimate Total:				\$ 14,992,400
Estimated Finance Cost (11.9%; i.e. 3% over 10 years)				\$ 1,784,000

2019 Roadway Impact Fee
 City of Rockwall

Freese and Nichols, Inc.
 Updated: 7/2019



D

City of Rockwall
Impact Fee Engineer's Opinion of Probable Construction Cost Estimate

SH 205
 John King Blvd to S. City Limit

Roadway Information:		
Functional Classification:	Arterial	No. of Lanes: 6
Length (lf):	13,358	
Right-of-Way Width (ft.):	120	
Median Type:	Raised	
Pavement Width (BOC to BOC):	74	
Description:	Widen existing roadway to thoroughfare standard	

Roadway Construction Cost Estimate:

I. Paving Construction Cost Estimate

Item No.	Item Description	Quantity	Unit	Unit Cost	Item Cost
1	Acquire ROW	267,200	SF	\$ 1.00	\$ 267,200
2	Right of Way Preparation	134	STA	\$ 4,000.00	\$ 536,000
3	Remove Existing Pavement	134	STA	\$ 1,000.00	\$ 134,000
4	Unclassified Street Excavation	40,300	CY	\$ 20.00	\$ 806,000
5	8" Lime Stabilized Subgrade	115,800	SY	\$ 10.00	\$ 1,158,000
6	Lime for Stabilization (48 lb/SY)	2,440	TON	\$ 180.00	\$ 439,200
7	10" Concrete Pavement w/ Integral Curb	109,900	SY	\$ 75.00	\$ 8,242,500
8	4" Concrete Sidewalk and Ramps	160,300	SY	\$ 55.00	\$ 8,816,500
9	Solid Sod	454,200	SY	\$ 5.00	\$ 2,271,000
Paving Estimate Subtotal:					\$ 22,403,200

II. Non-Paving Construction Components

Item No.	Item Description	Pct. Of Paving	Item Cost
10	Pavement Markings & Signage	2%	\$ 448,100
11	Traffic Control	4%	\$ 896,200
12	Erosion Control	3%	\$ 672,100
13	Drainage Improvements (RCP, Inlets, MH, Outfalls)	20%	\$ 4,480,700
14	Utility Adjustments	5%	\$ 1,120,200
Other Components Estimate Subtotal:			\$ 7,617,300

III. Special Construction Components

Item No.	Item Description	Notes	Allowance	Item Cost
15	Drainage Structures	1 Minor crossing, 2 major crossing	\$ 750,000	\$ 750,000
16	Bridge Structures	None	\$ -	\$ -
17	Traffic Signals	1 Existing Signal @ Lofland Cir	\$ 150,000	\$ 150,000
Special Components Estimate Subtotal:			\$ 900,000	

I, II, & III Construction Subtotal: \$ 30,920,500

Mobilization 5% \$ 1,546,100

Contingency 10% \$ 3,246,700

Construction Cost Estimate Total: \$ 35,713,300

Impact Fee Cost Estimate Summary

Item Description	Notes	Allowance	Item Cost
Construction		-	\$ 35,713,300
Engineering/Survey/Testing		7.0%	\$ 2,499,900
Right-of-Way Acquisition	Cost per sq. ft.: \$ 1.00	\$ 267,200	\$ 267,200

Impact Fee Project Cost Estimate Total: \$ 38,480,400

Estimated Finance Cost (11.9%; i.e. 3% over 10 years) \$ 4,579,100



F. Roadway Improvements Plan Cost Analysis

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ORDINANCE
17.04.2019



APPENDICES

ROADWAY IMPROVEMENTS PLAN COST ANALYSIS

Definitions

LANES	The total number of lanes in both directions available for travel.
TYPE	The type of roadway (used in determining capacity): DA = divided arterial SA = special arterial
% IN SERVICE AREA	If the roadway is located on the boundary of the service area (with the city limits running along the centerline of the roadway), then half of the roadway is inventoried in the service area and the other half is not. This value is either 50% or 100%.
TOTAL SEGMENT COST	The estimated cost (in dollars) of the entire segment of the proposed improvement.
TOTAL COST IN SERVICE AREA	The estimated cost (in dollars) of the portion of the proposed roadway improvement within the service area.

2019 Rockwall Roadway Impact Fee Study Update
Roadway Capital Improvements Plan

Serv Area Number	CIP Year	Roadway	From	To	Length (mi)	No. of Lanes	Rdwy. Type	Pct. in Serv. Area	Roadway Costs			Project Cost	
									Engineering	ROW	Construction*		Finance
1/2	2007	John King	City Limit (near Gr FM552)		1.28	4	DA	50%	\$363,513	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
1/2	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	\$366,353	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
1/2	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	\$295,354	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
1/2	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	\$417,472	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
1	2019	SH 205 (Goliad St)	Olive	Live Oak	0.33	5	SA	100%	\$236,600	\$17,300	\$3,360,500	\$0	\$3,634,400
1	2019	SH 205 (Goliad St)	Live Oak	N. City Limit	2.98	4	DA	100%	\$2,481,248	\$314,700	\$5,446,400	\$0	\$38,242,348
Sub-total SA 1									\$4,160,539	\$3,876,160	\$50,734,244	\$14,748,559	\$73,519,502
2/1	2007	John King	City Limit (near Gr FM552)		1.28	4	DA	50%	\$363,513	\$893,017	\$3,000,276	\$3,716,172	\$7,972,977
2/1	2007	John King	FM 552	Quail Run	1.29	4	DA	50%	\$366,353	\$899,994	\$3,023,715	\$3,745,205	\$8,035,266
2/1	2007	John King	Quail Run	SH 66	1.04	4	DA	50%	\$295,354	\$725,576	\$2,437,724	\$3,019,390	\$6,478,044
2/1	2007	John King	SH 66	IH 30 WB FR	1.47	4	DA	50%	\$417,472	\$1,025,574	\$3,445,629	\$4,267,792	\$9,156,466
Sub-total SA 2									\$1,442,691	\$3,544,160	\$11,907,344	\$14,748,559	\$31,642,754
3/4	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	\$107,472	\$231,933	\$1,098,543	\$2,455,941	\$3,893,889
3/4	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	\$162,580	\$350,860	\$1,661,837	\$3,715,260	\$5,890,537
3	2019	SH 205 (Goliad St)	Sids	John King Blvd	0.96	6	DA	100%	\$974,148	\$101,900	\$13,916,400	\$0	\$14,992,448
3	2019	FM3097/Horizon	Ridge Road	County Line Rd	1.13	4	DA	100%	\$0	\$0	\$900,000	\$0	\$900,000
3	2019	FM740/Ridge Rd	Horizon	S. City Limit	1.10	4	DA	100%	\$0	\$0	\$472,902	\$0	\$472,902
Sub-total SA 3									\$1,244,200	\$684,694	\$18,049,682	\$6,171,201	\$26,149,776
4/3	2007	John King Blvd	IH 30 EB FR	SH 276	0.89	4	DA	50%	\$107,472	\$231,933	\$1,098,543	\$2,455,941	\$3,893,889
4/3	2007	John King Blvd	SH 276	Goliad	1.34	4	DA	50%	\$162,580	\$350,860	\$1,661,837	\$3,715,260	\$5,890,537
4	2019	FM 549 (Corp Crossing)	IH 30	SH 276	0.87	4	DA	100%	\$0	\$0	\$4,724,665	\$0	\$4,724,665
Sub-total SA 4									\$270,062	\$582,794	\$7,485,045	\$6,171,201	\$14,509,091
Totals:									\$7,117,483	\$8,687,808	\$88,176,313	\$41,839,518	\$145,821,123

Notes:
 DA- Divided Arterial
 SA- Special Arterial with two-way left turn lane (TWLTL)
 N- New Impact Fee Project
 R- Impact Fee Recoupment Project



G. Service Area Analysis Summary

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ORDINANCE
17.04.2019

2019 Rockwall Roadway Impact Fee Study
Service Area Analysis Summary (John King @ 4D + Project Additions)

1	2	3	4	5	6	7	8	9	10	11	12	13	
Service Area	Capacity Supplied by CIP (veh-mi)	Existing Utilization	Existing Deficiencies	Net Capacity Supplied by CIP	Total Project Cost of CIP	Project Cost of CIP with 50% Credit	Cost of Net Capacity Supplied	Cost to Meet Existing Utilization	Projected 10yr Demand (veh-miles)	Pcnt. of CIP Attributable to New Dev. (10-yr)	Cost Attributable to New Dev.	Fee per Service Unit @ 50% Discount	Actual Cost per Service Unit (veh-mi)
1	13,836	6,831	1,137	5,699	\$73,550,103	\$36,775,052	\$15,598,596	\$21,176,456	13,731	100.0	\$15,598,596	\$1,136.00	\$2,272.00
2	6,096	2,982	0	3,114	\$31,656,236	\$15,828,118	\$8,084,777	\$7,743,341	3,676	100.0	\$8,084,777	\$2,199.00	\$4,398.00
3	11,489	6,088	925	4,476	\$26,175,186	\$13,087,593	\$5,098,520	\$7,989,073	13,001	100.0	\$5,098,520	\$392.00	\$794.00
4	4,751	1,537	808	2,405	\$14,519,597	\$7,259,799	\$3,675,714	\$3,584,085	2,814	100.0	\$3,675,714	\$1,306.00	\$2,612.00
Totals	36,172	17,438	2,871	15,684	\$145,901,123	\$72,950,562	\$31,993,304	\$40,957,258	33,222	100.0	\$31,993,304	\$963.00	\$7,926.00

Diasee D + Project Additions

1. TOTAL VEH-MI OF CAPACITY SUPPLIED BY CIP (TVMCAP)
2. TOTAL VEH-MI OF EXISTING DEMAND (VMEXT)
3. TOTAL VEH-MI OF EXISTING DEFICIENCIES (VMDEF)
4. NET AMOUNT OF ROADWAY CAPACITY SUPPLIED (NVMCAP) =
NVMCAP = TVMCAP - VMEXT - VMDEF
5. TOTAL COST OF CIP WITHIN STUDY AREA (TVMCOST)
6. TOTAL COST OF CIP IN SERVICE AREA w/50% CREDIT (TVMCOST)
7. COST OF NET CAPACITY SUPPLIED (NCVMCAP) =
NCVMCAP = (NVMCAP / TVMCAP) * TVMCOST
8. COST TO MEET EXISTING NEEDS AND USAGE (EXCOST) =
EXCOST = TVMCOST - NCVMCAP

9. TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (TNEWDEM)
10. PERCENT OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NPCNT) =
IF TNEWDEM > NVMCAP, NPCNT = 100%
IF TNEWDEM < NVMCAP, NPCNT = (TNEWDEM / NVMCAP) * 100
11. COST OF CIP ATTRIBUTABLE TO NEW DEVELOPMENT (NCVWDEM) =
NCVWDEM = (TNEWDEM / NVMCAP) * NVMCAP
12. MAXIMUM FEE PER SERVICE UNIT (50%) =
MAX FEE = NCVWDEM / TNEWDEM
13. ACTUAL COST PER SERVICE UNIT (100%)

*Exhibit 'D':
2019 – 2029 Water & Wastewater Impact Fee Update*

**2019 – 2029 WATER & WASTEWATER
IMPACT FEE UPDATE**

Submitted To

CITY OF ROCKWALL



Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526

September 2019

**CITY OF ROCKWALL
2019 - 2029 WATER & WASTEWATER IMPACT FEE UPDATE**

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**CITY OF ROCKWALL
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SECTION I – INTRODUCTION

A. GENERAL

In accordance with the requirements of Chapter 395.052 of the Local Government Code, this report establishes the City of Rockwall’s Capital Improvement Plan for water and wastewater impact fees and calculates the maximum allowable fee for each. Land use assumptions for impact fees were generated under a separate document prepared by the City of Rockwall’s Planning Department.

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. The basis for determination of an impact fee requires the preparation and adoption of a land use plan and growth assumption, and the preparation of a 10-year capital improvement plan. The capital improvement plan requires an analysis of total capacity, the level of current usage and commitments of capacity of existing capital improvements. From these two phases, a maximum impact fee is calculated.

The Act allows the maximum impact fee to be charged if revenues from future ad valorem taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum fee to be set at 50% of the calculated maximum fee. The following items were included in the impact fee calculation:

1. The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.
2. Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City.
3. Engineering and quality control fees for construction projects.
4. Interest and other finance charges on bonds issued by the City to cover its portion of the cost. 5% is assumed for this analysis.

The engineering analysis portion of the Water and Wastewater Fee determines utilized capacity cost of the major water distribution and wastewater collection facilities between the year 2019 and the year 2029. Facilities in this analysis include, water pump stations, water storage tanks, water transmission lines and wastewater collection lines. The North Texas Municipal Water District (NTMWD) water treatment, and water distribution components were excluded from this analysis. The study period is a ten-year period with 2019 as the base year. The impact fee calculations for the water and wastewater systems are based on land use assumptions prepared by the City of Rockwall. Prior to this impact fee update, the City's Water Distribution and Wastewater Collection hydraulic models were updated for 2019, 2029 and buildout conditions. The hydraulic model results are available for review from the City of Rockwall. The equivalency factors utilized in this analysis conform to the American Water Works Association Standards (C700 - C703).

B. WATER & WASTEWATER IMPACT FEE GLOSSARY

1. Advisory Committee means the capital improvements advisory committee established by the City for purposes of reviewing and making recommendations to the City Council on adoption of the City's impact fee program.
2. Area-Related Facility means a capital improvement or facility expansion which is designated in the impact fee capital improvements plan and which is not a site-related facility. Area-Related Facility may include capital improvements that are located off-site, or within or on the perimeter of the development site.
3. Assessment means the determination of the amount of the maximum impact fee per service unit that can be imposed on new development.
4. Capital Improvement means either a water facility or a wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the City.
5. City means the City of Rockwall, Texas.
6. Credit means the amount of the reduction of an impact fee due, determined under this ordinance or pursuant to administrative guidelines that is equal to the value of area-related

facilities provided by a property owner pursuant to the City's subdivision or zoning regulations or requirements, for the same type of facility.

7. Debt Service means the 20-year financing costs of projects applied to all eligible existing and proposed water and wastewater facilities.
8. Facility Expansion means either a water facility expansion or a sewer facility expansion.
9. Impact Fee means either a fee for water facilities or a fee for wastewater facilities, imposed on new development by the City pursuant to Chapter 395 of the Texas Local Government Code in order to generate revenue to fund or recoup the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the City's zoning or subdivision regulations.
10. Impact Fee Capital Improvements Plan means either a water capital improvements plan or a wastewater capital improvement plan adopted or revised pursuant to the impact fee regulations.
11. Land Use Assumptions means the projections of population and growth, and associated changes in land uses, densities and intensities over at least a ten-year period, as adopted by the City and as may be amended from time to time, upon which the capital improvements plans are based.
12. Land Use Equivalency Table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time.
13. New Development means the subdivision of land; the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units.

14. Recoupment means the imposition of an impact fee to reimburse the City for capital improvements that the City had previously oversized to serve new development.
15. Service Area means either a water service area or wastewater service area which impact fees for capital improvements or facility expansion will be collected for new development occurring within such area, and within which fees so collected will be expended for those types of improvements or expansions identified in the type of capital improvements plan applicable to the service area.
16. Service Unit means the applicable standard units of measure shown on the land use equivalency table in the Impact Fees Capital Improvements Plan that can be converted to water meter equivalents, for water or for wastewater facilities, which serves as the standardized measure of consumption, use or generation attributable to the new unit of development.
17. Site-Related Facility means an improvement or facility which is for the primary use or benefit of a new development, and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the impact fees capital improvements plan and for which the property owner is solely responsible under subdivision or other applicable development regulations.
18. Utility Connection means installation of a water meter for connecting a new development to the City's water system, or connection to the City's wastewater system.
19. Wastewater Facility means a wastewater interceptor or main, lift station or other facility included within and comprising an integral component of the City's collection system for wastewater. Wastewater facility includes land, easements or structure associated with such facilities. Wastewater facility excludes site-related facilities.

20. Wastewater Facility Expansion means the expansion of the capacity of any existing wastewater improvement for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing sewer facility to serve existing development.
21. Wastewater Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
22. Water Facility means a water main, pump station, storage tank or other facility included within and comprising an integral component of the City's water storage or distribution system. Water facility includes CCN acquisition, land, easements or structures associated with such facilities. Water facility excludes site-related facilities.
23. Water Facility Expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.
24. Water Capital Improvements Plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed 10 years.
25. Water Meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

C. LAND USE ASSUMPTIONS (Prepared By: City of Rockwall Planning Department)

The impact fee land use assumptions utilized in this update were prepared by the City of Rockwall's Planning Department and are presented in a separate document. The land use assumptions projected an ultimate residential population of approximately 149,525 in the City of Rockwall's ultimate planning boundary.

The residential and non-residential growth provided by the City for the year 2019 through 2029 is summarized in Table No. 1.

TABLE NO. 1
Residential and Non-Residential Growth from 2019 to 2029

Year	LUA Residential Population *	Residential Population Served **	Non-Residential Uses***	
			Employees	
2019	49,616	44,748	25,369	
2029	73,228	64,768	34,064	
Res. Growth Rate	1.48		Non-Res. Growth Rate	1.34

* Residential Population Inside Planning Boundary

** Residential Population Served Inside Existing City of Rockwall City Limit Boundary

*** Basic – Industrial Land Uses

*** Service – Office & Institutional Land Uses

*** Retail – Commercial Land Uses

As shown in Table No. 1, increases in the residential population and non-residential uses will occur during the 10-year capital recovery period. The water demand and wastewater flows from the residential and non-residential uses dictate the ultimate size of facilities, while the rate of growth is important to determine the timing of system improvements to meet the City’s growing needs. The eligible water impact fee facilities are shown on **Exhibit 1**. The eligible wastewater facilities are shown on **Exhibit 2** in this report.

SECTION II

WATER & WASTEWATER C.I.P. AND IMPACT FEE ANALYSIS

A. DEFINITION OF A SERVICE UNIT – WATER AND WASTEWATER

Chapter 395 of the Local Government Code requires that impact fees be based on a defined service unit. A “service unit” means a standardized measure of consumption, use generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards. This impact fee defines a water and wastewater service unit to be a *5/8-inch water meter* and has referred to this service unit as a Single Family Living Unit Equivalent (SFLUE). The SFLUE is based on the continuous duty capacity of a 5/8-inch water meter. This is the City of Rockwall’s typical meter used for a single family detached dwelling, and therefore is considered to be equivalent to one “living unit”. Other meter sizes can be compared to the 5/8-inch meter through a ratio of water flows as published by the American Water Works Association as shown in **Table No. 2** below. This same ratio is then used to determine the proportional water and wastewater impact fee amount for each water meter size.

TABLE NO. 2

Living Unit Equivalencies For Various Types and Sizes of Water Meters

Meter Type	Meter Size	Continuous Duty Maximum Rate (gpm) ^(a)	Ratio to 5/8” Meter
Simple	5/8”	10	1.0
Simple	1”	25	2.5
Simple	1-1/2”	50	5.0
Simple	2”	80	8.0
Compound	2”	80	8.0
Turbine (Irrigation)	2”	160	16.0
Compound	3”	160	16.0
Turbine (Irrigation)	3”	350	35.0
Compound	4”	250	25.0
Turbine (Irrigation)	4”	650	65.0
Compound	6”	500	50.0
Turbine (Irrigation)	6”	1,400	140.0
Compound	8”	800	80.0
Turbine (Irrigation)	8”	2,400	240.0
Turbine	10”	3,500	350.0
Turbine	12”	4,400	440.0

^(a) Source: AWWA Standard C700 - C703

B. CALCULATION OF WATER & WASTEWATER - LIVING UNIT EQUIVALENTS

The City of Rockwall provided the existing water meter count by size category as of December 2018. In total, there are 15,680 domestic water and irrigation meters serving an existing population of 49,616 residents and business. **Table No. 3** shows the number of existing meters, the living unit equivalent factor and the total number of living unit equivalents for each sized water meter.

Similar, the City provided the number of wastewater accounts by corresponding water meter size. This number of wastewater accounts is 15,053. **Table No. 4** illustrates the existing wastewater accounts and the SFLUE’s. The difference between the water and wastewater accounts is irrigation meters are not included in the wastewater accounts.

The residential growth rate of 1.48 in **Table 1** was applied to 5/8-inch through 1-1/2-inch meters. The non-residential growth rate of 1.34 in **Table 1** was applied to 2-inch through 12-inch meters. Utilizing these growth rates in a straight-line extrapolation of the existing water and wastewater accounts, the numbers of new accounts was calculated for the year 2029. City records indicate the historical growth of 5/8-inch and 1-inch meters is approximately 96% 5/8-inch meters and 4% 1-inch meters for the base meter sizes. These percentages were applied to the total growth of 5/8-inch and 1-inch meters. Living unit equivalents were then applied to the water meters and wastewater accounts for 2019 and 2029, resulting in a total number of living units. The difference in the total number of 2019 and 2029 living units results in the new living unit equivalents during the impact fee period. The calculation of living unit equivalents is summarized in **Table 3** and **Table 4**.

TABLE NO. 3
Water Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8" Used	Total Number of Living Units	
5/8"	14,261	1.0	14,261	21,108	1.0	21,108	6,847
1"	597	2.5	1,493	882	2.5	2,205	712
1-1/2"	188	5.0	940	278	5.0	1,390	450
2"	617	8.0	4,936	827	8.0	6,616	1,680
3"	5	16.0	80	7	16.0	112	32
4"	10	25.0	250	13	25.0	325	75
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	15,680		22,060	23,118		31,906	9,846

TABLE NO. 4

Wastewater Living Unit Equivalents 2019 – 2029

Meter Size	2019			2029			New Living Unit Equivalents During Impact Fee Period
	Number of Wastewater Accounts	Living Unit Equivalent Ratio for 5/8"	Total Number of Living Units	Number of Water Meters	Living Unit Equivalent Ratio for 5/8"	Total Number of Living Units	
5/8"	14,179	1.0	14,179	20,956	1.0	20,956	6,777
1"	377	2.5	943	587	2.5	1,468	525
1-1/2"	126	5.0	630	186	5.0	930	300
2"	358	8.0	2,864	480	8.0	3,840	976
3"	5	16.0	80	7	16.0	112	32
4"	6	25.0	150	8	25.0	200	50
6"	2	50.0	100	3	50.0	150	50
8"	0	80.0	0	0	80.0	0	0
10"	0	350.0	0	0	350.0	0	0
12"	0	440.0	0	0	440.0	0	0
Totals	15,053		18,946	22,227		27,656	8,710

C. COST OF FACILITIES

Unit costs for proposed water and wastewater lines larger than 12 inches in diameter that are anticipated to be constructed between 2019 and 2029 by private development include the City's oversize cost participation only. These water and wastewater lines are colored green on **Exhibits 1 and 2**. Oversize cost participation from City is based on availability of funds. For City participation, the developer must bid the 12-inch as a base and the oversize as an additive alternate. City initiated water and wastewater lines include the full cost of the proposed facility. These water and wastewater lines are colored red on **Exhibits 1 and 2**. Developer initiated water and wastewater line projects which are 12 inches or less in diameter are not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer. These water and wastewater lines are colored light blue (cyan) on **Exhibits 1 and 2**.

Actual construction costs of the various existing elements of the water and wastewater systems were utilized where the information was known. The existing cost of facilities was determined from Contractor's final pay requests, City purchase orders, bid tabulation forms and developer's agreements. Existing water and wastewater facilities included in the impact fee analysis are only those with excess capacity available for future growth are colored dark blue on **Exhibits 1 and 2**.

Cost data for existing water and wastewater facilities included in the impact fee analysis were provided by the City. A 5% debt service, over a period of 20-years, has been added to all projects. Actual costs were used for those existing projects where records were available.

D. WATER DISTRIBUTION SYSTEM

Computer hydraulic models for the years 2019, 2029 and Buildout were prepared and analyzed by Birkhoff, Hendricks & Carter, L.L.P. The models were developed and water demand distributed from residential population and non-residential land use projections prepared by the City of Rockwall’s Planning Department. The projected developed land areas from the City’s Land Use Assumptions follow closely to the construction of major facilities in the system. These facilities include pump stations, storage tanks, and major distribution lines. All computer models were run for the Maximum Hourly Demands in a three-day extended period simulation to ensure proper sizing of the facilities to meet peak demands.

1. Existing Pump Stations, Ground Storage Reservoirs & Elevated Storage Tanks

The existing water distribution system included in the impact fee analysis (As of December 2018) includes the facilities summarized in **Table No. 5** and **Table No. 6**.

TABLE NO. 5

Water Distribution System -- Existing Pump Stations & Ground Storage

Pump Station	Number of Pumps	Rated Capacity (MGD)	Number of Ground Storage Tanks	Total Ground Storage Available (Gallons)
Heath Street 698.75	6	17.7	1	3,000,000
Eastside 698.75	6	25.9	1	3,000,000
698.75 Subtotal:	12	43.6	2	6,000,000
Eastside 780	3	8.6	1	1,000,000
780 Subtotal:	3	8.6	1	1,000,000
Total:	15	52.2	3	7,000,000

TABLE NO. 6
Existing Elevated Storage Tanks

Elevated Storage Tanks	Capacity in Million Gallons
Southside Elevated Storage Tank	1.0
Country Lane Elevated Storage Tank	2.0
Springer Elevated Storage Tank	2.0
Total	5.0

The pump stations and ground storage facilities were analyzed with the maximum daily demand, while elevated storage acts dynamically and therefore was analyzed utilizing the difference between the Maximum Hourly Demand and the Maximum Daily Demand.

2. Distribution Lines

The distribution lines consist of all lines within the Service Area planning boundary supplying water to customers in the City of Rockwall. Existing and proposed distribution lines vary in size from 5/8-inch services to 48-inch transmission lines and pump station piping. The cost of water lines includes construction cost, appurtenances (water valves, fire hydrants, taps and the like), utility relocations, purchase of easements and engineering costs. Financing cost over a 20-year term is included for each project.

Unit cost for proposed capital improvement water lines 12-inches and larger in diameter classified as City initiated, or City participation in oversize water lines. Developer’s initiated water line projects, 12 inches or less in diameter were not included in this Impact Fee analysis, as the cost for these size lines are the responsibility of the developer.

3. Water Supply

The City of Rockwall currently receives all of its water supply from the North Texas Municipal Water District (NTMWD). Rockwall’s allocation of the capital cost of services as a Member of the NTMWD was specifically excluded from the impact fee analysis.

If included, Rockwall’s share of the NTMWD capital cost could include the original construction cost, expansion cost and financing cost of the following components:

- a) Water Rights Cost in Lake Lavon and other Sources

- b) Raw Water Intake Structures
- c) Raw Water Pump Stations
- d) Treatment Plant and Expansion
- e) High Service Pump Stations
- f) Transmission Lines
- g) NTMWD Owned Ground Storage Facilities

NTMWD has indicated that determining Rockwall's portion of cost for these items would not be possible, thus these costs have not been included in this analysis.

4. Water Distribution System Capital Improvement Projects for Impact Fees

In order to meet the demands of the anticipated growth over the next 10-years, as provided in the Land Use Assumptions prepared by the City of Rockwall, certain water distribution system improvements are required. **Exhibit 1** shows the recommended water system improvements and **Table No. 7** itemizes each project and the project cost in 2019 dollars. These recommended improvements form the basis for the water system impact fee calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary. Most of the capital improvements are within the city limits, as requested by the City due to new State of Texas Annexation Laws.



