

## ROCKWALL CITY COUNCIL REGULAR MEETING

Tuesday, July 06, 2021 - 5:00 PM

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

**I. Call Public Meeting to Order**

**II. Executive Session.**

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

1. Discussion regarding a 212 Development Agreement on land in the vicinity of County Road 483 and SH-205 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding airport management agreement at the Ralph M Hall / Rockwall Municipal Airport pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding Oncor power line easements in the vicinity of the Ralph M. Hall / Rockwall Municipal Airport, pursuant to Section §551.071 (Consultation with Attorney).
4. Discussion regarding city regulatory boards and commissions (re)appointments, pursuant to Section, §551.074 (Personnel Matters)

**III. Adjourn Executive Session**

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

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

**VI. Proclamations/Awards/Recognitions**

1. Presentation of Citizen Lifesaving Awards to:  
Chris Daniels,  
Kaden McClendon, and  
Harrison Steinberger

**VII. Open Forum**

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

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

**IX. Consent Agenda**

*These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please turn in a 'Request to Address City Council' form to the City Secretary before the meeting starts and then speak about a 'Consent Agenda' item(s) during 'Open Forum.'*

1. Consider approval of the minutes from the June 21, 2021 regular city council meeting, and take any action necessary.

2. **Z2021-014** - Consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary **(2nd Reading)**.
3. **Z2021-015** - Consider a request by Jason Castro of Castro Development, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) allowing Residential Infill in an Established Subdivision on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary **(2nd Reading)**.
4. **Z2021-017** - Consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary **(2nd Reading)**.
5. **Z2021-018** - Consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary **(2nd Reading)**.
6. **Z2021-019** - Consider the approval of an **ordinance** adopting the annual update to the OURHometown Vision 2040 Comprehensive Plan (*i.e.* 2019 & 2020 Comprehensive Plan Update), and take any action necessary **(2nd Reading)**.
7. Consider approval of the construction contract for FM 549 Utility Relocation Project and authorize the Interim City Manager to execute a construction contract with Gomez Brothers Construction, Inc., in the amount of \$1,414,670.00, to be paid out of the Water and Sanitary Sewer Fund, and taken any action necessary.
8. Consider approval of the contract for the construction materials testing for the FM 549 Utility Relocation Project and authorize the Interim City Manager to execute a construction contract with Alliance Geotechnical Group in the amount of \$26,426.88, to be paid out of the Water and Sanitary Sewer Fund, and taken any action necessary.
9. Consider approval of the construction contract for the Buffalo Creek Tributary 1 Sanitary Sewer Interceptor Capacity Improvement Project and authorize the Interim City Manager to execute a construction contract with Douglas Dailey Construction, LLC. in the amount of \$1,604,615.00, to be paid out of the Water and Sanitary Sewer Fund, and taken any action necessary.
10. Consider approval of the contract for the construction materials testing for the Buffalo Creek Tributary 1 Sanitary Sewer Capacity Improvement Project and authorize the Interim City Manager to execute a construction contract with Alliance Geotechnical Group in the amount of \$36,981.25, to be paid out of the Water and Sanitary Sewer Fund, and taken any action necessary.
11. **P2021-029** - Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 5.50-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.

12. **P2021-030** - Consider a request by Luis M. Gonzalez of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Willcar Holdings, LLC for the approval of a *Replat* for Lot 4, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.
13. **P2021-031** - Consider a request by Alejandro Flores for the approval of a *Replat* for Lot 1, Block M, Lake Rockwall Estates East Addition being a 0.33-acre parcel of land identified as Lot 1406 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary.
14. **P2021-032** - Consider a request by David Srouji of D&M Construction on behalf of Abdul L. Khan of Centers for Peace and Mercy for the approval of a *Final Plat* for Lot 1, Block A, Centers for Peace and Mercy Addition being a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 600 Turtle Cove Boulevard, and take any action necessary.
15. **P2021-034** - Consider a request by Akhil Vats of ADAT Estate, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, ADAT Addition being a 1.57-acre tract of land identified as Tracts 30, 31, 32, & 32-1, of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1001 N. Goliad Street, and take any action necessary.
16. **P2021-035** - Consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a *Conveyance Plat* for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [*N. Goliad Street*], and take any action necessary.

**X. Appointment Items**

1. Appointment with Tom Kirkland, President of TEKMAK Development Company, to hear concerns pertaining to regulation of "short-term rentals" (i.e. "Airbnb" / "VRBO"), and take any action necessary.

**XI. Action Items**

*If your comments are regarding an agenda item below, you are asked to submit a 'Request to Address City Council' form before the meeting starts and then speak about any of the following agenda items during the 'Open Forum' portion of the meeting.*

1. **MIS2021-007** - Discuss and consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a *Special Exception* to the setback requirements for a duplex on a 0.112-acre parcel of land identified as Lot 1, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 814 Peters Colony, and take any action necessary.
2. Discuss and consider directing staff to change Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) to impose a fee for Specific Use Permit (SUP) and Variance/Special Exception requests that result from the construction of buildings or structures not in compliance with or without obtaining a building permit, and take any action necessary.
3. Discuss and consider (re)appointments to non-regulatory city boards and commissions, and take any action necessary.

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

1. Building Inspections Monthly Report - May 2021
2. Fire Department Monthly Report - May 2021
3. Parks & Recreation Department Monthly Report - May 2021
4. Police Department Monthly Report - May 2021
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

**XIII. Executive Session.**

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

1. Discussion regarding a 212 Development Agreement on land in the vicinity of County Road 483 and SH-205 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding airport management agreement at the Ralph M Hall / Rockwall Municipal Airport pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding Oncor power line easements in the vicinity of the Ralph M. Hall / Rockwall Municipal Airport, pursuant to Section §551.071 (Consultation with Attorney).
4. Discussion regarding city regulatory boards and commissions (re)appointments, pursuant to Section, §551.074 (Personnel Matters)

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

**XV. Adjournment**

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

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

I, Kristy 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 2nd day of July, 2021 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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Date Removed



## Rockwall Fire Department

### Citizen Lifesaving Award

#### Chris Daniels

On the afternoon of June 29, 2021 lifeguards Harrison Steinberger, Kaden McClendon, and Chris Daniels were on duty at the Gloria Williams Swimming Pool located at 807 Davey Crockett Street in Rockwall. At approximately 1:45 PM the three observed a young child floating lifelessly in the pool. The child had lost his footing and began drifting into the deep end of the pool eventually going under water completely.

After sounding their emergency whistles all three lifeguards immediately initiated rescue efforts. Steinberger started communications with 911 as McClendon pulled the child from the pool. Daniels began single-person CPR after performing a rapid assessment and noting that he had no pulse and was not breathing. As soon as McClendon was out of the water he teamed up with Daniels, and they started two-person CPR with Steinberger still in communication with the 911 dispatcher. The first round of CPR resulted in the child expelling water from his lungs, but he was still unresponsive. On the third round of CPR the child began to respond and was rolled on his side. He was transported by ambulance to a Dallas hospital where he was admitted for observation and released the next day having made a complete recovery.

Whereas Harrison Steinberger, Kaden McClendon, and Chris Daniels acted quickly and selflessly to save the life of another be it resolved that they be presented the Rockwall Fire Department's Citizen Lifesaving Award on this sixth day of July, 2021.

A handwritten signature in black ink, appearing to read 'Kenneth Cullins', written over a horizontal line.

Kenneth Cullins  
Fire Chief

7/6/21  
Issued



## Rockwall Fire Department

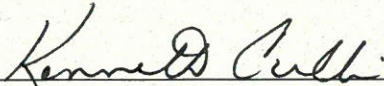
### Citizen Lifesaving Award

Kaden McClendon

On the afternoon of June 29, 2021 lifeguards Harrison Steinberger, Kaden McClendon, and Chris Daniels were on duty at the Gloria Williams Swimming Pool located at 807 Davey Crockett Street in Rockwall. At approximately 1:45 PM the three observed a young child floating lifelessly in the pool. The child had lost his footing and began drifting into the deep end of the pool eventually going under water completely.

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Kenneth Cullins  
Fire Chief

7/6/21  
Issued



## Rockwall Fire Department

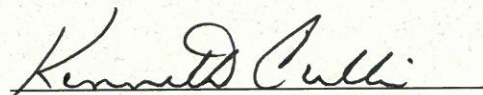
### Citizen Lifesaving Award

#### Harrison Steinberger

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Kenneth Cullins  
Fire Chief

7/6/21  
Issued

**ROCKWALL CITY COUNCIL REGULAR MEETING**

**Monday, June 21, 2021 - 5:00 PM**

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

**I. CALL PUBLIC MEETING TO ORDER**

**Mayor Fowler called the public meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt, and Council Members Clarence Jorif, Dana Macalik, Trace Johannesen, Anna Campbell and Bennie Daniels. Also present were Interim City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. Mayor Fowler read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.**

**II. EXECUTIVE SESSION.**

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

- 1.** Discussion regarding a 212 Development Agreement and the possible annexation of land in the vicinity of FM-1141 and Clem Road pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
- 2.** Discussion regarding city regulatory boards and commissions (re)appointments, pursuant to Section, §551.074 (Personnel Matters)
- 3.** Discussion regarding a 212 Development Agreement on land in the vicinity of County Road 483 and SH-205 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
- 4.** ***Pulled from the public meeting agenda: Z2021-014*** - Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary (**1st Reading**).

**III. ADJOURN EXECUTIVE SESSION**

**Council adjourned from Ex. Session at 5:50 p.m.**

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

**Mayor Fowler reconvened the public meeting at 6:00 p.m. with all seven council members being present.**

**V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER DANIELS**

**Councilmember Daniels delivered the invocation and led the Pledge of Allegiance.**

**VI. OPEN FORUM**



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

Jerry Welch from the city's Planning & Zoning Commission came forth and briefed Council on planning-related items on this evening's city council meeting agenda, including associated recommendations of the Commission.

Oscar Espinosa  
301 Winter Park  
Rockwall, TX

Mr. Espinosa came forth and shared that he is a small business (restaurant) owner in Rockwall, he has been here twenty-six years, and he has five children. He indicated that he is in favor of the city constructing a skate park. Currently he has to travel far distances to other cities in order to take his children to have fun at skate parks, so he will appreciate having a skate park locally. He shared that he is happy to put work in to help with maintenance of a skate park in order to keep it in good condition.

Gabriel Benavides  
3304 Perkins  
Heath, TX

Mr. Benavides stated that not all kids are typical "team sport" type kids. Some kids prefer to do activities in a non-group setting. Currently he and his son have to travel an hour to get anywhere for him to skateboard. Since he begun skateboarding, his grades have notably improved, and he has found a purpose in life and an identity. He is in favor of Rockwall constructing its own skate park.

Chuck Smoden  
2904 Greenway Drive  
Rockwall, TX

Chuck indicated that he has been in the skate park business before, and he is in favor of Rockwall having a skate park. Providing kids with a dedicated skate park will allow them to participate in this type of 'action sport' without getting in trouble for skating in other areas of the city where it may be prohibited, and they may get fined for doing so. He is generally in favor of Rockwall constructing a skate park.

Jamie Napier  
214 Rockwood  
Rockwall, TX

Ms. Napier came forth and shared that she is the mother of 14 year old and 18 year old boys. Her oldest son has traditionally gotten in quite a bit of trouble (i.e. receiving tickets for criminal trespassing), and he has some mental health related issues too. She is generally in favor of her son having a skate park to go to so that he can have a positive outlet to channel his troubles and pass his time. If he had previously had such a place when he was in junior high, perhaps he would not have gotten into so much trouble over the years. She shared that not all kids who skate are

bad kids. She pointed out that there are not a lot of activities for middle school to high school aged kids to do here locally in Rockwall. She believes a skate park would be a beneficial asset to the City.

**Matt Johnson**  
4781 Secret Cove Lane  
Rockwall, TX

Mr. Johnson shared that he is Director of Marketing for one of the largest fitness management software companies in the U.S. He is also on the advisory board of the Richardson Boys & Girls Club, and part of their mission is to expose kids to a buffet of different activities for enrichment purposes. He pointed out that Rockwall has a great sense of community, which is one of the reasons he moved to Rockwall. He vowed to set up a 501 C-3 organization to begin raising funds to build a skate park within the City of Rockwall. He pointed out that there are some activities that are offered locally – such as bass fishing, frisbee golf and pickle ball – however, there are also people who would enjoy a skate park. He believes if they build a skate park, people will come, and it will be utilized.

**Rebecca & Edward Glantz**  
1412 Grace  
Wylie, TX

Ms. Glantz came forth with her husband, and they both are in favor of Rockwall building a skate park. Ms. Glantz shared that their oldest son has been skateboarding since he was about 4-5 years old, and he has really excelled at it. If he could skate every single day, he would do so. In addition to their youngest son, their daughter rides scooters. She and her kids go to the one in Allen and in Wylie, and they would enjoy coming to one someday in Rockwall too. Sometimes activities like bowling or Shenanigans get boring, especially for kids who are more talented and creative. Mr. Glantz shared that he and his wife have lived in Wylie about 15 years. He stated that kids who use skate parks are not bad kids – there are some really good kids, and it is a pretty tight-knit community. A lot of kids don't play football or baseball – instead, skateboarding is their thing. He believes that skate parks can keep a lot of kids occupied and out of trouble. He mentioned a skate park in Colorado that is really neat, and he suggested the City might want to look into how much something like that would cost.

**Bob Wacker**  
309 Featherstone  
Rockwall, TX

Mr. Wacker shared that he used to live for many years within the City of Plano. His previous home was located right next to soccer fields through the PSA (Plano Sports Association). He believes the City should invest in itself. He pointed out that the city has kept “flat taxes, flat taxes” for many years. He hopes the City Council will look at taxes in the coming budget year and consider investing in itself by providing some amenities that citizens want.

**Casey Honeywell**  
4588 Mountain Laurel Drive  
Grand Prairie, TX 75052

Ms. Honeywell stated she drove more than one hour to speak tonight in favor of Rockwall building a skate park. She pointed out that she is a former roller derby competitor, and she won “gold” at a worldwide competition. She retired from her roller derby career and began going to skate parks about two years ago. She knows that she and her husband can travel to any skate park in the metroplex and make friends and have a fun time. She believes that Rockwall is missing out on creating a ‘positive sense of community’ that will come if Rockwall creates a skate park for people to use and enjoy. She pointed out that skaters are not bad people - many of them are women and are educated professionals (such as herself who is a career professional with a master’s degree). She believes many folks, who would otherwise have no reason to come to Rockwall – would do so if they had a skate park to come visit in this community.

Steve Curtis  
2130 FM 1141  
Rockwall, TX (County)

Mr. Curtis came forth and shared that P2021-026 on tonight’s Consent Agenda will result in poor drainage if Council approves it without discussion this evening. He urged them to consider this more carefully before simply approving it on “Consent.”