CITY OF ROCKWALL WATER DISTRIBUTION SYSTEM IMPACT FEE 2019-2029 CAPITAL IMPROVEMENT PLAN

BIRKHOFF HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS

SEPTEMBER 2019

NOT TO SCALE

LEGEND

- EXISTING WATER LINE
- - - EXISTING WATER LINE (IMPACT FEE)
- PROP. WATER LINE (DEVELOPER CONSTRUCTED 12-INCH UNLESS OTHERWISE NOTED)
- - - PROP. IMPACT FEE WATER LINE (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- · - · - · PROPOSED IMPACT FEE WATER LINE (CITY INITIATED & CONSTRUCTED)
- CITY LIMITS
- - - PLANNING BOUNDARY
- EXISTING PUMP STATION
- PROPOSED PUMP STATION
- EXISTING ELEVATED STORAGE TANK
- PROPOSED ELEVATED STORAGE TANK
- CIP PROJECT ID NUMBER & YEAR

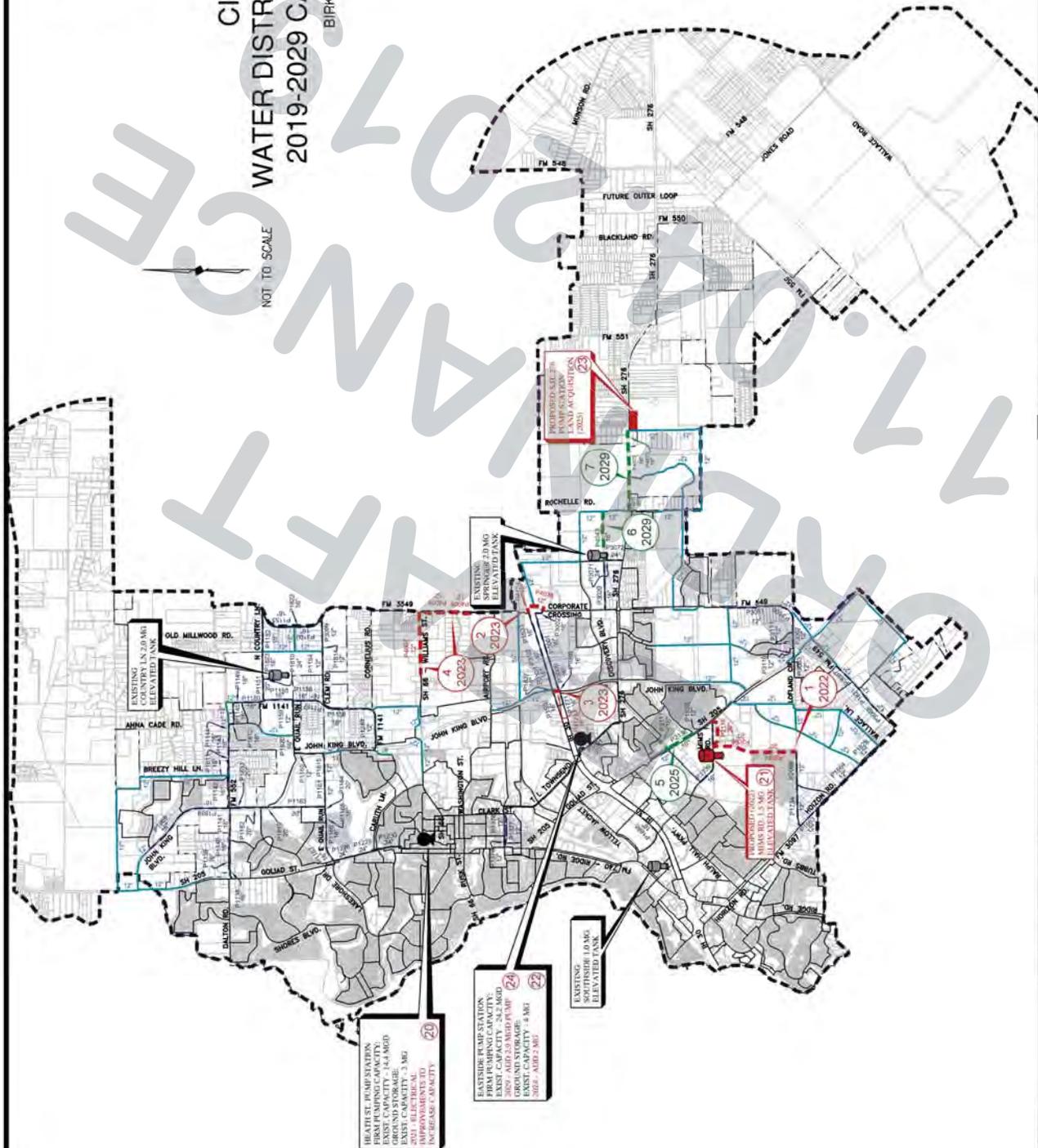


EXHIBIT 1

Table No. 7

10-Year Water System Capital Improvement Plan for Impact Fees

PROPOSED WATER LINES

CIP #	Year	Service Area	Water Line Projects	Length (FT)	Size	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
1	2022	698.75	Mims Road / County Line Road Looping Water Lines (Pipes 2096, 2097, 2118)	6,151	20"	\$ 1,402,428	\$ 736,275	\$ 2,138,703
2	2023	780	IH-30 - F.M. 3549/Corporate Crossing (Pipes 4039, 4124)	1,287	12"-16"	\$ 531,800	\$ 279,195	\$ 810,995
3	2023	780	John King Blvd. 780 Water Lines North (Pipes 4123)	423	16"	\$ 274,950	\$ 144,349	\$ 419,299
4	2023	780	S.H. 66 - F.M. 3549 780 Service Area Loop (Pipes 4007, 4008, 4009)	6,394	12"	\$ 767,280	\$ 402,822	\$ 1,170,102
5	2025	698.75	S.H. 205 Water Lines (Pipes 2117, 2136)	2,496	16"	\$ 149,760	\$ 78,624	\$ 228,384
6	2029	780	Springer Ln. 16" Water Line (Pipe 4043)	2,714	16"	\$ 162,840	\$ 85,491	\$ 248,331
7	2029	780	S.H. 276 Pump Station Transmission Main West (Pipes 4071, 4072, 4073)	3,329	16"	\$ 270,300	\$ 141,908	\$ 412,208
Subtotal: Proposed Water Lines						\$ 3,559,358	\$ 1,868,664	\$ 5,428,022

PROPOSED PUMPING AND STORAGE FACILITIES

CIP #	Year	Service Area	Pump Station, Ground Storage & Elevated Storage Project	Added Capacity	Opinion of Construction Cost (A)	Debt Service (B)	Total Project Cost
20	2021	698.75	Heath Street Pump Station Improvements	7.0 MGD	\$ 2,730,000	\$ 1,433,250	\$ 4,163,250
21	2022	780	Mims 1.5 MG EST & Purchase 2-Acres	1.5 MG	\$ 3,421,075	\$ 1,796,064	\$ 5,217,139
22	2024	698.75/780	Eastside Ground Storage Reservoir No. 3	2.0 MG	\$ 2,855,600	\$ 1,499,190	\$ 4,354,790
23	2025	780	Proposed SH 276 Pump Station Land Acquisition	10 Acres	\$ 590,340	\$ 309,929	\$ 900,269
24	2029	698.75/780	Eastside 780 Service Area 2.9 MGD Pump	2.9 MGD	\$ 1,878,025	\$ 985,963	\$ 2,863,988
Subtotal: Proposed Pumping and Storage Facilities					\$ 11,475,040	\$ 6,024,396	\$ 17,499,436

PLANNING EXPENSES

Year	Project Description	Engineering Services	Debt Service (B)	Total Project Cost
2019	Water & Wastewater System Master Plan & Impact Fee Analysis	\$ 74,675		\$ 74,675
Subtotal: Planning Expenses		\$ 74,675	\$ -	\$ 74,675
GRAND TOTAL: WATER DISTRIBUTION 10-YEAR CIP		\$ 15,109,073	\$ 7,893,060	\$ 23,002,133

- (A) Opinion of Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

5. Utilized Capacity

Utilized capacity for the water distribution system was calculated based on the water line size required for each model year (2019, 2029 and buildout). Analysis of the water distribution system is based on the maximum daily demand, maximum hourly demand, and the minimum hourly demand. Pump station capacity is generally based on the maximum daily system demand while transmission and distribution facilities are sized based on either the maximum hourly demand or the minimum hourly demand, whichever demand is greater for a particular water line. Often times, the capacity of water lines are determined by the flows generated by the minimum hourly demand. The minimum hourly flows are usually higher in those lines that are used to refill elevated storage. For each line segment in the water distribution model, the maximum buildout flow rate in the line was compared to the flow rate in the same line segment for the 2019 and the 2029 models.

The percent utilized capacity was then calculated for each year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2029 capacity and the year 2019 capacity. **Table No. 8** below summarizes the project cost and utilized capacity cost over the Capital Recovery Period (CRP) of 2019 - 2029 for each element of the Water Distribution System. The utilized capacity for each water distribution facility, both existing and proposed, is presented in detail in Impact Fee Capacity Calculation **Table Nos. 9, 10, 11, 12, 13 and 14**.

Table No. 8

Summary of Eligible Water Distribution Project Cost and Utilized Capacity Cost

Water System Facility	20-Year Project Cost	Utilized Capacity (\$) In the CRP
Existing Pump Stations & Storage	\$24,635,679	\$8,804,864
Existing Transmission/Distribution Lines	\$14,222,504	\$2,863,156
Proposed Pump Stations & Storage	\$17,499,436	\$15,502,253
Proposed Transmission/Distribution Lines	\$5,428,022	\$3,005,499
CCN Acquisition	\$5,048,042	\$656,510
Planning Expenses	\$74,675	\$74,675
Total:	\$66,908,358	\$30,906,957

TABLE NO. 9
Water Pump Station Facilities

Pump Station Improvements	Year Const.	Projected Capacity (MGD)	Const.	Pump Station Cost (\$)		Total 20 Yr. Project Cost \$	Capacity Utilized (%)		In The CRF Period	Capacity Utilized (\$)		In The CRF Period
				Engineering & Testing	20 Year Debt Service @ 5% Simple Interest		2019	2029		2019	2029	
PUMP STATIONS												
Existing Pump Station Facilities												
[6] Heath Street Original Construction	Unknown	7.7	\$ 1,363,700	\$ 715,943	\$ 2,079,643	49%	100%	51%	\$ 1,013,029	\$ 2,079,643	\$ 1,066,614	
[5] Eastside 698.75 Original Pump Station	1992	8.0	\$ 1,245,503	\$ 653,889	\$ 1,899,392	100%	100%	0%	\$ 1,899,392	\$ 1,899,392	\$ -	
[3] Eastside 698.75 Replace Pump 1 & 2, Install Pump 4	1999	9.9	\$ 357,909	\$ 39,000	\$ 605,286	100%	100%	0%	\$ 605,286	\$ 605,286	\$ -	
[1] Eastside 698.75 Install Pump 6	2004	7.5	\$ 130,000	\$ 143,080	\$ 416,447	100%	100%	0%	\$ 416,447.0	\$ 416,447.0	\$ -	
[3] Eastside 780 Pump Station	2007	8.7	\$ 1,629,000	\$ 226,522	\$ 2,829,671	42%	96%	54%	\$ 1,188,462	\$ 2,716,484	\$ 1,528,022	
Existing Pump Station Subtotal:			\$ 4,726,112	\$ 408,602	\$ 7,830,439				\$ 5,122,616	\$ 7,717,252	\$ 2,594,636	
Proposed Pump Station Facilities												
[1] Heath St. Electrical Improvements & Emergency Generators to Increase Pump Capacity	** 2021	+7	\$ 2,481,818	\$ 248,182	\$ 4,163,250	0%	100%	100%	\$ -	\$ 4,163,250	\$ 4,163,250	
[1] Proposed SH 276 Land Acquisition (10-Acres)	2025	+2.9	\$ 550,340	\$ 40,000	\$ 900,269	0%	100%	100%	\$ -	\$ 900,269	\$ 900,269	
[1] Eastside 780 Install Pump 4	** 2029		\$ 1,707,295	\$ 170,730	\$ 2,863,988	0%	96%	96%	\$ -	\$ 2,749,428	\$ 2,749,428	
Proposed Pump Station Subtotal:			\$ 4,739,454	\$ 458,911	\$ 7,927,507				\$ -	\$ 7,812,947	\$ 7,812,947	
Pump Station Grand Total			\$ 9,465,566	\$ 867,513	\$ 15,757,946				\$ 5,122,616	\$ 15,530,199	\$ 10,407,583	

* Includes Property Acquisition
 ** 10% of Construction Assumed for Engineering and Testing
 (1) Estimated Cost in 2019 Dollars
 (4) Number of Pumps

TABLE NO. 10
Ground Storage Reservoirs

Pump Station	Year Const.	Capacity (MG)	Capital Cost (\$)			Total 20 Yr. Project Cost \$	Capacity Utilized (%)		Capacity Utilized (\$)		In the CRF Period	
			Const.	Eng. & Testing	Debt Service @ 5% Simple Interest		2019	2029	2019	2029		
EXISTING GROUND STORAGE RESERVOIRS												
Eastside No. 2	1	2006	4.0	\$ 2,420,695	\$ 67,524	\$ 1,306,315	\$ 3,794,534	67.0%	78.0%	2,542,338	\$ 2,959,737	\$ 417,399
Heath St. No. 1	1	1986	3.0	\$ 825,810	\$ -	\$ 433,550	\$ 1,259,360	77.0%	100.0%	969,707	\$ 1,259,360	\$ 289,653
Existing Ground Storage Subtotal			7.00	\$ 3,246,505	\$ 67,524	\$ 1,739,865	\$ 5,053,894			\$ 3,512,045	\$ 4,219,097	\$ 707,052
PROPOSED GROUND STORAGE RESERVOIRS												
Eastside No. 3 (Tank Buried)	2*	2024	2.0	\$ 2,596,000	\$ 259,600	\$ 1,499,190	\$ 4,354,790	0.0%	78%	-	\$ 3,411,252	\$ 3,411,252
Proposed Ground Storage Subtotal			2.00	\$ 2,596,000	\$ 259,600	\$ 1,499,190	\$ 4,354,790			\$ -	\$ 3,411,252	\$ 3,411,252
Ground Storage Grand Total			9.00	\$ 5,842,505	\$ 327,124	\$ 3,239,055	\$ 9,408,684			\$ 3,512,045	\$ 7,630,349	\$ 4,118,304

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 11
Elevated Storage Tanks

Elevated Storage	Pressure Divide	Year Const.	Storage Capacity (MGD)	Capital Cost (\$)			Total 20 Yr. Project Cost \$	Capacity Utilized (%)		Capacity Utilized (\$)		In the CRF Period
				Eng. & Testing	20 Year Debt Service @ 5% Simple Interest	Const.		2019	2029	2019	2029	
EXISTING ELEVATED STORAGE TANKS												
Southside	698.75	1992	1.0	\$ -	\$ 715,943	\$ 2,079,643	100.0%	100.0%	\$ 2,079,643	\$ 2,079,643	0.0%	\$ -
Springer	698.75	2004	2.0	\$ 2,158,000	\$ 1,246,245	\$ 3,620,045	16.0%	51.0%	\$ 579,207	\$ 1,846,223	35.0%	\$ 1,267,016
Country Ln.	780	2008	2.0	\$ 3,863,300	\$ 2,083,358	\$ 6,051,658	30.0%	100.0%	\$ 1,815,497	\$ 6,051,658	70.0%	\$ 4,236,161
Existing Elevated Storage Subtotal			5.0	\$ 7,385,000	\$ 4,045,546	\$ 11,751,346			\$ 4,474,348	\$ 9,977,524		\$ 5,503,176
PROPOSED ELEVATED STORAGE TANKS												
Mims	698.75	2022	2.0	\$ 3,110,068	\$ 1,796,064	\$ 5,217,139	0.0%	82.0%	\$ -	\$ 4,278,054	82.0%	\$ 4,278,054
Existing Elevated Storage Subtotal			2.0	\$ 3,110,068	\$ 1,796,064	\$ 5,217,139			\$ -	\$ 4,278,054		\$ 4,278,054
Elevated Storage Grand Total			5.0	\$ 10,495,068	\$ 5,841,610	\$ 16,968,485			\$ 4,474,348	\$ 14,255,578		\$ 9,781,230

* 10% of Construction Assumed for Engineering and Testing

(1) Actual Cost

(2) Estimated Cost in 2019 Dollars

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
										2019	2029	2019	2029	
FM 552 WATER LINE (SH 205 TO MIDDLE SCHOOL)														
2	P1138	652	16		\$82.70	\$53,918		\$28,307	\$82,225	100%	100%	\$82,225	\$82,225	0%
2	P1139	371	16		\$82.70	\$30,680		\$16,107	\$46,787	100%	100%	\$46,787	\$46,787	0%
2	P1140	1,125	16		\$82.70	\$93,034		\$48,843	\$141,877	100%	100%	\$141,877	\$141,877	0%
2	P1141	1,803	16		\$82.70	\$149,102		\$78,278	\$227,380	100%	100%	\$227,380	\$227,380	0%
	Subtotal:	3,951		2007		\$326,734	5%	\$171,535	\$498,269			\$498,269	\$498,269	\$0
FM 552 WATER LINE (MIDDLE SCHOOL TO FM 1141)														
1	P1142	1,823	16		\$3.98	\$7,257		\$3,810	\$11,067	100%	100%	\$11,067	\$11,067	0%
1	P1143	358	16		\$3.98	\$1,425		\$748	\$2,173	100%	100%	\$2,173	\$2,173	0%
1	P1144	968	16		\$3.98	\$3,854		\$2,023	\$5,877	100%	100%	\$5,877	\$5,877	0%
1	P1145	1,197	16		\$3.98	\$4,765		\$2,502	\$7,267	100%	100%	\$7,267	\$7,267	0%
1	P1811	1,492	16		\$3.98	\$5,940		\$3,119	\$9,059	100%	100%	\$9,059	\$9,059	0%
1	P1812	266	16		\$3.98	\$1,059		\$556	\$1,615	100%	100%	\$1,615	\$1,615	0%
	Subtotal:	6,104		2006		\$24,300	5%	\$12,758	\$37,058			\$37,058	\$37,058	\$0
FM 1141 WATER LINE (FM 552 TO COUNTRY LANE)														
1	P1149	432	16		\$19.92	\$8,605		\$4,518	\$13,123	100%	100%	\$13,123	\$13,123	0%
1	P1150	1,285	16		\$19.92	\$25,595		\$13,437	\$39,032	100%	100%	\$39,032	\$39,032	0%
	Subtotal:	1,717		2006		\$34,200	5%	\$17,955	\$52,155			\$52,155	\$52,155	\$0
FM 1141 WATER LINE (COUNTRY LANE TO CLEM ROAD)														
2	P1155	1,674	16		\$125.19	\$209,566		\$110,022	\$319,588	100%	100%	\$319,588	\$319,588	0%
2	P1156	724	16		\$125.19	\$90,637		\$47,584	\$138,221	23%	45%	\$31,791	\$62,199	22%
2	P1157	1,063	16		\$125.19	\$133,076		\$69,865	\$202,941	22%	45%	\$44,647	\$91,323	23%
	Subtotal:	3,461		2008		\$433,279	5%	\$227,471	\$660,750			\$396,026	\$473,110	\$77,085

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversee
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity		During Fee Period
										2019	2029	
COUNTRY LANE WATER LINE (FM 1141 TO COUNTRY LANE ELEVATED STORAGE TANK)												
2	P1151	1,158	20		\$109.56	\$126,874		\$66,609	\$193,483	100%	100%	\$193,483
2	P1810	611	24		\$109.56	\$66,943		\$35,145	\$102,088	100%	100%	\$102,088
	Subtotal:	1,769		2008		\$193,817	5%	\$101,754	\$295,571			\$295,571
700 SERVICE AREA WATER LINE IMPROVEMENTS												
16" Country Ln. from Country Ln. EST to FM 549; 16" FM 549 from Country Ln. to Clem Rd.; 12" Clem Rd. from FM 549 to FM 1141; 16" & 12" FM 1441 from Clem Rd. to SH 205 Bypass)												
2	P1152	2,128	16		\$61.16	\$130,142		\$68,325	\$198,467	100%	100%	\$198,467
2	P1153	2,026	16		\$61.16	\$123,904		\$65,050	\$188,954	100%	100%	\$188,954
2	P1154	3,019	12		\$61.16	\$184,633		\$96,932	\$281,565	84%	89%	\$236,515
2	P1158	2,686	16		\$61.16	\$164,268		\$86,241	\$250,509	41%	58%	\$102,709
2	P1249	1,965	12		\$61.16	\$120,174		\$63,091	\$183,265	94%	100%	\$172,269
2	P1814	242	12		\$61.16	\$14,800		\$7,770	\$22,570	100%	100%	\$22,570
2	P1822	221	16		\$61.16	\$13,516		\$7,096	\$20,612	100%	100%	\$20,612
2	P1823	1,509	16		\$61.16	\$92,286		\$48,450	\$140,736	54%	83%	\$75,997
2	P3099	1,486	12		\$61.16	\$90,879		\$47,711	\$138,590	100%	100%	\$138,590
2	P3100	1,382	16		\$61.16	\$84,519		\$44,372	\$128,891	100%	100%	\$128,891
	Subtotal:	16,664		2008		\$1,019,122	5%	\$535,038	\$1,554,159			\$1,285,574
HAYS ROAD WATER LINE (FM 552 TO QUAIL RUN ROAD)												
2	P1162	894	20		\$210.52	\$188,201		\$98,806	\$287,007	40%	45%	\$114,803
2	P1163	1,505	20		\$210.52	\$316,826		\$166,334	\$483,160	63%	65%	\$304,391
2	P1819	684	20		\$210.52	\$143,993		\$75,596	\$219,589	36%	39%	\$79,052
2	P1833	816	20		\$210.52	\$171,781		\$90,185	\$261,966	57%	63%	\$149,321
	Subtotal:	3,899		2002		\$820,800	5%	\$430,921	\$1,251,722			\$647,567
QUAIL RUN ROAD WATER LINE I (SH 205 (GOLIAD) TO HAYS ROAD)												
1	P1164	482	20		\$15.88	\$7,654		\$4,018	\$11,672	81%	85%	\$9,454
1	P1165	419	16		\$15.88	\$6,654		\$3,493	\$10,147	80%	85%	\$8,118
1	P1166	1,211	16		\$15.88	\$19,231		\$10,096	\$29,327	77%	84%	\$22,582
1	P1167	1,005	16		\$15.88	\$15,960		\$8,379	\$24,339	77%	84%	\$18,741
	Subtotal:	3,117		2002		\$49,500	5%	\$25,986	\$75,485			\$58,895
QUAIL RUN ROAD WATER LINE II (HAYS ROAD TO SH 205 BYPASS)												
2	P1161	1,541	12		\$85.74	\$132,122		\$69,364	\$201,486	100%	100%	\$201,486
2	P1815	1,394	12		\$85.74	\$119,518		\$62,747	\$182,265	100%	100%	\$182,265
	Subtotal:	2,935		2008		\$251,640	5%	\$132,111	\$383,751			\$383,751

TABLE NO. 12
Existing Impact Fee Water Lines

1 - City Participation in Cost Oversize
2 - City Initiated and Funded

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
										2019	2029	2019	2029	
FM 549 WATER LINE II (STANDING OAK LANE TO JEFF BOYD DRIVE)														
2	P1821	475	12		\$32.08	\$15,238		\$8,000	\$23,238	13%	30%	\$3,021	\$6,971	\$3,950
2	P3067	1,260	12		\$32.08	\$40,422		\$21,221	\$61,643	10%	38%	\$6,164	\$23,424	\$17,260
2	P3068	2,252	12		\$32.08	\$72,246		\$37,929	\$110,175	14%	20%	\$15,425	\$22,035	\$6,611
	Subtotal:	3,987		2008		\$127,907	5%	\$67,150	\$195,056			\$24,610	\$52,430	\$27,821
FM 3097 WATER LINE (BUFFALO CREEK WWTPP TO WALLACE LANE)														
2	P1663	2,324	12		\$95.50	\$221,938		\$116,517	\$338,455	22%	70%	\$74,460	\$236,919	\$162,458
2	P1664	2,335	12		\$95.50	\$222,988		\$117,069	\$340,057	5%	78%	\$17,003	\$265,244	\$248,242
2	P1829	1,457	12		\$95.50	\$139,141		\$73,049	\$212,190	0%	72%	\$0	\$152,777	\$152,777
	Subtotal:	6,116		2008		\$584,067	5%	\$306,635	\$890,702			\$91,463	\$654,940	\$563,477
COUNTY LINE ROAD WATER LINE I (FM 3097 TO RANCH TRAIL)														
2	P1734	2,324	12		\$95.79	\$222,625		\$116,878	\$339,503	37%	81%	\$125,616	\$274,997	\$149,381
	Subtotal:	2,324		2008		\$222,625	5%	\$116,878	\$339,503			\$125,616	\$274,997	\$149,381
JOHN KING / BREEZY HILL WATER LINE (FM 552 TO BREEZY HILL)														
1	P1868	2,632	16		\$18.04	\$47,493		\$24,934	\$72,427	21%	77%	\$15,210	\$55,769	\$40,559
1	P1869	2,662	16		\$18.04	\$48,035		\$25,218	\$73,253	16%	67%	\$11,720	\$49,080	\$37,359
	Subtotal:	5,294		2014		\$95,528	5%	\$50,152	\$145,680			\$26,930	\$104,849	\$77,918
BOYDSTUN STREET WATER LINE (FROM GOLIAD STREET TO CLARK STREET)														
2	P1376	171	12		\$225.86	\$38,622		\$20,277	\$58,899	84%	100%	\$49,475	\$58,899	\$9,424
2	P1377	403	12		\$225.86	\$91,020		\$47,786	\$138,806	85%	100%	\$117,985	\$138,806	\$20,821
2	P1378	1,194	12		\$225.86	\$269,673		\$141,579	\$411,252	96%	100%	\$394,802	\$411,252	\$16,450
	Subtotal:	1,768		2018		\$399,315	5%	\$209,642	\$608,957			\$562,262	\$608,957	\$46,695
COUNTY LINE ROAD WATER LINE II (FROM LYNNE DRIVE TO RENEER DRIVE)														
2	P2098	1,782	12		\$240.78	\$429,069		\$225,261	\$654,330	2%	93%	\$13,087	\$608,527	\$595,440
	Subtotal:	1,782		2019		\$429,069	5%	\$225,261	\$654,330			\$13,087	\$608,527	\$595,440
EXISTING TOTAL:												\$8,938,972	\$11,802,128	\$2,863,156

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Oversee
 2 - City Initiated and Funded
 *Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
										2019	2029	2019	2029	
1 - MIMS ROAD / COUNTY LINE ROAD LOOPING WATER LINES														
Pipes P2096 & P2097 Along Future Thoroughfare and Renee Drive from Mims Road South to County Line Road; Pipe 2118 Along Mims Road to Goliad Street														
2	P2096 *	698.75	20	2022	\$228.00	\$492,936		\$258,792	\$751,728	0%	97%	\$0	\$729,176	
2	P2097 *	698.75	20	2022	\$228.00	\$560,652		\$294,342	\$854,994	0%	95%	\$0	\$812,244	
2	P2118 *	698.75	20	2022	\$228.00	\$348,840	5%	\$183,141	\$531,981	0%	71%	\$0	\$377,707	
	Subtotal:		6,451			\$1,402,428		\$736,275	\$2,138,703			\$0	\$1,919,127	
2 - I.H.-30 - FM 3549/CORPORATE CROSSING														
Creating 780 Service Area North of IH-30 (16" Diameter) Cost Based on Bore Across IH-30 & FM(549)														
2	P4039 *	780	12	2023	\$120.00	\$69,000		\$36,225	\$105,225	0%	28%	\$0	\$29,463	
2	P4124 *	780	16	2023	\$650.00	\$462,800	5%	\$242,970	\$705,770	0%	33%	\$0	\$232,904	
	Subtotal:		1,287			\$531,800		\$279,195	\$810,995			\$0	\$262,367	
3 - JOHN KING BLVD 780 WATER LINES NORTH														
Pipe P4123 is a Bore Across IH-30														
2	P4123 *	780	16	2023	\$650.00	\$274,950	5%	\$144,349	\$419,299	0%	21%	\$0	\$88,053	
	Subtotal:		423			\$274,950		\$144,349	\$419,299			\$0	\$88,053	
4 - S.H. 66 - F.M. 3549 780 SA LOOP														
From the Termination of the Existing S.H. 66 12" Water Line East to F.M. 549, South Along F.M. 549 from S.H. 66 to Eastridge Church of Christ 16" Existing Water Line														
2	P4007 *	780	12	2023	\$120.00	\$412,680		\$216,657	\$629,337	0%	38%	\$0	\$239,148	
2	P4008 *	780	12	2023	\$120.00	\$260,880		\$136,962	\$397,842	0%	11%	\$0	\$43,763	
2	P4009 *	780	12	2023	\$120.00	\$93,720	5%	\$49,203	\$142,923	0%	12%	\$0	\$17,151	
	Subtotal:		6,394			\$767,280		\$402,822	\$1,170,102			\$0	\$300,062	
5 - S.H. 205 WATER LINES														
Pipe P2117 southwest from Graystone Drive to S.H. 205; Pipe P2136 southeast along S.H. 205.														
1	P2117 *	698.75	846	2025	\$60.00	\$50,760		\$26,649	\$77,409	0%	100%	\$0	\$77,409	
1	P2136 *	698.75	1,650	2025	\$60.00	\$99,000	5%	\$51,975	\$150,975	0%	100%	\$0	\$150,975	
	Subtotal:		2,496			\$149,760		\$78,624	\$228,384			\$0	\$228,384	

TABLE NO. 13
Proposed Impact Fee Water Lines

1 - City Participation in Cost Overize

2 - City Initiated and Funded

*Average Unit Costs are Based in 2019 Dollars Unless Otherwise Indicated and Includes 20% for Engineering and Easements.

Pipe Number	Pressure Plane	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
										2019	2029	2019	2029	
6 - SPRINGER LN. 16" WATER LINE														
From Springer Elevated Storage Tank East to Rochelle Road														
1	P4043 *	780	16	2029	\$60.00	\$162,840		\$85,491	\$248,331	0%	51%	\$0	\$126,649	\$126,649
Subtotal:						\$162,840	5%	\$85,491	\$248,331			\$0	\$126,649	\$126,649
7 - S.H. 276 PUMP STATION TRANSMISSION MAIN WEST														
From Proposed S.H. 276 Pump Station West Along S.H. 276 to Proposed Subdivision														
1	P4071 *	780	16		\$60.00	\$114,360		\$60,039	\$174,399	0%	28%	\$0	\$48,832	\$48,832
1	P4072 *	780	16		\$60.00	\$114,360		\$60,039	\$174,399	0%	14%	\$0	\$24,416	\$24,416
1	P4073 *	780	16		\$60.00	\$41,580		\$21,830	\$63,410	0%	12%	\$0	\$7,609	\$7,609
Subtotal:						\$270,300	5%	\$141,908	\$412,208			\$0	\$80,857	\$80,857
PROPOSED TOTAL:						\$3,559,358		\$1,868,664	\$5,428,022			\$0	\$3,005,499	\$3,005,499

**TABLE NO. 14
CCN Acquisition**

Elevated Storage	Year Acquired	Area (Ac.)	Purchase Price		Capital Cost (\$)		Capacity Utilized (%)		Capacity Utilized (\$)		In the CRF Period
							2019	2029	2019	2029	
CCN Acquisition											
Aquasource	2013	284.0	\$ 3,402,318	\$ 3,402,318	\$ 3,402,318	\$ 3,402,318	100.0%	100.0%	\$ 3,402,318	\$ 3,402,318	-
RCH W.S.C.	2007-2009	803.0	\$ 332,847	\$ 332,847	\$ 332,847	\$ 332,847	29.0%	30.0%	\$ 96,526	\$ 99,854	3,328
Mt. Zion W.S.C.	2011	468.0	\$ 325,725	\$ 325,725	\$ 325,725	\$ 325,725	15.0%	64.0%	\$ 48,859	\$ 208,464	159,605
Blacland W.S.C.	2005-2012	1,251.0	\$ 987,152	\$ 987,152	\$ 987,152	\$ 987,152	8.0%	58.0%	\$ 78,972	\$ 572,548	493,576
Total		2,806.0	\$ 5,048,042	\$ 5,048,042	\$ 5,048,042	\$ 5,048,042			\$ 3,626,675	\$ 4,283,184	\$ 656,510

E. WASTEWATER COLLECTION SYSTEM

Computer models for the years 2019, 2029 and Buildout were prepared by Birkhoff, Hendricks & Carter L.L.P. The models were developed and peak flows calculated from the residential population and non-residential land use projections prepared by the City of Rockwall's Planning Department. Computer models were run to determine peak wet weather flow to insure proper sizing of the collection system.

1. Collection Lines

The natural creeks, whose basins will collect wastewater through the installed system of collection lines that flow into the geographic treatment area serviced by the NTMWD.

The wastewater collection system analysis covered all of the drainage basins within the Service Area planning boundary. Each collection system was analyzed for line sizes 12-inches in diameter and larger. Eliminating line sizes smaller than 12-inches in diameter from the study leaves only the interceptor and trunk lines included in the study. The wastewater project costs include necessary appurtenances (manholes, lift stations, aerial crossings and the like), purchase of easements, utility relocation, pavement removal and replacement, and engineering costs. For existing Impact Fee projects, actual costs were utilized where known. Future project cost estimates were based on 2019 average unit cost per linear foot and includes engineering, easements, and construction cost.

All eligible wastewater collection line projects in the Service Area planning boundary were included in the impact fee analysis. Eligible existing and proposed wastewater facilities are shown on **Exhibit 2** and have capacity for future growth.

2. Treatment

The North Texas Municipal Water District (NTMWD) provides the City of Rockwall with the entirety of wastewater treatment. NTMWD owns and operates the Squabble Creek and Buffalo Creek Wastewater Treatment Plants (WWTP). Excess flows above the permit levels of the Squabble Creek and Buffalo Creek WWTP's are conveyed to the NTMWD Buffalo Creek Regional system. Rockwall pays NTMWD for the cost of this service according to the City's percentage of wastewater flow contributions in any given year.

This Impact Fee study includes the cost of NTMWD regional collection and transportation, and facilities located within the City’s Service Area planning boundary that were paid for by NTMWD. Existing treatment plant and future treatment plant expansion costs of NTMWD were included in this Impact Fee analysis.

3. Wastewater System Capital Improvement Projects for Impact Fees

The 10-year Wastewater System Capital Improvement Plan for Impact Fees was developed by Birkhoff, Hendricks & Carter L.L.P. **Exhibit 2** shows the recommended system improvements and **Table No. 15** itemizes each project and the project cost. These recommended improvements form the basis for the Wastewater System Impact Fee Calculation.

The capital improvement plan for impact fees provides for system improvements within the defined Service Area Planning Boundary.



CITY OF ROCKWALL WASTEWATER COLLECTION SYSTEM 2019-2029 IMPACT FEE UPDATE CAPITAL IMPROVEMENT PLAN

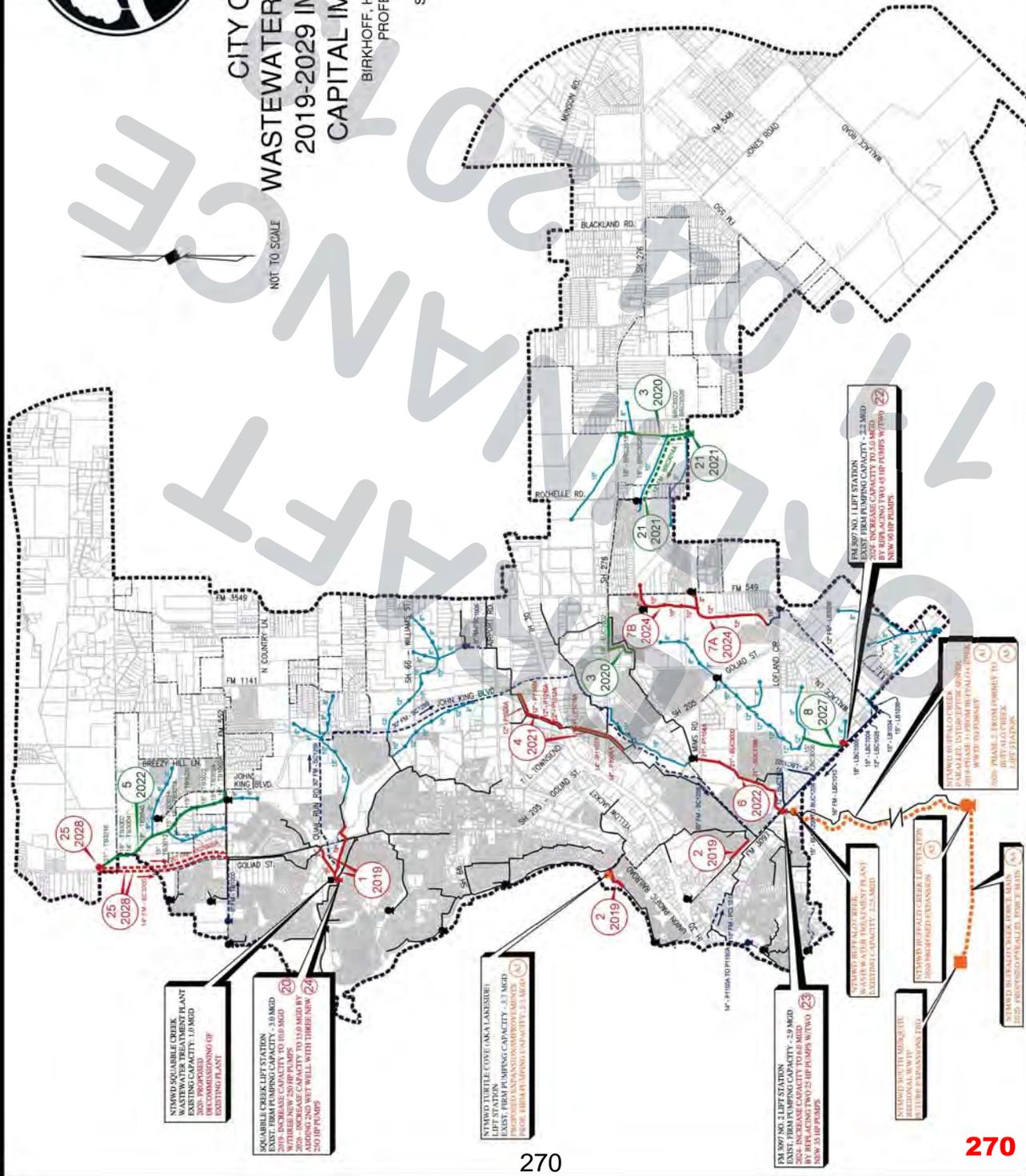
BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS

SEPTEMBER 2019

LEGEND

- EXISTING WASTEWATER LINE
- EXISTING GRAVITY LINE (IMPACT FEE RECOVERY)
- EXISTING FORCE MAIN (IMPACT FEE RECOVERY)
- PROP. WASTEWATER LINE (DEVELOPER CONSTRUCTED)
- PROP. IMPACT FEE GRAVITY LINE (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROP. IMPACT FEE FORCE MAIN (DEVELOPER INITIATED - CITY OVERSIZE PARTICIPATION)
- PROPOSED IMPACT FEE GRAVITY LINE (CITY INITIATED & CONSTRUCTED)
- PROPOSED IMPACT FEE FORCE MAIN (CITY INITIATED & CONSTRUCTED)
- PROPOSED NTMWD WASTEWATER LINE
- PLANNING BOUNDARY
- CITY LIMIT LINE
- EXISTING LIFT STATION
- EXISTING LIFT STATION (IMPACT FEE RECOVERY)
- PROPOSED LIFT STATION (CITY INITIATED & CONSTRUCTED)
- EXISTING WASTEWATER TREATMENT PLANT

1 2019



NTMWD SQUABBLE CREEK WASTEWATER TREATMENT PLANT
EXISTING CAPACITY: 10 MGD
DECOMMISSIONING OF EXISTING PLANT

SQUABBLE CREEK LIFT STATION
EXIST. FROM PUMPING CAPACITY - 3.0 MGD
2019 - INCREASE CAPACITY TO 0.0 MGD
2020 - INCREASE CAPACITY TO 1.0 MGD
2021 - INCREASE CAPACITY TO 1.0 MGD BY ADDING TWO WET WELLS WITH THREE NEW 240 HP PUMPS

NTMWD TURTLE COVE (AKA LAKESIDE)
EXIST. FROM PUMPING CAPACITY - 4.3 MGD
PROPOSED LAKESIDE IMPROVEMENTS
PROPOSED LAKESIDE IMPROVEMENTS

FM 507 NO. 2 LIFT STATION
EXIST. FROM PUMPING CAPACITY - 2.0 MGD
2019 - INCREASE CAPACITY TO 2.0 MGD BY REPLACING TWO 45 HP PUMPS WITH TWO NEW 55 HP PUMPS

NTMWD WEST PALM CREEK WASTEWATER TREATMENT PLANT
EXISTING CAPACITY: 2.5 MGD

NTMWD WEST PALM CREEK LIFT STATION
EXISTING CAPACITY: 1.0 MGD
2019 - INCREASE CAPACITY TO 1.0 MGD BY REPLACING TWO 45 HP PUMPS WITH TWO NEW 55 HP PUMPS

NTMWD WEST PALM CREEK LIFT STATION
EXISTING CAPACITY: 1.0 MGD
2019 - INCREASE CAPACITY TO 1.0 MGD BY REPLACING TWO 45 HP PUMPS WITH TWO NEW 55 HP PUMPS

FM 507 NO. 1 LIFT STATION
EXIST. FROM PUMPING CAPACITY - 2.2 MGD
2024 - INCREASE CAPACITY TO 2.2 MGD BY REPLACING TWO 45 HP PUMPS WITH TWO NEW 55 HP PUMPS

NTMWD SQUABBLE CREEK WASTEWATER TREATMENT PLANT
EXISTING CAPACITY: 10 MGD
DECOMMISSIONING OF EXISTING PLANT

NTMWD SQUABBLE CREEK LIFT STATION
EXISTING CAPACITY: 3.0 MGD
2019 - INCREASE CAPACITY TO 3.0 MGD BY ADDING TWO WET WELLS WITH THREE NEW 240 HP PUMPS

Table No. 15

10-Year Wastewater System Capital Improvement Plan for Impact Fees

PROPOSED WASTEWATER LINES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number	Project	Size (Diameter)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
1	2019	2	Quail Run & Memorial Lift Station Bypass Trunk Sewer	18"-30"	\$ 2,159,050	\$ 1,133,500	\$ 3,292,550
2	2019	2	Turtle Cove & Windmill Ridge Sewer Improvements	8"-12"	\$ 800,000	\$ 420,000	\$ 1,220,000
3	2020	1	Proposed Brushy Creek Trunk Sewer & Timber Creek Lift Station Abandonment	18"-21"	\$ 285,896	\$ 150,095	\$ 435,991
4	2021	2	Buffalo Creek Existing Gravity Sewer - 12" & 14" Pipe Burst	12"-14"	\$ 1,281,901	\$ 672,997	\$ 1,954,898
5	2022	1	Proposed Thompson Branch Trunk Sewer	15"-21"	\$ 339,296	\$ 178,131	\$ 517,427
6	2022	2	Proposed Lower Buffalo Creek East Trunk Sewer & Mims Rd. Lift Station Abandonment	21"	\$ 1,734,075	\$ 910,389	\$ 2,644,464
7A	2024	2	Fontana Ranch Lift Station Abandonment & Gravity Relief Sewer	8"-12"	\$ 985,844	\$ 517,568	\$ 1,503,412
7B	2024	2	Lofland Farms Lift Station Abandonment & Gravity Relief Sewer	8"-10"	\$ 510,375	\$ 267,947	\$ 778,322
8	2027	1	Proposed Little Buffalo Creek Trunk Sewer	15"	\$ 52,223	\$ 27,417	\$ 79,640
Subtotal: Proposed Wastewater Lines					\$ 8,148,660	\$ 4,278,044	\$ 12,426,704

PROPOSED WASTEWATER FACILITIES

CIP #	Year	1=City Participation in Cost Oversize 2=City Initiated and Funded (X) = CIP Project ID Number	Project	Capacity (MGD)	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
20	2019	2	Squabble Creek Lift Station Improvements - Install Three 250-HP Pumps, Electrical Upgrades & Standby Pump System	10.0 MGD	\$ 2,800,769	\$ 1,470,404	\$ 4,271,173
21	2021	1	Proposed Brushy Creek Lift Station & 12" Force Main	3.3 MGD	\$ 1,610,000	\$ 845,250	\$ 2,455,250
22	2024	2	FM 3097 No. 1 Lift Station Improvements - Replace Two 45-HP Pumps w/Two 90-HP Pumps	5.0 MGD	\$ 575,000	\$ 301,875	\$ 876,875
23	2024	2	FM 3097 No. 2 Lift Station Improvements - Replace Two 25-HP Pumps w/Two 35-HP Pumps	6.0 MGD	\$ 862,500	\$ 452,813	\$ 1,315,313
24	2026	2	Squabble Creek Lift Station Improvements - Add 2nd Wet Well w/Three New 250-HP Pumps	15.0 MGD	\$ 4,600,000	\$ 2,415,000	\$ 7,015,000
25	2028	2	Proposed Bluff Creek Lift Station & Parallel Force Mains (14" & 20")	2.4 MGD	\$ 5,865,000	\$ 3,079,125	\$ 8,944,125
Subtotal: Proposed Wastewater Facilities					\$ 16,313,269	\$ 8,564,467	\$ 24,877,736
Total City of Rockwall Proposed Wastewater System Improvements					\$ 24,461,929	\$ 12,842,511	\$ 37,304,440

- (A) Opinion of Cost includes:
 - a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions
- (B) Debt Service Based on 20-Year Simple Interest Bonds at 5%

Table No. 15 (Continued)

10-Year Wastewater System Capital Improvement Plan for Impact Fees

NTMWD REGIONAL SYSTEM

CIP #	Year	NTMWD Wastewater Line & Facility Projects	Size/ Added Capacity	Opinion of Project Cost (A)	Debt Service (B)	Total Project Cost
		3=Funded by NTMWD, 100% City Responsibility 4=Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility 5=Part of NTMWD Regional Systems, assumed 2.915% City Responsibility				
A1	2019	4 NTMWD Buffalo Creek Parallel Interceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	TBD	\$ 11,835,394	\$ -	\$ 11,835,394
A2	2020	3 NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	+1.6 MGD	\$ 4,600,000	\$ -	\$ 4,600,000
A3	2020	4 NTMWD Buffalo Creek Lift Station Expansion	TBD	\$ 17,868,150	\$ -	\$ 17,868,150
A4	2020	4 NTMWD Buffalo Creek Parallel Force Main	TBD	\$ 1,681,500	\$ -	\$ 1,681,500
A5	2026	4 NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	TBD	\$ 7,924,880	\$ -	\$ 7,924,880
A6	2019-2029	5 10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	N/A	\$ 5,435,164	\$ -	\$ 5,435,164
A7	2019-2029	5 10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	N/A	\$ 11,619,512	\$ -	\$ 11,619,512
Total: NTMWD Wastewater System Improvements:				\$ 60,964,600	\$ -	\$ 60,964,600

- (A) Opinion of Cost includes:
- a) Engineer's Opinion of Construction Cost
 - b) Professional Services Fees (Survey, Engineering, Testing, Legal)
 - c) Cost of Easement or Land Acquisitions

Notes: 1. City obligations estimated based on City of Rockwall's contracted proportion or historical usage of NTMWD Regional Systems.
2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.

PLANNING EXPENSES

	Project Description	Engineering Services	Opinion of Project Cost (A)
2029	Wastewater Masterplan & Impact Fee Update	\$ 59,850	\$ 59,850
Total: Planning Expenses:			\$ 59,850
Grand Total, City of Rockwall & NTMWD Wastewater System Improvements:			\$ 98,328,890

4. Utilized Capacity

Utilized capacity for the wastewater collection system was calculated based on land use assumptions prepared by the City of Rockwall. The population and non-residential growth in each wastewater drainage basin was determined utilizing the City’s growth projections. These growth rates were utilized to calculate 2019, 2029 and buildout peak design flows.

The percent-utilized capacity was calculated for the design flow of each study year based on the buildout capacity. The utilized capacity during the Impact Fee period is the difference between the year 2019 capacity and the year 2029 capacity. **Table No. 16** below summarizes the project cost and utilized cost over the impact fee period of 2019 – 2029. The utilized capacity for each eligible existing and proposed wastewater collection line is presented in detail in the Impact Fee Capacity Calculation **Table Nos. 17 and 18**. **Table No. 19** summarizes the utilized capacity of lift stations eligible for impact fee recovery. **Table 20** summarizes the utilized capacity of NTMWD facilities eligible for impact fee recovery. **Table 21** includes the summary of utilized capacity allocation between the City of Rockwall and NTMWD.

TABLE NO. 16

Summary of Eligible Wastewater System Project Cost and Utilized Capacity Cost

Wastewater System Facility	20-Year Project Cost	Utilized Capacity (\$) in the CRP Period
Existing Wastewater Collection Line	\$12,344,474	\$3,863,647
Existing Wastewater Facilities	\$6,402,514	\$629,875
Proposed Wastewater Collection Line	\$12,426,705	\$9,608,437
Proposed Wastewater Facilities	\$24,877,736	\$18,193,334
NTMWD Facilities	\$60,964,600	\$9,627,128
Planning Expenses	\$59,850	\$59,850
Total:	\$117,075,879	\$41,982,271

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period	
									2019	2029	2019	2029		
SQUABBLE / CARUTH LAKE SEWER														
From the Squabble Creek Wastewater Treatment Plant to SH 205 to Caruth Lane														
2 SC1008	158	36		\$74.89	\$11,844		\$6,218	\$18,062	72%	89%	\$12,946	\$15,994	17%	\$3,048
2 SC1112	663	36		\$74.89	\$49,676		\$26,080	\$75,756	72%	89%	\$54,307	\$67,179	17%	\$12,872
2 SC1114	275	36		\$74.89	\$20,614		\$10,822	\$31,436	72%	89%	\$22,740	\$27,999	17%	\$5,259
2 SC1116	125	36		\$74.89	\$9,382		\$4,926	\$14,308	72%	89%	\$10,346	\$12,729	17%	\$2,383
2 SC1118	902	27		\$74.89	\$67,561		\$35,469	\$103,030	68%	87%	\$69,891	\$90,065	20%	\$20,174
2 SC1120	293	24		\$74.89	\$21,927		\$11,512	\$33,439	68%	87%	\$22,683	\$29,231	20%	\$6,548
2 SC1154	313	24		\$74.89	\$23,404		\$12,287	\$35,691	68%	87%	\$24,210	\$31,198	20%	\$6,989
2 SC1290	1,345	36		\$74.89	\$100,702		\$52,868	\$153,570	72%	89%	\$110,598	\$136,445	17%	\$25,847
2 SC1292	173	36		\$74.89	\$12,959		\$6,803	\$19,762	72%	89%	\$14,232	\$17,558	17%	\$3,326
2 SC1294	389	36		\$74.89	\$29,123		\$15,290	\$44,413	72%	89%	\$31,917	\$39,422	17%	\$7,505
2 SC1296	16	27		\$74.89	\$1,176		\$617	\$1,793	72%	89%	\$1,285	\$1,590	17%	\$305
2 SC1298	170	27		\$74.89	\$12,761		\$6,700	\$19,461	72%	89%	\$13,945	\$17,242	17%	\$3,297
2 SC1300	124	27		\$74.89	\$9,285		\$4,875	\$14,160	72%	89%	\$10,151	\$12,556	17%	\$2,405
2 SC1302	464	24		\$74.89	\$34,759		\$18,248	\$53,007	68%	87%	\$35,958	\$46,338	20%	\$10,380
2 SC1334	219	36		\$74.89	\$16,402		\$8,611	\$25,013	72%	89%	\$18,084	\$22,281	17%	\$4,197
2 SC1336	541	36		\$74.89	\$40,481		\$21,252	\$61,733	72%	89%	\$44,626	\$54,941	17%	\$10,315
Subtotal:	6,170		1997		\$462,056	5%	\$242,578	\$704,634			\$497,919	\$622,768		\$124,850
DALTON ROAD FORCE MAIN														
Begins at the Intersection of Dalton Road and Beacon Hill Drive and Extends East to SH 205														
2 TB1000	155	8		\$51.43	\$7,959		\$4,178	\$12,137	100%	100%	\$12,137	\$12,137	0%	\$0
2 TB1040	3,409	8		\$51.43	\$175,324		\$92,046	\$267,370	100%	100%	\$267,370	\$267,370	0%	\$0
Subtotal:	3,564		2002		\$183,283	5%	\$96,224	\$279,507			\$279,507	\$279,507		\$0

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	(% Utilized Capacity)		(\$ Utilized Capacity)		During Fee Period	
									2019	2029	2019	2029		
SH 205 GRAVITY SEWER														
From Dalton Road / FM 522 to Quail Run Road														
2 SC1104	407	18		\$78.32	\$31,874		\$16,734	\$48,608	28%	42%	\$13,415	\$20,355	14%	\$6,939
2 SC1106	347	18		\$78.32	\$27,185		\$14,272	\$41,457	26%	41%	\$10,978	\$17,017	15%	\$6,039
2 SC1108	78	18		\$78.32	\$6,115		\$3,210	\$9,325	27%	41%	\$2,512	\$3,828	14%	\$1,316
2 SC1316	233	18		\$78.32	\$18,218		\$9,564	\$27,782	27%	41%	\$7,425	\$11,338	14%	\$3,912
2 SC1318	402	18		\$78.32	\$31,488		\$16,531	\$48,019	27%	42%	\$12,991	\$20,070	15%	\$7,079
2 SC1320	778	18		\$78.32	\$60,918		\$31,982	\$92,900	26%	41%	\$24,601	\$38,133	15%	\$13,532
2 SC1322	496	18		\$78.32	\$38,883		\$20,414	\$59,297	26%	40%	\$15,473	\$23,794	14%	\$8,321
2 SC1324	281	18		\$78.32	\$22,037		\$11,569	\$33,606	26%	41%	\$8,798	\$13,749	15%	\$4,951
2 SC1326	518	18		\$78.32	\$40,577		\$21,303	\$61,880	27%	41%	\$16,797	\$25,442	14%	\$8,645
2 SC1328	277	18	2003	\$78.32	\$21,720	5%	\$11,403	\$33,123	29%	42%	\$9,680	\$14,001	13%	\$4,322
2 SC1330	474	18		\$78.32	\$37,100		\$19,477	\$56,577	29%	42%	\$16,534	\$23,916	13%	\$7,382
2 SC1332	329	18		\$78.32	\$25,754		\$13,521	\$39,275	29%	43%	\$11,543	\$16,869	14%	\$5,326
2 TB1012	508	18		\$78.32	\$39,759		\$20,873	\$60,632	33%	43%	\$19,897	\$26,375	11%	\$6,478
2 TB1028	174	18		\$78.32	\$13,593		\$7,136	\$20,729	32%	43%	\$6,629	\$8,991	11%	\$2,362
Subtotal:	5,302				\$415,221	5%	\$217,989	\$633,210			\$177,273	\$263,878		\$86,604
SIGNAL RIDGE FORCE MAIN														
From Signal Ridge Lift Station to Ridge Road														
2 BUC1210	4,662	10		\$110.66	\$515,915		\$270,855	\$786,770	93%	100%	\$730,029	\$786,770	7%	\$56,741
Subtotal:	4,662				\$515,915	5%	\$270,855	\$786,770			\$730,029	\$786,770		\$56,741
AMITY LANE FORCE MAIN														
From Amity Lane Lift Station to Airport Road														
2 SC1002	1,193	6	2007	\$18.53	\$22,103		\$11,604	\$33,707	35%	100%	\$11,848	\$33,707	65%	\$21,859
Subtotal:	1,193				\$22,103	5%	\$11,604	\$33,707			\$11,848	\$33,707		\$21,859

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	(% Utilized Capacity)		(\$ Utilized Capacity)		During Fee Period	
									2019	2029	2019	2029		
FM 3097 SANITARY SEWER IMPROVEMENTS														
From FM 3097 LS No. 2 to FM549; 12" on County road from FM 3097 to Valerie Place; 8" on Ranch Trail from FM 3097 to I.500-LF East														
2 BUC1040	441	15		\$150.81	\$66,506		\$34,916	\$101,422	39%	96%	\$39,193	\$97,809	58%	\$58,617
2 BUC1042	299	24		\$150.81	\$45,039		\$23,645	\$68,684	43%	95%	\$29,805	\$65,001	51%	\$35,196
2 BUC1044	109	24		\$150.81	\$16,380		\$8,599	\$24,979	47%	94%	\$11,847	\$23,415	46%	\$11,568
2 BUC1162	1,788	12		\$150.81	\$269,645		\$141,564	\$411,209	99%	100%	\$408,380	\$410,339	0%	\$1,958
2 BUC1200	390	15		\$150.81	\$58,764		\$30,851	\$89,615	42%	99%	\$37,573	\$89,057	57%	\$31,484
2 BUC1202	109	18		\$150.81	\$16,366		\$8,592	\$24,958	42%	99%	\$10,464	\$24,803	57%	\$14,339
2 BUC1204	200	18		\$150.81	\$30,190		\$15,850	\$46,040	41%	99%	\$18,983	\$45,753	58%	\$26,770
2 BUC1206	200	15		\$150.81	\$30,097		\$15,801	\$45,898	39%	99%	\$18,012	\$45,613	60%	\$27,602
2 BUC1208	433	15		\$150.81	\$65,269		\$34,266	\$99,535	38%	95%	\$37,709	\$94,909	57%	\$37,200
2 LBC1002	250	12		\$150.81	\$37,774		\$19,831	\$57,605	16%	73%	\$9,497	\$41,952	56%	\$32,455
2 LBC1004	1,193	15		\$150.81	\$179,972		\$94,485	\$274,457	14%	73%	\$39,787	\$199,880	58%	\$160,094
2 LBC1006	1,282	18		\$150.81	\$193,280		\$101,472	\$294,752	13%	73%	\$39,070	\$214,661	60%	\$175,591
2 LBC1016	539	15		\$150.81	\$81,324		\$42,695	\$124,019	34%	100%	\$42,323	\$124,019	66%	\$81,696
2 LBC1022	1,506	8	2007	\$150.81	\$227,061		\$119,207	\$346,268	52%	84%	\$180,397	\$291,710	32%	\$111,312
Subtotal:	8,738				\$1,317,667	5%	\$691,774	\$2,009,441			\$923,040	\$1,768,921		\$845,882

TABLE NO. 17
Existing Impact Fee Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.)	Total Capital Cost (\$)	Debt Service Interest Rate %	Debt Service Utilizing Simple	Total 20 Year Project Cost (\$)	(% Utilized Capacity)		(\$ Utilized Capacity)		During Fee Period
									2019	2029	2019	2029	
SQUABBLE CREEK TO BUFFALO CREEK WASTEWATER TRANSFER FORCE MAIN													
From Squabble Creek Wastewater Treatment Plant to FM 3097													
2	SC1340	1,137	30	\$124.90	\$141,978		\$74,538	\$216,516	32%	67%	\$69,966	\$144,751	\$74,785
2	SC1259	20,471	30	\$124.90	\$2,556,676		\$1,342,255	\$3,898,931	32%	67%	\$1,259,918	\$2,606,616	\$1,346,699
2	SC1261	19,232	30	\$124.90	\$2,402,049		\$1,261,076	\$3,663,125	32%	67%	\$1,183,718	\$2,448,969	\$1,265,251
2	SC1260	623	30	\$124.90	\$77,792		\$40,841	\$118,633	32%	67%	\$38,336	\$79,312	\$40,976
	Subtotal:	41,463	2011		\$5,178,495	5%	\$2,718,710	\$7,897,205			\$2,551,938	\$5,279,648	\$2,727,711
Existing Wastewater Line Total											\$5,171,554	\$9,035,199	\$3,863,647

Notes:

- 1 - City Participate in Cost Oversize
- 2 - City Initiated and Funded

TABLE NO. 18
Proposed Impact Fee CIP Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/ft.) *	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
									2019	2029	2019	2029	
1 - QUAIL RUN & MEMORIAL LIFT STATION BYPASS TRUNK SEWER													
2	51	18		\$436.24	\$22,388		\$11,754	\$34,142	0%	97%	\$0	\$33,057	\$33,057
2	414	18		\$436.24	\$180,565		\$94,797	\$275,362	0%	97%	\$0	\$266,607	\$266,607
2	160	18		\$436.24	\$69,580		\$36,529	\$106,109	0%	97%	\$0	\$102,735	\$102,735
2	197	18		\$436.24	\$86,014		\$45,157	\$131,171	0%	97%	\$0	\$126,993	\$126,993
2	182	18		\$436.24	\$79,583		\$41,781	\$121,364	0%	97%	\$0	\$117,485	\$117,485
2	42	18		\$436.24	\$18,204		\$9,557	\$27,761	0%	97%	\$0	\$26,874	\$26,874
2	519	18		\$436.24	\$226,531		\$118,929	\$345,460	0%	97%	\$0	\$334,399	\$334,399
2	510	18		\$436.24	\$222,300		\$116,707	\$339,007	0%	97%	\$0	\$328,134	\$328,134
2	306	18		\$436.24	\$133,350		\$70,009	\$203,359	0%	97%	\$0	\$196,814	\$196,814
2	37	18		\$436.24	\$16,311		\$8,563	\$24,874	0%	97%	\$0	\$24,075	\$24,075
2	182	18		\$436.24	\$79,610		\$41,795	\$121,405	0%	97%	\$0	\$117,497	\$117,497
2	446	18		\$436.24	\$194,542		\$102,135	\$296,677	0%	97%	\$0	\$287,128	\$287,128
2	92	24		\$436.24	\$40,143		\$21,075	\$61,218	0%	41%	\$0	\$24,896	\$24,896
2	40	24		\$436.24	\$17,402		\$9,136	\$26,538	0%	41%	\$0	\$10,831	\$10,831
2	75	24		\$436.24	\$32,919		\$17,282	\$50,201	0%	44%	\$0	\$22,211	\$22,211
2	85	24		\$436.24	\$36,902		\$19,374	\$56,276	0%	44%	\$0	\$24,855	\$24,855
2	121	24		\$436.24	\$52,929		\$27,788	\$80,717	0%	44%	\$0	\$35,660	\$35,660
2	161	30		\$436.24	\$70,113		\$36,809	\$106,922	0%	44%	\$0	\$47,140	\$47,140
2	183	30		\$436.24	\$79,671		\$41,827	\$121,498	0%	43%	\$0	\$52,727	\$52,727
2	224	30		\$436.24	\$97,766		\$51,327	\$149,093	0%	43%	\$0	\$64,599	\$64,599
2	500	30		\$436.24	\$218,121		\$114,513	\$332,634	0%	43%	\$0	\$143,599	\$143,599
2	240	30		\$436.24	\$104,711		\$54,973	\$159,684	0%	43%	\$0	\$68,936	\$68,936
2	182	36		\$436.24	\$79,396		\$41,683	\$121,079	0%	50%	\$0	\$61,124	\$61,124
Subtotal:	4,949		2019		\$2,159,050	5%	\$1,133,500	\$3,292,551	0%	50%	\$0	\$2,518,376	\$2,518,376
2 - TURTLE COVE & WINDMILL RIDGE SEWER IMPROVEMENTS													
2	1,553	8		\$269.98	\$419,263		\$220,113	\$639,376	0%	99%	\$0	\$630,992	\$630,992
2	1,410	12		\$269.98	\$380,737		\$199,887	\$580,624	0%	94%	\$0	\$543,957	\$543,957
Subtotal:	2,963		2019		\$800,000	5%	\$420,000	\$1,220,000	0%	94%	\$0	\$1,174,949	\$1,174,949
3 - PROPOSED BRUSHY CREEK TRUNK SEWER													
1	3,382	15		\$24.00	\$81,174		\$42,616	\$123,790	0%	100%	\$0	\$123,790	\$123,790
1	724	18		\$48.00	\$34,748		\$18,243	\$52,991	0%	48%	\$0	\$25,539	\$25,539
1	1,948	18		\$48.00	\$93,513		\$49,094	\$142,607	0%	55%	\$0	\$78,962	\$78,962
1	1,045	21		\$72.00	\$75,242		\$39,502	\$114,744	0%	59%	\$0	\$67,981	\$67,981
1	17	21		\$72.00	\$1,219		\$640	\$1,859	0%	57%	\$0	\$1,057	\$1,057
Subtotal:	7,116		2020		\$285,896	5%	\$150,095	\$435,991	0%	57%	\$0	\$297,329	\$297,329

TABLE NO. 18
Proposed Impact Fee CIP Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.) *	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
									2019	2029	2019	2029	
4 - BUFFALO CREEK EXISTING GRAVITY SEWER - 12" & 14" PIPE BURST													
Pipe Burst Existing 8" and 10" to 12" and Existing 12" to 14" from northwest of John King and IH 30 to S.H. 205 Goliad													
2	BUC1008A	1,314	12	\$192.00	\$252,369		\$132,494	\$384,863	0%	29%	\$0	\$110,863	\$110,863
2	BUC1010A	755	12	\$192.00	\$144,970		\$76,109	\$221,079	0%	34%	\$0	\$75,022	\$75,022
2	BUC1012A	660	12	\$192.00	\$126,802		\$66,571	\$193,373	0%	34%	\$0	\$65,620	\$65,620
2	BUC1148A	766	12	\$192.00	\$147,096		\$77,225	\$224,321	0%	34%	\$0	\$76,115	\$76,115
2	BUC1018A	188	14	\$192.00	\$36,073		\$18,938	\$55,011	0%	42%	\$0	\$23,219	\$23,219
2	BUC1094A	1,155	14	\$192.00	\$221,669		\$116,376	\$338,045	0%	46%	\$0	\$156,886	\$156,886
2	BUC1098A	1,838	14	\$192.00	\$352,922		\$185,284	\$538,206	0%	44%	\$0	\$237,802	\$237,802
	Subtotal:	6,677	2021		\$1,281,901	5%	\$672,997	\$1,954,898			\$0	\$745,527	\$745,527
5 - PROPOSED THOMPSON BRANCH TRUNK SEWER													
1	TB1002A	720	15	\$24.00	\$17,287		\$9,076	\$26,363	0%	93%	\$0	\$24,620	\$24,620
1	TB3012	899	15	\$24.00	\$21,582		\$11,331	\$32,913	0%	94%	\$0	\$31,021	\$31,021
1	TB3014	501	15	\$24.00	\$12,028		\$6,315	\$18,343	0%	96%	\$0	\$17,633	\$17,633
1	TB3018	644	15	\$24.00	\$15,457		\$8,115	\$23,572	0%	96%	\$0	\$22,658	\$22,658
1	TB3020	1,038	15	\$24.00	\$24,910		\$13,078	\$37,988	0%	96%	\$0	\$36,632	\$36,632
1	TB3022	982	15	\$24.00	\$23,572		\$12,375	\$35,947	0%	96%	\$0	\$34,658	\$34,658
1	TB3034	388	15	\$24.00	\$9,307		\$4,886	\$14,193	0%	96%	\$0	\$13,558	\$13,558
1	TB3002	544	18	\$48.00	\$26,114		\$13,710	\$39,824	0%	99%	\$0	\$39,497	\$39,497
1	TB3004	714	18	\$48.00	\$34,275		\$17,994	\$52,269	0%	99%	\$0	\$51,840	\$51,840
1	TB3040	1,089	18	\$48.00	\$52,276		\$27,445	\$79,721	0%	95%	\$0	\$75,546	\$75,546
1	BLC3016	1,312	21	\$72.00	\$94,494		\$49,609	\$144,103	0%	70%	\$0	\$100,463	\$100,463
1	BC3006	67	27	\$120.00	\$7,994		\$4,197	\$12,191	0%	28%	\$0	\$3,397	\$3,397
	Subtotal:	8,899	2022		\$339,296	5%	\$178,131	\$517,427			\$0	\$451,523	\$451,523
6 - PROPOSED LOWER BUFFALO CREEK EAST TRUNK SEWER													
2	BUC1104A	1,506	21	\$264.00	\$397,554		\$208,716	\$606,270	0%	100%	\$0	\$606,270	\$606,270
2	BUC1168	3,640	21	\$264.00	\$960,968		\$504,508	\$1,465,476	0%	100%	\$0	\$1,465,476	\$1,465,476
2	BUC3000	1,423	21	\$264.00	\$375,553		\$197,165	\$572,718	0%	100%	\$0	\$572,718	\$572,718
	Subtotal:	6,568	2022		\$1,734,075	5%	\$910,389	\$2,644,464			\$0	\$2,644,464	\$2,644,464
7A - FONTANA RANCH LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER													
2	LB1004A	1,238	8	\$100.00	\$123,764		\$64,976	\$188,740	0%	79%	\$0	\$148,599	\$148,599
2	LB3014	930	12	\$192.00	\$178,560		\$93,744	\$272,304	0%	81%	\$0	\$219,938	\$219,938
2	LB3016	740	12	\$192.00	\$142,080		\$74,592	\$216,672	0%	81%	\$0	\$175,016	\$175,016
2	LB3018	1,240	12	\$192.00	\$238,080		\$124,992	\$363,072	0%	74%	\$0	\$268,153	\$268,153
2	LB3020	815	12	\$192.00	\$156,480		\$82,152	\$238,632	0%	81%	\$0	\$192,750	\$192,750
2	LB3028	765	12	\$192.00	\$146,880		\$77,112	\$223,992	0%	81%	\$0	\$180,921	\$180,921
	Subtotal:	5,728	2024		\$985,844	5%	\$517,568	\$1,503,412			\$0	\$1,185,377	\$1,185,377

TABLE NO. 18
Proposed Impact Fee CIP Wastewater Lines

Pipe Number	Length (Ft.)	Diameter (Inches)	Date of Const.	Avg. Unit Cost (\$/Ft.) *	Total Capital Cost (\$)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Year Project Cost (\$)	Utilized Capacity (%)		Utilized Capacity (\$)		During Fee Period
									2019	2029	2019	2029	
7B - LOFTLAND FARMS LIFT STATION ABANDONMENT & GRAVITY RELIEF SEWER													
2 LB1000A	380	8		\$100.00	\$38,000		\$19,950	\$57,950	0%	69%	\$0	\$40,142	\$40,142
2 LB3002	1,238	8		\$100.00	\$123,775		\$64,982	\$188,757	0%	57%	\$0	\$107,993	\$107,993
2 LB3022	910	10		\$120.00	\$109,200		\$57,330	\$166,530	0%	73%	\$0	\$121,185	\$121,185
2 LB3024	935	10		\$120.00	\$112,200		\$58,905	\$171,105	0%	73%	\$0	\$124,541	\$124,541
2 LB3026	1,060	10		\$120.00	\$127,200		\$66,780	\$193,980	0%	64%	\$0	\$124,690	\$124,690
Subtotal:	4,523		2026		\$510,375	5%	\$267,947	\$778,322			\$0	\$518,551	\$518,551
8 - PROPOSED LITTLE BUFFALO CREEK TRUNK SEWER													
1 LBC3006	2,176	15		\$24.00	\$52,223		\$27,417	\$79,640	0%	91%	\$0	\$72,341	\$72,341
Subtotal:	2,176		2027		\$52,223	5%	\$27,417	\$79,640			\$0	\$72,341	\$72,341
Sewer Line CIP Total	49,599				\$8,148,660		\$4,278,044	\$12,426,705			\$0	\$9,608,437	\$9,608,437

Notes: 1 - City Participate in Cost Oversize
2 - City Initiated and Funded

TABLE NO. 19
Impact Fee Wastewater Facilities

Pump Station	Year Const.	Capacity (MGD)	Capital Cost (\$)			Total 20 Yr. Project Cost \$	Capacity Utilized (%)		Capacity Utilized (\$)			
			Const.	Eng. & Testing	20 Year Debt Service @ 5% Simple Interest		2019	2029	2019	2029		
EXISTING LIFT STATIONS												
Dalton Road Lift Station & Force Main	1 2002	1.2	\$ 272,178	\$ 40,200	\$ 163,998	\$ 476,376	43%	43%	\$ 204,842	\$ 204,842	0%	\$ -
Amity Lane Lift Station	1 2006	0.4	\$ 167,009	\$ 18,800	\$ 97,550	\$ 283,359	34%	35%	\$ 96,342	\$ 99,176	1%	\$ 2,834
Chandlers Marina Lift Station	1 2007	0.4	\$ 244,331	\$ 16,500	\$ 136,936	\$ 397,767	72%	76%	\$ 286,392	\$ 302,303	4%	\$ 15,911
FM 3097 No. 1 Lift Station & 16" Force Main	1 2007	2.2	\$ 450,460	\$ 21,000	\$ 247,517	\$ 718,977	15%	100%	\$ 107,847	\$ 718,977	85%	\$ 611,130
FM 3097 No. 2 Lift Station	1 2007	2.9	\$ 525,845	\$ 25,000	\$ 289,194	\$ 840,039	100%	100%	\$ 840,039	\$ 840,039	0%	\$ -
Chandlers Deep Lift Station	1 2012	0.7	\$ 196,555	\$ 61,000	\$ 135,216	\$ 392,771	70%	70%	\$ 274,940	\$ 274,940	0%	\$ -
Squabble Creek Transfer Lift Station	1 2012	2.9	\$ 1,500,346	\$ 165,325	\$ 874,477	\$ 2,540,148	100%	100%	\$ 2,540,148	\$ 2,540,148	0%	\$ -
Existing Wastewater Facility Subtotal		13.20	\$ 3,820,685	\$ 377,685	\$ 2,204,144	\$ 6,402,514			\$ 4,350,550	\$ 4,980,425		\$ 629,875
PROPOSED WASTEWATER TREATMENT PLANT & LIFT STATION/FORCE MAIN IMPROVEMENTS												
Squabble Creek Lift Station Improvements (Install Three 250-HP Pumps & Electrical Upgrades)	1 2019	10.0	\$ 2,690,519	\$ 110,250	\$ 1,470,404	\$ 4,271,173	73.6%	100%	\$ 3,141,918	\$ 4,271,173	26%	\$ 1,129,255
Proposed Brushy Creek Lift Station & 12" Force Main	2* 2021	3.3	\$ 1,400,000	\$ 210,000	\$ 845,250	\$ 2,455,250	0.0%	49%	\$ -	\$ 1,196,674	49%	\$ 1,196,674
FM 3097 No. 1 Lift Station Improvements (Replace Two 45-HP Pumps w/Two 90-HP Pumps)	2* 2024	2.8	\$ 500,000	\$ 75,000	\$ 301,875	\$ 876,875	6.6%	75%	\$ 57,611	\$ 656,306	68%	\$ 598,695
FM 3097 No. 2 Lift Station Improvements (Replace Two 25-HP Pumps w/Two 35-HP Pumps)	2* 2024	3.1	\$ 750,000	\$ 112,500	\$ 452,813	\$ 1,315,313	50.2%	99%	\$ 660,068	\$ 1,304,571	49%	\$ 644,503
Squabble Creek Lift Station Improvements (Add 2nd Wet Well w/Three New 250-HP Pumps)	2* 2026	5.0	\$ 4,000,000	\$ 600,000	\$ 2,415,000	\$ 7,015,000	0.0%	95%	\$ -	\$ 6,631,139	95%	\$ 6,631,139
Proposed Bluff Creek Lift Station & Parallel Force Main (14" & 20")	2* 2028	2.4	\$ 5,100,000	\$ 765,000	\$ 3,079,125	\$ 8,944,125	0.0%	89%	\$ -	\$ 7,993,066	89%	\$ 7,993,066
Proposed Wastewater Facility Subtotal		26.60	\$ 14,440,519	\$ 1,872,750	\$ 8,564,467	\$ 24,877,736			\$ 3,859,596	\$ 22,052,930		\$ 18,193,334
Total		39.80	\$ 18,261,204	\$ 2,250,435	\$ 10,768,611	\$ 31,280,250			\$ 8,210,146	\$ 27,033,355		\$ 18,823,209

15% of Construction Assumed for Engineering and Testing
 (1) Actual Cost
 (2) Estimated Cost in 2019 Dollars

TABLE NO. 20
WASTEWATER COLLECTION SYSTEM -- PROPOSED NTMWD FACILITIES

CIP #	Project Description	Year Const.	Length (FT)	Size/Added Capacity	Capital Cost (\$)			Capacity Utilized		Capacity Utilized (%)		Capacity Utilized (\$)		In The CRF Period
					City of Rockwall Participation Cost	Eng. & Testing	Total Project Cost	2019	2029	In The CRF Period	2019	2029	2019	
North Texas Municipal Water District (NTMWD) Proposed Facility Improvements														
A1	NTMWD Buffalo Creek Parallel Interceptor Sewer - Phase 1: From Buffalo Creek WWTP to Forney	2019	TBD	TBD	\$ 11,835,394		\$ 11,835,394			33%	49%	\$ 3,927,269	\$ 5,796,236	\$ 1,868,967
A2	NTMWD Turtle Cove (a.k.a. Lakeside) Lift Station Expansion/Replacement	2020	TBD	+1.6 MGD	\$ 4,600,000		\$ 4,600,000			33%	49%	\$ 1,526,391	\$ 2,252,793	\$ 726,402
A3	NTMWD Buffalo Creek Lift Station Expansion	2020	TBD	TBD	\$ 17,868,150		\$ 17,868,150			33%	49%	\$ 5,929,083	\$ 8,750,703	\$ 2,821,620
A4	NTMWD Buffalo Creek Parallel Force Main	2020	TBD	TBD	\$ 1,681,500	Included in Const. Cost	\$ 1,681,500			33%	49%	\$ 557,962	\$ 823,494	\$ 265,532
A5	NTMWD Buffalo Creek Parallel Interceptor - Phase 2: From Forney to Buffalo Creek Lift Station	2026	TBD	TBD	\$ 7,924,880		\$ 7,924,880			33%	49%	\$ 2,629,666	\$ 3,881,111	\$ 1,251,445
A6	10-Year CIP for NTMWD Sewer System (Rockwall Responsibility Only)	2019-2029	N/A	N/A	\$ 5,435,164		\$ 5,435,164			33%	49%	\$ 1,803,518	\$ 2,661,803	\$ 858,285
A7	10-Year CIP for NTMWD Regional Wastewater System (Rockwall Responsibility Only)	2019-2029	N/A	N/A	\$ 11,619,512		\$ 11,619,512			33%	49%	\$ 3,855,634	\$ 5,690,511	\$ 1,834,877
Proposed NTMWD Facility Total					\$ 60,964,600		\$ 60,964,600					\$ 20,229,523	\$ 29,856,651	\$ 9,627,128

Notes: 1. City obligations estimated based on City of Rockwall's historical usage of NTMWD Regional Systems.
 2. 10-Year CIP for NTMWD Regional Systems based on project listings provided for "Summary of Sewer System CIP" and "Summary of Regional Wastewater System CIP", both dated May 11, 2018.
 3. Funded by NTMWD, 100% City Responsibility
 4. Part of NTMWD Buffalo Interceptor System, assumed 59% City Responsibility
 5. Part of NTMWD Regional Systems, assumed 2,915% City Responsibility
 6. Utilized capacities for NTMWD facilities were determined using the proportion of the existing and projected 2029 population as compared to the build-out population.

TABLE NO. 21

Summary of Utilized Capacity Allocation between City of Rockwall & NTMWD Wastewater System

	CITY OF ROCKWALL Utilized Capacity		NTMWD Utilized Capacity		TOTAL	
	(\$)	%	(\$)	%	(\$)	%
Existing Wastewater System	\$ 4,493,522	100.00%	\$ -	0.00%	\$ 4,493,522	100%
Proposed Wastewater System & Planning Cost	\$ 27,861,621	74.32%	\$ 9,627,128	25.68%	\$ 37,488,749	100%
TOTAL	\$ 32,355,143	77.07%	\$ 9,627,128	22.93%	\$ 41,982,271	100%

F. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER

Chapter 395, of the Local Government Code allows the maximum impact fee to be charged if revenues from Future Ad Valorem Taxes, and water and sewer bills are included as a credit in the analysis. If not, the Act allows the maximum assessable fee to be set at 50% of the calculated maximum fee. The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the Service Area within the ten year period by the number of living units anticipated to be added to City within the ten year period. To simplify collection, we recommend the fee remain fixed throughout the 5-year period, unless changed by Council.

The Water System impact fee for a 5/8" meter is calculated as follows:				
Maximum Impact Fee =	$\frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$			
=	\$12,324,530	+	\$18,582,427	=
	<u>9,846</u>			<u>\$30,906,957</u>
				9,846
Calculated Water Maximum Impact Fee =	\$3,139.04	*		
* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee				
Maximum Assessable Water Impact Fee =	\$3,139.04	X 50% =		\$1,569.52

The Wastewater System impact fee for a 5/8" water meter is calculated as follows:				
Maximum Impact Fee =	$\frac{\text{Eligible Existing Facility Cost} + \text{Eligible Proposed Facility Cost}}{\text{Number of New Living Unit Equivalent over the Next 10-Years}}$			
=	\$4,493,522	+	\$37,488,749	=
	<u>8,710</u>			<u>\$41,982,271</u>
				8,710
Calculated Water Maximum Impact Fee =	\$4,820.01	*		
* Maximum Allowable Water Impact Fee is 50% of the Calculated Water Maximum Impact Fee				
Maximum Assessable Wastewater Impact Fee =	\$4,820.01	X 50% =		\$2,410.00

Table No. 22 summarizes the per service unit equivalent maximum assessable impact fee that can be charged based on the calculated 50% credit above.

TABLE NO. 22

Maximum Assessable Water & Wastewater Impact Fee

Maximum Assessable Water Impact Fee per Living Unit Equivalent: **\$1,569.52**

Maximum Assessable Wastewater Impact Fee per Living Unit Equivalent: **\$2,410.00**

Typical Land Use	Meter Type	Meter Size	Living Unit Equivalent	Max. Assessable Impact Fee				
				Water	City of Rockwall Wastewater	NTMWD Wastewater	Wastewater Total	Grand Total
Single Family Residential	Simple	5/8"	1.0	\$ 1,569.52	\$ 1,855.70	\$ 554.30	\$ 2,410.00	\$ 3,979.52
Single Family Residential	Simple	1"	2.5	\$ 3,923.80	\$ 4,639.25	\$ 1,385.75	\$ 6,025.00	\$ 9,948.80
Single Family Residential	Simple	1-1/2"	5.0	\$ 7,847.60	\$ 9,278.50	\$ 2,771.50	\$ 12,050.00	\$ 19,897.60
Single Family Residential	Simple	2"	8.0	\$ 12,556.16	\$ 14,845.60	\$ 4,434.40	\$ 19,280.00	\$ 31,836.16
Comm./Retail	Compound	2"	8.0	\$ 12,556.16	\$ 14,845.60	\$ 4,434.40	\$ 19,280.00	\$ 31,836.16
Comm./Retail/ Irrigation	Turbine	2"	16.0	\$ 25,112.32	\$ 29,691.20	\$ 8,868.80	\$ 38,560.00	\$ 63,672.32
Comm./Retail/ Multi Family	Compound	3"	16.0	\$ 25,112.32	\$ 29,691.20	\$ 8,868.80	\$ 38,560.00	\$ 63,672.32
Comm./Retail/ Irrigation/ Multi Family	Turbine	3"	35.0	\$ 54,933.20	\$ 64,949.50	\$ 19,400.50	\$ 84,350.00	\$ 139,283.20
Comm./Retail/ Multi Family	Compound	4"	25.0	\$ 39,238.00	\$ 46,392.50	\$ 13,857.50	\$ 60,250.00	\$ 99,488.00
Comm./Retail/ Irrigation/ Multi Family	Turbine	4"	65.0	\$102,018.80	\$120,620.50	\$ 36,029.50	\$156,650.00	\$ 258,668.80
Industrial	Compound	6"	50.0	\$ 78,476.00	\$ 92,785.00	\$ 27,715.00	\$120,500.00	\$ 198,976.00
Industrial/ Irrigation	Turbine	6"	140.0	\$219,732.80	\$259,798.00	\$ 77,602.00	\$337,400.00	\$ 557,132.80
Industrial	Compound	8"	80.0	\$125,561.60	\$148,456.00	\$ 44,344.00	\$192,800.00	\$ 318,361.60
Industrial/ Irrigation	Turbine	8"	240.0	\$376,684.80	\$445,368.00	\$133,032.00	\$578,400.00	\$ 955,084.80



2019-2029 WATER & WASTEWATER IMPACT FEE UPDATE

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
DALLAS, TEXAS

SEPTEMBER 2019

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager

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

DATE: October 30, 2019

SUBJECT: FM 552 Roadway Reconstruction Project

Rockwall County and the Texas Department of Transportation (TxDOT) are partnering on the engineering design and construction of FM 552 from SH 205 to SH 66. The existing roadway is a two-lane asphalt roadway that will be expanded to a four-lane divided concrete reinforced roadway. The roadway will be designed and constructed to TxDOT standards including the drainage improvements.

On November 6, 2017, City Council approved the preliminary alignment and median openings for FM 552. Since this time, the TxDOT design engineers have revised the median openings from State Highway 205 east to John King to account for the Whispering Oaks residents and Williams Middle School. These revisions were due to comments received during TxDOT Public Hearing that was held at J.W. Williams Middle School on May 30, 2019. The attached exhibit shows the revised median openings.

Staff requests City Council please review the revised median openings and provide staff feedback.

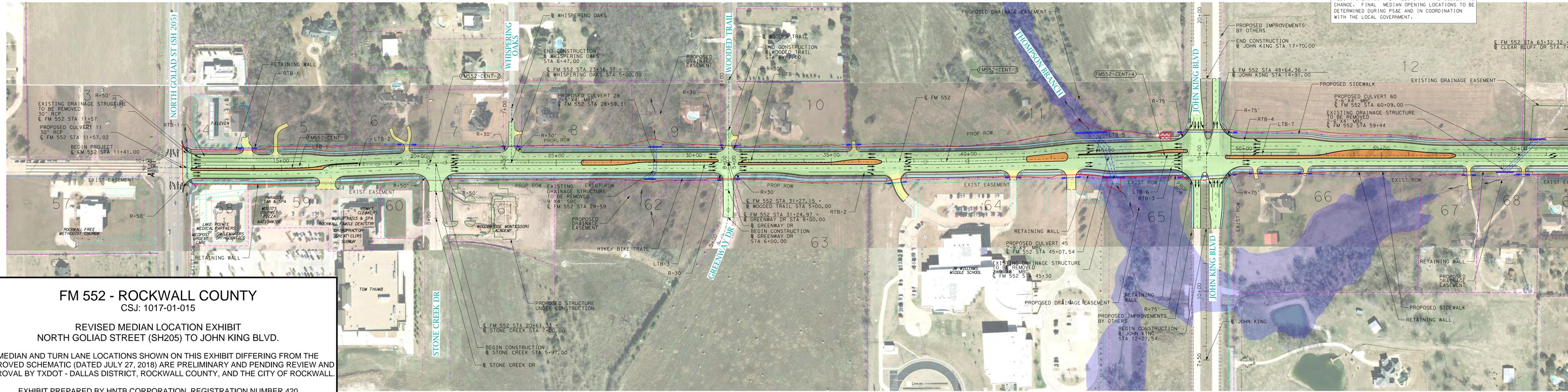
If you have any questions, please advise.

AJW:ajw

Attachment

Cc:

Jeremy White, Civil Engineer
Sarah Hager, Civil Engineer
File



MEDIAN OPENINGS ARE PRELIMINARY AND SUBJECT TO CHANGE. FINAL MEDIAN OPENING LOCATIONS TO BE DETERMINED DURING PS&E AND IN COORDINATION WITH THE LOCAL GOVERNMENT.

FM 552 - ROCKWALL COUNTY
 CSJ: 1017-01-015

REVISED MEDIAN LOCATION EXHIBIT
 NORTH GOLIAD STREET (SH205) TO JOHN KING BLVD.

MEDIAN AND TURN LANE LOCATIONS SHOWN ON THIS EXHIBIT DIFFERING FROM THE APPROVED SCHEMATIC (DATED JULY 27, 2018) ARE PRELIMINARY AND PENDING REVIEW AND APPROVAL BY TXDOT - DALLAS DISTRICT, ROCKWALL COUNTY, AND THE CITY OF ROCKWALL.

EXHIBIT PREPARED BY HNTB CORPORATION, REGISTRATION NUMBER 420 FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION. PREPARED BY OR UNDER THE DIRECT SUPERVISION OF: JOSIAH F. BELVEAL PE# 122828 10/30/2019



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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members
FROM: Kristy Cole, City Secretary / Assistant to the City Manager
DATE: November 1, 2019
SUBJECT: Boards & Commissions (re)Appointments

Council is asked to consider the following vacancies, terms of which expired back in August. The Council liaison(s) assigned to each board is listed next to the board title.