Brittany Dean  
1700 W. Hickory Street  
Denton TX

Ms. Dean came forth and shared that she drove a long way this evening to speak - 1:36 minutes without toll roads and just over one hour with toll roads. Ms. Dean shared that she is a roller skater, and she would like to see Rockwall construct a skate park. She is working on a PhD in clinical psychology. Skate parks are no longer only for teenage boys. They are for older dads who are re-learning how to roller skate with their kids, and they are for females too. All ages participate in utilizing skate parks. She has been to every skate park in the metroplex except the one in Allen. She is strongly in favor of Rockwall building a skate park for others to enjoy.

Stan & Melba Jeffus  
2606 Cypress Drive  
Rockwall, TX 75087

Mr. Jeffus came forth and provided a slide show and described that his neighborhood is experiencing some drainage-related problems (his pictures showed culverts and associated storm drains – there are no ‘curb and gutters’ within his neighborhood). He also showed photos of tall weeds and grass and dead trees that are located in a greenbelt area beyond the wrought iron fencing that surrounds the perimeter of his subdivision and its homes. He also expressed concern about erosion. He pointed out that he believes the developer owns the greenbelt area (subdivision is called “Ridgecrest”); however, they won’t take responsibility for the area. The city won’t take responsibility for it either. It was pointed out by Mr. and Mrs. Jeffus that the retention pond was not properly designed, so water does not drain into it like it’s supposed to (poor and improper grading). Slimy, wet areas are present on pavement, and it creates safety concerns (i.e. folks may slip and fall). Indication was given that the head of their HOA is currently out of town but will

return soon. The residents in this neighborhood need help from the city in figuring out who is responsible for rectifying these various concerns.

Luke Wims  
1500 Coastal Drive  
Rockwall, TX

Mr. Wims came forth and shared that he and his friends like to skateboard. They are safer doing so in a park. They are more likely to sustain injuries when they are skating in the street. He is in favor of the City constructing a skate park. He believes it is a great sport, and it brings friends together in a positive way.

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

VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

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

VIII. CONSENT AGENDA

1. Consider approval of the minutes from the June 07, 2021 regular city council meeting, and take any action necessary.
2. Consider an **ordinance** granting a Franchise Agreement to Si Energy, L.P. to provide natural gas service in the City of Rockwall, and take any action necessary. **(2nd reading)**
3. **P2021-026** - Consider a request by Humberto Johnson of the Skorburg Co. on behalf of Alex Freeman and Mark G. & Jessica K. Taylor for the approval of a Preliminary Plat for the Winding Creek Subdivision consisting of 56 single-family residential lots on a 38.012-acre tract of land identified as Tracts 17 & 17-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

Mayor Pro Tem Hohenshelt moved to approve the Consent Agenda (#s 1, 2, and 3). Councilmember Johannesen seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 21-23**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, GRANTING TO SIENERGY, L.P. A NON-EXCLUSIVE FRANCHISE FOR A PERIOD OF TEN (10) YEARS TO FURNISH AND SUPPLY GAS TO THE GENERAL PUBLIC IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND TO TRANSPORT, DELIVER, SELL, AND DISTRIBUTE GAS IN AND OUT OF AND THROUGH SAID MUNICIPALITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE STREETS, ALLEYS, AND PUBLIC WAYS; PROVIDING A SEVERABILITY CLAUSE, A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.**

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

**IX. APPOINTMENT ITEMS**

1. Appointment with Michael Mittman, Owner/Operator of DFWboatRide.com to hear update regarding the 'Harbor Lights' boat operations on Lake Ray Hubbard, and take any action necessary.

**Erik Oistad  
728 Turtle Cove  
Rockwall, TX**

**Mr. Oistand indicated that Mr. Mittman hurt his back today and is therefore unable to attend tonight's meeting. He respectfully asks to be placed on the next city council meeting agenda to address the Council on this topic. No discussion or action took place pertaining to this agenda item this evening.**

2. Appointment with Russell Phillips with Harbor Lake Pointe Investors, LLC for the purpose of requesting a waiver of the roadway impact fees associated with the Harbor Heights Condominium project, and take any action necessary.

**Russell Phillips  
521 Moraine Way  
Heath, TX**

**Mr. Phillips came forth and spoke, overall indicating that he is requesting the city waive the roadway impact fees associated with this project.**

**Following brief discussion and viewing of an aerial map of the area in question, Councilmember Daniels moved to waive the impact fees as requested. Councilmember Macalik seconded the motion, which passed by a vote of 6 in favor with 1 abstention (Hohenshelt).**

3. Appointment with Paul Field to discuss and consider his request regarding development of a skate park within the City of Rockwall, and take any action necessary.

**Paul Field came forth and shared that today is "International Go Skateboarding Day." He stated his address as 153 Yorkshire Drive - Heath, TX, and he is a pediatric dentist. He shared that during the COVID-19 pandemic, about the only type of family activity he could find to do together with his wife and kids was skateboarding. Mr. Field indicated that skateboarding provides many advantages for one's physical and mental health. Skateboarding within a skate park environment has many social benefits as well. He pointed out that skateboarding will be making its worldwide Olympic debut next month in Tokyo. It is beneficial for kids who are not interested or inclined to be involved in more traditional group sports (i.e. soccer, baseball, etc.). He shared that there is a tight knit skateboard culture, community and comradery. He believes that skateboarding and skate parks help reduce teen crimes. Currently, Rockwall families are having to drive an hour or more to visit skate parks in other cities. He has visited with every Parks & Rec Director in the DFW metroplex who has a skate park, and he has received positive feedback from those directors regarding their skate parks. He did acknowledge that Rockwall used to have a prefabricated, wooden 'skate park' of**

sorts; however, he would like to see a concrete skate park that is better designed and (essentially) much more modernized. He pointed out that when there is not a designated skate park, kids are forced to skate in unsafe areas (i.e. the streets / roadways). A petition with over 1,300 signatures on it has been developed in favor of Rockwall building a skate park. Overall and in general, Mr. Field spoke highly in favor of Rockwall constructing a skate park.

Mayor Fowler shared that the reason the city has pickle ball courts is because the City conducts citizen surveys and focus groups, and those courts received the most favorable ratings. They are cheaper to construct and require less parking, etc. So, that's how pickle ball courts came to be built in our city. He went on to explain that if a skate park had ranked higher, then perhaps one would have been built. He pointed out that the big ticket items that are costly are land and money (funding).

Mr. Field expressed that he will appreciate the city allowing an account to be set aside and designated for skate park fund raising. Also, he would like to work with the city to find out what land might be available and properly zoned within the city for a skate park.

Mayor Fowler went on to share that most likely, an item like this would cost about \$2 million to construct (not including the land related costs), and the most viable way to do this would be to put this before voters in a bond election to allow citizens to vote on whether or not they want to raise and dedicate tax dollars to the construction of a skate park.

Mr. Field shared a few, brief comments regarding how other cities run their skate parks (i.e. hours of operation, maintenance and upkeep of the facility, admission fees (vs. no fees, which – he pointed out – typically cities do not charge an entry fee). He went on to show about a half dozen photos of himself and members of his family with their skateboards and at other skateboard parks (i.e. at the City of Frisco's skate park).

Fowler encouraged Mr. Field to follow the processes that we have in place by working with the Parks Director. He explained that something like this would need to go before the Park Board and then be brought to Council as a recommendation (most likely related to calling a bond election).

Following the discussion, no formal action was taken concerning this agenda item.

#### X. PUBLIC HEARING ITEMS

1. **Z2021-014** - Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information concerning this agenda item. This is undeveloped land that has been zoned "AG" since it was annexed. This property

previously came before Council back in March of this year (2021). At that time, the City Council was presented with a proposal by the developer that essentially did not meet the city's density requirements, and the Council voted in opposition of its approval at that time. The applicant has since resubmitted a new proposal / application, and the density now is less dense than was originally proposed (now 490 lots (2.5 units per gross acre) is being proposed). The proposed 50 acre park was taken before the City's Park Board, and it received a 6-0 approval vote by said board. In addition, the City's Planning & Zoning Commission has recommended approval of this (updated) proposal by a vote of 5 to 1 (against) with one being absent.

**Adam Buzcek**  
Skorburg Co. and Windsor Homes  
8214 Westchester Dr., Suite 900  
Dallas, TX 75225

Mr. Buzcek came forth and provided a presentation to Council concerning details of this proposed residential development. He pointed out that 36 fewer lots are being proposed now versus when he previously came before Council back in March. He went on to share the various aspects of this proposal that are now in compliance with the city's regulations and its Comprehensive Plan. He explained that he is not asking for any variances as part of this proposal. He spoke about lot mix, open space, and amenities such as a regional park, 6' trails and a (HOA maintained) dog park, playground, community swimming pool, etc.

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

**Greg Hollon**  
2778 S. FM 549  
Rockwall, TX

Mr. Hollon sought clarification on the density (2.5 units per GROSS acre...meaning that the 50 acre park is included in the density-related calculations). Mr. Hollon pointed out that 80' lots in Fontana Ranch make for a nice neighborhood. He is not in favor of 62' wide lots because he believes that over 200 of those sized lots being built within this subdivision constitutes 'high density.' He is not in opposition of the Klutts family selling their land to a developer. He is not opposed to the developer either; however, he does still believe that this proposal constitutes 'high density.' He is not in favor of the 62' lots, and he does not believe that 490 homes is reasonable.

**Katie Welch**  
2844 S. FM-549  
Rockwall, TX

Mrs. Welch explained a bit of history on what was originally proposed associated with the sale and development of this land (i.e. 50' lots originally proposed by the developer). She pointed out that all stakeholders have been involved in the process associated with navigating this development proposal from when it was originally brought forth to how it is

being proposed currently this evening. She went on to provide favorable comments, generally expressing support for this development as it is being proposed this evening. She generally expressed that this development will open up an opportunity for infrastructure related needs to be addressed in the future on the South side of I-30. She described it as being mutually beneficial and a “win-win-win” for all parties involved (i.e. the city, nearby existing residents, infrastructure, and the developer). She went on to ask the city council to vote “yes” tonight to this development proposal.

**Bob Wacker**  
309 Featherstone  
Rockwall, TX

Mr. Wacker shared that he used to live on a 60’ lot in the Stone Creek subdivision. The positive thing is that you are close to your neighbors, and you get to know them well. However, he did not like it, so he moved. Mr. Wacker went on to share a lengthy presentation regarding existing city owned parks and open space amenities as well as the various neighborhood parks. He went on to explain that an additional ‘regional’ community park is needed, and it is specifically needed in the south side of the city.

**David Schoen**  
3006 San Marcos  
Rockwall, TX 75032  
(He stated he is a Fontana Ranch subdivision resident.)

Mr. Schoen thanked everyone for his/her involvement in this process. He shared that he understands this plan complies with the city’s requirements and Comprehensive Plan. He explained that he is in favor of this development, and he realizes that it will be a benefit for him to live so close - about three minutes - from a large community park. However, he has concerns about 490 homes being built on the south side of the city as related to proximity to fire station, pointing out that we cannot rely solely on ‘mutual aid.’

**Brett Maikowski**  
2592 FM 549  
Rockwall, TX 75032

Mr. Maikowski shared that he and his family just purchased this empty lot that is directly impacted by this proposed development (he is hoping to someday build on it). He went on to point out some things (specifically related to lot size requirements and specific language) within the city’s Unified Development Code. He seemed to indicate that the UDC language supersedes language in the city’s Comp Plan (and that said language is conflicting).

Mayor Fowler recessed the meeting and called for a brief break at 8:15 p.m. He called the meeting back to order at 8:30 p.m.

**Chris Duggan**  
2516 S. FM 549 and  
2548 S. FM 549



Rockwall, TX 75032

Mr. Duggan shared that he owns two properties directly across from this proposed development. He looks forward to having a community park there; however, he is largely against the proposed development, overall, because of the density. He believes it is too dense, and including the 50 acres (of park land) in the density calculation is not right. It is misleading. He asked the Council to reconsider and not approve this proposal this evening.

Richard Henson  
2424 S. FM 549  
Rockwall, TX

Mr. Henson came forth and shared that he is very passionate about relationships, with his neighbors, with members of the city council and with the developer. He believes this plan pushes the regulatory boundaries, and it is inconsistent with neighboring development, including where he lives. He acknowledged that he has been informed that this proposal meets the guidelines expressed in the city's Comprehensive Plan. He went on to show a PowerPoint and give a lengthy presentation. He pointed out a depiction of all of the property owners located directly across from the proposed development who are in opposition of this proposed development. He shared that he made some proposed changes to Skorburg's lot sizes at the entry way and near the clubhouse, and he shared those with Mr. Buzcek. However, Mr. Buzcek declined and opposed his proposed modifications. He believes the density calculation methodology is flawed. He has some concerns about the 50 acre park (for example, if very large, public events are held there), and he has traffic-related concerns. He went on to point out that the city's "Unified Development Code" calls for a minimum of 70' lots, and 226 lots are proposed to be 62' wide – therefore, this proposed development appears to be "not in compliance" with the city's UDC. He pointed out that Skorburg's original 'color key' (legend) depiction that differentiated the various, proposed lot sizes changed from the initial proposal to the current proposal (which is a bit misleading). He went on to share specific details regarding the proposed density of this development as compared to the existing "low density" residential lots located directly across from this land. He pointed out that 29 lots in this proposed development would fit onto his own, existing piece of land/property. He does not believe that both his property and the lots within this proposed development could possibly, truly be considered "low density." He believes the proposed development's density is way, way out of whack with the density of adjacent, existing properties that surround it. He believes that a proposed number of lots could be agreed upon somewhere between 375 lots and the proposed 490 lots, and everyone would potentially be happy. He generally urged Council to disapprove this proposal this evening.

Douglas Jones  
2994 S. FM 549  
Rockwall, TX

Mr. Jones shared that he is opposed to this proposal because of the density. He believes that if this is approved, it will not meet the 'intent' of the city's density requirements. He generally and briefly spoke in opposition of Council approving this proposal.

**Stan Jeffus  
2606 Cypress Drive  
Rockwall, TX 75087**

**Mr. Jeffus shared that the post office wants ‘centralized’ mailboxes, so he wonders where mailboxes will be located. In addition to how mailboxes will be handled and placed, he has concerns about the proposed ‘open spaces.’ He believes that, based on how this development is laid out, kids will have to play in the street (since the park is located all the way on one end, and its amenities will likely not be developed for years to come). He is opposed to the proposed ‘trails’ because he does not believe they are long enough. He wonders about the dog park and the fact that there will be no parking there. The dog park would be convenient to a small number of residents who live nearby to the dog park, but it will not be conveniently accessible to the majority of residents. Barking dogs will be of concern too. He pointed out that the proposed park will be most convenient for McLendon-Chisholm residents because it will be closest to those residents rather than to Rockwall residents. He believes that the proposed design of this development is wrong on many levels.**

**Melba Jeffus came forth and thanked Council for taking time this evening to consider this development.**

**Brenda Neuwirt  
139 Lafayette Landing  
Heath, TX**

**Ms. Neuwirt came forth and shared that her grandfather was Ben Klutts, who was a former mayor of the City of Rockwall years ago. She explained that the family has spent many, many hours and a lot of time carefully considering selling this property to a developer. They have been very careful in choosing the right developer, the right plan, the right timing, circumstances, etc. as part of having this developer bring forth this proposal. She urged the Council to vote in favor of this proposed plan. She believes it is ‘right’ for the City of Rockwall.**

**Steve Curtis  
2130 FM 1141  
Rockwall (County), TX**

**Mr. Curtis came forth and provided comments pertaining to the proposed zoning change associated with this request. He generally pointed out that there is no ‘density transition’ dividing this proposed development from the low density properties located directly adjacent to this land. This is too dense, and the 62’ lots should be removed from this proposal.**

**Casey Welch  
2844 FM 549  
Rockwall, TX 75032**

**Mr. Welch came forth and spoke, thanking the Council and staff for its assistance and ‘due diligence’ participation in this process. He is in support of this plan and of the proposed park.**

He will be living directly across the street from the proposed park. He believes that this proposed development provides benefits to both the developer and the adjacent, existing property owners. He acknowledged that all existing homeowners bought homes 'in the country.' However, he also acknowledged that all of the homes do actually exist within the city limits. So, if some existing homeowners do not like a new, residential development nearby, they do have alternative options. Or, they can petition the Council (as they have been doing) and disagree with a proposal. He generally spoke in favor / in support of the property owner (Klutts family), the developer and the proposal before the Council this evening.

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

Councilmember Hohenshelt asked City Attorney, Frank Garza, to clarify the proposal as it relates to the city's UDC and / or Comprehensive Plan. Mr. Garza did so and also clarified that the city's practice has always been to include all open space and park land when calculating proposed density. He generally indicated that this proposal does comply with the density that is spelled out in the city's UDC.

At the request of Councilmember Campbell, Planning Director, Ryan Miller clarified what a "Planned Development District" is and how it relates to the SF 8.4 zoning district.

Councilmember Macalik sought clarification from the City Attorney, asking what legal liabilities the Council and City would take on if they were to vote in favor of those who are opposed to this development. Mr. Garza provided said clarification from a legal standpoint. He generally explained that if the city council denies / disapproves this proposal this evening, it could open the city up to potential litigation. Courts will want to know "what more could the developer have done? He developer has complied with all of the city's requirements. He asked for no variances, yet you still denied approval?"

Councilmember Jorif spoke, sharing that his biggest concern has been the density; however, as a result of various clarifications provided this evening, he acknowledged that the Klutts family is entitled to sell their property, and the city needs to do the right thing.

Following extensive discussion, Councilmember Johannesen provided brief comments, in part, explaining that the Klutts family has a right to sell their property, and the developer has a right to develop the land. He then made a motion to approve Z2021-014. Mayor Pro Tem Hohenshelt seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 21-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT \_\_ (PD-\_\_) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE**

TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Mayor Fowler thanked everyone for coming and being a part of this process.

2. **Z2021-015** - Hold a public hearing to discuss and consider a request by Jason Castro of Castro Development, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing *Residential Infill in an Established Subdivision* on a 0.165-acre parcel of land identified as Lot 6, Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. Staff mailed out 71 notices to adjacent property owners. Four notices were received back in opposition of this request. The Planning & Zoning Commission recommended approval by a vote of 5 ayes to 1 nay.

Mayor Fowler asked if anyone would like to come forth and speak at this time.

Bob Wacker  
309 Featherstone  
Rockwall, TX

Mr. Wacker came forth and shared a series of photographs, mainly showing existing homes located adjacent to this proposed home. He pointed out that what is being proposed by this applicant is much nicer than anything that is currently in existence nearby.

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

Councilmember Johannesen moved to approve Z2021-015. Mayor Pro Tem Hohenshelt seconded the motion. Councilmember Jorif shared that he has problems with the variances that are being requested associated with this proposed duplex. Following brief, clarifying comments, the ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 21-  
SPECIFIC USE PERMIT NO. S-2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF

ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.165-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, HARRIS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

3. **Z2021-016** - Hold a public hearing to discuss and consider a request by Mike Mishler of Mishler Builders, Inc. on behalf of John Curanovic for the approval of an ordinance for a *Specific Use Permit (SUP)* allowing a detached garage that does not conform to the maximum square footage requirements on a 1.948-acre parcel of land identified as Lot 23 of the Willowcrest Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 361 Willowcrest, and take any action necessary (**1st Reading**).

Indication was given that the applicant approached the mayor this evening and requested to withdraw this request. Mayor Fowler made a motion to allow the owner to withdraw this request. Mayor Pro Tem Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. **Z2021-017** - Hold a public hearing to discuss and consider a request by Tyler Wood of Intrepid Equity Investments, LLC on behalf of Robert B. Baldwin III of RBB/GCF Properties, LP for the approval of an ordinance for a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located on the south side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. This zoning request is in conformance with the city's Comprehensive Plan. Notices were sent out to 26 property owners and residences located within 500' of the property. 1 notice was received back in favor (within that buffer). 2 notices from outside the buffer were received in favor. 1 letter from a property owner within the buffer was received in opposition.

Mayor Fowler opened the public hearing, but no one was present to speak, so he closed the public hearing. Councilmember Jorif moved to approve Z2021-017. Councilmember Macalik seconded the motion. Councilmember Campbell sought clarification on if this could possibly be used as a 'distribution center' at some point in the future. Mr. Miller generally indicated that, yes, it could be used for that purpose someday. It was pointed out, however, that it is only 17 acres, so it could not be an overly large operation in that regard. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 21-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 17.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

5. **Z2021-018** - Hold a public hearing to discuss and consider a request by Dan Gallagher, PE of Kimley-Horn and Associates, Inc. on behalf of L. R. Tipton of the Hitt Family, LP for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [*FM-549*] and Capital Boulevard, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided brief background information concerning this agenda item. Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing. Mayor Pro Tem Hohenshelt moved to approve Z2021-018. Councilmember Daniels seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 21-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 43.237-ACRE TRACT OF LAND IDENTIFIED AS TRACT 11 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

6. **Z2021-019** - Hold a public hearing to discuss and consider the approval of an **ordinance** adopting the annual update to the OURHometown Vision 2040 Comprehensive Plan (*i.e.* 2019 & 2020 *Comprehensive Plan Update*), and take any action necessary (**1st Reading**).

**Bob Wacker, local resident who serves as a member of the city's Comprehensive Plan Advisory Committee, came forth and briefed the Council on achievements of the CPAC.**

**Mayor Fowler opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the Public Hearing. Mayor Pro Tem Hohenshelt moved to approve Z2021-019. Councilmember Jorif seconded the motion. The ordinance caption was read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 21-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
ROCKWALL, TEXAS, AMENDING THE OURHOMETOWN VISION  
2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S  
HOME RULE CHARTER; PROVIDING FOR AN EFFECTIVE DATE.**

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

**XI. ACTION ITEMS**

1. Discuss and consider authorizing the Interim City Manager to enter into a 212 Development Agreement with Allen and Lisa Stevenson and the Skorburg Company concerning the annexation and zoning of a 20.83-acre tract of land identified as Tract 22 of the W. M. Dalton Survey, Abstract No. 72, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction, addressed as 427 Clem Road, and take any action necessary.

**Planning Director, Ryan Miller, provided background information pertaining to this agenda item. Mayor Fowler moved to direct the Interim City Manager to enter into a 212 Development Agreement (as stated in the agenda caption). Councilmember Johannesen seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

**XII. EXECUTIVE SESSION.**

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

1. Discussion regarding a 212 Development Agreement and the possible annexation of land in the vicinity of FM-1141 and Clem Road pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding city regulatory boards and commissions (re)appointments, pursuant to Section, §551.074 (Personnel Matters)
3. Discussion regarding a 212 Development Agreement on land in the vicinity of County Road 483 and SH-205 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

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

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

**XIV. ADJOURNMENT**

**Mayor Fowler adjourned the meeting at 10:02 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THIS 6<sup>th</sup>  
DAY OF JULY, 2021.**

\_\_\_\_\_  
**KEVIN FOWLER, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**KRISTY COLE, CITY SECRETARY**



CITY OF ROCKWALL

ORDINANCE NO. 21-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 92 (PD-92) FOR SINGLE-FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Kevin Harrell of the Skorburg Co. on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 8.4 (SF-8.4) District land uses, on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of

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

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**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 a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, 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*, as depicted in *Exhibit 'C'* of this ordinance, 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 *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, 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 *Final Plat* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, 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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF JULY, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 21, 2021

2<sup>nd</sup> Reading: July 6, 2021

Being a tract of land situated in the John A. Ramsey Survey, Abstract No. 186 and in the Abner Johnson Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in *Document No. 20160000019783*, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being part of a called 200 acre tract described as Tract 1 and part of a called 1.417 acre tract described as Tract 2, in a deed to Klutts Farm, LLC, (50% undivided interest), as recorded in *Document No. 20160000019784*, O.P.R.R.C.T., said tract being more particularly described as follows:

*BEGINNING* at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land conveyed to the State of Texas, as recorded in *Document No. 20200000013574*, O.P.R.R.C.T., being in the east line of FM-549 (*variable width right-of-way*) and in the north line of said Klutts Farm;

*THENCE* North 88 degrees 26 minutes 14 seconds East, with the north line of said Klutts Farm, a distance of 2,790.07-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the northeast corner of said Klutts Farm;

*THENCE* South 01 degree 01 minute 34 seconds East, with the east line of said Klutts Farm and the west line of a called 17.07 acre tract described in a deed to Bobby H Butler and Sarah J. Butler, as recorded in *Volume 1381, Page 266*, in the Deed Records of Rockwall County, Texas (D,R,R,C,T.), a distance of 309.76-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set the southwest corner of said Butler tract and the northwest corner of Hillview Acres, an addition to Rockwall County, as recorded in *Volume F, Page 1*, of the Plat Records of Rockwall County, Texas;

*THENCE* South 00 degrees 31 minutes 05 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Hillview Acres, a distance of 1,446.49-feet to a 1-inch iron pipe found at the southwest corner of said Hillview Acres, being the northwest corner of a called 15.00 acre tract described in a deed of trust for James J. Fuxa and Deborah A. Fuxa, as recorded in *Volume 1741, Page 70, D.R.R.C.T.*;

*THENCE* South 00 degrees 10 minutes 07 seconds East, continuing with the east line of said Klutts Farm and with the west line of said Fuxa tract, a distance of 792.29-feet to a 1/2-inch iron rod found at the southwest corner of said Fuxa tract, being in the north line of FM-1139 (80-foot right-of-way);

*THENCE* South 88 degrees 46 minutes 40 seconds West, with the north line of said FM-1139, a distance of 2,230.29-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

*THENCE* South 88 degrees 42 minutes 10 seconds West, continuing with the north line of said FM-1139, a distance of 710.99-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said FM-549;

*THENCE* North 00 degrees 22 minutes 42 seconds West, with the east line of said FM-549, a distance of 2.77-feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set on a curve to the right, having a radius of 293.00-feet and a central angle of 29 degrees 52 minutes 15 seconds;

*THENCE* with said curve to the right, an arc distance of 152.75-feet (Chord Bearing North 70 degrees 30 minutes 42 seconds West – 151.03 feet), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

*THENCE* North 55 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 6.30-feet to a 5/8-inch iron rod with TXDOT cap found;

*THENCE* North 10 degrees 34 minutes 29 seconds West, continuing with the east line of said FM-549, a distance of 18.30-feet to a 5/8-inch iron rod with TXDOT cap found on a non-tangent curve to the left, having a radius of 1,310.00-feet and a central angle of 15 degrees 44 minutes 31 seconds;

*THENCE* continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 359.92-feet (*Chord Bearing North 24 degrees 24 minutes 53 seconds East – 358.79 feet*), to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set in the west line of a called one acre tract described in a deed to General Public of the State of Texas, as recorded in *Volume L, Page 15, D.R.R.C.T.*;

*THENCE* South 00 degrees 22 minutes 48 seconds East, departing the east line of said FM-549 and with the west line of said one (1) acre tract, a distance of 214.30-feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set at the southwest corner of said one (1) acre tract;

*THENCE* North 89 degrees 11 minutes 43 seconds East, with the south line of said one (1) acre tract, a distance of 167.02-feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set at the southeast corner of said one (1) acre tract, being in the west line of a 50-foot Easement for Right-Of-Way to North Texas Municipal Water District, as recorded in *Volume 5054, Page 202, O.P.R.R.C.T.*;

*THENCE* North 00 degrees 49 minutes 16 seconds West, with the east line of said one (1) acre tract and west line of said 50-foot Easement, a distance of 267.69-feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set at the northeast corner of said one (1) acre tract;

*THENCE* South 89 degrees 11 minutes 43 seconds West, departing said west line and with the north line of said one (1) acre tract, a distance of 125.09-feet to a 1/2-inch iron rod with red cap stamped “PJB SURVEYING” set in the east line of said FM-549;

*THENCE* North 00 degrees 56 minutes 06 seconds West, with the east line of said FM-549, a distance of 112.36-feet to a 5/8-inch iron rod with TXDOT cap found on a curve to the left, having a radius of 1,310.00-feet and a central angle of 10 degrees 00 minutes 46 seconds;

*THENCE* continuing with the east line of said FM-549 and with said curve to the left, an arc distance of 228.93-feet (*North 04 degrees 04 minutes 22 seconds East – 228.64 feet*), to a 5/8-inch iron rod with TXDOT cap found at the point of tangency;

*THENCE* North 00 degrees 56 minutes 00 seconds East, continuing with the east line of said FM-549, a distance of 908.25-feet to a 5/8-inch iron rod with TXDOT cap found;

*THENCE* North 55 degrees 22 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 48.05-feet to a 5/8-inch iron rod with TXDOT cap found;