Airport Advisory Board (Pruitt, Fowler and Macalik)

- Kellie Roby resigned - VACANCY TO BE FILLED

Historic Preservation Advisory Board (Trowbridge)

- Daniel Nichols does not wish to be reappointed - VACANCY TO BE FILLED

Park Board (Johannesen)

- Fran Webb does NOT wish to be reappointed – VACANCY TO BE FILLED

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City of Rockwall
The New Horizons

Building Inspections Department Monthly Report

September 2019

Permits

Total Permits Issued: 309

Building Permits: 35

Contractor Permits: 274

Total Commercial Permit Values: \$ 581,098.40

Building Permits: \$442,950.00 Contractor Permits: \$138,148.40

Total Fees Collected: \$123,811.68

Building Permits: \$100,917.41

Contractor Permits: \$22,894.27

Board of Adjustment

Board of Adjustment Cases 0

PERMITS ISSUED - Summary by Type and Subtype
For the Period 9/1/2019 thru 9/30/2019

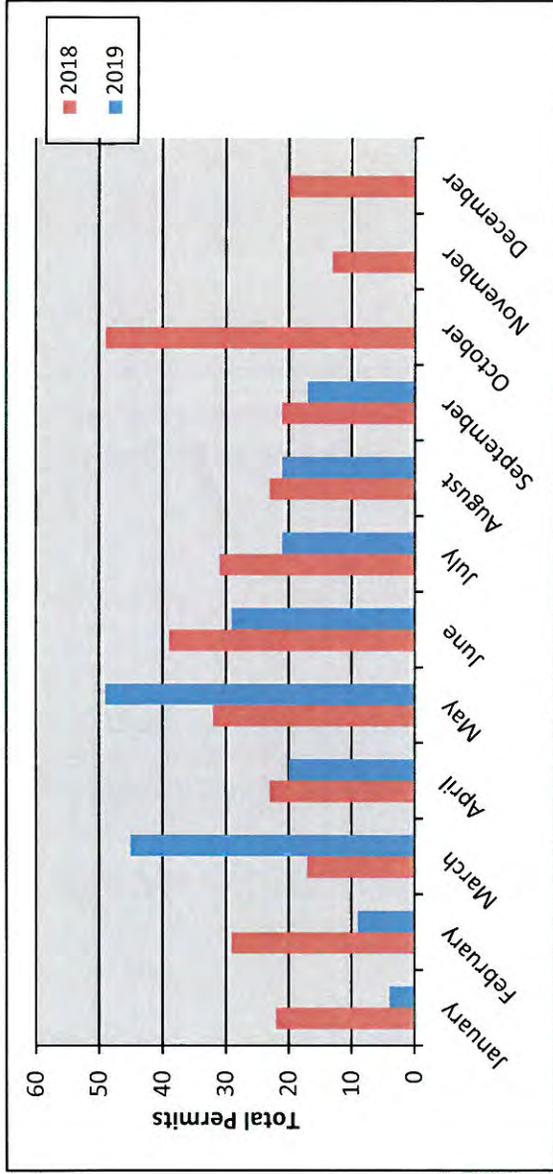
Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	8	\$0.00	\$404.50
	1	\$0.00	\$51.50
30 DAY BANNER	6	\$0.00	\$303.00
COMING SOON	1	\$0.00	\$50.00
CLEAN SHOW	4	\$0.00	\$304.50
	4	\$0.00	\$304.50
CO	9	\$0.00	\$682.50
BUSINESS	8	\$0.00	\$606.00
SHELL	1	\$0.00	\$76.50
COMM	13	\$500,337.00	\$6,537.68
ELECTRICAL	2	\$27,000.00	\$1,250.27
INTERIOR COMP	1	\$17,000.00	\$290.75
MECHANICAL	3	\$29,887.00	\$604.11
MISCELLANEOUS	1	\$0.00	\$76.50
PLUMBING	1	\$500.00	\$50.00
REMODEL	4	\$425,950.00	\$4,191.05
ROOF	1	\$0.00	\$75.00
NONPROFIT SIGN PERMI	1	\$0.00	\$0.00
	1	\$0.00	\$0.00
SIGNAGE	15	\$80,761.40	\$1,296.00
DEVELOPMENT	1	\$537.40	\$76.50
DIRECTORY	3	\$4,500.00	\$229.50
MONUMENT	1	\$0.00	\$75.00
POLE	3	\$49,500.00	\$228.00
TEMP REAL ESTATE	1	\$700.00	\$76.50
WALL	6	\$25,524.00	\$610.50
SINGLE FAMILY	216	\$471,019.00	\$112,766.00
	1	\$0.00	\$127.50
ACC BLDG	1	\$0.00	\$2,306.25
CONCRETE	6	\$0.00	\$573.48
DECK	1	\$0.00	\$51.00
DEMO	1	\$0.00	\$50.00
ELECTRICAL	11	\$0.00	\$2,013.71
FENCE	38	\$0.00	\$1,918.20
IRRIGATION	35	\$0.00	\$2,674.50
MECHANICAL	19	\$0.00	\$2,320.50
MISCELLANEOUS	1	\$0.00	\$50.00
NEW	17		\$92,564.02
PATIO COVER	6		\$606.24
PERGOLA	1	\$0.00	\$125.00
PLUMBING	32	\$0.00	\$2,805.00
REMODEL	3	\$0.00	\$734.10
REPAIR	1	\$0.00	\$127.50
RETAINING WALL	4	\$0.00	\$201.00
ROOF	27	\$0.00	\$2,055.00
SEAWALL	1	\$0.00	\$50.00
SWIM POOL	9	\$0.00	\$1,362.00
WINDOWS	1	\$0.00	\$51.00
SPECIAL EVENT	43	\$0.00	\$1,820.50
	43	\$0.00	\$1,820.50

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 9/1/2019 thru 9/30/2019

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
Totals:	309	581,098.40	\$123,811.68

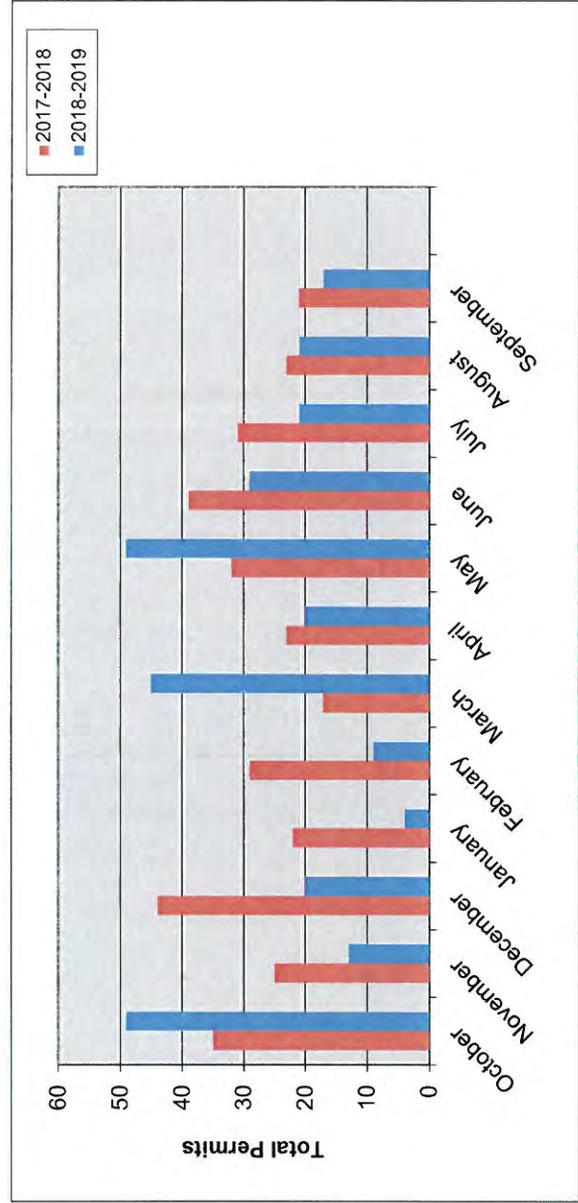
New Residential Permits Calendar Year

	Year	
	2018	2019
January	22	4
February	29	9
March	17	45
April	23	20
May	32	49
June	39	29
July	31	21
August	23	21
September	21	17
October	49	
November	13	
December	20	
Totals	319	215



New Residential Permits Fiscal Year

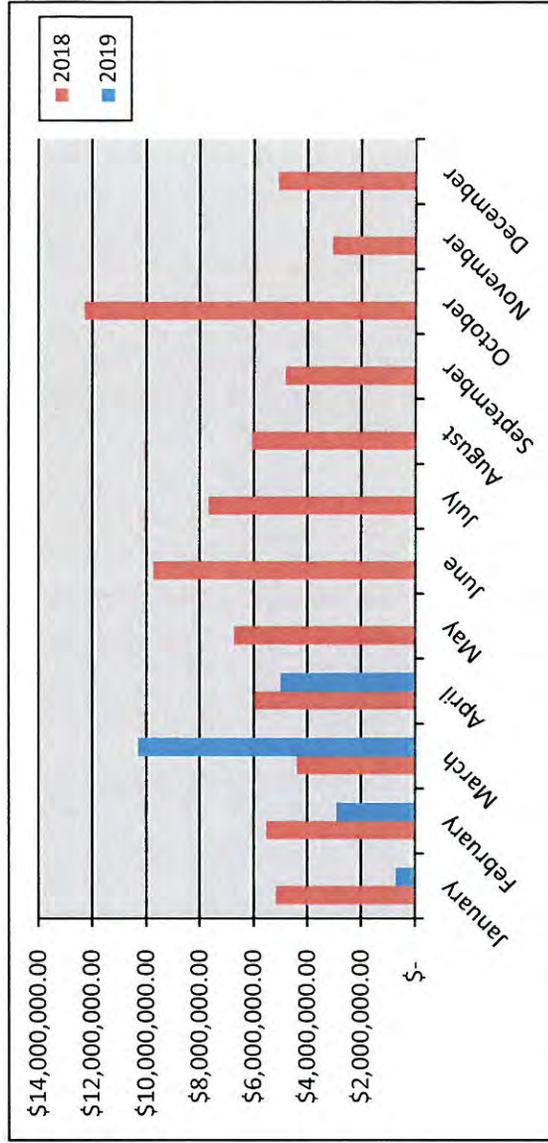
	Year	
	2017-2018	2018-2019
October	35	49
November	25	13
December	44	20
January	22	4
February	29	9
March	17	45
April	23	20
May	32	49
June	39	29
July	31	21
August	23	21
September	21	17
Totals	341	297



New Residential Value

Calendar Year

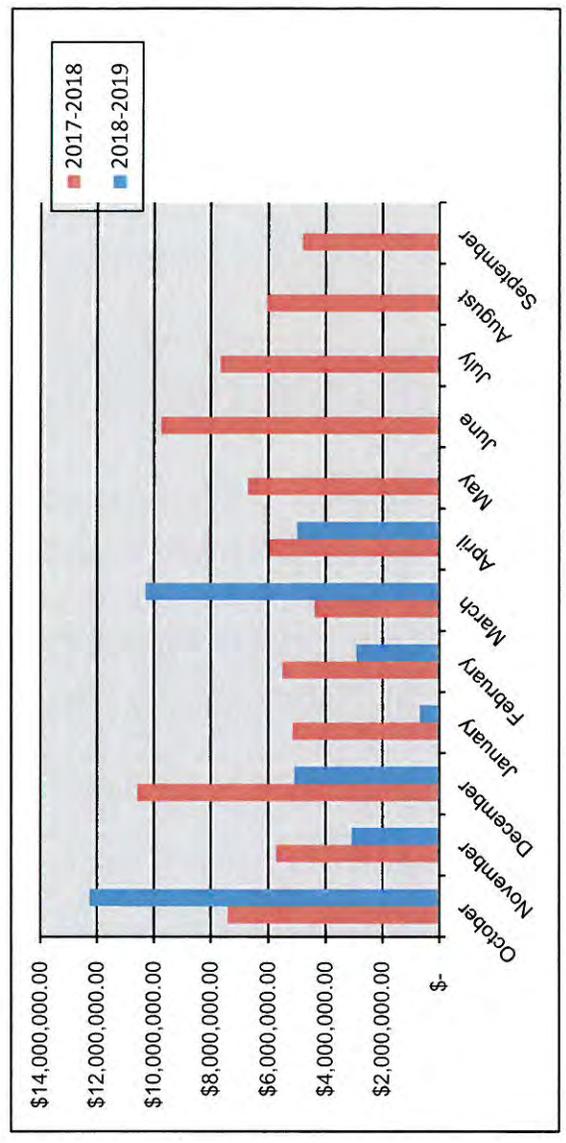
	Year	
	2018	2019
January	\$ 5,145,624.00	\$ 681,618.00
February	\$ 5,505,704.00	\$ 2,897,344.85
March	\$ 4,374,886.00	\$ 10,294,717.00
April	\$ 5,946,813.00	\$ 4,977,668.00
May	\$ 6,706,301.00	
June	\$ 9,728,069.00	
July	\$ 7,660,917.00	
August	\$ 6,049,208.00	
September	\$ 4,799,404.00	
October	\$ 12,263,973.00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



New Residential Value

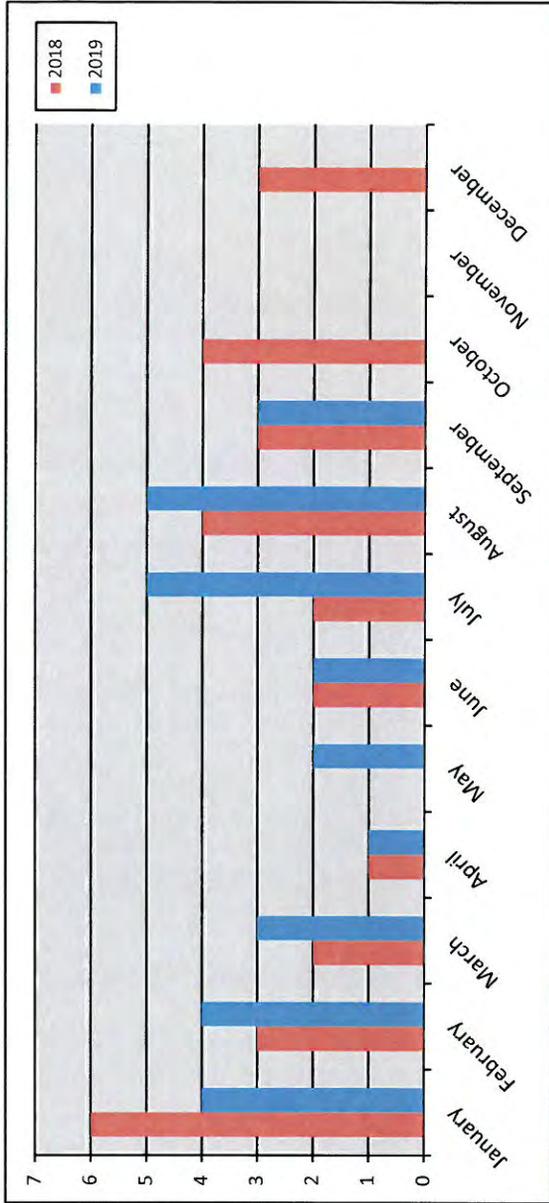
Fiscal Year

	Year	
	2017-2018	2018-2019
October	\$ 7,402,565.06	\$ 12,263,973.00
November	\$ 5,722,063.00	\$ 3,064,499.00
December	\$ 10,576,719.30	\$ 5,072,758.00
January	\$ 5,145,624.00	\$ 681,618.00
February	\$ 5,505,704.00	\$ 2,897,344.85
March	\$ 4,374,886.00	\$ 10,294,717.00
April	\$ 5,946,813.00	\$ 4,977,668.00
May	\$ 6,706,301.00	-
June	\$ 9,728,069.00	-
July	\$ 7,660,917.00	-
August	\$ 6,049,208.00	-
September	\$ 4,799,404.00	-
Totals	\$79,618,273.36	\$ 39,252,577.85



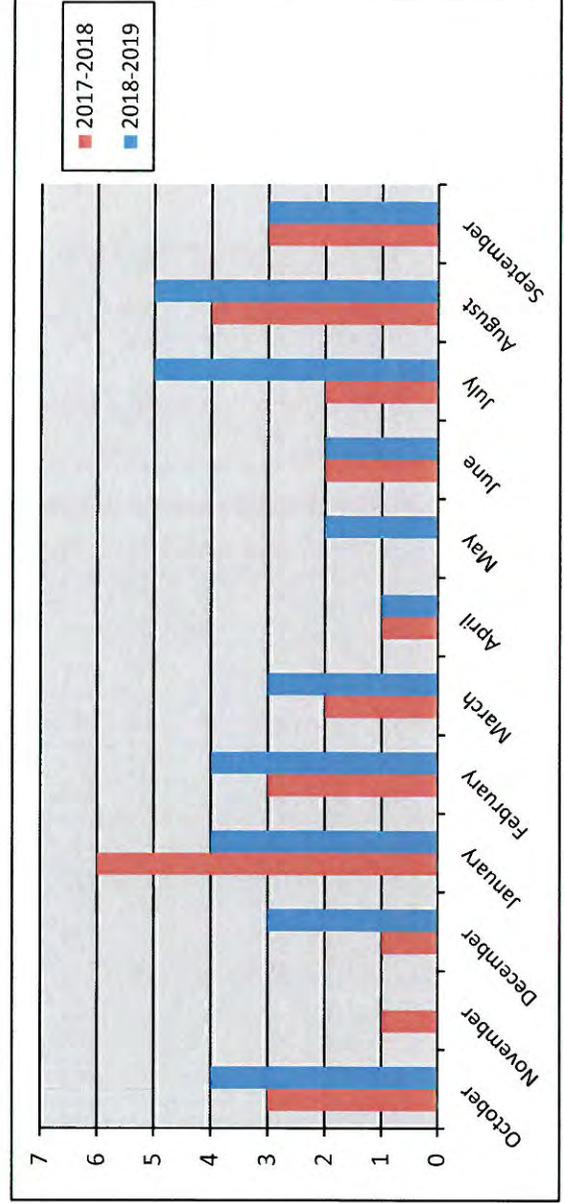
Residential Remodel Permits Calendar Year

	Year	
	2018	2019
January	6	4
February	3	4
March	2	3
April	1	1
May	0	2
June	2	2
July	2	5
August	4	5
September	3	3
October	4	
November	0	
December	3	
Totals	30	29



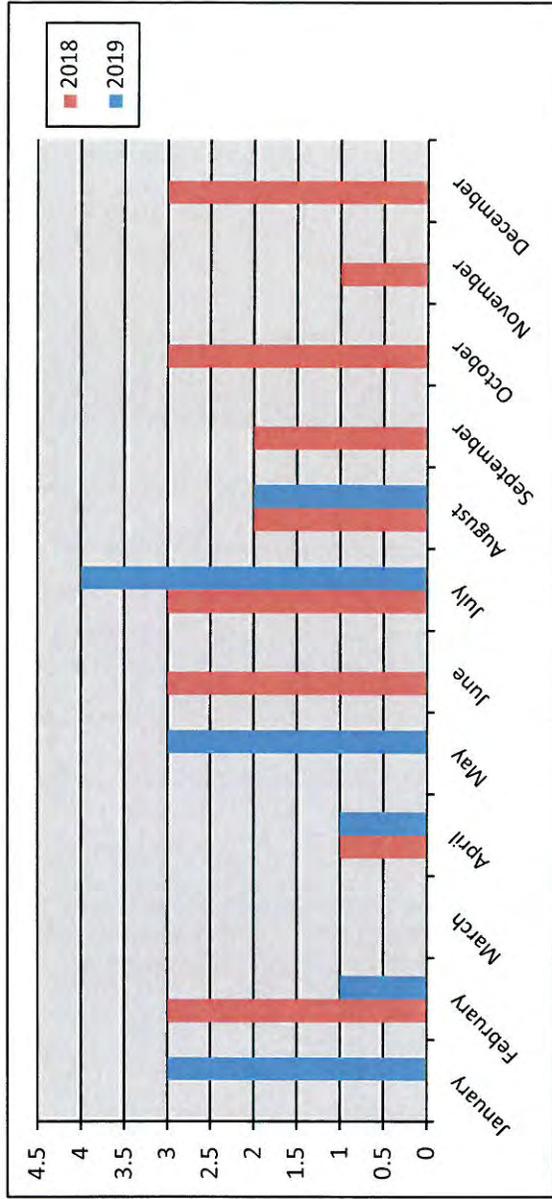
Residential Remodel Permits Fiscal Year

	Year	
	2017-2018	2018-2019
October	3	4
November	1	0
December	1	3
January	6	4
February	3	4
March	2	3
April	1	1
May	0	2
June	2	2
July	2	5
August	4	5
September	3	3
Totals	28	36



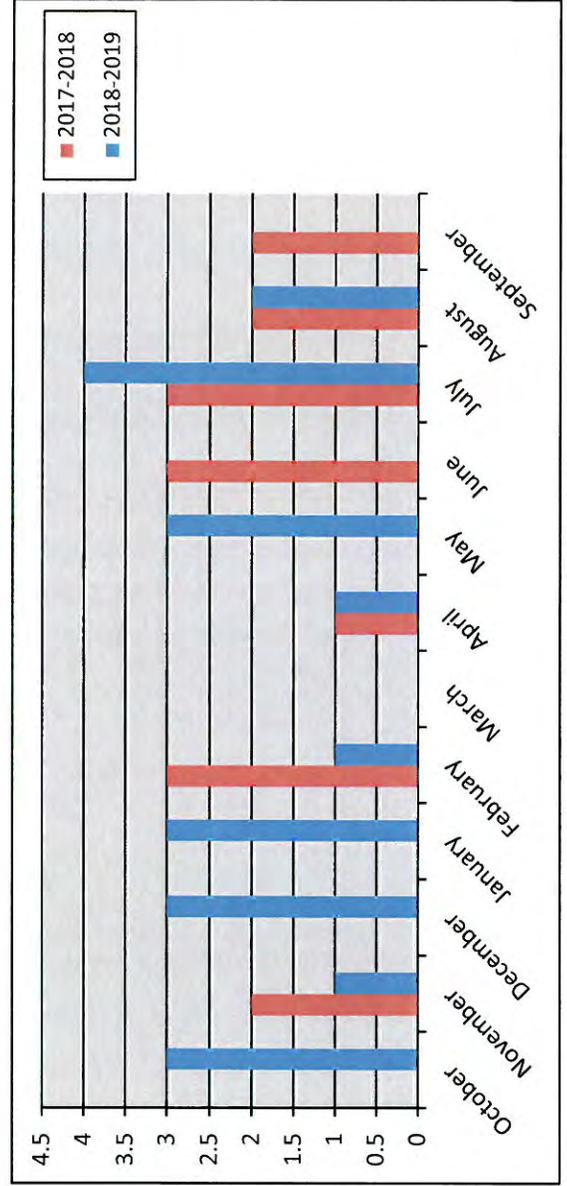
New Commercial Permits Calendar Year

	Year	
	2018	2019
January	0	3
February	3	1
March	0	0
April	1	1
May	0	3
June	3	0
July	3	4
August	2	2
September	2	0
October	3	
November	1	
December	3	
Totals	21	14



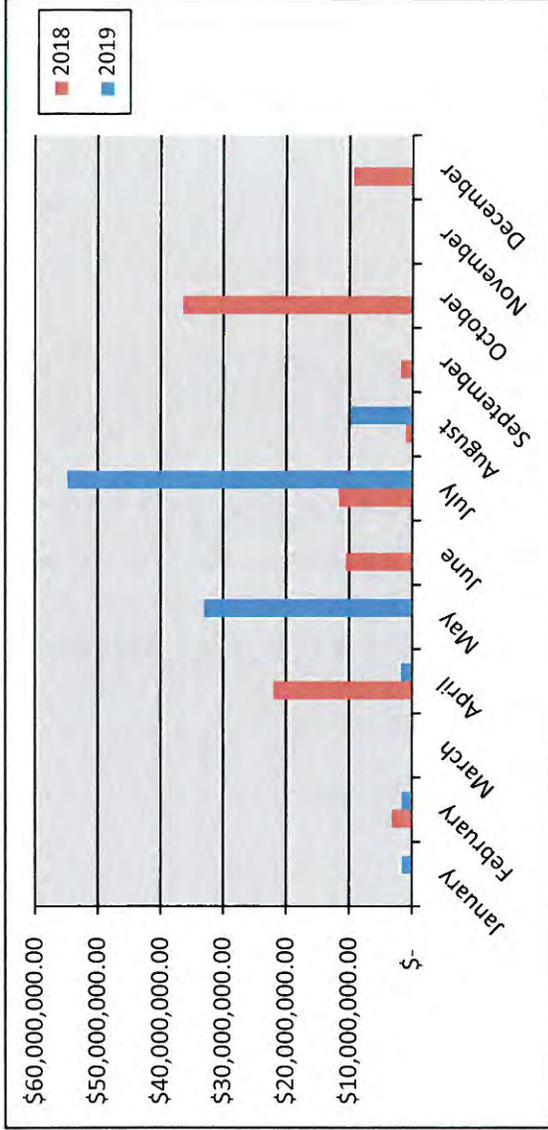
New Commercial Permits Fiscal Year

	Year	
	2017-2018	2018-2019
October	0	3
November	2	1
December	0	3
January	0	3
February	3	1
March	0	0
April	1	1
May	0	3
June	3	0
July	3	4
August	2	2
September	2	0
Totals	16	21



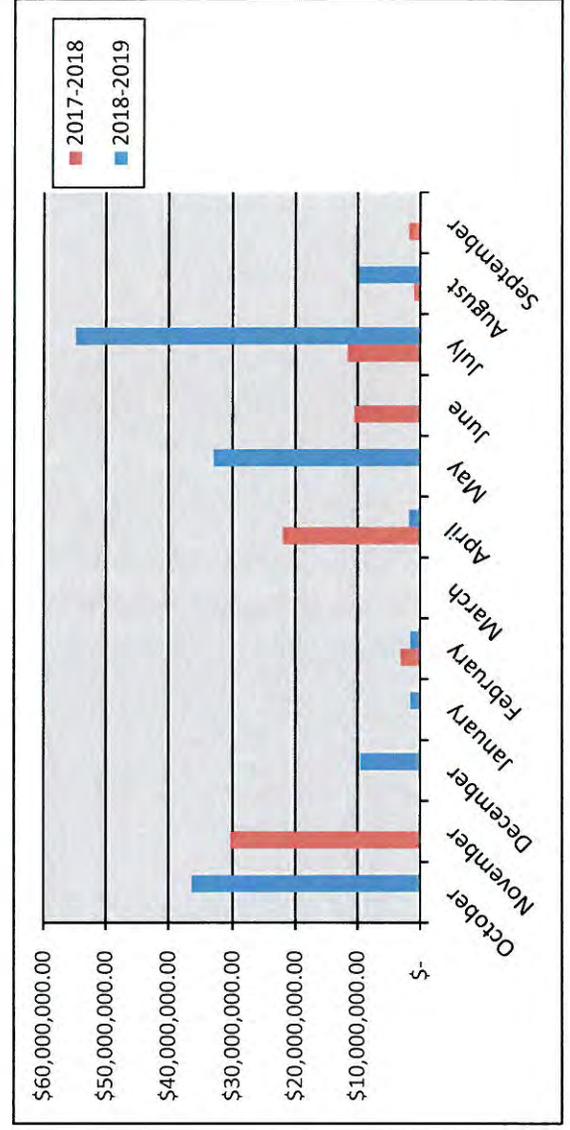
New Commercial Value Calendar Year

	Year	
	2018	2019
January	\$ -	\$ 1,530,000.00
February	\$ 3,221,771.00	\$ 1,500,000.00
March	\$ -	\$ -
April	\$ 22,000,000.00	\$ 1,700,000.00
May	\$ -	\$ 32,969,700.00
June	\$ 10,602,430.88	\$ -
July	\$ 11,712,500.00	\$ 54,900,000.00
August	\$ 1,111,950.00	\$ 9,736,987.00
September	\$ 1,930,813.00	\$ -
October	\$ 36,425,000.00	\$ -
November	\$ 180,000.00	\$ -
December	\$ 9,427,800.00	\$ -
Totals	\$ 96,612,264.88	\$ 102,336,687.00



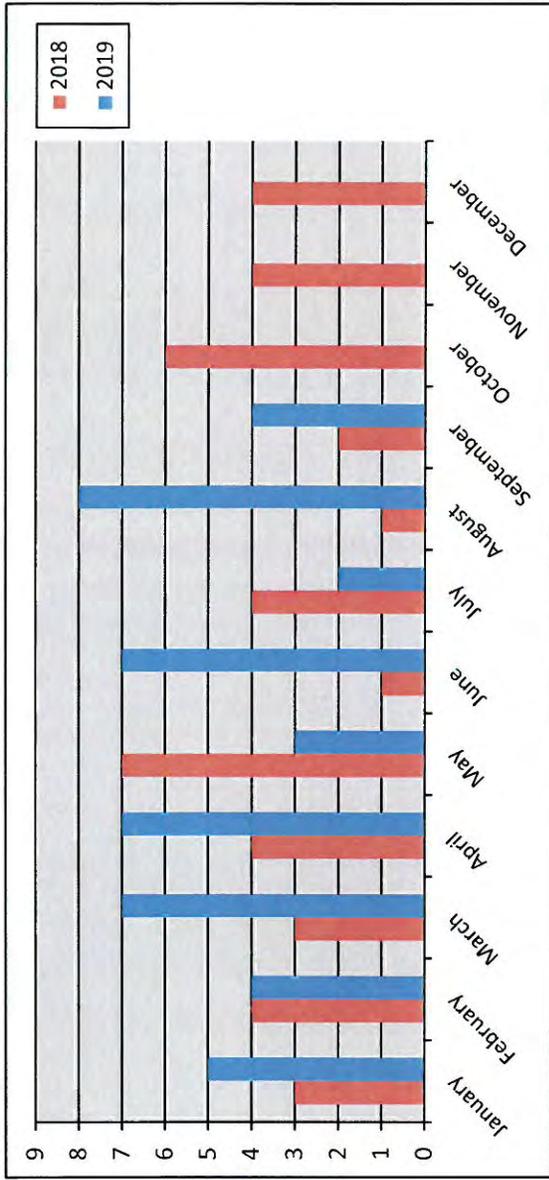
New Commercial Value Fiscal Year

	Year	
	2017-2018	2018-2019
October	\$ -	\$ 36,425,000.00
November	\$ 30,390,000.00	\$ 180,000.00
December	\$ -	\$ 9,427,800.00
January	\$ 3,221,771.00	\$ 1,530,000.00
February	\$ -	\$ 1,500,000.00
March	\$ -	\$ -
April	\$ 22,000,000.00	\$ 1,700,000.00
May	\$ -	\$ 32,969,700.00
June	\$ 10,602,430.88	\$ -
July	\$ 11,712,500.00	\$ 54,900,000.00
August	\$ 1,111,950.00	\$ 9,736,987.00
September	\$ 1,930,813.00	\$ -
Totals	\$ 80,969,464.88	\$ 148,369,487.00



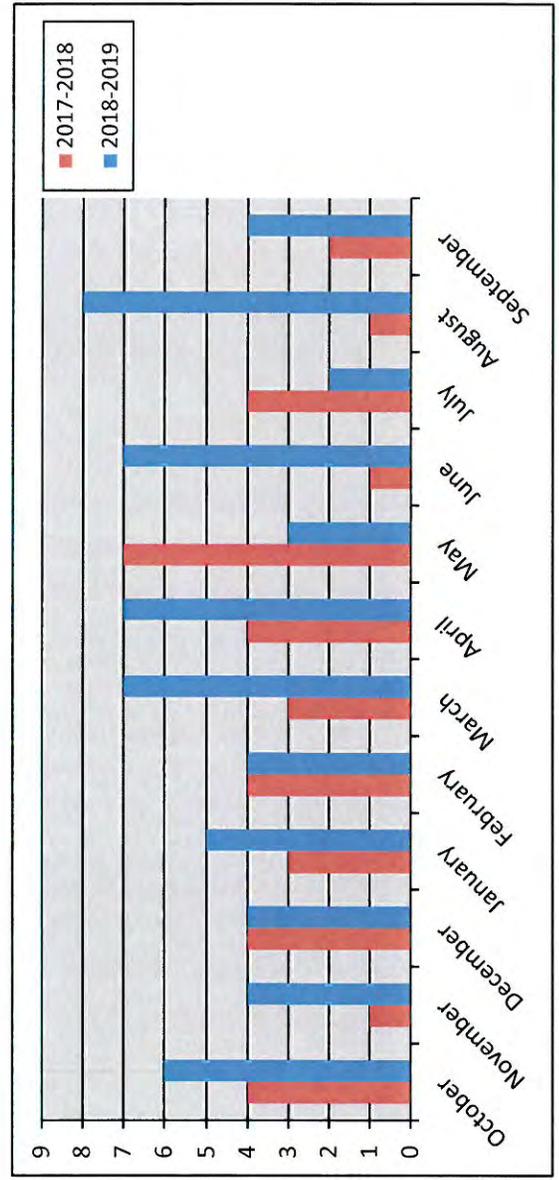
Commercial Remodel Permits Calendar Year