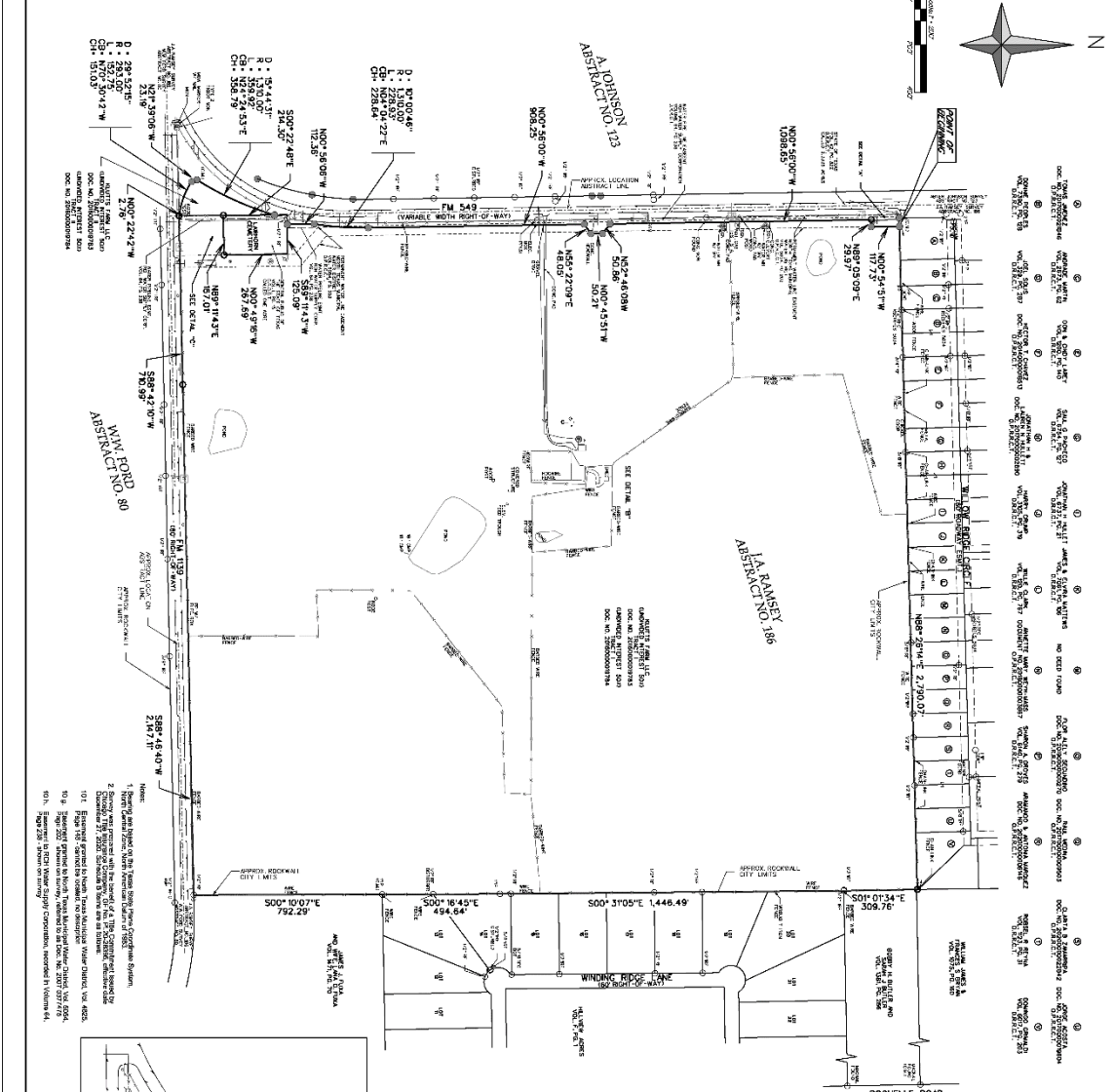
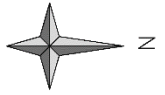
*THENCE* North 00 degrees 45 minutes 51 seconds East, continuing with the east line of said FM-549, a distance of 50.21-feet to a 5/8-inch iron rod with TXDOT cap found;

*THENCE* North 52 degrees 46 minutes 08 seconds West, continuing with the east line of said FM-549, a distance of 50.86-feet to a 5/8-inch iron rod with TXDOT cap found;

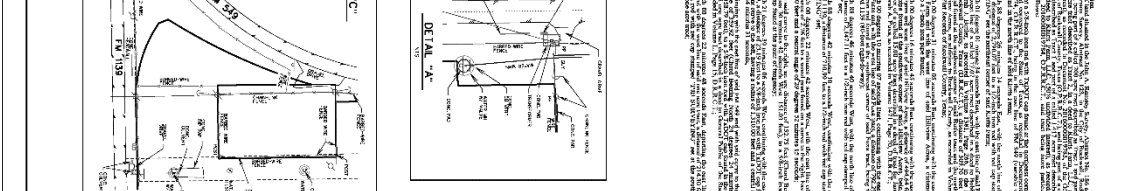
*THENCE* North 00 degrees 56 minutes 00 seconds West, continuing with the east line of said FM-549, a distance of 1,098.56-feet to a 5/8-inch iron rod with TXDOT cap found;

*THENCE* North 89 degrees 05 minutes 09 seconds East, continuing with the east line of said FM-549, a distance of 29.97-feet to a 5/8-inch iron rod with TXDOT cap found;

*THENCE* North 00 degrees 54 minutes 51 seconds West, continuing with the east line of said FM-549, a distance of 48.05-feet to the *POINT OF BEGINNING* and containing 196.008 acres of land.



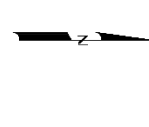
THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT, CHAP. 171, ACTS, COMP. STAT., TEXAS, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS TRACT.



**BOUNDARY SURVEY**  
**196.008 ACRE TRACT**  
**A. JOHNSON, ABST. NO. 133**  
**A. RAMSEY, ABST. NO. 186**  
**CITY OF ROCKWALL,**  
**ROCKWALL COUNTY, TEXAS**

DATE: 08/20/2021  
 TIME: 10:00 AM  
 BY: J.A. RAMSEY, SURVEYOR

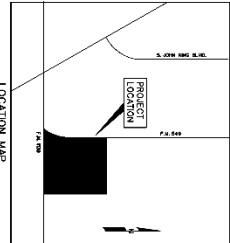
MAP NO. 2021-001  
 08/20/2021



**LEGEND**

TYPICAL LOT SIZES

- TYPE A LOTS  
62' X 120' - 228 LOTS
- TYPE B LOTS  
72' X 120' - 240 LOTS
- TYPE C LOTS  
102' X 120' - 15 LOTS
- OPEN SPACE - 13.6 AC.
- AMENITY CENTER - 15000 SQ. FT.
- PARKING AND RECREATIONAL PARK - 50.8 AC.



TOTAL ACRES 198.009  
 TOTAL RESIDENTIAL LOTS 480  
 RESIDENTIAL DENSITY 2.419



REPRESENTATIVE TRAIL HEAD



REPRESENTATIVE PRIMARY ENTRY MONUMENT



REPRESENTATIVE SECONDARY ENTRY MONUMENT

CONCEPT PLAN  
**HOMESTEAD**  
 SUBMITTED IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
 CORWIN ENGINEERING, INC.  
 10000 W. STATE ST. SUITE 100  
 ALLEN, TEXAS 75015  
 OWNER  
**KLUTTS FARM, LLC.**  
 3001 NORTH F.S. 3000  
 ALLEN, TEXAS 75015  
 APRIL 22ND SCALE 1" = 200'  
 CASE NO. XXXX

**Density and Development Standards.**

- (1) Permitted Uses. Unless specifically provided by this Planned Development District 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 04, *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 'C'* 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	62' x 120'	7,440 SF	226	46.12%
B	72' x 120'	8,640 SF	249	50.82%
C	100' x 120'	12,000 SF	15	03.06%
<i>Maximum Permitted Units:</i>			490	100.00%

- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 8.4 (SF-8.4) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.49 dwelling units per gross acre of land; however, in no case should the proposed development exceed 490 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
<i>Minimum Lot Width</i> <sup>(1)</sup>	62'	72'	100'
<i>Minimum Lot Depth</i>	120'	120'	120'
<i>Minimum Lot Area</i>	7,440 SF	8,640 SF	12,000 SF
<i>Minimum Front Yard Setback</i> <sup>(2), (5) &amp; (6)</sup>	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'
<i>Maximum Height</i> <sup>(3)</sup>	36'	36'	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,200 SF	2,600 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%

General Notes:

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: 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*. 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.



- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet.

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*); however, no individual façade shall be less than 85% masonry. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 50% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50% of the masonry requirement.

**Examples of Cementitious Fiberboard**



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements
- (1) **Type 'A' Lots.** The *Type 'A' Lots* (*i.e. the yellow lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration. A maximum of 43.36% of these lots (*i.e. 98 Lots or 20.00% of the total lots*) shall be permitted to be oriented in a *flat-front entry configuration* -- *allowing the garage to be flush with the front façade of the primary structure* -- pending the front yard setback is increased to a minimum setback of 25-feet.
- (2) **Type 'B' & 'C' Lots.** The *Type 'B' & 'C' Lots* (*i.e. blue and tan lots depicted in Exhibit 'C'*) may be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property*

line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage doors shall be required to have decorative wood doors or wood overlays on insulated metal doors. The design between the garage door and home shall use the same or complementary colors and materials. All garages shall include carriage style hardware. An example of carriage style hardware is depicted in *Figure 1*.

*Figure 1. Examples of Enhanced Wood Garage Door*



- (5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 3 & 4* below).

*Table 3: Anti-Monotony Matrix*

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)

- (a) 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.
- (b) 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 FM-549 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:

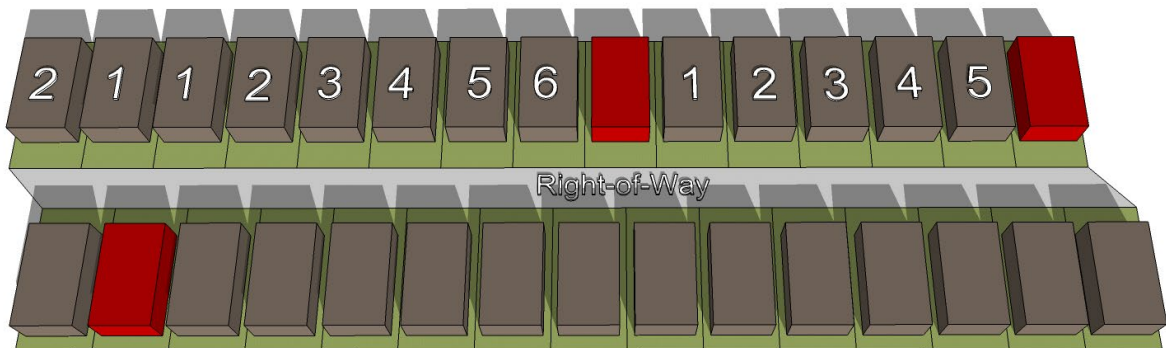
- (1) Number of Stories

- (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches 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.
- (d) 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*).

Figure 3: Properties line up on the opposite side of the street. Where **RED** is the subject property.



Figure 4: 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) **Front Yard Fences.** Front yard fences shall be prohibited.
  - (b) **Wood Fences.** All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel.

All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-549*), 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.
  - (d) 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 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.
  - (e) 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.
- (a) 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. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
  - (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
    - (1) Landscape Buffer and Sidewalks (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or 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. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer to the edge of the *Public Park*. This landscape buffer shall terminate at the *Longhorn Cemetery*, which is identified as *Cemetery on Exhibit 'C'*. The general location of this landscape buffer permitted on the *Public Park* is depicted in the crosshatched area on *Exhibit 'C'*.

- (2) Landscape Buffers (Northern Property Line). A minimum of a 30-foot landscape buffer shall be provided along the northern property boundary. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless approved otherwise approved by the Director of Planning and Zoning --*, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers along the entire northern property boundary. An alternative screening plan proposing the use of existing trees, for the area directly adjacent to northern property line, may be submitted by the developer with the PD Site Plan. This alternative plan can be approved at the discretion of the Planning and Zoning Commission upon a finding that the proposed plan will provide adequate screening that is equal to or exceeds the standards stated in this section.
- (3) Landscape Buffer (Adjacent to the Properties Along the Northern Boundary). A heavy landscape area (*i.e. indicated in dark pink in Exhibit 'C' and labeled as a "62' x 120' Heavy Landscape Area" and "20' Heavy Landscape Area"*) shall be provided adjacent to the northern properties. This landscape area shall consist of a minimum of canopy trees, accent trees, and shrubs and shall be reviewed for conformance with the *PD Site Plan*.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), three (3) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), three (3) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) 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 (HOA).
- (f) 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. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside 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/Public Park. The development shall consist of a minimum of 20% open space (or a minimum of 39.2018-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. In addition, the following shall apply to the proposed open space and public park areas:
- (a) Public Park. The development shall incorporate a minimum of a 50-acre contiguous tract of land to the City of Rockwall -- identified as "Regional Park" in *Exhibit 'C'* -- for the provision of a public park. The proposed dedication of land shall be in lieu of the required cash-in-lieu of land fees required by Article II, *Parkland Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances; however, the developer shall be required to pay the pro-rata equipment fees as required by the ordinance, which shall be used to amenitized the proposed public park. To accommodate the development, the City shall grant temporary grading and permanent drainage and detention easements as necessary to develop the residential portions of the property in accordance with City requirements. The City shall have the right to relocate said easements granted in connection with the residential development -- at no cost to the residential developer -- such that the City may develop the public park in accordance with the City's desired use. Performance of the obligations under this subparagraph shall be deemed fully to satisfy the City's open space requirements stipulated by the OURHometown Vision 2040 *Comprehensive Plan*.
- (b) Open Space. All open space areas not dedicated as part of the public park (including *landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (13) Amenity Center. An amenity center shall be constructed in generally the same area as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan* and may incorporate materials from the historic farmhouse -- which currently situated on the property -- without requiring variances to the material requirements contained in this ordinance or the Unified Development Code (UDC).
- (14) Dog Park. The proposed dog park shall provide two (2) separate areas for large dogs and small dogs. A six (6) foot, vinyl coated chain link fence shall be required around the perimeter of the dog park and separating the two (2) areas. A double gate system shall be installed to reduce the chance of dogs escaping owners when leaving or entering the

off-leash area. Self-closing gates shall be used to aid in keeping dogs from escaping owners. Waste disposal stations shall be provided for the two (2) separate areas. All areas of the dog park including restocking the waste disposal stations shall be the responsibility of the Homeowner's Association (HOA). In addition, all activities in the proposed dog park shall be subject to Article X, *Dog Parks*, of Chapter 6, *Animals*, of the Municipal Code of Ordinances.

- (15) *Trails and Trailhead*. A concrete trail system and trailhead shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance, and shall provide connectivity to the proposed *Public Park*. The proposed trailhead should be of a similar design and quality as the trailhead depicted in *Exhibit 'C'*.
- (16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required 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*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) 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 private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. In addition, the HOA shall be responsible for maintaining any drainage areas on the public park that are necessary to provide sufficient stormwater detention for the residential lots. These areas are required to be delineated on the *PD Site Plan*.
- (18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

CITY OF ROCKWALL

ORDINANCE NO. 21-25

SPECIFIC USE PERMIT NO. S-249

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.165-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, HARRIS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Jason Castro of Castro Development, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a duplex on a 0.165-acre parcel of land being described as Lot 6 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 511 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.11, *Two-Family (2F) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

**2.1 OPERATIONAL CONDITIONS**



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

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

## **2.2 COMPLIANCE**

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>th</sup> DAY OF JULY, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

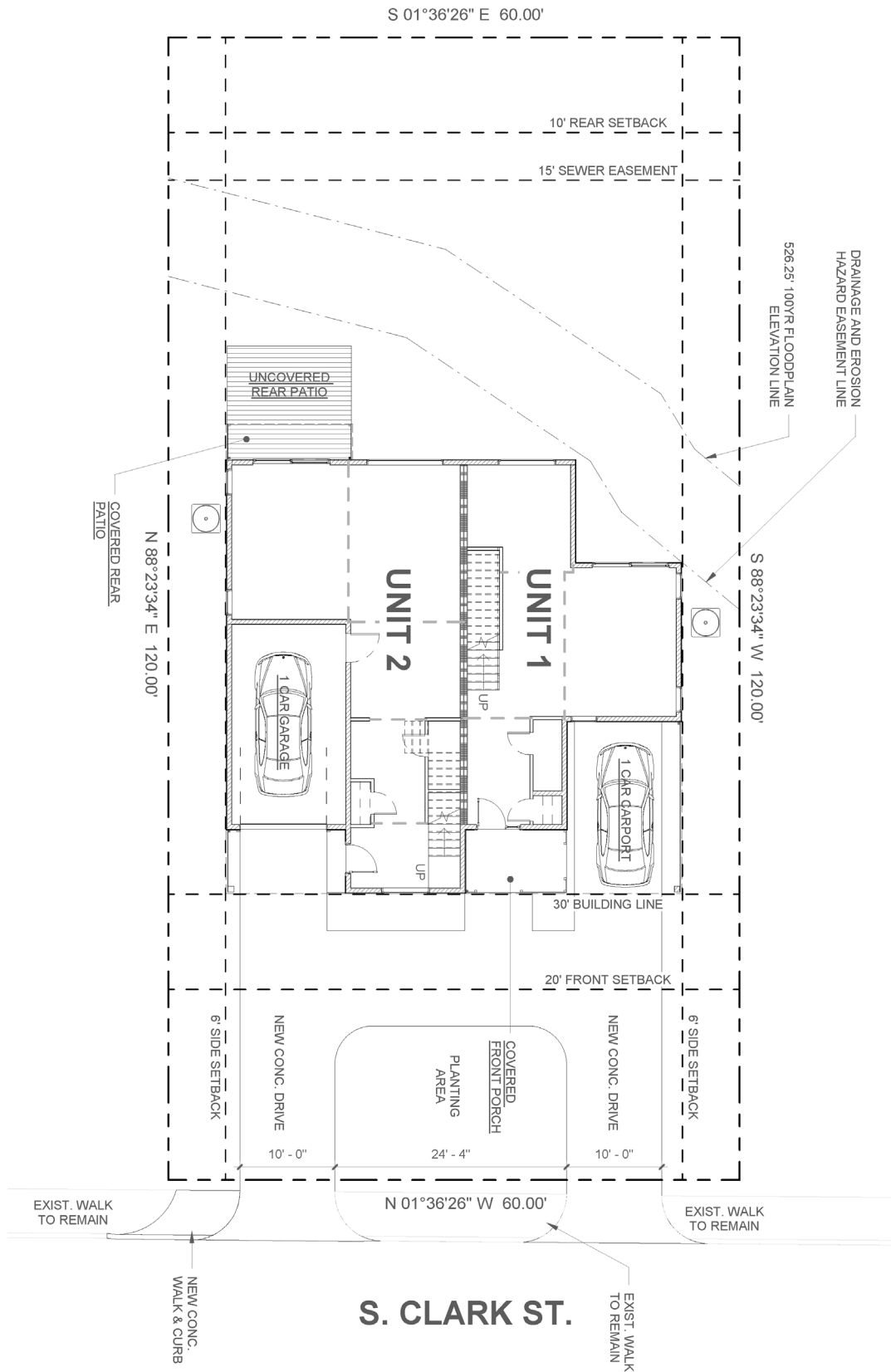
\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: June 21, 2021

2<sup>nd</sup> Reading: July 6, 2021

Address: 511 S. Clark Street  
Legal Description: Lot 6, Harris Addition

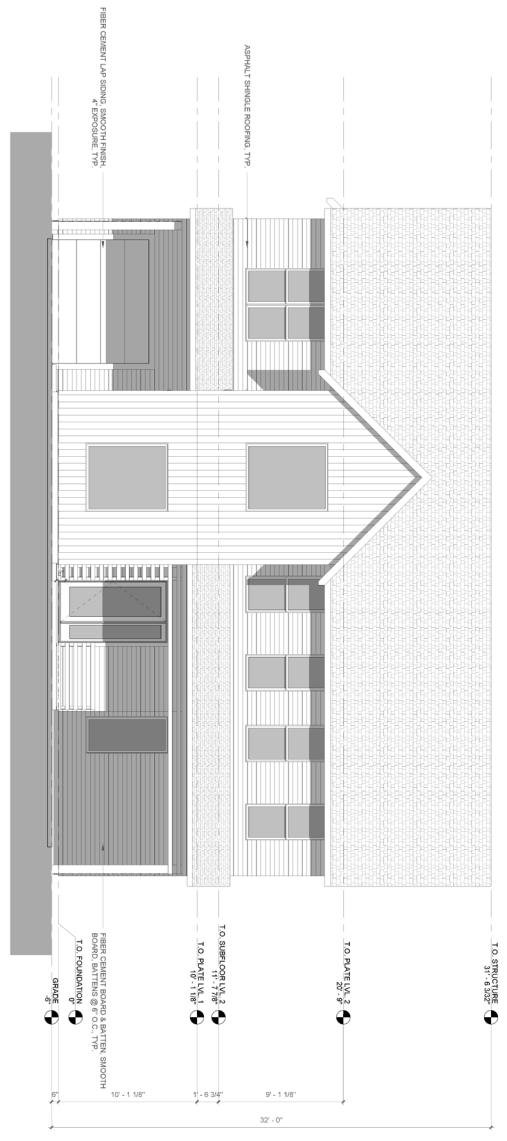




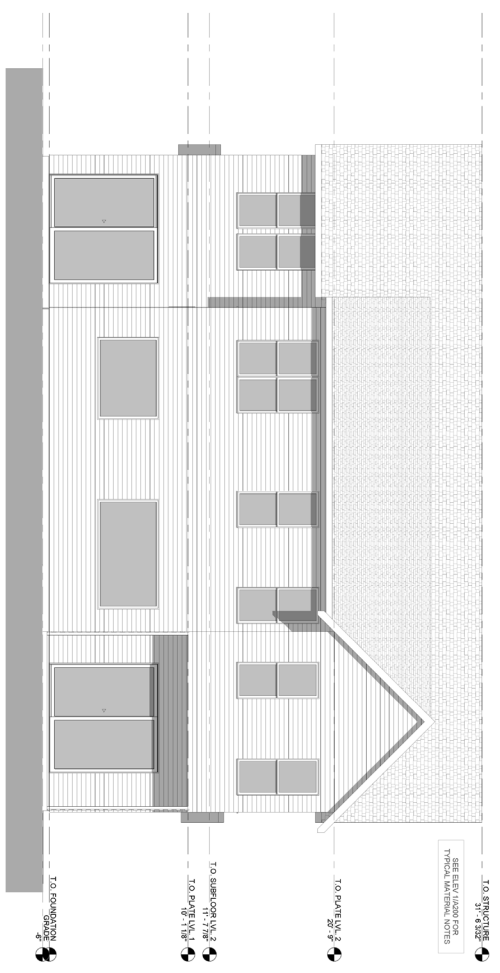
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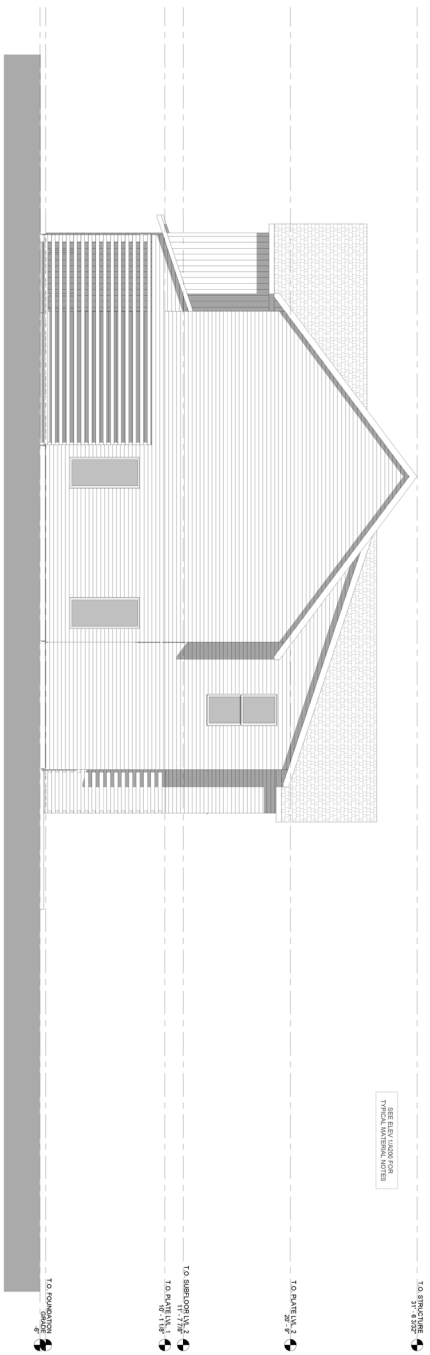
1  
1/4" = 1'-0"  
01 EAST



2  
1/4" = 1'-0"  
04 WEST

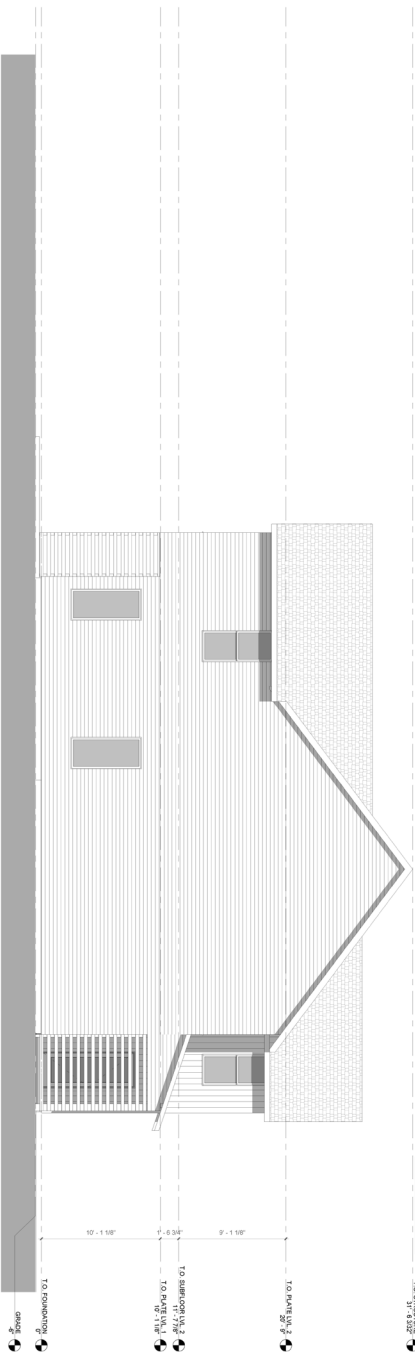
00703.01  
**CLARK  
DUPLEX**  
511 S. Clark Street  
Rowland, TX 75087  
SUP APPROVAL

OVERALL  
BUILDING  
ELEVATIONS  
**A-200**



1 02.0 NORTH  
1/4" = 1'-0"

SEE ELEVATION FOR THE OTHER SIDE



2 03.0 NORTH  
1/4" = 1'-0"

01/15/2021

01/15/2021

FIELD CONSULTANTS ARCHITECTURE  
PERMITTING OF CONSTRUCTION

**Object & Architecture**  
4811 17th Street  
Austin, TX 78756  
www.objectandarchitecture.com

0070201

**CLARK DUPLEX**

511 S. Clark Street  
Rockwall, TX 75087

SUP. APPROVAL

OVERALL BUILDING ELEVATIONS

**A-201**

CITY OF ROCKWALL

ORDINANCE NO. 21-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 17.03-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 Tyler Wood of Intrepid Equity Investments, LLC for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 17.03-acre tract of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

**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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** 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 (UDC) 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; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6<sup>TH</sup> DAY OF JULY, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 21, 2021

2<sup>nd</sup> Reading: July 6, 2021



All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 18.07-acres tract of land as described in a Warranty deed from Location Plus, Inc. to Flexible Investments, Inc., dated May 13, 2008 and being recorded in Volume 5462, Page 79 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for corner in the North right-of-way line of Union Pacific Railroad, at the Southeast corner of said 18.023-acres tract of land, said point being at the Southwest corner of a 2.90-acres tract of land as described in a Deed to Randy Garrett as recorded in Volume 421, Page 142 of the Real Property Records of Rockwall County, Texas;

**THENCE** S. 88 deg. 15 min. 46 sec. W. along said right-of-way line, a distance of 1191.90-feet to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Real Estate Records of Rockwall County, Texas;

**THENCE** N. 04 deg. 49 min. 16 sec. E. along the East line of said Athey tract, a distance of 671.76-feet to a 1/2" iron rod found for corner;

**THENCE** N. 46 deg. 35 min. 55 sec. W. a distance of 38.73-feet to a "x" found chiseled in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

**THENCE** N. 88 deg. 56 min. 38 sec. E. along the South line of Airport Road, a distance of 620.20-feet to a 1/2" iron rod found for corner;

**THENCE** S. 01 deg. 54 min. 33 sec. E. along said right-of-way line, a distance of 8.99-feet to a 1/2" iron rod found for corner;

**THENCE** in a Southeasterly direction along a curve to the right having a central angle of 41 deg. 28 min. 29 sec., a radius of 470.00-feet, a tangent of 177.95-feet, a chord of S. 71 deg. 10 min. 20 sec. E., 332.84-feet along said right-of-way line, an arc distance of 340.22-feet to a 1/2" iron rod found for corner;

**THENCE** in a Southeasterly direction along a curve to the left having a central angle of 27 deg. 02 min. 27 sec., a radius of 530.00-feet, a tangent of 127.44-feet, a chord of S. 63 deg. 57 min. 20 sec. E., 247.82-feet along said right-of-way line, an arc distance of 250.14-feet to a 1/2" iron rod found for corner;

**THENCE** S. 00 deg. 38 min. 11 sec. E. a distance of 446.11-feet to the POINT OF BEGINNING and containing 741,739 square-feet or 17.03-acres of land.