	Year	
	2018	2019
January	3	5
February	4	4
March	3	7
April	4	7
May	7	3
June	1	7
July	4	2
August	1	8
September	2	4
October	6	
November	4	
December	4	
Totals	43	47



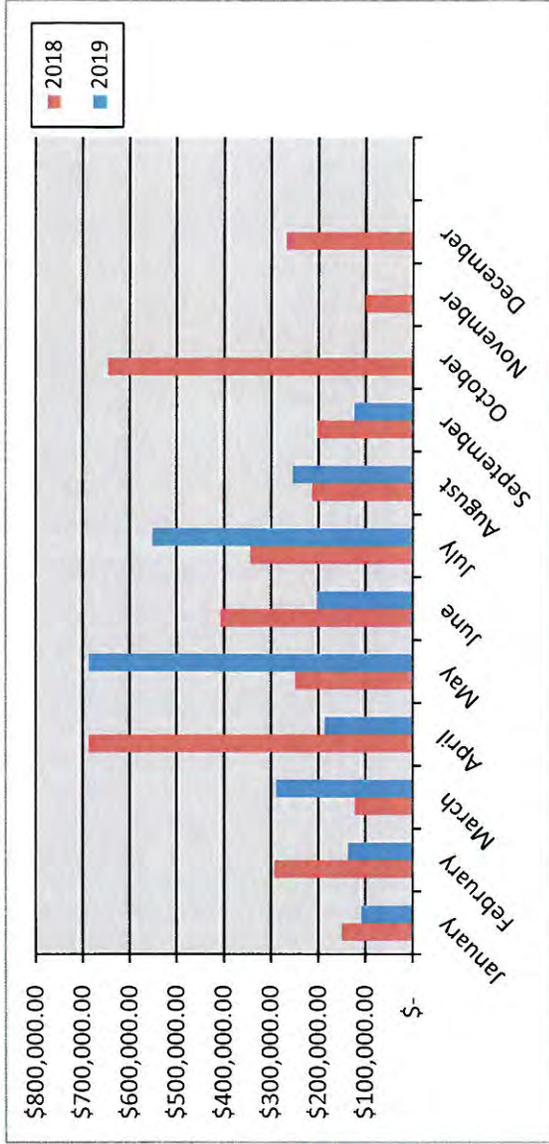
Commercial Remodel Permits Fiscal Year

	Year	
	2017-2018	2018-2019
October	4	6
November	1	4
December	4	4
January	3	5
February	4	4
March	3	7
April	4	7
May	7	3
June	1	7
July	4	2
August	1	8
September	2	4
Totals	38	61



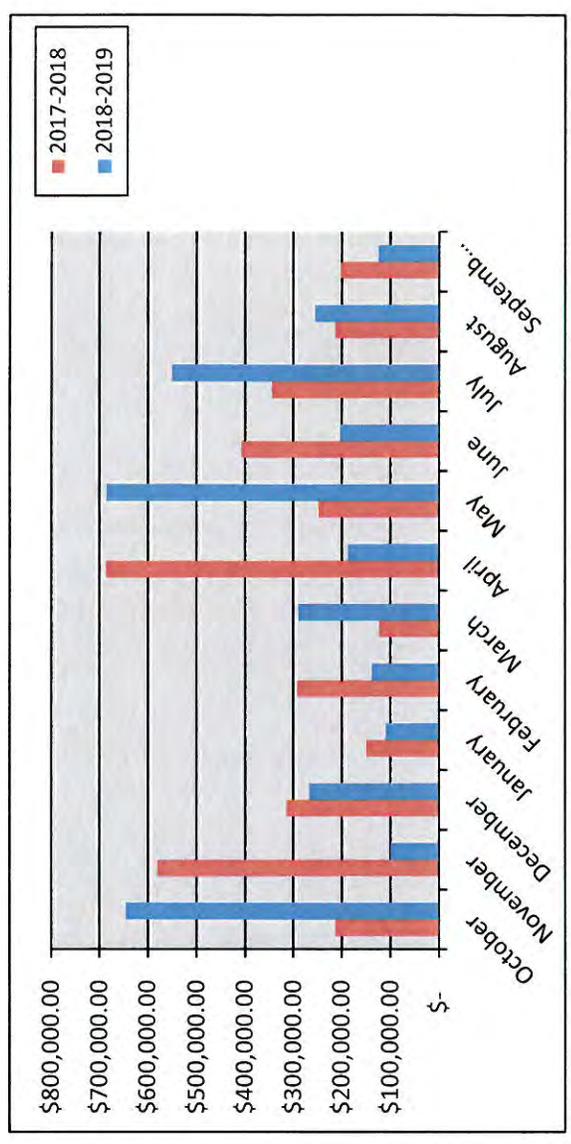
Total Fees Collected Calendar Year

	Year	
	2018	2019
January	\$ 149,088.54	\$ 108,325.23
February	\$ 291,324.78	\$ 137,260.79
March	\$ 122,271.28	\$ 288,576.03
April	\$ 686,154.89	\$ 186,555.47
May	\$ 247,465.55	\$ 685,938.85
June	\$ 406,799.91	\$ 203,335.14
July	\$ 343,682.23	\$ 551,248.76
August	\$ 212,643.16	\$ 254,601.49
September	\$ 201,855.47	\$ 123,811.68
October	\$ 645,511.95	
November	\$ 99,983.92	
December	\$ 266,328.43	
Totals	\$ 3,673,110.11	\$ 2,539,653.44



Total Fees Collected Fiscal Year

	Year	
	2017-2018	2018-2019
October	\$ 212,560.59	\$ 645,511.95
November	\$ 579,208.80	\$ 99,983.92
December	\$ 313,423.19	\$ 266,328.43
January	\$ 149,088.54	\$ 108,325.23
February	\$ 291,324.78	\$ 137,260.79
March	\$ 122,271.28	\$ 288,576.03
April	\$ 686,154.89	\$ 186,555.47
May	\$ 247,465.55	\$ 685,938.85
June	\$ 406,799.91	\$ 203,335.14
July	\$ 343,682.23	\$ 551,248.76
August	\$ 212,643.16	\$ 254,601.49
September	\$ 201,855.47	\$ 123,811.68
Totals	\$ 3,766,478.39	\$ 3,551,477.74



City of Rockwall
PERMITS ISSUED
For the Period 9/1/2019 thru 9/30/2019

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0082	CO	203 S Fannin St	0.00	75.00	75.00
08/01/2019	BUSINESS	4820-000T-0001-00-0R			
09/04/2019	Active	PR22 Holdings LLC			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	PR22 Holdings (dba LONES	203 S. Fannin St, Rockwall, TX 75087	(469) 745-9698
BUS OWNER	Mike Rapier	203 S. Fannin St, Rockwall, TX 75087	(469) 745-9698
BUSINESS	PR22 Holdings	203 S. Fannin St, Rockwall, TX 75087	(469) 745-9698
MANAGER	Kevin Potts (Main Contact)	203 S. Fannin St, ,	(469) 576-5162
OWNER	Mike Rapier	203 S. Fannin St, Rockwall, TX 75087	(469) 745-9698
OWNER 2			
PROP OWNER	Divine Peace Lutherun Churc	305 S. Fannin St, ROCKWALL, TX 75087	

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0083	CO	109 N Goliad	0.00	76.50	76.50
08/05/2019	BUSINESS	4820-000J-006A-00-0R			
09/30/2019	Active	Coral & Calypso			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Priscilla Willess	109 N Goliad, ROCKWALL, TX 75087	(972) 741-3156
BUS OWNER	Priscilla Willess	109 N Goliad, ROCKWALL, TX 75087	(972) 741-3156
BUSINESS	Cora & Calypso	109 N Goliad, ROCKWALL, TX 75087	(972) 741-3156
OWNER	K's Advertising/Kerry Smith	PO Box 1238, ROCKWALL, TX 75087	(214) 809-8774

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0084	CO	955 W RALPH HALL 105 & 107	0.00	75.00	75.00
08/07/2019	BUSINESS	4009-000B-0006-09-0R			
09/16/2019	Active	Melange Beauty LLC			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Cheryl LeClaire	955 W. Ralph Hall Pkwy. # 105&107, Rockwall, TX 75032	(903) 495-2935
BUS OWNER	Cheryl LeClaire	955 W. Ralph Hall Pkwy. # 105&107, Rockwall, TX 75032	(903) 495-2935
BUSINESS	Melange Beauty LLC	955 W. Ralph Hall Pkwy. #105&107, Rockwall, TX 75032	(214) 734-0024
OWNER	Kris Sharp	3021 Ridge Road #160, Rockwall, TX 75032	(972) 772-7411

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0087	CO	1810 E I-30	0.00	76.50	76.50
08/14/2019	BUSINESS	0134-0000-0009-01-0R			
09/03/2019	Active	Rockwall's Auto Auction/Dealers Auction Xchange of Rockwall			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Chase Ford		(817) 470-0664
BUS OWNER	Overwatch Ventures/EQ Auto	P.O. Box 775, Royce City, TX 75189	(817) 470-0664
BUSINESS	Rockwall's Auto Auction LLC dba Dealers Auction Xchange of Rockwall,	Rockwall, TX 75087	(972) 771-9919
OWNER	Rockwall AA RE LLC	P.O. Box 775, Royce City, TX 75189	(817) 470-0664

City of Rockwall
PERMITS ISSUED
For the Period 9/1/2019 thru 9/30/2019

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0089	CO	2918 Ridge Rd	0.00	75.00	75.00
08/27/2019	BUSINESS	4476-000A-0001-00-0R			
09/16/2019	Active	Rockwall Dental Care			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Gezi Mebratu	1524 Timber Ridge Dr, Rockwall, TX 75032	(913) 206-3822
BUS OWNER	Gezi Mebratu, DDS, PA	1524 Timber Ridge Dr, Rockwall, TX 75032	(913) 206-3822
BUSINESS	Rockwall Dental Care	2918 Ridge Rd, Rockwall, TX 75032	
OWNER	Selma Hospitality, Inc	2560 Royal Ln. #210, Dallas, TX 75229	(214) 223-3709

CO2019-0093	CO	1505 AIRPORT RD	0.00	76.50	76.50
08/30/2019	SHELL	4296-000A-0003-00-0R			
09/19/2019	Active	Zaph & Ath Properties LLC-SHELL ONLY			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Kyle Sanford		
BUS OWNER	Zaph & Ath Properties LLC	1125 Waterside Cir, ROCKWALL, TX 75087	(832) 906-0746
BUSINESS	Zaph & Ath Properties LLC	1125 Waterside Cir, ROCKWALL, TX 75087	(832) 906-0746
OWNER	Zaph & Ath Properties LLC	1125 Waterside Cir, ROCKWALL, TX 75087	(832) 906-0746
PROP OWNER	Zaph & Ath Properties LLC	1125 Waterside Cir, ROCKWALL, TX 75087	(832) 906-0746

CO2019-0096	CO	1505 Airport Rd 200	0.00	75.00	75.00
09/12/2019	BUSINESS	4296-000A-0003-00-0R			
09/19/2019	Active	A Dance to Remember			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Malgorzata Kochan	308 Paint Brush Trail, Rockwall, TX 75032	(903) 456-4717
BUS OWNER	Malgorzata Kochan	308 Paint Brush Trail, Rockwall, TX 75032	(903) 456-4717
BUSINESS	A Dance to Remember	1505 Airport Rd, Suite 200, Rockwall, TX 75087	(903) 456-4717
MANAGER	Kyle Samford	Facilities Manager, ,	(832) 906-0746
OWNER	Malgorzata Kochan	308 Paint Brush Trail, Rockwall, TX 75032	(903) 456-4717
PROP OWNER	Steven Arze, MD	929 Anna Cade Rd, Rockwall, TX 75087	(469) 834-6757

CO2019-0097	CO	1505 Airport Rd 300	0.00	76.50	76.50
09/12/2019	BUSINESS	4296-000A-0003-00-0R			
09/19/2019	Active	Texas International Fencing Center LLC			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Hector Florencia & Andrew C	P.O. Box 1563, Rockwall, TX 75087	(903) 345-2744
BUS OWNER	Hector Florencia & Andrew C	P.O. Box 1563, Rockwall, TX 75087	(903) 345-2744
BUSINESS	Texas International Fencing C	1505 Airport Rd, Suite 300, Rockwall, TX 75087	
MANAGER	Kyle Samford	Facilities Manager, ,	(832) 906-0746
OWNER	Hector Florencia & Andrew C	P.O. Box 1563, Rockwall, TX 75087	(903) 345-2744
PROP OWNER	Steven Arze, MD	929 Anna Cade Rd, Rockwall, TX 75087	(469) 834-6757

City of Rockwall
PERMITS ISSUED
For the Period 9/1/2019 thru 9/30/2019

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Permit Name			
CO2019-0098	CO	2071 Summer Lee Dr 103	0.00	76.50	76.50
09/13/2019	BUSINESS	3809-000A-0002-00-0R			
09/26/2019	Active	Cyclebar Rockwall			

Contact Type	Contact Name	Contact Address	Phone Number
APPLICANT	Kendra Nottingham	1015 Woodbridge Pl, Heath, TX 75032	(903) 517-4759
BUS OWNER	Kendra Nottingham	2071 Summer Lee Dr #103, Rockwall, TX 75032	(903) 517-4759
BUSINESS OWNER	The Teal Tulip dba Cyclebar	2071 Summer Lee Dr, Suite 103, Rockwall, TX	
PERMIT TECH	Kendra Nottingham	1015 Woodbridge Pl, Heath, TX 75032	(903) 517-4759
PROP OWNER	Levi Dahl, GC 972-567-39	PA Harbor Retail LLC PO Box 369, Dallas, TX 75225	(469) 232-3470

Total Valuation: 0.00
Total Fees: 682.50
Total Fees Paid: 682.50

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mary Smith, Assistant City Manager
DATE: November 1, 2019
SUBJECT: FY 2019 Budget Report

The following analysis is offered for the fiscal year ended September 30, 2019 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level.

Please keep in mind the figures in the accompanying report are not final. Staff will continue to accrue expenses for the year ended September 30, until at least late- November as part of preparing for Audit. Some invoices will come in during this period for services rendered prior to September 30.

General Fund Revenues

Total revenues for the year exceeded amended budget projections and should allow the fund balance to be increased by about 8 days.

- Sales tax increased by 3.1% for the month of September (July sales) as compared to the prior year, same month. Overall for the year, sales tax increased 7.14% over the prior fiscal year's collections.

General Fund Expenditures

All individual departments and divisions are within their appropriated budgets as amended during the budget process. We have accrued a large number of invoices as is typical for a year's end and know that we have numerous other expenses such as electricity, water, paving repairs, and other routine expenses incurred late in September and for which invoices are outstanding. With that said we should increase the General fund reserves by at least \$900,000 or 9.25 days and likely more.

Water / Sewer Revenues

- Water sales – for the fiscal year sales were down when compared to the prior year due in large part to the very wet spring and early summer.

Water / Sewer Expenditures

- Water Operations – we have received our rebate for using less than our annual take or pay amount and it has been netted against water purchases in the water operations budget.
- Sewer Operations – we just received the credit memos from NTMWD for the various sewer services they provide us. The credits are just over \$800,000 and will be applied against the corresponding expense in the budget.

**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED SEPTEMBER 30, 2019
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

GENERAL FUND

	Fiscal Year 2018			Fiscal Year 2019		
	Amended	Actual	Percentage	Amended	Actual	Percentage
00 REVENUES						
311 - PROPERTY TAXES						
4100 - CURRENT PROPERTY TAXES	12,214,700	12,292,079	100.63%	12,275,000	12,187,755	99.29%
4105 - DELINQUENT PROPERTY TAX	80,000	89,180	111.47%	80,000	77,188	96.48%
4110 - PENALTY AND INTEREST	60,000	73,008	121.68%	60,000	91,542	152.57%
311 - PROPERTY TAXES Total	12,354,700	12,454,268	100.81%	12,415,000	12,356,485	99.53%
313 - SALES TAXES						
4150 - CITY SALES TAX	17,250,000	17,010,227	98.61%	17,870,400	18,224,405	101.98%
4155 - BEVERAGE TAXES	295,000	246,327	83.50%	300,000	333,344	111.11%
4160 - SALES TAX REBATES	(11,000)	(20,246)	184.05%	-	(13,242)	0.00%
313 - SALES TAXES Total	17,534,000	17,236,307	98.30%	18,170,400	18,544,506	102.06%
315 - FRANCHISE FEES						
4201 - ELECTRIC FRANCHISE FEES	1,795,000	1,883,743	104.94%	1,960,000	1,924,571	98.19%
4203 - TELEPHONE FRANCHISE FEES	150,000	145,673	97.12%	140,000	141,297	100.93%
4205 - GAS FRANCHISE FEES	497,500	497,529	100.01%	619,500	620,183	100.11%
4207 - CABLE TV FRANCHISE FEE	505,000	430,262	85.20%	400,000	442,103	110.53%
4209 - GARBAGE FRANCHISE FEE	290,000	298,438	102.91%	305,000	307,748	100.90%
315 - FRANCHISE FEES Total	3,237,500	3,255,645	100.56%	3,424,500	3,435,903	100.33%
318 - FEES						
4250 - BALLFIELD RENTALS	-	5,578	0.00%	4,000	5,721	143.03%
4250 - PARK & RECREATION FEES	35,000	44,639	127.54%	35,000	34,543	98.69%
4251 - MUNICIPAL POOL FEES	22,000	17,680	80.36%	22,000	16,166	73.48%
4253 - CENTER RENTALS-7%	39,500	41,203	104.31%	44,500	48,398	108.76%
4255 - HARBOR RENTALS	10,000	3,180	31.80%	2,000	1,035	51.75%
4260 - TAX CERTIFICATE FEE	250	-	0.00%	-	-	0.00%
4270 - CODE ENFORCEMENT FEES	25,000	32,608	130.43%	40,000	47,909	119.77%
4280 - PLANNING AND ZONING FEES	65,000	65,071	100.11%	60,000	67,272	112.12%
4283 - CONSTRUCTION INSPECTION	425,000	463,805	109.13%	600,000	803,557	133.93%
4295 - FIRE-PLAN REVIEW FEES	4,500	4,125	91.67%	4,500	4,610	102.44%
318 - FEES Total	626,250	677,888	108.25%	812,000	1,029,211	126.75%
321 - PERMITS						
4288 - MIXED BEVERAGE PERMIT FEE	12,000	13,740	114.50%	15,000	16,355	109.03%
4300 - BUILDING PERMITS	1,000,000	1,039,228	103.92%	1,060,000	1,158,043	109.25%
4302 - FENCE PERMITS	20,000	22,480	112.40%	20,000	19,350	96.75%
4304 - ELECTRICAL PERMITS	30,000	26,902	89.67%	20,000	29,572	147.86%
4306 - PLUMBING PERMITS	50,000	54,936	109.87%	50,000	54,129	108.26%
4308 - MECHANICAL PERMITS	65,000	77,715	119.56%	55,000	57,479	104.51%
4310 - DAY CARE CENTER PERMITS	5,500	6,720	122.18%	5,500	5,820	105.82%
4312 - HEALTH PERMITS	124,000	117,696	94.92%	122,000	117,878	96.62%
4314 - SIGN PERMITS	20,000	16,325	81.63%	20,000	19,575	97.88%
4320 - MISC. PERMITS	90,000	111,170	123.52%	70,000	75,737	108.20%
321 - PERMITS Total	1,416,500	1,486,911	104.97%	1,437,500	1,553,938	108.10%

322 - MUNICIPAL COURT						
4400 - COURT FINES	475,000	438,218	92.26%	350,000	353,914	101.12%
4402 - COURT FEES	115,000	123,971	107.80%	90,000	83,000	92.22%
4404 - WARRANT FEES	45,000	41,740	92.76%	40,000	40,261	100.65%
4406 - COURT DEFERRAL FEES	205,000	209,764	102.32%	195,000	156,068	80.04%
4408 - ANIMAL REGISTRATION FEE	5,000	4,397	87.94%	5,000	4,947	98.94%
4414 - ALARM FEES AND FINES	60,000	66,102	110.17%	64,000	55,649	86.95%
322 - MUNICIPAL COURT Total	905,000	884,192	97.70%	744,000	693,840	93.26%
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	85,000	134,818	158.61%	215,000	313,072	145.62%
4007 - SALE OF SUPPLIES	500	258	51.54%	500	252	50.35%
4010 - AUCTION /SCRAP PROCEEDS	30,000	28,443	94.81%	40,000	64,750	161.87%
4019 - MISCELLANEOUS REVENUE	20,000	112,574	562.87%	30,000	49,602	165.34%
4480 - TOWER LEASES	51,000	25,710	50.41%	22,000	21,378	97.17%
4680 - DEVELOPER CONTRIBUTIONS	45,000	44,793	99.54%	35,500	35,500	100.00%
323 - MISCELLANEOUS REVENUE Total	231,500	346,595	203.76%	343,000	484,554	141.27%
330 - INTERGOVERNMENTAL REVENUES						
4500 - GRANT PROCEEDS	-	17,434	0.00%	70,000	74,392	106.27%
4510 - SCHOOL PATROLS	405,000	424,879	104.91%	603,750	605,790	100.34%
4520 - COUNTY CONTRACTS	1,000	960	96.00%	1,000	960	96.00%
4530 - CITY CONTRACTS	491,600	455,568	92.67%	466,150	466,125	99.99%
330 - INTERGOVERNMENTAL REVENUES Total	897,600	898,842	100.14%	1,140,900	1,147,266	100.56%
391 - OPERATING TRANSFERS						
4911 - TRANSFER IN - POLICE INV	25,000	25,000	100.00%	37,500	37,500	100.00%
391 - OPERATING TRANSFERS TOTAL	25,000	25,000	0.00%	37,500	37,500	100.00%
00 REVENUES Total	37,228,050	37,265,647	100.10%	38,524,800	39,285,849	101.98%

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED SEPTEMBER 30, 2019
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

GENERAL FUND

	Fiscal Calendar 2018			Fiscal Calendar 2019		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
01 MAYOR/COUNCIL						
10 - PERSONNEL SERVICES	24,200	24,221	100.09%	24,200	24,221	100.09%
20 - CONTRACTUAL	41,150	41,316	100.40%	41,150	37,751	92.87%
30 - SUPPLIES	900	854	94.92%	1,100	153	13.95%
40 - OPERATIONS	59,150	60,731	102.67%	58,000	37,397	64.48%
01 MAYOR/COUNCIL Total	125,400	127,123	101.37%	124,450	99,522	79.97%
05 ADMINISTRATION						
10 - PERSONNEL SERVICES	1,069,650	1,042,498	97.46%	1,181,850	1,174,243	99.36%
20 - CONTRACTUAL	788,700	741,624	94.03%	763,900	733,997	96.09%
30 - SUPPLIES	28,300	28,434	100.48%	18,000	18,846	104.70%
391 - OPERATING TRANSFERS	3,215,500	3,215,500	100.00%	3,198,000	3,198,000	100.00%
40 - OPERATIONS	74,750	73,942	98.92%	74,750	65,332	87.40%
50 - UTILITIES	5,600	6,778	121.04%	8,050	5,850	72.67%
05 ADMINISTRATION Total	5,182,500	5,108,776	98.58%	5,244,550	5,196,268	99.08%
06 ADMINISTRATIVE SERVICES						
10 - PERSONNEL SERVICES	496,350	496,446	100.02%	514,550	495,411	96.28%
20 - CONTRACTUAL	7,050	591	8.38%	12,850	13,071	101.72%
30 - SUPPLIES	3,000	2,133	71.10%	3,000	2,186	72.87%
40 - OPERATIONS	53,700	48,036	89.45%	59,900	55,895	93.31%
50 - UTILITIES	3,100	3,016	97.29%	3,100	3,016	97.29%
06 ADMINISTRATIVE SERVICES Tot	563,200	550,222	97.70%	593,400	569,580	95.99%
09 INTERNAL OPERATIONS						
10 - PERSONNEL SERVICES	1,090,600	1,090,653	100.00%	1,043,650	1,038,111	99.47%
20 - CONTRACTUAL	568,100	580,765	102.23%	697,700	623,715	89.40%
30 - SUPPLIES	97,400	81,042	83.21%	99,900	79,539	79.62%
40 - OPERATIONS	14,600	16,048	109.92%	14,600	7,748	53.07%
50 - UTILITIES	362,800	361,406	99.62%	346,800	352,204	101.56%
60 - CAPITAL	69,400	60,520	87.21%	204,750	115,002	56.17%
09 INTERNAL OPERATIONS Total	2,202,900	2,190,434	99.43%	2,407,400	2,216,320	92.06%

15 FINANCE**11 FINANCE**

10 - PERSONNEL SERVICES	415,800	323,432	77.79%	444,650	335,488	75.45%
20 - CONTRACTUAL	292,750	301,980	103.15%	319,300	297,498	93.17%
30 - SUPPLIES	62,250	56,588	90.90%	64,750	53,650	82.86%
40 - OPERATIONS	9,000	7,055	78.39%	9,000	5,678	63.09%
50 - UTILITIES	1,250	1,222	97.76%	1,250	1,269	101.52%
11 FINANCE Total	781,050	690,277	88.38%	838,950	693,583	82.67%

15 MUNICIPAL COURT

10 - PERSONNEL SERVICES	337,350	338,636	100.38%	318,950	304,314	95.41%
20 - CONTRACTUAL	93,900	84,433	89.92%	93,900	79,126	84.27%
30 - SUPPLIES	7,250	2,774	38.26%	7,250	6,488	89.49%
40 - OPERATIONS	5,500	4,019	73.07%	5,500	2,571	46.74%
15 MUNICIPAL COURT Total	444,000	429,862	96.82%	425,600	392,499	92.22%

20 FIRE**25 OPERATIONS**

10 - PERSONNEL SERVICES	3,425,450	3,434,397	100.26%	3,903,600	3,641,332	93.28%
20 - CONTRACTUAL	208,800	183,332	87.80%	272,700	219,707	80.57%
30 - SUPPLIES	103,400	95,754	92.61%	126,800	95,855	75.60%
40 - OPERATIONS	32,000	28,468	88.96%	63,700	39,831	62.53%
50 - UTILITIES	2,800	2,678	95.64%	4,300	3,806	88.51%
60 - CAPITAL	-	-		70,900	70,888	99.98%
25 OPERATIONS Total	3,772,450	3,744,630	99.26%	4,442,000	4,071,419	91.66%

29 FIRE MARSHAL

10 - PERSONNEL SERVICES	433,000	422,419	97.56%	525,450	511,532	97.35%
20 - CONTRACTUAL	16,500	12,844	77.84%	63,900	57,593	90.13%
30 - SUPPLIES	78,200	69,085	88.34%	75,300	61,288	81.39%
40 - OPERATIONS	23,000	17,811	77.44%	23,000	18,430	80.13%
50 - UTILITIES	5,000	4,136	82.72%	5,000	5,076	101.52%
60 - CAPITAL	-	-	0.00%	13,500	13,421	99.41%
29 FIRE MARSHAL Total	555,700	526,296	94.71%	706,150	667,340	94.50%

30 POLICE**31 POLICE ADMINISTRATION**

10 - PERSONNEL SERVICES	1,094,600	1,109,045	101.32%	1,127,650	1,134,888	100.64%
20 - CONTRACTUAL	52,000	50,915	97.91%	61,800	50,091	81.05%
30 - SUPPLIES	19,800	18,438	93.12%	19,400	17,056	87.92%
40 - OPERATIONS	32,150	25,228	78.47%	33,150	26,133	78.83%
50 - UTILITIES	8,600	7,470	86.86%	8,600	8,077	93.92%
60 - CAPITAL	205,050	179,131	87.36%	35,000	34,554	98.73%

31 POLICE ADMINISTRATION Total **1,412,200** **1,390,227** **98.44%** **1,285,600** **1,270,800** **98.85%**

32 COMMUNICATIONS

10 - PERSONNEL SERVICES	916,550	940,652	102.63%	964,650	941,170	97.57%
20 - CONTRACTUAL	269,500	233,818	86.76%	265,000	233,825	88.24%
30 - SUPPLIES	5,950	2,623	44.09%	5,950	1,403	23.58%
40 - OPERATIONS	11,550	6,284	54.41%	11,550	4,573	39.59%
50 - UTILITIES	3,700	1,222	33.03%	3,700	2,303	62.24%

32 COMMUNICATIONS Total **1,207,250** **1,184,600** **98.12%** **1,250,850** **1,183,274** **94.60%**

33 PATROL

10 - PERSONNEL SERVICES	4,948,000	4,796,543	96.94%	5,111,750	4,933,796	96.52%
20 - CONTRACTUAL	117,800	137,936	117.09%	142,800	132,788	92.99%
30 - SUPPLIES	308,400	303,266	98.34%	331,600	314,706	94.91%
40 - OPERATIONS	36,800	33,373	90.69%	46,800	47,036	100.50%
50 - UTILITIES	9,000	10,118	112.42%	10,000	8,824	88.24%
60 - CAPITAL	250,900	263,160	104.89%	293,000	218,488	74.57%