STAMP ACCEPTED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_

**DESCRIPTION**

All that certain 1/4, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being a part of that 8.00 acre tract of land as described and recorded in Volume 254, Page 916 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

THENCE S. 89° 49' 15" E, 15.11 ft. to a 1/2" iron rod found for corner at the Southeast corner of said 1.022 acre tract of land; said point being at the Southeast corner of said 1.022 acre tract of land; said point being as recorded in Volume 421, Page 142 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

THENCE S. 89° 49' 15" E, 15.11 ft. to a 1/2" iron rod found for corner at the Southeast corner of a tract of land as described in a Deed to Ruby L. Athey as recorded in Volume 254, Page 916 of the Official Public Records of Rockwall County, Texas;

THENCE N. 04° 00' 49" E, 49 mm, 16 sec. E, along the East line of said Athey tract, a distance of 671.76 feet to a 1/2" iron rod found for corner at the Northeast corner of said Athey tract;

THENCE N. 46° 49' 38" E, 55 sec. W, a distance of 89.73 feet to a 3/4" iron stake in concrete for corner in the South line of Airport Road at the Northeast corner of said Athey tract;

THENCE N. 88° 49' 50" E, 50 mm, 38 sec. E, along the South line of Airport Road, a distance of 620.20 feet to a 1/2" iron rod found for corner;

THENCE S. 01° 49' 54" E, 33 sec. E, along said right-of-way line, a distance of 8.99 feet to a 1/2" iron rod found for corner;

THENCE N. 89° 49' 15" E, 15.11 ft. to the 1/2" iron rod found for corner at the Southeast corner of said 1.022 acre tract of land; said point being as recorded in Volume 421, Page 142 of the Official Public Records of Rockwall County, Texas;

THENCE in a Southwesterly direction along a curve to the left having a central angle of 22° 09' 02" and a radius of 250.14 feet to a 1/2" iron rod found for corner;

THENCE S. 00° 49' 38" E, 11 sec. E, a distance of 446.11 feet to the POINT OF BEGINNING and containing 741.739 square feet or 17.03 acres of land.

**NOTES**

1) According to E. E. A. Flood Insurance Plan Map, Community Panel No. 48507 CONCRETE DRAINAGE DITCH, 1964, this property lies to the right of the drainage ditch shown on the Flood Insurance Plan Map.

2) BEARING SOURCE: RECORDED PER DEED IN VOLUME 5462, PAGE 79, O.P.R.C.T.

3) ALL 1/2" IRON RODS CAPPED WITH YELLOW PLASTIC CAPS TPL 5034.

**SURVEYOR'S CERTIFICATE**

I, Harold D. Fein, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat is a true and correct copy of the field notes and computations of the survey of the above described land, and that the same were made by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Texas.

Harold D. Fein, III, R.P.L.S. No. 5034

**H.D. Fein Land Surveyor, LLC**

1700 W. ROYSE CITY, TX 75189 972-438-2285

7700 FM 1565 ROYSE CITY, TX 75189 972-438-2285

PHONE: 972-438-2285 FAX: 972-438-2285

www.hdfeyn.com

STATION		ELEVATION	
STATION	COORDINATES	HEIGHT	REMARKS
1	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
2	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
3	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
4	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
5	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
6	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
7	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
8	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
9	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY
10	1700 W. ROYSE CITY, TX 75189	1000.00	START OF SURVEY

CITY OF ROCKWALL

ORDINANCE NO. 21-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 43.237-ACRE TRACT OF LAND IDENTIFIED AS TRACT 11 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 134, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* 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 Dan Gallagher, PE of Kimley-Horn and Associates, Inc. for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District for a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [*FM-549*] and Capital Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Light Industrial (LI) District;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*; Section 05.01, *General Industrial District Standards*; and Section 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore

amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

**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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** 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 (UDC) 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; and

**SECTION 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 6<sup>TH</sup> DAY OF JULY, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 21, 2021

2<sup>nd</sup> Reading: July 6, 2021

**BEING** a tract of land situated in the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a part of a called 44.5-acre tract described as the "Second Tract" in the Warranty Deed from H.M. Gray to F.D. Hitt, recorded in Volume 42, Page 569 of the Deed Records of Rockwall County, Texas, and conveyed to the Hitt Family Limited Partnership by deed recorded in Volume 1875, Page 238 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows;

**BEGINNING** at a point in the west right-of-way line of F.M. 549 (Corporate Crossing - a variable width right-of-way) and being the northwest corner of a called 0.373-acre tract of land described as a Right-of Way Dedication in the Warranty Deed to the City of Rockwall recorded in Instrument No. 2011-00451623, Official Public Records, Rockwall County, Texas;

**THENCE** with said west right-of-way line, the following courses and distances:

South 0°45'31" West, a distance of 54.87-feet;

South 0°42'48" East, a distance of 948.61-feet to the southwest corner of said 0.373-acre tract;

**THENCE** South 89°29'36" West, passing at a distance of 15.00-feet the northeast corner of Lot 2 Block E of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 377, Plat Records, Rockwall County, Texas; continuing with the common line of said 44.5-acre tract and the following tracts of land; said Lot 2, Block E, Lot 4, Block E; of Rockwall Technology Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2020000008932, Plat Records, Rockwall County, Texas; the north terminus line of Technology Way (a 50-foot right-of-way), as shown on plat recorded under Cabinet D, Slide 175, Plat Records, Rockwall County, Texas; Lot 1, Block C, of Nolan Power Building, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 259, Plat Records, Rockwall County, Texas; Lots 2, 3R, and 4, Block C, of Rockwall Technology Park, an addition to the City of Rockwall, Texas; according to the plat thereof recorded in Cabinet E, Slide 329, Plat Records, Rockwall County, Texas; and a called 21.280-acre tract of land described in the Special Warranty Deed to SWBC Rockwall, LP, recorded in Instrument No. 2018000000613, Official Public Records, Rockwall County, for a total distance of 2689.40-feet to the southwest corner of said 44.5-acre tract of land;

**THENCE** North 3°00'29" West, a distance of 184.74-feet to the south line of Lot 1, Block 1, of Service King IH-30, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet J, Slide 109, Plat Records, Rockwall County, Texas;

**THENCE** North 67°13'27" East, with the common line of said 44.5-acre tract and the following tracts of land; Lot 1, Block 1 of said Service King IH-30 addition; Lot 1, Block 1, of Rockwall Kia, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet G, Slide 279, Plat Records, Rockwall County, Texas; a called 6.01-acre tract of land described in the Special Warranty Deed to Rockwall AA RE LLC, recorded in Instrument No. 20190000011194, Official Public Records, Rockwall County, Texas; a called 1.6291-acre tract of land described in the Warranty Deed with Vendor's Lien to Rockwall Storage Solutions, LLC, recorded in Instrument No. 20140000010313, Official Public Records, Rockwall County, Texas; Lot 2, DBK Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 241, Plat Records, Rockwall County, Texas; a called 1.86-acre tract of land described in the Warranty Deed to Myasin Investments, LLC, recorded in Instrument No. 20180000016565, Official Public Records, Rockwall County, Texas; Lot 1, Block 1, Cavender's Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No.

2015000003652, Official Public Records, Rockwall County, Texas; a called 6.2475-acre tract of land described in the Warranty Deed to Michael F. Moore, recorded in Instrument No. 20030000275494, Official Public Records, Rockwall County, Texas; and Lot 1, Block 1, YA-HOO Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 342, Plat Records, Rockwall County, Texas; for a total distance of 2144.85-feet to an angle point in the common line of said 44.5-acre tract of land and said YA-HOO Subdivision;

**THENCE** North 89°00'12" East, with the common line of said 44.5-acre tract and the following tracts of land; said Lot 1, Block 1, YA-HOO Subdivision a called 3.195-acre tract of land described in the Warranty Deed in lieu of foreclosure, to Ginaluca Robino and Mary C. Goss, recorded in Instrument No. 2007-00374776, Official Public Records, Rockwall County , Texas, and Lot 1, Block A, of Love's Addition No. 1, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 377, Plat Records, Rockwall County, Texas; passing at a distance of 695.41-feet the southeast corner of Lot 1, Block A of said Loves Addition, for a total distance of 710.41-feet to the **POINT OF BEGINNING** and containing 43.24-acres of land more or less.



**CITY OF ROCKWALL**

**ORDINANCE NO. 21-28**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.**

**WHEREAS**, the *Home Rule Charter* of the City of Rockwall, Texas, states that the Comprehensive Plan will contain recommendations for the growth, development and beautification of the City and its Extraterritorial Jurisdiction (ETJ); and

**WHEREAS**, the City Council of the City of Rockwall adopted the *OURHometown Vision 2040 Comprehensive Plan* on December 3, 2018 by *Ordinance No. 18-48* after holding the required public meetings as stipulated by Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code*; and

**WHEREAS**, the citizens of the City of Rockwall were involved in the development of the *OURHometown Vision 2040 Comprehensive Plan* through participation in a citizen action committee (*i.e. the Comprehensive Plan Advisory Committee [CPAC]*) and public meetings; and

**WHEREAS**, the City Council of the City of Rockwall realizes that the *OURHometown Vision 2040 Comprehensive Plan* is intended to be a *living document* that requires annual updates to account for changes in the community resulting from growth; and

**WHEREAS**, the *OURHometown Vision 2040 Comprehensive Plan* serves as a guide to all future City Council action concerning land use and development regulations, and expenditures for capital improvements; and

**WHEREAS**, Section 213.003, *Adoption or Amendment of Comprehensive Plan*, of Chapter 213, *Municipal Comprehensive Plans*, of the *Texas Local Government Code* states that the adoption of or amendment to a Comprehensive Plan requires a hearing at which the public is given the opportunity to give testimony and present written evidence, and as required by the *Home Rule Charter of the City of Rockwall* a public hearing has been held on the proposed revisions to the Comprehensive Plan, and the governing body -- *in the exercise of its legislative discretion* -- has concluded that the Comprehensive Plan should be amended as follows:

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

**Section 1.** The *OURHometown Vision 2040 Comprehensive Plan* as approved is hereby amended in accordance with *Exhibit 'A'* of this ordinance, and the resulting document shall be the Comprehensive Plan for the City of Rockwall;

**Section 2.** The *OURHometown Vision 2040 Comprehensive Plan* shall be used by City Staff in planning and as a guide for future development of the City of Rockwall; and,

**Section 3.** 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 6<sup>TH</sup> DAY OF JULY, 2021.**

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

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 21, 2021

2<sup>nd</sup> Reading: July 6, 2021

***Exhibit 'A'***  
*2019/2020 Updates to the*  
*OURHometown Vision 2040 Comprehensive Plan*



## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** FM 549 CONSTRUCTION “ UTILITY RELOCATION PROJECT

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### Attachments

Location Map  
Letter of Bid Award  
Bid Tabulation

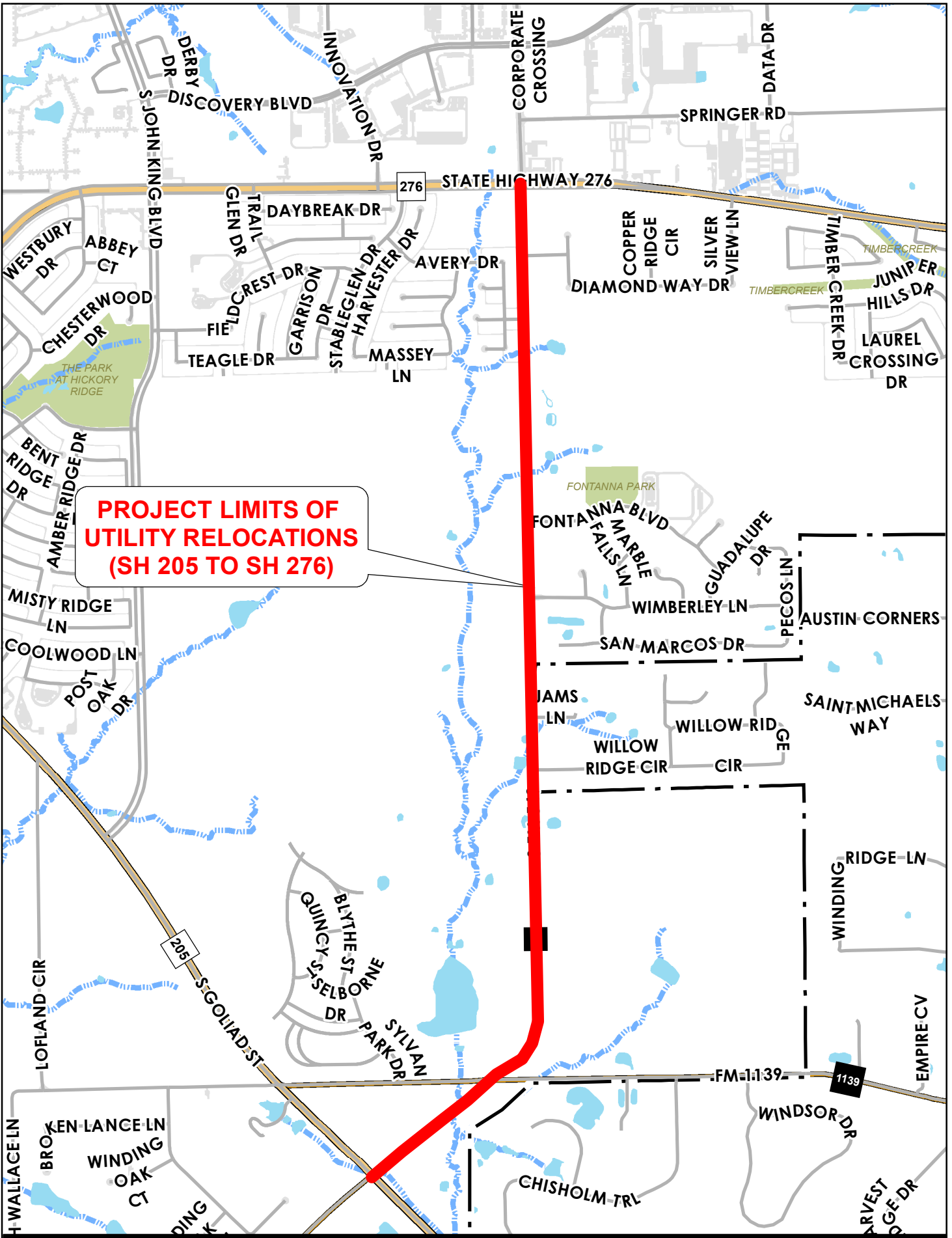
### Summary/Background Information

The Texas Department of Transportation (TXDOT) is designing the expansion of FM 549 from SH 205 (S. Goliad St.) to SH 276. Before construction begins on FM 549, the City will need to relocate any existing City maintained water and wastewater lines that will be in conflict with the proposed construction. There is an existing 12-inch water line and an 8-inch sanitary sewer force main that are in the FM 549 corridor that will be in conflict at various locations along the roadway widening.

The City hired Stantec Consulting Services, Inc. to provide the engineering design and specifications for the Project. Staff received nine (9) bids for these construction projects through the bidding process which opened up on June 15, 2021. The low bidder was Atkins Bros. Equip. Co., Inc. with a bid of \$1,351,700.00. Due to critical errors in the low bid Atkins Bros. Equip. Co., Inc. withdrew their bid. See the attached letter of withdrawal. Due to the withdrawal the new low bidder was Gomez Brothers Construction, Inc. with a Bid of \$1,414,670.00. The engineering consultants have verified the references for Gomez Brothers Construction, Inc. and provided a letter of recommendation.

### Action Needed

Staff requests the City Council consider approving the construction contract for the *FM 549 Utility Relocation Project*, and authorize the Interim City Manager to execute a contract with Gomez Brothers Construction, Inc., in an amount of \$1,414,670.00 to be paid for out of the *Water/Sewer Funds*, and take any action necessary.





June 28, 2021

Jeremy M. White, P.E., CFM  
Public Works – Engineering Division  
City of Rockwall  
385 S. Goliad, Rockwall, TX 75087

**Re: Bid Evaluation and Engineer’s Recommendation**  
FM 549 Utility Relocations Project (SH 205 to SH 276),  
Contract No. CIP2020-004;

Dear Mr. White,

On Tuesday, June 15<sup>th</sup>, 2021 at 1:00pm, (8) bids were received during bid opening for the subject project and (1) afterward. Stantec has carefully reviewed all the bid proposals for correctness in their extensions and additions. There were mathematical errors found in the bids received, where necessary, the unit price was honored and bid price totals corrected. These bids ranged from \$1,414,670 to \$2,031,480 with an average of \$1,680,161.57 and are summarized below.

Bidder	Bid Price
Gomez Brothers Construction, Inc.	\$ 1,414,670.00
Wilson Contractor Services, LLC	\$ 1,431,084.53
Four Star Excavating, Inc.	\$ 1,587,714.00
La Banda, LLC	\$ 1,593,468.00*
Larrett, Inc.	\$ 1,707,468.00*
Canary Construction, Inc.	\$ 1,830,464.00
A&M Construction and Utilities, Inc.	\$ 1,844,944.00*
Dowager Utility Construction, Ltd.	\$ 2,031,480.00
Atkins Bros Equip Co Inc.	Withdrew due to critical errors

\*Indicates corrected value due to mathematical errors.

Stantec recommends, based on our review of available references and qualifications information provided by the low bidder, that The City of Rockwall award the construction contract to Gomez Brothers Construction, Inc. in the amount of **\$1,414,670.00**.

Sincerely,  
Stantec Consulting Services, Inc.

**Alex Visotski** M. Eng., P.Eng. (CAN), PMP  
Project Manager  
(214) 346-4308

Project No. CIP2020-004 / FM549 Utility Relocations

Checked By: Stantec

Approved By: The City of Rockwall

LOWEST BIDDER	2nd LOWEST	3rd LOWEST
Atkins Bros Equip Co Inc. P.O. Box 990, 3516 Old Ft Worth Rd Midlothian, TX 76065 Phone No. N/A Fax No. N/A	Gomez Brothers Construction, Inc. 10437 Brangus Dr Crowley, TX 76036 Phone No. 682-465-7592 Fax No. N/A	Wilson Contractor Services, LLC 3985 Mingo Rd Denton, TX 76208 Phone No. 940-243-1174 Fax No. 940-898-1175
Addendum #1: Acknowledged (5/28/2021)	Addendum #1: Acknowledged (5/28/2021)	Addendum #1: Acknowledged (5/28/2021)
Bid Bond: 5% G.A.B	Bid Bond: 5% G.A.B	Bid Bond: 5% G.A.B

ITEM NO.	DESCRIPTION OF ITEM	UNITS	BID QUANTITY	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE
1	Mobilization (5% of Total)	LS	1	\$15000.00	\$15,000.00	\$50000.00	\$50,000.00	\$70155.00	\$70,155.00
2	Clearing and Grubbing	LS	1	\$1500.00	\$1,500.00	\$10000.00	\$10,000.00	\$14700.00	\$14,700.00
3	Place Block Sod	SY	1,778	\$37.00	\$65,786.00	\$15.00	\$26,670.00	\$8.51	\$15,130.78
4	Traffic Control	LS	1	\$5000.00	\$5,000.00	\$25000.00	\$25,000.00	\$8000.00	\$8,000.00
5	Trench Excavation Safety & Support	LF	5340	\$1.00	\$5,340.00	\$2.00	\$10,680.00	\$0.87	\$4,645.80
6	Ductile Iron Fittings	TN	9	\$3000.00	\$27,000.00	\$1500.00	\$13,500.00	\$9753.33	\$87,779.97
7	Temporary Sewage Bypass Implementation Plan	LS	1	\$5000.00	\$5000.00	\$5000.00	\$5000.00	\$88900.00	\$88900.00
8	Temporary Water Supply Implementation Plan	LS	1	\$3,200.00	\$3,200.00	\$35,000.00	\$35,000.00	\$48,600.00	\$48,600.00
9	Storm Water Pollution Prevention Plan	LS	1	\$3,000.00	\$3,000.00	\$8,000.00	\$8,000.00	\$14,223.00	\$14,223.00
10	Remove and Replace 6" Thick Reinforced Concrete Driveway	SY	72	\$125.00	\$9,000.00	\$110.00	\$7,920.00	\$180.90	\$13,024.80
11	Remove and Replace 6" Thick Reinforced Concrete Street Pavement Including Curb	SY	294	\$167.00	\$49,098.00	\$120.00	\$35,280.00	\$180.90	\$53,184.60
12	6" Asphalt Street Pavement Repair (Including Concrete Curb and Gutter)	SY	42	\$89.00	\$3,738.00	\$110.00	\$4,620.00	\$100.08	\$4,203.36
13	Remove and Replace 6" Thick Gravel Driveway	SY	294	\$52.00	\$15,288.00	\$50.00	\$14,700.00	\$28.67	\$8,428.98
14	Install 8" Water Line AWWA C900-DR14 PVC Pipe by Open Cut	LF	130	\$79.00	\$10,270.00	\$80.00	\$10,400.00	\$66.22	\$8,608.60
15	Install 12" Water Line AWWA C900-DR14 PVC Pipe by Open Cut	LF	2970	\$119.00	\$353,430.00	\$110.00	\$326,700.00	\$93.87	\$278,793.90
16	Install 18" SCH 30 Steel Encasement Pipe and Install 12" Water Line AWWA C900-	LF	260	\$400.00	\$104,000.00	\$500.00	\$130,000.00	\$393.12	\$102,211.20
17	Install 18" SCH 30 Steel Encasement Pipe for 12" Water Line by Open Cut	LF	390	\$325.00	\$126,750.00	\$280.00	\$109,200.00	\$236.74	\$92,328.60
18	Relocate Water Meters and Can	EA	6	\$500.00	\$3,000.00	\$1,200.00	\$7,200.00	\$1,550.00	\$9,300.00
19	Cut and Plug Existing 12" Water Main and Abandon in Place	EA	8	\$500.00	\$4,000.00	\$800.00	\$6,400.00	\$1,100.00	\$8,800.00
20	Class G Concrete Cap for Existing 12" Water Main	CY	6	\$1,500.00	\$9,000.00	\$250.00	\$1,500.00	\$1,140.09	\$6,840.54
21	Relocate Fire Hydrant	EA	3	\$2,800.00	\$8,400.00	\$5,000.00	\$15,000.00	\$3,700.00	\$11,100.00
22	Install Fire Hydrant Assembly and 6" Lead, Furnish and Install Fire Hydrant and valve	EA	8	\$5,000.00	\$40,000.00	\$6,500.00	\$52,000.00	\$4,150.00	\$33,200.00
23	Remove and Salvage Fire Hydrant and Return to City	EA	6	\$500.00	\$3,000.00	\$600.00	\$3,600.00	\$925.00	\$5,550.00
24	Install WL Combination Air & Vacuum Valve	EA	4	\$7000.00	\$28,000.00	\$7500.00	\$30,000.00	\$5325.00	\$21,300.00
25	Install 6" AWWA C509 Resilient-Seated WL Gate Valve	EA	7	\$1,100.00	\$7,700.00	\$1,200.00	\$8,400.00	\$1,395.00	\$9,765.00
26	Install 8" AWWA C509 Resilient-Seated WL Gate Valve	EA	1	\$1100.00	\$1,100.00	\$2000.00	\$2,000.00	\$2045.00	\$2,045.00
27	Install 12" AWWA C509 Resilient-Seated WL Gate Valve	EA	17	\$1500.00	\$25,500.00	\$2600.00	\$44,200.00	\$3340.00	\$56,780.00
28	Install 8" AWWA C900 DR 14 PVC Wastewater Force Main Pipe by Open Cut	LF	2,200	\$75.00	\$165,000.00	\$85.00	\$187,000.00	\$68.82	\$151,404.00
29	Install 14" AWWA C900 DR 14 PVC Encasement Pipe for 8" Wastewater Line by	LF	520	\$120.00	\$62,400.00	\$120.00	\$62,400.00	\$97.79	\$50,850.80
30	Install 14" SCH 30 Steel Encasement Pipe for 8" Wastewater Line by Open Cut	LF	220	\$320.00	\$70,400.00	\$210.00	\$46,200.00	\$118.48	\$26,065.60
31	Cut, Plug and Abandon Existing 8" Wastewater Force Main in Place	EA	2	\$500.00	\$1,000.00	\$300.00	\$600.00	\$2500.00	\$5,000.00
32	Install FM Combination Air & Vacuum Valve	EA	3	\$7000.00	\$21,000.00	\$7500.00	\$22,500.00	\$5755.00	\$17,265.00
33	Install 8" AWWA C509 Resilient-Seated FM Gate Valve	EA	4	\$1200.00	\$4,800.00	\$2000.00	\$8,000.00	\$1975.00	\$7,900.00
34	Contingency	LS	1	\$95000.00	\$95,000.00	\$95000.00	\$95,000.00	\$95000.00	\$95,000.00
<b>Total</b>					<b>\$1,351,700.00</b>	<b>\$1,414,670.00</b>		<b>\$1,431,084.53</b>	

Notes:

Project No. CIP2020-004 / FM549 Utility Relocations  
 Checked By: Stantec  
 Approved By: The City of Rockwall

4th LOWEST	5th LOWEST	6th LOWEST
Four Star Excavating, Inc. 6825 Levelland Road, Suite B Dallas, TX 75252 Phone No. 972-330-6767 Fax No. N/A	La Banda LLC 523 Neomi Ave Dallas, TX 75217 Phone No. 214-549-2147 Fax No. N/A	Larrett, Inc. 6712 FM 1836 Kaufman, TX 75142 Phone No. 972-962-3400x118 Fax No. 972-962-1441
Addendum #1: Acknowledged	Addendum #1: Acknowledged	Addendum #1: Acknowledged
Bid Bond: 5% G.A.B	Bid Bond: 5% G.A.B	Bid Bond: 5% G.A.B

ITEM NO.	DESCRIPTION OF ITEM	UNITS	BID QUANTITY	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE
1	Mobilization (5% of Total)	LS	1	\$64000.00	\$64,000.00	\$50000.00	\$50,000.00	\$76200.00	\$76,200.00
2	Clearing and Grubbing	LS	1	\$67000.00	\$67,000.00	\$10000.00	\$10,000.00	\$32400.00	\$32,400.00
3	Place Block Sod	SY	1,778	\$8.00	\$14,224.00	\$11.00	\$19,558.00	\$11.50	\$20,447.00
4	Traffic Control	LS	1	\$35000.00	\$35,000.00	\$7500.00	\$7,500.00	\$33180.00	\$33,180.00
5	Trench Excavation Safety & Support	LF	5340	\$1.00	\$5,340.00	\$3.00	\$16,020.00	\$2.75	\$14,685.00
6	Ductile Iron Fittings	TN	9	\$9500.00	\$85,500.00	\$10000.00	\$90,000.00	\$9992.00	\$89,928.00
7	Temporary Sewage Bypass Implementation Plan	LS	1	\$60000.00	\$60000.00	\$300000.00	\$300000.00	\$73900.00	\$73900.00
8	Temporary Water Supply Implementation Plan	LS	1	\$25,000.00	\$25,000.00	\$50,000.00	\$50,000.00	\$153,318.00	\$153,318.00
9	Storm Water Pollution Prevention Plan	LS	1	\$17,000.00	\$17,000.00	\$8,500.00	\$8,500.00	\$7,000.00	\$7,000.00
10	Remove and Replace 6" Thick Reinforced Concrete Driveway	SY	72	\$115.00	\$8,280.00	\$100.00	\$7,200.00	\$191.00	\$13,752.00
11	Remove and Replace 6" Thick Reinforced Concrete Street Pavement Including Curb	SY	294	\$140.00	\$41,160.00	\$100.00	\$29,400.00	\$126.00	\$37,044.00
12	6" Asphalt Street Pavement Repair (Including Concrete Curb and Gutter)	SY	42	\$100.00	\$4,200.00	\$150.00	\$6,300.00	\$242.00	\$10,164.00
13	Remove and Replace 6" Thick Gravel Driveway	SY	294	\$35.00	\$10,290.00	\$95.00	\$27,930.00	\$17.50	\$5,145.00
14	Install 8" Water Line AWWA C900-DR14 PVC Pipe by Open Cut	LF	130	\$68.00	\$8,840.00	\$64.00	\$8,320.00	\$71.50	\$9,295.00
15	Install 12" Water Line AWWA C900-DR14 PVC Pipe by Open Cut	LF	2970	\$108.00	\$320,760.00	\$72.00	\$213,840.00	\$99.00	\$294,030.00
16	Install 18" SCH 30 Steel Encasement Pipe and Install 12" Water Line AWWA C900-	LF	260	\$547.00	\$142,220.00	\$600.00	\$156,000.00	\$415.00	\$107,900.00
17	Install 18" SCH 30 Steel Encasement Pipe for 12" Water Line by Open Cut	LF	390	\$224.00	\$87,360.00	\$187.00	\$72,930.00	\$166.00	\$64,740.00
18	Relocate Water Meters and Can	EA	6	\$2,100.00	\$12,600.00	\$1,620.00	\$9,720.00	\$1,476.00	\$8,856.00
19	Cut and Plug Existing 12" Water Main and Abandon in Place	EA	8	\$15.00	\$120.00	\$475.00	\$3,800.00	\$1,201.00	\$9,608.00
20	Class G Concrete Cap for Existing 12" Water Main	CY	6	\$200.00	\$1,200.00	\$800.00	\$4,800.00	\$1,777.00	\$10,662.00
21	Relocate Fire Hydrant	EA	3	\$3,500.00	\$10,500.00	\$500.00	\$1,500.00	\$1,801.00	\$5,403.00
22	Install Fire Hydrant Assembly and 6" Lead, Furnish and Install Fire Hydrant and valve	EA	8	\$8,100.00	\$64,800.00	\$5,700.00	\$45,600.00	\$5,106.00	\$40,848.00
23	Remove and Salvage Fire Hydrant and Return to City	EA	6	\$350.00	\$2,100.00	\$250.00	\$1,500.00	\$654.00	\$3,924.00
24	Install WL Combination Air & Vacuum Valve	EA	4	\$5100.00	\$20,400.00	\$6500.00	\$26,000.00	\$12964.00	\$51,856.00
25	Install 6" AWWA C509 Resilient-Seated WL Gate Valve	EA	7	\$1,300.00	\$9,100.00	\$1,500.00	\$10,500.00	\$1,622.00	\$11,354.00
26	Install 8" AWWA C509 Resilient-Seated WL Gate Valve	EA	1	\$1900.00	\$1,900.00	\$2150.00	\$2,150.00	\$2257.00	\$2,257.00
27	Install 12" AWWA C509 Resilient-Seated WL Gate Valve	EA	17	\$3150.00	\$53,550.00	\$3800.00	\$64,600.00	\$3402.00	\$57,834.00
28	Install 8" AWWA C900 DR 14 PVC Wastewater Force Main Pipe by Open Cut	LF	2,200	\$98.00	\$215,600.00	\$68.00	\$149,600.00	\$95.00	\$209,000.00
29	Install 14" AWWA C900 DR 14 PVC Encasement Pipe for 8" Wastewater Line by	LF	520	\$95.00	\$49,400.00	\$100.00	\$52,000.00	\$130.00	\$67,600.00
30	Install 14" SCH 30 Steel Encasement Pipe for 8" Wastewater Line by Open Cut	LF	220	\$142.00	\$31,240.00	\$120.00	\$26,400.00	\$162.00	\$35,640.00
31	Cut, Plug and Abandon Existing 8" Wastewater Force Main in Place	EA	2	\$15.00	\$30.00	\$650.00	\$1,300.00	\$1689.00	\$3,378.00
32	Install FM Combination Air & Vacuum Valve	EA	3	\$5600.00	\$16,800.00	\$6900.00	\$20,700.00	\$12956.00	\$38,868.00
33	Install 8" AWWA C509 Resilient-Seated FM Gate Valve	EA	4	\$1800.00	\$7,200.00	\$1200.00	\$4,800.00	\$3063.00	\$12,252.00
34	Contingency	LS	1	\$95000.00	\$95,000.00	\$95000.00	\$95,000.00	\$95000.00	\$95,000.00
<b>Total</b>				<b>\$1,587,714.00</b>	<b>\$1,587,714.00</b>	<b>\$1,593,468.00</b>	<b>\$1,593,468.00</b>	<b>\$1,707,468.00</b>	<b>\$1,707,468.00</b>