33 PATROL Total **5,670,900** **5,544,396** **97.77%** **5,935,950** **5,655,638** **95.28%**

34 CRIMINAL INVESTIGATIONS

10 - PERSONNEL SERVICES	1,237,200	1,228,591	99.30%	1,294,900	1,210,866	93.51%
20 - CONTRACTUAL	25,300	23,917	94.53%	36,700	27,094	73.83%
30 - SUPPLIES	48,300	39,903	82.61%	53,350	43,538	81.61%
40 - OPERATIONS	14,000	11,123	79.45%	13,700	7,825	57.11%
50 - UTILITIES	15,050	14,595	96.98%	15,050	13,162	87.45%
60 - CAPITAL	-	-	0.00%	84,500	73,622	87.13%

34 CRIMINAL INVESTIGATIONS Total **1,339,850** **1,318,129** **98.38%** **1,498,200** **1,376,107** **91.85%**

35 COMMUNITY SERVICES

10 - PERSONNEL SERVICES	952,400	942,942	99.01%	1,309,750	1,280,796	97.79%
20 - CONTRACTUAL	29,650	28,850	97.30%	36,450	37,340	102.44%
30 - SUPPLIES	64,950	43,577	67.09%	79,550	60,297	75.80%
40 - OPERATIONS	9,900	4,900	49.49%	9,900	6,149	62.11%
50 - UTILITIES	3,700	2,894	78.22%	4,900	2,738	55.88%
35 COMMUNITY SERVICES Total	1,060,600	1,023,163	96.47%	1,440,550	1,387,320	96.30%

36 WARRANTS

10 - PERSONNEL SERVICES	236,250	241,036	102.03%	254,700	245,580	96.42%
20 - CONTRACTUAL	2,600	907	34.90%	2,600	900	34.62%
30 - SUPPLIES	2,700	1,138	42.15%	2,700	2,034	75.34%
50 - UTILITIES	900	782	86.94%	900	622	69.08%
36 WARRANTS Total	242,450	243,864	100.58%	260,900	249,136	95.49%

37 POLICE RECORDS

10 - PERSONNEL SERVICES	528,400	509,116	96.35%	457,750	454,537	99.30%
20 - CONTRACTUAL	7,350	7,717	105.00%	7,350	3,913	53.24%
30 - SUPPLIES	1,450	1,342	92.53%	1,950	1,713	87.84%
40 - OPERATIONS	7,600	6,949	91.43%	7,600	8,406	110.61%
50 - UTILITIES	3,400	3,666	107.82%	4,200	3,807	90.64%
37 POLICE RECORDS Total	548,200	528,790	96.46%	478,850	472,377	98.65%

40 COMMUNITY DEVELOPMENT**41 PLANNING**

10 - PERSONNEL SERVICES	669,150	641,648	95.89%	696,000	670,435	96.33%
20 - CONTRACTUAL	60,600	58,573	96.65%	121,600	90,417	74.36%
30 - SUPPLIES	2,750	2,203	80.11%	4,400	4,273	97.11%
40 - OPERATIONS	23,550	18,721	79.50%	26,050	25,048	96.15%
50 - UTILITIES	1,350	1,222	90.52%	1,350	1,269	94.00%
60 - CAPITAL	-	-	0.00%	202,500	110,868	54.75%
41 PLANNING Total	757,400	722,367	95.37%	1,051,900	902,310	85.78%

42 NEIGHBORHOOD IMPROVEMEI

10 - PERSONNEL SERVICES	345,200	344,463	99.79%	320,800	314,748	98.11%
20 - CONTRACTUAL	162,150	162,644	100.30%	159,750	137,513	86.08%
30 - SUPPLIES	21,550	13,233	61.41%	18,900	12,121	64.13%
40 - OPERATIONS	9,650	5,308	55.00%	9,650	5,590	57.92%
50 - UTILITIES	2,950	3,003	101.81%	4,100	3,591	87.58%
60 - CAPITAL	-	-	0.00%	50,450	45,796	90.78%

42 NEIGHBORHOOD IMPROVEMEI **541,500** **528,651** **97.63%** **563,650** **519,358** **92.14%**

43 BUILDING INSPECTIONS

10 - PERSONNEL SERVICES	634,750	639,347	100.72%	651,800	642,634	98.59%
20 - CONTRACTUAL	68,600	50,858	74.14%	74,900	37,510	50.08%
30 - SUPPLIES	13,850	11,836	85.46%	13,600	7,893	58.03%
40 - OPERATIONS	10,050	7,802	77.63%	9,750	4,481	45.96%
50 - UTILITIES	4,600	4,505	97.93%	6,400	5,522	86.29%
60 - CAPITAL	-	-	0.00%	53,450	50,241	94.00%

43 BUILDING INSPECTIONS Total **731,850** **714,347** **97.61%** **809,900** **748,281** **92.39%**

45 PARKS AND RECREATION**45 PARKS**

10 - PERSONNEL SERVICES	1,017,550	992,315	97.52%	1,097,250	1,096,423	99.92%
20 - CONTRACTUAL	665,500	659,488	99.10%	695,000	636,948	91.65%
30 - SUPPLIES	418,200	443,587	106.07%	442,250	441,417	99.81%
40 - OPERATIONS	11,750	12,982	110.48%	17,500	22,144	126.54%
50 - UTILITIES	328,400	331,131	100.83%	335,500	269,898	80.45%
60 - CAPITAL	191,000	171,685	89.89%	219,150	169,408	77.30%

45 PARKS Total **2,632,400** **2,611,187** **99.19%** **2,806,650** **2,636,238** **93.93%**

46 HARBOR O & M

10 - PERSONNEL SERVICES	117,300	120,647	102.85%	104,050	99,340	95.47%
20 - CONTRACTUAL	168,800	191,253	113.30%	224,300	189,077	84.30%
30 - SUPPLIES	70,000	53,628	76.61%	79,000	68,488	86.69%
40 - OPERATIONS	4,650	520	11.17%	4,550	113	2.47%
50 - UTILITIES	165,700	179,939	108.59%	150,200	108,663	72.35%
60 - CAPITAL	16,000	13,426	83.91%	-	-	0.00%

46 HARBOR O & M Total **542,450** **559,412** **103.13%** **562,100** **465,681** **82.85%**

47 RECREATION

10 - PERSONNEL SERVICES	683,750	697,633	102.03%	743,150	736,717	99.13%
20 - CONTRACTUAL	38,550	33,346	86.50%	41,550	28,378	68.30%
30 - SUPPLIES	57,550	55,695	96.78%	64,250	53,698	83.58%
40 - OPERATIONS	76,700	77,645	101.23%	78,700	76,779	97.56%
50 - UTILITIES	77,700	76,677	98.68%	77,700	70,113	90.24%
60 - CAPITAL	22,000	19,775	89.89%	33,700	33,658	99.88%

47 RECREATION Total **956,250** **960,771** **100.47%** **1,039,050** **999,343** **96.18%**

48 ANIMAL SERVICES						
10 - PERSONNEL SERVICES	202,900	200,225	98.68%	197,050	201,904	102.46%
20 - CONTRACTUAL	425,500	422,555	99.31%	425,500	421,674	99.10%
30 - SUPPLIES	16,900	9,165	54.23%	15,400	9,408	61.09%
40 - OPERATIONS	2,550	2,500	98.02%	3,750	1,275	33.99%
50 - UTILITIES	3,800	3,239	85.25%	7,500	5,489	73.18%
60 - CAPITAL	-	-	0.00%	56,150	56,546	100.71%
48 ANIMAL SERVICES Total	651,650	637,684	97.86%	705,350	696,296	98.72%
50 PUBLIC WORKS						
53 ENGINEERING						
10 - PERSONNEL SERVICES	809,400	801,118	98.98%	827,900	818,260	98.84%
20 - CONTRACTUAL	214,450	205,842	95.99%	285,200	286,341	100.40%
30 - SUPPLIES	23,450	18,599	79.31%	21,850	16,749	76.65%
40 - OPERATIONS	23,800	20,080	84.37%	23,700	13,796	58.21%
50 - UTILITIES	10,050	7,790	77.51%	10,050	9,420	93.73%
60 - CAPITAL	7,500	6,500	86.67%	-	-	0.00%
53 ENGINEERING Total	1,088,650	1,059,929	97.36%	1,168,700	1,144,566	97.93%
59 STREETS						
10 - PERSONNEL SERVICES	742,150	749,601	101.00%	749,500	738,702	98.56%
20 - CONTRACTUAL	227,050	163,038	71.81%	270,750	231,515	85.51%
30 - SUPPLIES	1,638,350	1,479,057	90.28%	2,765,550	2,745,747	99.28%
40 - OPERATIONS	11,300	7,636	67.57%	11,500	7,849	68.25%
50 - UTILITIES	522,700	495,471	94.79%	525,700	447,473	85.12%
60 - CAPITAL	218,650	202,401	92.57%	87,800	39,614	45.12%
59 STREETS Total	3,360,200	3,097,203	92.17%	4,410,800	4,210,899	95.47%
Grand Total	36,371,000	35,492,339	97.58%	40,051,500	37,824,153	94.44%

**CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED SEPTEMBER 30, 2019
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

WATER & SEWER

	Fiscal Year 2018			Fiscal Year 2019		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
00 REVENUES						
00 REVENUES						
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	85,000	122,799	144.47%	255,000	197,591	77.49%
4010 - AUCTION /SCRAP PROCEEDS	5,000	7,198	143.97%	15,000	13,293	88.62%
323 - MISCELLANEOUS REVENUE Total	90,000	129,997	144.44%	270,000	210,884	78.11%
340 - UTILITY SALES						
4601 - RETAIL WATER SALES	14,901,350	14,994,386	100.62%	14,640,000	13,580,329	92.76%
4603 - SEWER CHARGES	7,708,400	7,347,007	95.31%	8,400,000	8,328,535	99.15%
4605 - PRETREATMENT CHARGES	44,000	46,492	105.66%	53,000	52,844	99.71%
4609 - HOUSE HAZARDOUS WASTE FEE	121,000	119,350	98.64%	125,000	121,730	97.38%
4610 - PENALTIES	330,000	289,358	87.68%	250,000	333,743	133.50%
4611 - PORTABLE METER WATER SALES	97,000	120,480	124.21%	125,000	124,048	99.24%
340 - UTILITY SALES Total	23,201,750	22,917,074	98.77%	23,593,000	22,541,229	95.54%
CONT - TOTAL CONTRACT SALES						
4622 - RCH WATER CORP-WATER SALE	1,182,350	1,471,491	124.45%	1,360,500	1,202,263	88.37%
4632 - BLACKLAND-WATER SALES	821,450	723,312	88.05%	841,000	731,657	87.00%
4640 - MCLENDON CHISHOLM SEWER	14,000	83,039	593.14%	345,000	187,346	54.30%
4650 - CITY OF HEATH-WATER SALES	1,664,050	1,526,999	91.76%	2,100,000	2,083,978	99.24%
CONT - TOTAL CONTRACT SALES Total	3,681,850	3,804,842	103.34%	4,646,500	4,205,245	90.50%
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	238,200	346,380	145.42%	215,000	259,137	120.53%
4670 - WATER IMPACT FEES	825,000	930,383	112.77%	675,000	707,659	104.84%
4672 - SEWER IMPACT FEES	450,000	476,655	105.92%	425,000	452,058	106.37%
4676 - WATER PRO RATA	-	-	0.00%	-	16,942	0.00%
4678 - SEWER PRO RATA	-	6,682	0.00%	-	2,709	0.00%
NON - NON-OPERATING REVENUES Total	1,513,200	1,760,101	116.32%	1,315,000	1,438,505	109.39%
OTHE - TOTAL OTHER RECEIPTS						
4660 - WATER TAPS	120,000	135,782	113.15%	140,000	146,265	104.47%
4662 - SEWER TAPS	35,000	26,038	74.39%	25,000	24,016	96.07%
4665 - METER RENTAL FEES	22,000	28,981	131.73%	82,000	62,203	75.86%
OTHE - TOTAL OTHER RECEIPTS Total	177,000	190,801	107.80%	247,000	232,484	94.12%
00 REVENUES Total	28,663,800	28,802,814	100.48%	30,071,500	28,628,347	95.20%
Grand Total	28,663,800	28,802,814	100.48%	30,071,500	28,628,347	95.20%

**CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED SEPTEMBER 30, 2019
WITH COMPARATIVE TOTAL FROM PRIOR YEAR**

WATER & SEWER FUND

	Fiscal Year 2018			Fiscal Year 2019		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
05 ADMINISTRATION						
391 - OPERATING TRANSFERS	1,015,050	1,015,050	100.00%	1,023,100	1,023,100	100.00%
05 ADMINISTRATION Total	1,015,050	1,015,050	100.00%	1,023,100	1,023,100	126.20%
60 UTILITY SERVICES						
61 BILLING SERVICES						
10 - PERSONNEL SERVICES	439,100	443,016	100.89%	498,250	501,315	100.62%
20 - CONTRACTUAL	491,250	467,938	95.25%	493,200	483,970	98.13%
30 - SUPPLIES	90,800	89,010	98.03%	90,800	92,303	101.66%
40 - OPERATIONS	154,300	346,853	224.79%	154,300	61,190	39.66%
61 BILLING SERVICES Total	1,175,450	1,346,817	114.58%	1,236,550	1,138,779	92.09%
62 DEBT SERVICE						
70 - DEBT SERVICE	3,765,200	2,821,042	74.92%	4,185,800	4,141,187	98.93%
62 DEBT SERVICE Total	3,765,200	2,821,042	74.92%	4,185,800	4,141,187	98.93%
63 WATER OPERATIONS						
10 - PERSONNEL SERVICES	887,850	884,090	99.58%	986,300	989,162	100.29%
20 - CONTRACTUAL	9,700,600	9,794,023	100.96%	11,705,650	11,807,146	100.87%
30 - SUPPLIES	457,200	334,531	73.17%	561,000	508,223	90.59%
40 - OPERATIONS	16,400	11,347	69.19%	15,900	12,097	76.08%
50 - UTILITIES	280,550	301,790	107.57%	267,050	259,620	97.22%
60 - CAPITAL	79,000	66,135	83.72%	30,000	26,958	89.86%
63 WATER OPERATIONS Total	11,421,600	11,391,916	99.74%	13,565,900	13,517,374	99.64%
67 SEWER OPERATIONS						
10 - PERSONNEL SERVICES	854,700	880,519	103.02%	987,450	961,922	97.41%
20 - CONTRACTUAL	6,002,250	4,782,213	79.67%	6,737,150	6,182,914	91.77%
30 - SUPPLIES	202,950	184,172	90.75%	222,500	152,340	68.47%
40 - OPERATIONS	15,800	15,286	96.74%	15,050	9,910	65.85%
50 - UTILITIES	106,400	85,517	80.37%	109,900	91,998	83.71%
60 - CAPITAL	548,450	434,897	79.30%	246,100	236,778	96.21%
67 SEWER OPERATIONS Total	7,730,550	6,382,603	82.56%	8,318,150	7,639,507	91.84%
Grand Total	25,107,850	22,957,428	91.44%	28,329,500	27,459,947	96.93%

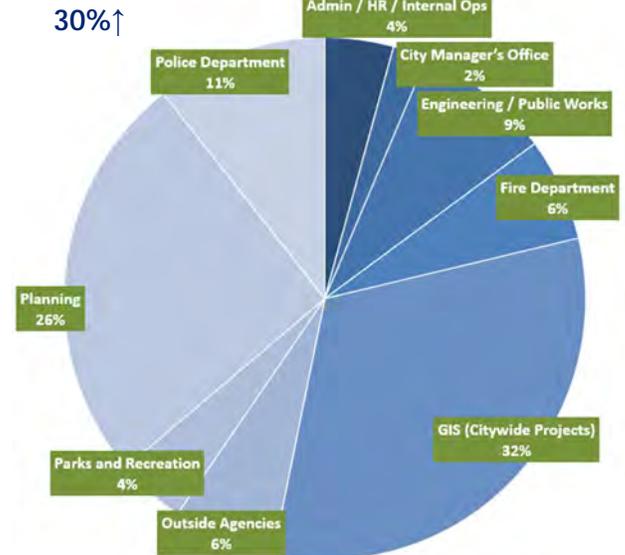
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Key Projects:

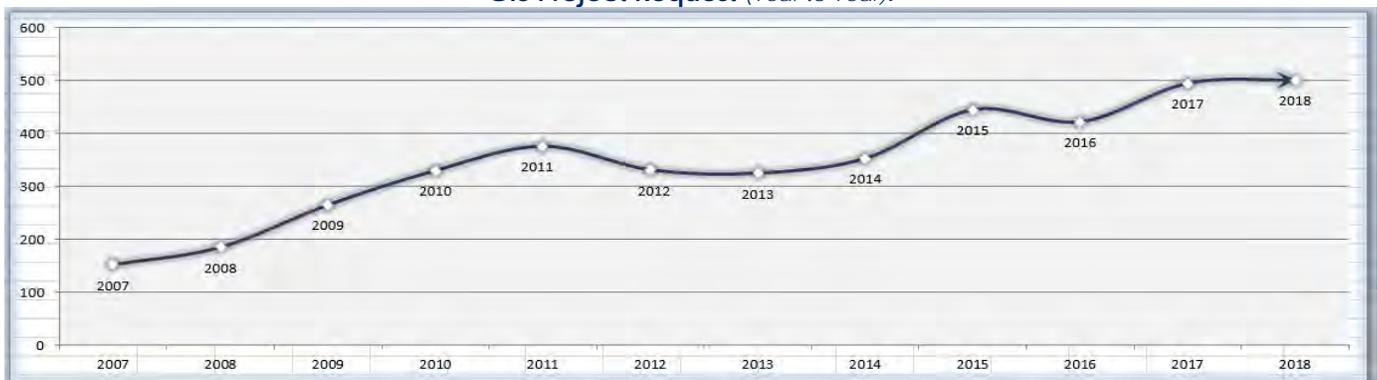
- (1) **Outside Agencies / Citizens.** Various RCAD Addressing Questions, City of Rowlett Data Request, NCTCOG 2019 Aerial Images Final Review, Hutson Land Planners
- (2) **Engineering / Public Works.** SH205 @ JK Road Alignments (Lofland Area), Mail out Boydston, ETJ Road Maintenance Map, Construction Mail out
- (3) **Planning Department.** Stone Creek PD Exhibits, TXDOT - City Owned Property (I30), Turtle Cove @ RR New Road/Building Study, Subdivision Housing / Facility Calculations, FM1141 @ N John King Blvd Land Exhibit, Annexation Study (Northeast), REDC No Parking Areas, Cornelius Rd MHP Exhibits, I30 Corridor Maps Resized, Overlay District Hyperlink Update, PD-70 Mail outs & Maps, Dimension Diagrams for Folding P&Z Documents
- (4) **GIS.** 911 Addressing, New GIS Open Data Portal Site (Build), Cellular Node Tracking / Map Site, Data Request Prep, Address Locators (Rebuild), Cityworks PLL Map Services, Saddle Star Est. Addressing, Update Brochures, Update Restaurant SDE Layer, Update Retail SDE Layer, Cityworks AMS Updates, Sketchup Training & Models, Update Online Apps (Restaurant & Harbor), Update GIS Brochure, Water Meter SDE Layer Update
- (5) **Police.** PD - NWS Update X2, Heath Reporting Research, Subdivision Map, Stadium Map, 193 Russell Dr Sex Offender Map
- (6) **Fire.** Fire Department Hydrant Inspection Set Up, Residential Population Calc, Fire Department ETJ Calc's
- (7) **Parks and Rec.** Rib Rub COP, Volunteer and Police Staging Area Maps, Rib Rub Layout Map
- (8) **City Manager's/Admin.** Flag Pole Study (TXDOT Exhibits), Scare on the Square, 4th of July Fireworks Mini Locations

Monthly Project Request by Department:
52 Projects



Admin / HR / Internal Ops	2
Building Inspections	0
Citizen Request	3
City Council	0
City Manager's Office	1
Neighborhood Improvement Services	0
Engineering / Public Works	4
Finance / Utility Billing	0
Fire Department	3
GIS (Citywide Projects)	14
IT	0
Main Street Program	0
Outside Agencies	4
Parks and Recreation	2
Planning	12
Police Department	5
REDC	0
Total	52

GIS Project Request (Year to Year):



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

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	10	10	0	100%
ADMINISTRATIVE SERVICES	0	0	0	0%
AIRPORT	7	7	0	100%
ANIMAL SERVICES	7	7	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	1	1	0	100%
ENGINEERING	2	2	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	36	36	0	100%
INTERNAL OPERATIONS	135	135	0	100%
MUNICIPAL COURT	7	7	0	100%
PARKS & RECREATION	2	2	0	100%
PLANNING & ZONING	3	3	0	100%
POLICE DEPARTMENT	36	36	0	100%
PUBLIC WORKS	8	8	0	100%
UTILITY BILLING	1	1	0	100%
TOTAL	255	255	0	100%

F46 Ralph M Hall Rockwall Municipal Airport

Operations Report JUNE 2019

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales	0	\$0.00
100LL Full	645.2	\$2,742.10
100LL Self	3366.2	\$12,724.23
Total AVGas Sales	4011.4	\$15,466.33

Hangar Rental Revenue

Overnight Tiedown	\$70.00
Covered Overnight Tiedown	\$42.00
Open T Hangar	\$3,485.00
Enclosed Hangar	\$300.00
Community Hangar	\$580.00
Total Hangar Rentals	\$4,477

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	41	89%
Enclosed Hangars	2	2	2	100%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				96%

City Revenue

	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	\$0.10		645.20	\$64.52
Hangars	5.00%	\$4,477.00		\$223.85
Total Fees Due				\$288.37

2019

June

Day		Piston			Turbo Prop			JET
		Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter	
Sat	1	46		12				
Sun	2	22						
Mon	3	53	2	1				
Tues	4	68	1	8				
Wed	5	7						rain
Thurs	6	21					3	
Fri	7	31		2				
Sat	8	56						
Sun	9	27						
Mon	10	36		9				
Tues	11	19		1				
Wed	12	41		11			2	
Thurs	13	35		4	1	1		
Fri	14	28						
Sat	15	21						
Sun	16	15						
Mon	17	31	1	4				1
Tues	18	32		9				
Wed	19	25		4				
Thurs	20	28		4	1			windy
Fri	21	11		3			1	windy
Sat	22	16		1				
Sun	23	15						
Mon	24	11	1	12		1		
Tues	25	39		17				
Wed	26	17		20				
Thurs	27	14		14				
Fri	28	16		14				
Sat	29	29		5				
Sun	30	15		1				
TOTALS:		825	5	156	2	2	5	2

F46 Ralph M Hall Rockwall Municipal Airport

Operations Report JULY 2019

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales**	608	\$2,280.00
100LL Full **	1261.6	\$5,361.80
100LL Self	3906.5	\$14,766.57
Total AVGas Sales	5776.1	\$22,408.37

Hangar Rental Revenue

Overnight Tiedown	\$42.00	6
Covered Overnight Tiedown	\$42.00	3
Open T Hangar	\$3,315.00	
Enclosed Hangar	\$300.00	
Community Hangar	\$580.00	
Total Hangar Rentals	\$4,279	

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	39	89%
Enclosed Hangars	2	2	2	100%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				96%

City Revenue

	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	\$0.10		1,869.60	\$186.96
Hangars	5.00%	\$4,279.00		\$213.95
Total Fees Due				\$400.91

2019

July

Day	Piston			Turbo Prop			JET
	Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter	
Mon	1	24		8			
Tues	2	4					
Wed	3	9					
Thurs	4	6					
Fri	5	19	1	2			
Sat	6						
Sun	7						
Mon	8	18		19	5		
Tues	9			6			
Wed	10	15		7			
Thurs	11	21			1		
Fri	12	29		3			
Sat	13	21		6			
Sun	14						
Mon	15	41		6			
Tues	16						
Wed	17	24		5		1	
Thurs	18	28					1
Fri	19	31		7			
Sat	20	43		9			
Sun	21	30					
Mon	22	13		3			
Tues	23	21	1	4			
Wed	24	13		4			
Thurs	25	5		2			
Fri	26	23		8			
Sat	27	19		4			
Sun	28	31					
Mon	29	28		8			
Tues	30			5			
Wed	31	14		5			
TOTALS:	530	2	121	6	1	1	0

F46 Ralph M Hall Rockwall Municipal Airport

Operations Report AUG 2019

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales**	63	\$236.25
100LL Full **	506.7	\$2,150.50
100LL Self	3601.3	\$13,612.91
Total AVGas Sales	4171	\$15,999.66

Hangar Rental Revenue

Overnight Tiedown	\$21.00	3
Covered Overnight Tiedown	\$0.00	
Open T Hangar	\$3,400.00	
Enclosed Hangar	\$300.00	
Community Hangar	\$580.00	
Total Hangar Rentals	\$4,301	

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	40	89%
Enclosed Hangars	2	2	2	100%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				96%

City Revenue

	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	\$0.10		569.70	\$56.97
Hangars	5.00%	\$4,301.00		\$215.05
Total Fees Due				\$272.02

2019

August

Day	Piston			Turbo Prop			JET
	Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter	
Thurs 1	23						
Fri 2	26					1	
Sat 3	43						
Sun 4	15						
Mon 5	14		5				
Tues 6	20		7				
Wed 7	19	1	5				
Thurs 8	25		1				
Fri 9	31		3				
Sat 10	27		9			1	
Sun 11	5						
Mon 12	15	1	5				
Tues 13	16		2				
Wed 14	18		6				
Thurs 15	19		5				
Fri 16	23		1				
Sat 17	26		6				
Sun 18							
Mon 19	18		4				
Tues 20	12		3				
Wed 21	27		5				
Thurs 22	21	2	13				
Fri 23	24		15				
Sat 24	17		6				
Sun 25	21						
Mon 26	8		5				
Tues 27	9						
Wed 28	17		5				1
Thurs 29	20	1	7				
Fri 30	8						
Sat 31	6		5				

TOTALS:	573	5	123	0	0	2	1
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F46 Ralph M Hall Rockwall Municipal Airport

Operations Report Sept 2019

Fuel Sales

	Gallons Sold	Gross Sales
Jet - A Sales**	160	\$236.25
100LL Full **	769.3	\$2,150.50
100LL Self	3166.8	\$13,612.91
Total AVGas Sales	4096.1	\$15,999.66

Hangar Rental Revenue

Overnight Tiedown	\$91.00	13
Covered Overnight Tiedown	\$0.00	
Open T Hangar	\$3,485.00	
Enclosed Hangar	\$300.00	
Community Hangar	\$580.00	
Total Hangar Rentals	\$4,456	

Hangar Occupancy

	Total Hangars	Qty Rentable	Quantity Leased	Occupancy Rate
Open T Hangars	46	43	41	89%
Enclosed Hangars	2	2	2	100%
Community Hangar	1	1	1	100%
Total Hangar Occupancy				96%

City Revenue

	Fee Rate	Hangar Rental	Fuel Flowage	Total Due
Fuel Sales (Gallons Sold)	\$0.10		929.30	\$92.93
Hangars	5.00%	\$4,456.00		\$222.80
Total Fees Due				\$315.73

2019

September

Day	Piston			Turbo Prop			JET
	Single Engine	Multi-Engine	Helicopter	Single Engine	Multi-Engine	Helicopter	
Sun 1							
Mon 2	18		1				
Tues 3	14		4			1	
Wed 4	12		3				
Thurs 5	19		8			1	
Fri 6	16		8			2	
Sat 7	21	1					
Sun 8							
Mon 9	16	1	1				
Tues 10	24		3			2	
Wed 11	16		5				
Thurs 12	23		1				
Fri 13	21		3	1			
Sat 14	18						
Sun 15							
Mon 16	15		2			2	
Tues 17	27	1	4				
Wed 18	16		2				
Thurs 19	1	1	2				
Fri 20		1		1			
Sat 21							
Sun 22							
Mon 23	15	1	3				
Tues 24	15		3		1		
Wed 25	23	1	12				
Thurs 26	5		6				
Fri 27	22		8				
Sat 28							
Sun 29							
Mon 30	16		4				
TOTALS:	373	7	83	2	1	8	0

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SEPTEMBER 2019 MONTHLY REPORT



**ROCKWALL PARKS
& RECREATION**

PARTICIPATION



MOTHER SON DATE KNIGHT: 131 PARTICIPANTS



SENIOR HEALTH FAIR:
APPROXIMATELY 175 PARTICIPANTS



FAMILY FUN FRIDAY:
APPROXIMATELY 125 ATTENDEES

MONTHLY OVERVIEW

SEPT '19

Part Time Labor Hours	41.5
Program Offerings	15
Program Participants	501
Resident Participants	389
Non-Resident Participants	112
Programs that Made	11
Cancelled Programs	4
% of Programs Cancelled	27%

FEE BASED RESIDENT VS NON-RESIDENT

11 programs



333

ANIMAL SERVICES



SEPTEMBER

TOTAL # OF HOURS

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



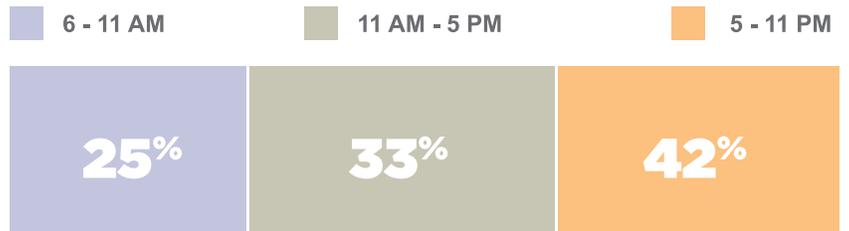
HMCC

SEP '19

Time Blocks Rented	57
Monthly Revenue	\$1400

HMCC RENTAL ACTIVITY BY TIME BLOCK

57 Rentals



PAVILIONS

SEP '19

Time Blocks Rented	45
Monthly Revenue	\$1720

PAVILION RENTAL ACTIVITY BY TIME BLOCK

45 Rentals



PARKS



FACILITY REPAIR:

Breezy Hill Pavilion Storm Damage repair



FACILITY UPGRADES:

New Butterfly Garden signs at Emerald Bay and Shores Park



FACILITY MAINTENANCE:

The Park at Northshore drainage and The Park Stone Creek Trail Accents



MARKETING

FACEBOOK PAGE LIKES



AUG

GAIN OR LOSS

+60

SEP

+62

TOTAL LIKES THRU 9/30/2019



13,798

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

AUG

ACCOUNTS

8891

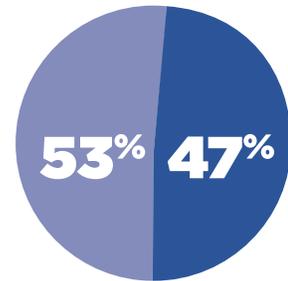
GAIN OR LOSS

+34

SEP

9044

+58



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS

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

59,831

SESSIONS

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

12,540

USERS

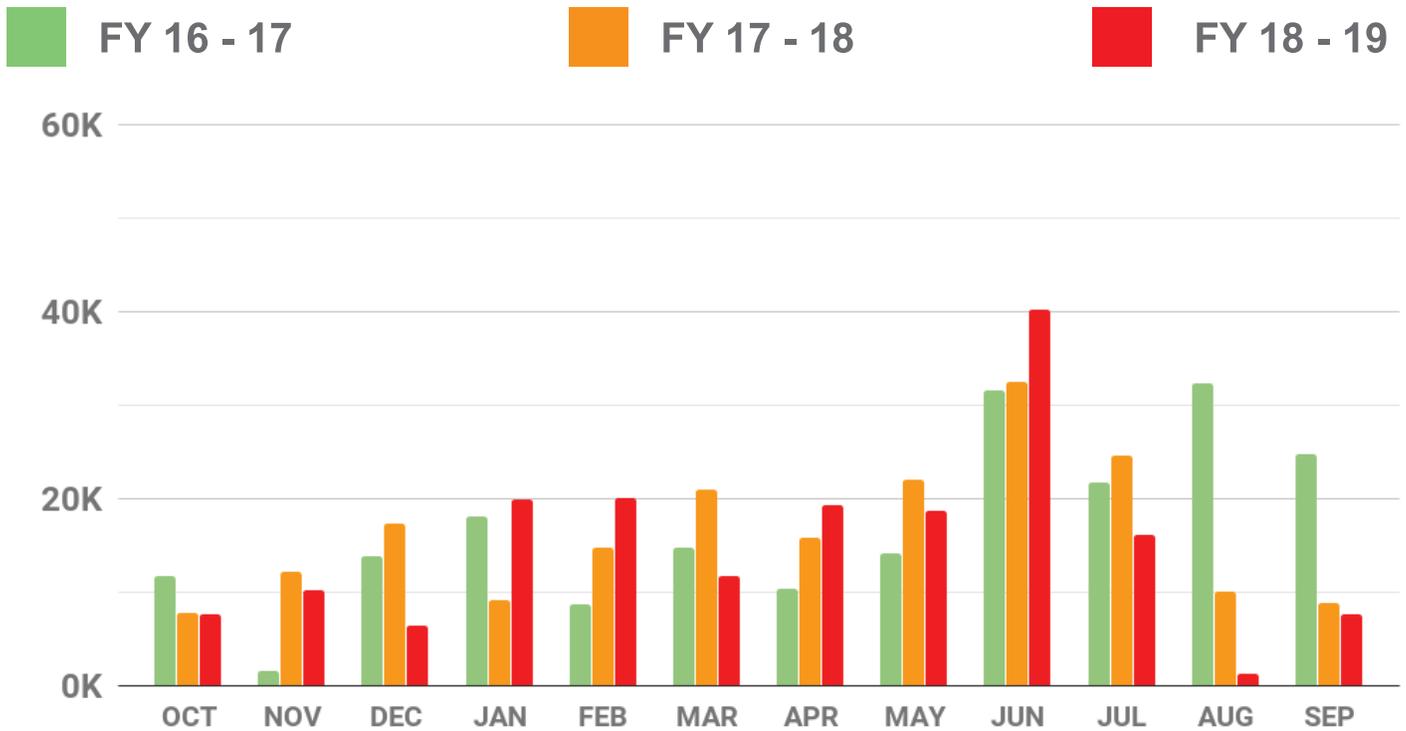
Visitors to playrockwall.com

8,680

REVENUE

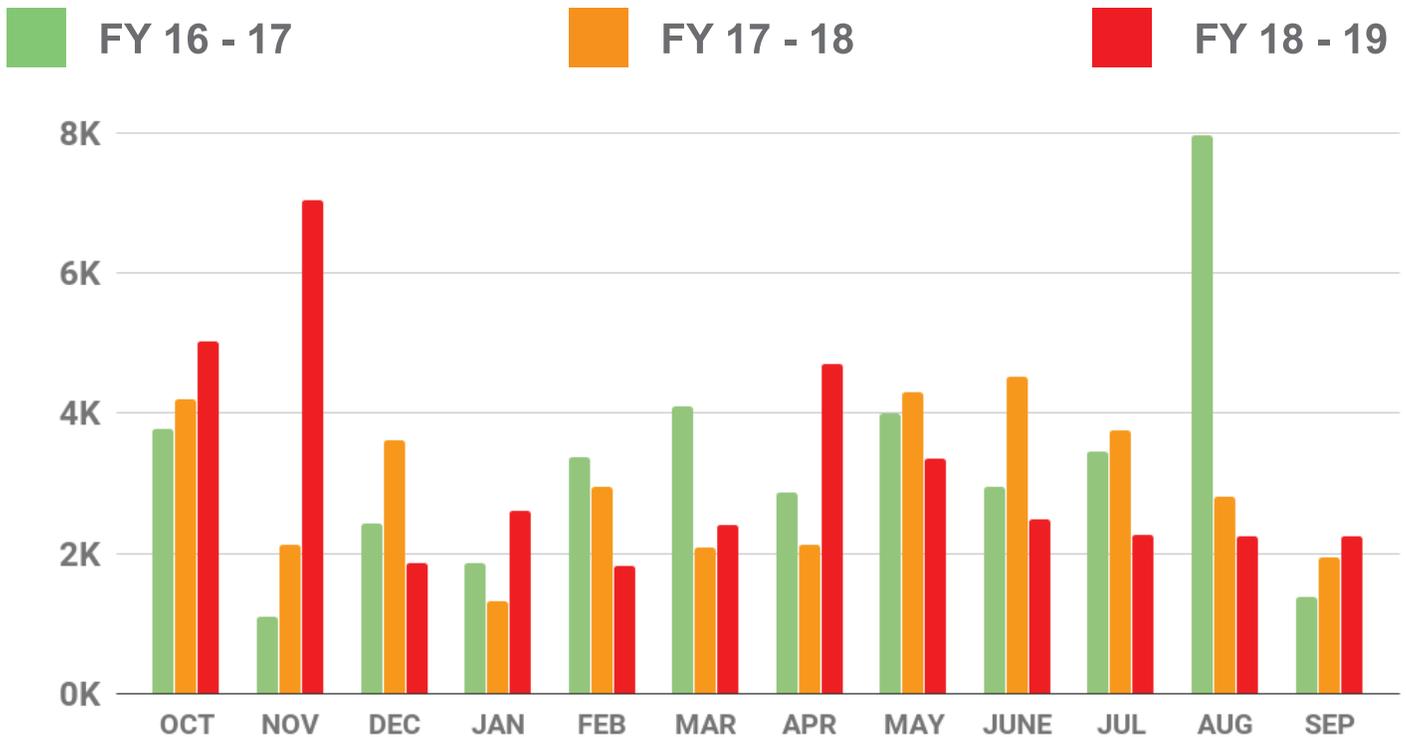
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



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Rockwall Adoption Center
2019 Animal Statistics

	ADOPTIONS	RESCUED	RETURN TO OWNER	EUTHANIZED	1045*	INTAKES	DISPOSITIONS	LIVE
	Total—Average	Total-Average	Total—Average	Total—Average	Total-Average			OUTCOME
Jan '19	57-58%	12-12%	26-27%	3-3%	0-0%	100	98	97%
Feb '19	59-63%	3-3%	28-30%	1-1%	0-0%	113	91	96%
March '19	63-68%	8-9%	22-24%	0-0%	0-0%	86	93	100%
April '19	38-56%	5-7%	22-32%	1-1%	2-3%	76	68	95%
May '19	74-65%	14-12%	18-16%	6-5%	3-3%	135	115	92%
June '19	69-60%	18-16%	26-25%	1-1%	1-1%	109	115	99%
July '19	62-60%	18-17%	21-20%	2-2%	1-1%	97	104	97%
August '19	64-65%	10-10%	24-24%	1-1%	0-0%	114	99	99%
September '19	37-50%	12-16%	15-20%	2-3%	8-11%	76	74	86%
October '19								
November '19								
December '19								

Rockwall Animal Adoption Center

PROFIT AND LOSS

September 2019

	TOTAL
Income	
4100 Adoption Fee	
4111 Adoption Fee - Dog	1,350.00
4112 Adoption Fee - Cat	1,455.00
Total 4100 Adoption Fee	2,805.00
4200 Impound Fee	360.00
4300 Owner Surrender	610.00
4350 Quarantine Fee	190.00
4650 Medical	495.00
4700 General Donations	2,604.50
Total Income	\$7,064.50
GROSS PROFIT	\$7,064.50
Expenses	
5200 - Shelter Expense	
5203 Medication	2,336.98
5209 - Shelter Supplies	781.38
5210 - Cleaning	170.00
5220 - Truck Maintenance	223.02
Total 5200 - Shelter Expense	3,511.38
5300 - Veterinary Expense	5,365.53
5400 - Professional Services	2,083.34
65000 5000 - Administrative Expense	
5002 - Website	111.00
5004 - Paypal/Intuit fee	279.36
5005 - Postage	21.69
5006 - Bank Fees	133.00
5040 - Retirement srvs - 401K	264.50
5050 - Payroll	25,387.95
5055 - Payroll Tax	1,874.81
5056 - 401K Employer/Healthcare	1,143.44
5099 - Misc	85.50
65040 5001 - Supplies	601.44
65050 5060 -Telephone, Telecomm	240.00
Total 65000 5000 - Administrative Expense	30,142.69
Total Expenses	\$41,102.94
NET OPERATING INCOME	\$ -34,038.44
NET INCOME	\$ -34,038.44

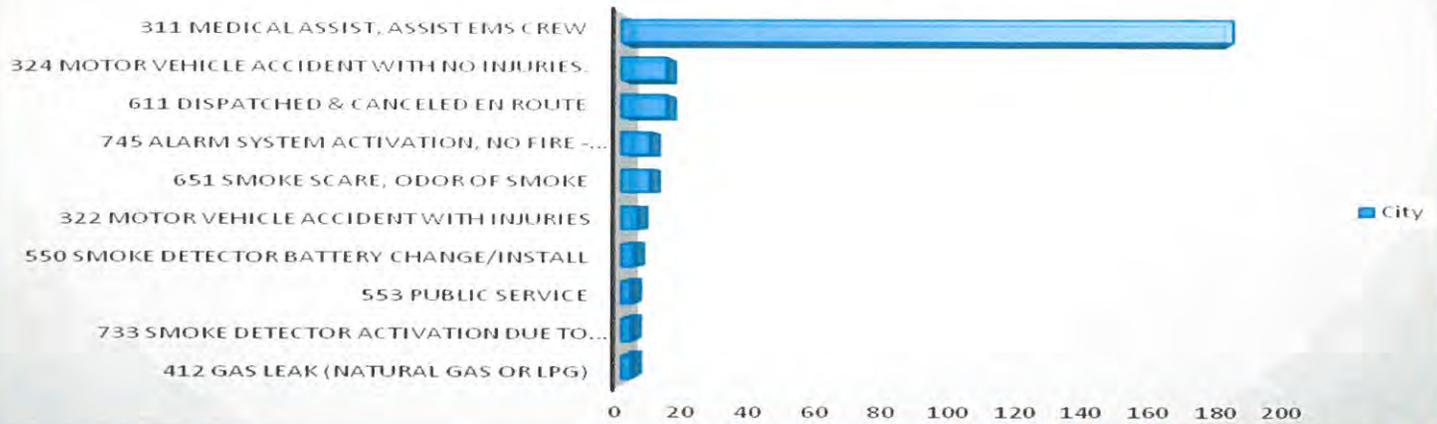
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**ROCKWALL FIRE
DEPARTMENT**

Monthly Report
September 2019

September 2019 Top Ten Calls

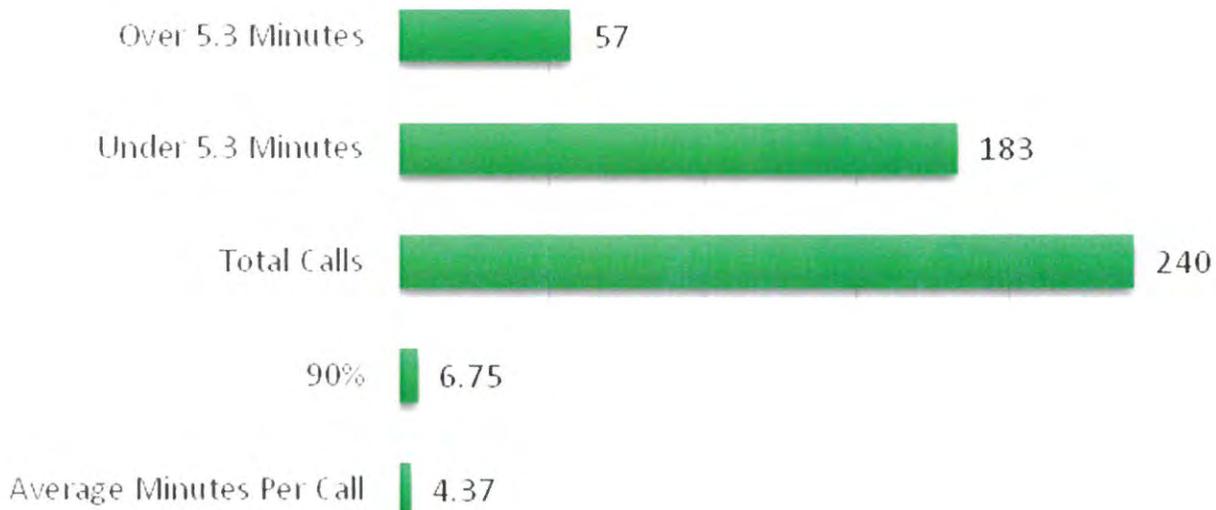


September 2019- All Calls

Situation Type	City
311 Medical assist, assist EMS crew	187
611 Dispatched & canceled en route	14
324 Motor vehicle accident with no injuries.	14
651 Smoke scare, odor of smoke	9
745 Alarm system activation, no fire - unintentional	9
322 Motor vehicle accident with injuries	5
550 Smoke Detector Battery Change/Install	4
553 Public service	3
733 Smoke detector activation due to malfunction	3
412 Gas leak (natural gas or LPG)	3
160 Special outside fire, other	2
622 No incident found on arrival at dispatch address	2
342 Search for person in water	2
743 Smoke detector activation, no fire - unintentional	2
652 Steam, vapor, fog or dust thought to be smoke	2
550 Public service assistance, other	2
131 Passenger vehicle fire (cars, pickups, SUV's)	2
740 Unintentional transmission of alarm, other	2
730 System malfunction, other	1
143 Grass fire	1
554 Assist invalid	1
744 Detector activation, no fire - unintentional	1
150 OTHER Outside rubbish fire	1
736 CO detector activation due to malfunction	1
735 Alarm system sounded due to malfunction	1
154 Dumpster or other outside trash receptacle fire	1
555 Defective elevator, no occupants	1
542 Animal rescue	1
411 Gasoline or other flammable liquid spill	1
352 Extrication of victim(s) from vehicle	1
113 Cooking fire, confined to container	1
353 Removal of victim(s) from stalled elevator	1
440 Electrical wiring/equipment problem, other	1
551 Assist police or other governmental agency	1
445 Arcing, shorted electrical equipment	1
365 Watercraft rescue	1
746 Carbon monoxide detector activation, no CO	1
151 Outside rubbish, trash or waste fire	1
522 Water or steam leak	1
520 Water problem, other	1
111 Building fire	1
521 Water evacuation	1
Totals	343
	291

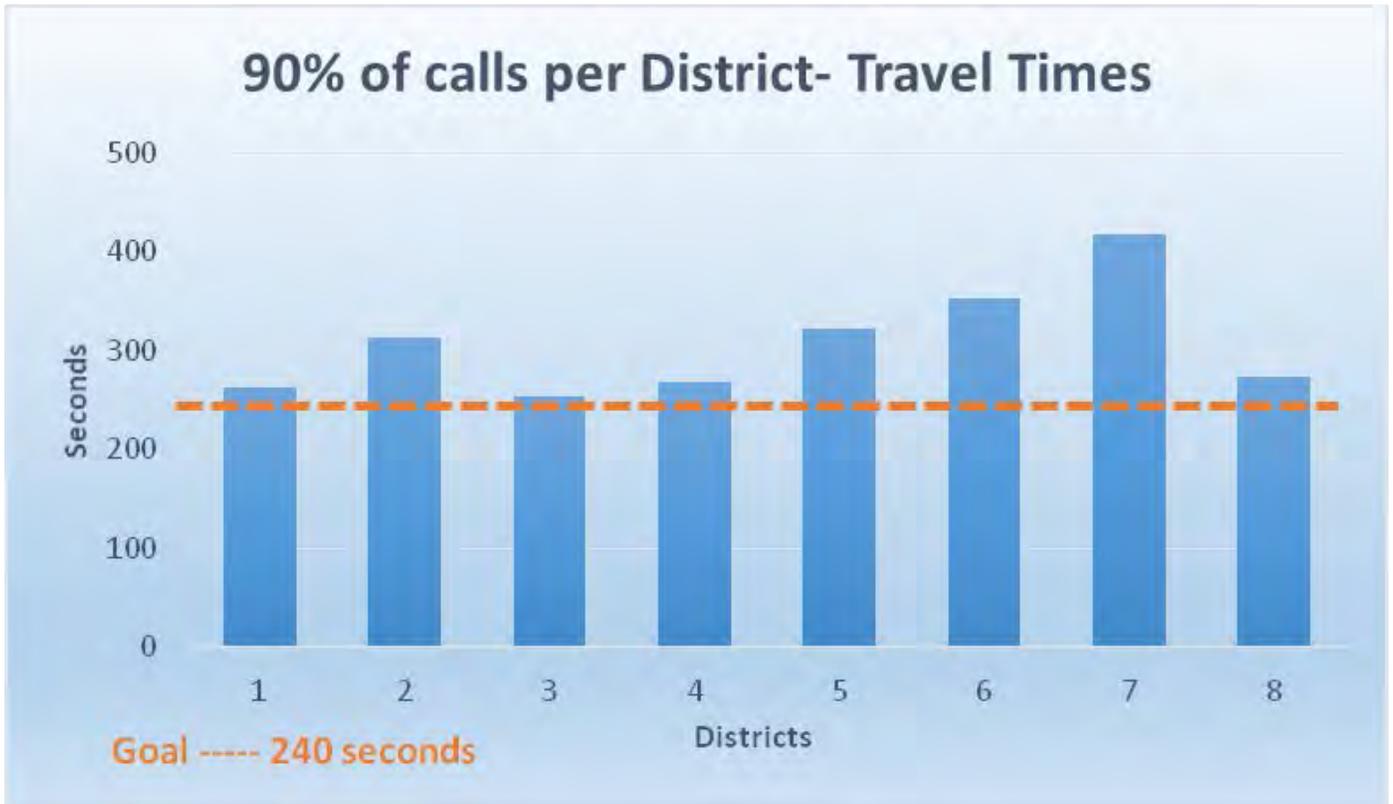
Dispatch to Arrival Analysis
September 2019

Dispatch to Arrival Analysis All Calls
(No Mutual Aid)



<i>Dispatch to Arrival Analysis-(No Mutual Aid)</i>				Total Calls
74.58%	On Scene in	5.3	minutes or less	183
83.75%	On Scene in	6.0	minutes or less	201
91.25%	On Scene in	7.0	minutes or less	219
95.83%	On Scene in	8.0	minutes or less	230
99.58%	On Scene in	9.0	minutes or less	239
100.00%	On Scene in	13.0	minutes or less	240
	Total Calls		240	

Travel Time Analysis September 2019



Travel Time Analysis- <i>By District</i> ALL CALLS- (No Mutual Aid)				Total Number of Calls	Average Travel Time Minutes	Percent of Runs per District
% in 4 min or less	All Code 3 Calls-No Cancelled enroute calls					
81%	<u>100s</u> On Scene in	4.0	minutes or less	75	2.78	31.25%
67%	<u>200s</u> On Scene in	4.0	minutes or less	76	3.23	31.67%
86%	<u>300s</u> On Scene in	4.0	minutes or less	28	2.63	11.67%
84%	<u>400s</u> On Scene in	4.0	minutes or less	43	3.18	17.92%
20%	500s On Scene in	4.0	minutes or less	5	4.56	2.08%
0%	600s On Scene in	4.0	minutes or less	1	5.88	0.42%
9%	700s On Scene in	4.0	minutes or less	11	5.26	4.58%
0%	800s On Scene in	4.0	minutes or less	1	4.55	0.42%
	900s On Scene in	4.0	minutes or less	0		
Total Calls				240		345



City of Rockwall
The Year: Always

Total Dollar Losses

September 2019

Print Date/Time: 10/23/2019 16:46
Login ID: rcklsdean
Layer: All
Areas: All

Rockwall Fire Department

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$0.00	\$0.00	\$50,000.00	\$136,215.00	\$572,248.00
Total Content Loss:	\$0.00	\$0.00	\$1,000.00	\$50,500.00	\$170,216.80
Total Property Pre-Incident Value:	\$0.00	\$0.00	\$50,000.00	\$5,164,756.92	\$1,903,230.00
Total Contents Pre-Incident Value	\$0.00	\$0.00	\$1,000.00	\$636,576.35	\$696,573.00
Total Losses:	\$0.00	\$0.00	\$51,000.00	\$186,715.00	\$0.00
Total Value:	\$0.00	\$0.00	\$51,000.00	\$5,801,333.27	\$2,599,803.00



Fire Marshal Division

Monthly Report - September 2019

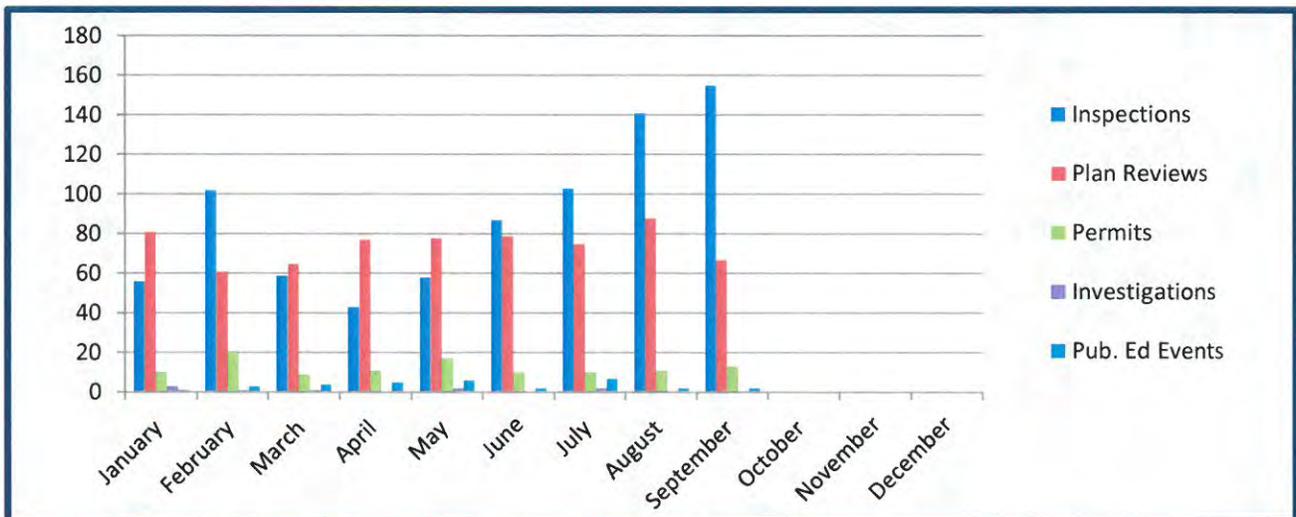
Inspection Status Report	
Total for the Month	155

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

Public Education Events	
Total for the Month	2

Plan Review Report	
CO	11
COMM	29
Engineering	9
Plat	2
Site Plan	6
Single Family	1
Special Event	3
TCO	2
Zoning	4
Total for the Month	67

Fire Permit Report	
Doors - Access Control	2
Dry Chem	2
Fire Alarm	2
Fire Sprinkler	2
Fire Sprinkler Monitoring System	1
Temp Aboveground Tank	2
Underground Sprinkler	2
Total for the Month	13



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Rockwall Police Department

Monthly Activity Report

September-2019

ACTIVITY	CURRENT MONTH SEPTEMBER	PREVIOUS MONTH AUGUST	YTD 2019	YTD 2018	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	1	-100.00%
Sexual Assault	3	0	14	7	100.00%
Robbery	1	0	8	5	60.00%
Aggravated Assault	1	3	20	14	42.86%
Burglary	3	6	41	27	51.85%
Larceny	52	60	477	505	-5.54%
Motor Vehicle Theft	1	11	40	38	5.26%
TOTAL PART I	61	80	600	597	0.50%
TOTAL PART II	173	122	1238	1337	-7.40%
TOTAL OFFENSES	234	202	1838	1934	-4.96%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	14	22	151	152	-0.66%
D.W.I.	18	22	150	193	-22.28%

ARRESTS

FELONY	39	30	293	259	13.13%
MISDEMEANOR	67	67	563	663	-15.08%
WARRANT ARREST	14	12	98	118	-16.95%
JUVENILE	9	5	38	42	-9.52%
TOTAL ARRESTS	129	114	992	1082	-8.32%

DISPATCH

CALLS FOR SERVICE	1433	1696	13601	12380	9.86%
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ACCIDENTS

INJURY	4	8	89	104	-14.42%
NON-INJURY	55	68	550	480	14.58%
FATALITY	0	0	0	2	-200.00%
TOTAL	59	76	639	586	9.04%

FALSE ALARMS

RESIDENT ALARMS	48	47	494	587	-15.84%
BUSINESS ALARMS	109	145	1173	1141	2.80%
TOTAL FALSE ALARMS	157	192	1667	1728	-3.53%
Estimated Lost Hours	103.62	126.72	1100.22	1140.48	-3.53%
Estimated Cost	\$2,464.90	\$3,014.40	\$26,171.90	\$27,129.60	-3.53%

ROCKWALL NARCOTICS UNIT

Number of Cases	5
Arrests	4
Arrest Warrants	2
Search Warrants	2
Seized	
Cocaine	12.5Kg
Heroin	100Kg
Methamphetamine	7.6Kg

Rockwall Police Department

Dispatch and Response Times

September 2019

Police Department

Average Response Time		Number of Calls
Priority 1		
Call to Dispatch	0:02:00	94
Call to Arrival	0:07:23	
% over 7 minutes	36%	

Average Response Time		Number of Calls
Priority 2		
Call to Dispatch	0:03:24	270
Call to Arrival	0:15:06	
% over 7 minutes	55%	

Average Response Time		Number of Calls
Priority 3		
Call to Dispatch	0:08:28	50
Call to Arrival	0:16:26	
% over 7 minutes	64%	

Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

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October 4, 2019

To: City of Rockwall

From: Ashley Berryhill, Grant Director

Re: September 2019 Demand and Response Ridership Report

TRIP INFORMATION:

MONTH	NO. OF SERVICE DAYS	TRIPS
SEPTEMBER	20	1,841

Non-Service Days: September 2nd

NO. OF TRIPS	PURPOSE
1,074	Contract Service
26	Education
0	Government
13	Medicaid
255	Medical
13	Nutrition (Senior Center)
210	Other (adult-day care, beauty salon, friend's homes, etc.)
64	Shopping
186	Work

SEPTEMBER UNDUPLICATED PASSENGERS
86
YEAR TO DATE UNDUPLICATED PASSENGERS
86

Adjusted Trip Total	800
----------------------------	-----

*Trip Totals without Contracts or Medicaid

> = 60	450
DIS >60	155
	605
% E & D Trip Total	76%

FY 2020 TOTAL DEMAND AND RESPONSE TRIPS TO DATE: 1,841

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

PRIOR YEAR SEPTEMBER TRIP TOTAL= 1,413 (30% INCREASE)



D/R-ROCKWALL COUNTY	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
(UPT) Unlinked Passenger Trips	2,417	0	0	0	0	0	0	0	0	0	0	0	2,417
ROCKWALL (City)	1,841												1,841
FATE	262												262
HEATH	58												58
MCLENDON- CHISHOLM	0												0
MOBILE CITY	0												0
ROYSE CITY	256												256
	2,417	0	0	0	0	0	0	0	0	0	0	0	2,417

CONTRACTED SERVICES	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
Medicaid	32												32
Lakepointe Church	1,028												1,028
Nursing Home Contracts	0												0
AAA- Title III B	92												92
Charter	0												0
CONTRACTED SERVICES	1,152	0	1,152										

Adjusted Trip Total	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
	1,265	0	0	0	0	0	0	0	0	0	0	0	1,265

*Trip Totals without Contracted Services

E & D Total	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
> = 60	616												616
DIS <60	271												271
<i>E & D Total</i>	<i>887</i>	<i>0</i>	<i>887</i>										
% of Adjusted Trip Total	70%	#DIV/0!											

	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
GENERAL PUBLIC	378	0	0	0	0	0	0	0	0	0	0	0	378
% of Adjusted Total	30%	#DIV/0!											

CANCELATIONS AND DENIALS	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	TOTALS
No Show/ Cancel	138												138
Denials	42												42

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