Project No. CIP2020-004 / FM549 Utility Relocations

Checked By: Stantec

Approved By: The City of Rockwall

7th LOWEST	8th LOWEST	9th LOWEST
Canary Construction, Inc. 802 N Kealy Ave, Suite 101 Lewisville, TX 75057 Phone No. 469-464-3823 Fax No. 469-464-4233	A&M Construction and Utilities, Inc. 4950 Grisham Dr Rowlett, TX 75088 Phone No. 972-412-0255 Fax No. 972-463-0736	Dowager Utility Construction, Ltd. 2464 Manana Dr Dallas, TX 75220 Phone No. 972-931-1263 Fax No. 972-931-2047
Addendum #1: Acknowledged (5/28/2021)	Addendum #1: Acknowledged	Addendum #1: Acknowledged
Bid Bond: 5% G.A.B	Bid Bond: 5% G.A.B	Bid Bond: 5% G.A.B

ITEM NO.	DESCRIPTION OF ITEM	UNITS	BID QUANTITY	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE
1	Mobilization (5% of Total)	LS	1	\$85000.00	\$85,000.00	\$75000.00	\$75,000.00	\$90000.00	\$90,000.00
2	Clearing and Grubbing	LS	1	\$6500.00	\$6,500.00	\$50000.00	\$50,000.00	\$20000.00	\$20,000.00
3	Place Block Sod	SY	1,778	\$8.00	\$14,224.00	\$8.00	\$14,224.00	\$10.00	\$17,780.00
4	Traffic Control	LS	1	\$12000.00	\$12,000.00	\$50000.00	\$50,000.00	\$22000.00	\$22,000.00
5	Trench Excavation Safety & Support	LF	5340	\$3.00	\$16,020.00	\$2.00	\$10,680.00	\$2.00	\$10,680.00
6	Ductile Iron Fittings	TN	9	\$20000.00	\$180,000.00	\$8000.00	\$72,000.00	\$10000.00	\$90,000.00
7	Temporary Sewage Bypass Implementation Plan	LS	1	\$110000.00	\$110,000.00	\$100000.00	\$100,000.00	\$30000.00	\$30,000.00
8	Temporary Water Supply Implementation Plan	LS	1	\$45,000.00	\$45,000.00	\$75,000.00	\$75,000.00	\$10,000.00	\$10,000.00
9	Storm Water Pollution Prevention Plan	LS	1	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00	\$12,000.00	\$12,000.00
10	Remove and Replace 6" Thick Reinforced Concrete Driveway	SY	72	\$110.00	\$7,920.00	\$80.00	\$5,760.00	\$140.00	\$10,080.00
11	Remove and Replace 6" Thick Reinforced Concrete Street Pavement Including Curb	SY	294	\$110.00	\$32,340.00	\$80.00	\$23,520.00	\$200.00	\$58,800.00
12	6" Asphalt Street Pavement Repair (Including Concrete Curb and Gutter)	SY	42	\$110.00	\$4,620.00	\$70.00	\$2,940.00	\$200.00	\$8,400.00
13	Remove and Replace 6" Thick Gravel Driveway	SY	294	\$50.00	\$14,700.00	\$58.00	\$17,052.00	\$20.00	\$5,880.00
14	Install 8" Water Line AWWA C900-DR14 PVC Pipe by Open Cut	LF	130	\$75.00	\$9,750.00	\$80.00	\$10,400.00	\$156.00	\$20,280.00
15	Install 12" Water Line AWWA C900-DR14 PVC Pipe by Open Cut	LF	2970	\$127.00	\$377,190.00	\$125.00	\$371,250.00	\$194.00	\$576,180.00
16	Install 18" SCH 30 Steel Encasement Pipe and Install 12" Water Line AWWA C900-	LF	260	\$420.00	\$109,200.00	\$550.00	\$143,000.00	\$580.00	\$150,800.00
17	Install 18" SCH 30 Steel Encasement Pipe for 12" Water Line by Open Cut	LF	390	\$310.00	\$120,900.00	\$300.00	\$117,000.00	\$250.00	\$97,500.00
18	Relocate Water Meters and Can	EA	6	\$1,550.00	\$9,300.00	\$1,200.00	\$7,200.00	\$1,500.00	\$9,000.00
19	Cut and Plug Existing 12" Water Main and Abandon in Place	EA	8	\$850.00	\$6,800.00	\$1,010.00	\$8,080.00	\$500.00	\$4,000.00
20	Class G Concrete Cap for Existing 12" Water Main	CY	6	\$200.00	\$1,200.00	\$75.00	\$450.00	\$2,200.00	\$13,200.00
21	Relocate Fire Hydrant	EA	3	\$2,500.00	\$7,500.00	\$1,000.00	\$3,000.00	\$6,000.00	\$18,000.00
22	Install Fire Hydrant Assembly and 6" Lead, Furnish and Install Fire Hydrant and valve	EA	8	\$8,000.00	\$64,000.00	\$5,041.00	\$40,328.00	\$5,000.00	\$40,000.00
23	Remove and Salvage Fire Hydrant and Return to City	EA	6	\$600.00	\$3,600.00	\$914.00	\$5,484.00	\$500.00	\$3,000.00
24	Install WL Combination Air & Vacuum Valve	EA	4	\$6000.00	\$24,000.00	\$15000.00	\$60,000.00	\$6000.00	\$24,000.00
25	Install 6" AWWA C509 Resilient-Seated WL Gate Valve	EA	7	\$1,000.00	\$7,000.00	\$1,257.00	\$8,799.00	\$1,500.00	\$10,500.00
26	Install 8" AWWA C509 Resilient-Seated WL Gate Valve	EA	1	\$1600.00	\$1,600.00	\$1771.00	\$1,771.00	\$2000.00	\$2,000.00
27	Install 12" AWWA C509 Resilient-Seated WL Gate Valve	EA	17	\$2450.00	\$41,650.00	\$3500.00	\$59,500.00	\$3000.00	\$51,000.00
28	Install 8" AWWA C900 DR 14 PVC Wastewater Force Main Pipe by Open Cut	LF	2,200	\$120.00	\$264,000.00	\$95.00	\$209,000.00	\$160.00	\$352,000.00
29	Install 14" AWWA C900 DR 14 PVC Encasement Pipe for 8" Wastewater Line by	LF	520	\$75.00	\$39,000.00	\$150.00	\$78,000.00	\$200.00	\$104,000.00
30	Install 14" SCH 30 Steel Encasement Pipe for 8" Wastewater Line by Open Cut	LF	220	\$350.00	\$77,000.00	\$300.00	\$66,000.00	\$220.00	\$48,400.00
31	Cut, Plug and Abandon Existing 8" Wastewater Force Main in Place	EA	2	\$900.00	\$1,800.00	\$1165.00	\$2,330.00	\$500.00	\$1,000.00
32	Install FM Combination Air & Vacuum Valve	EA	3	\$8550.00	\$25,650.00	\$15000.00	\$45,000.00	\$6000.00	\$18,000.00
33	Install 8" AWWA C509 Resilient-Seated FM Gate Valve	EA	4	\$2500.00	\$10,000.00	\$1794.00	\$7,176.00	\$2000.00	\$8,000.00
34	Contingency	LS	1	\$95000.00	\$95,000.00	\$95000.00	\$95,000.00	\$95000.00	\$95,000.00
<b>Total</b>				<b>\$1,830,464.00</b>	<b>\$1,830,464.00</b>	<b>\$1,844,944.00</b>	<b>\$1,844,944.00</b>	<b>\$2,031,480.00</b>	<b>\$2,031,480.00</b>





## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** CONSTRUCTION MATERIALS TESTING FOR FM 549 UTILITY  
RELOCATES PROJECT

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### Attachments

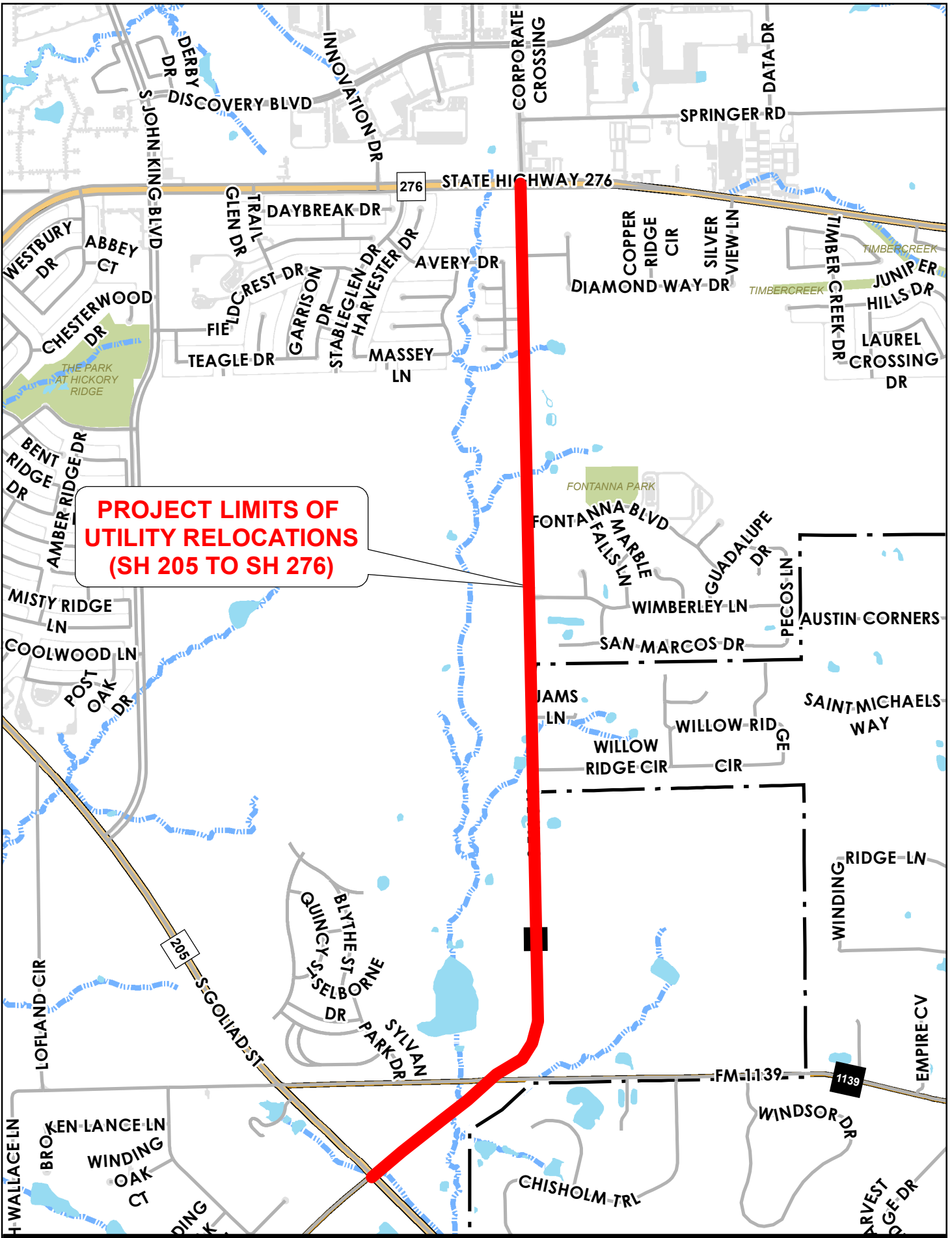
Location Map  
Contract

### Summary/Background Information

City's *Engineering Standards of Design and Construction Manual* requires that construction material testing occur on all projects constructed by the City. Proper material testing ensures that City projects are constructed with materials that meet the City's standards, and which have the potential to reduce future maintenance and operational expenses after the construction is complete.

### Action Needed

Staff requests that the City Council consider approving the construction materials testing contract for FM 549 Utility Relocates Project and authorize the Interim City Manager to execute a contract with Alliance Geotechnical Group in the amount of \$26,426.88 which will be funded by *Water/Sewer Funds*, and take any action necessary.



**PROJECT LIMITS OF  
UTILITY RELOCATIONS  
(SH 205 TO SH 276)**





May 24, 2021

Mr. Jeremy White  
Public Works – Engineering Division  
City of Rockwall  
385 S. Goliad  
Rockwall, Texas 75087

Phone: 972-771-7746  
email: [jwhite@rockwall.com](mailto:jwhite@rockwall.com)

Re: FM 549 Utility Relocation Project  
SH 205 to SH 276  
Rockwall, Texas  
Engineering Inspection & Testing Services  
AGG Proposal No: P21-0534C

Dear Mr. White,

Alliance Geotechnical Group (AGG) is pleased to confirm our firm’s interest in providing materials inspection and testing services for the proposed project noted above. Our estimate for providing these services is **\$26,426.88**. A schedule of unit fees for this project is attached. Actual charges will be based on the contractors/client scheduling.

After reviewing our fee schedule if you have any questions, please contact the undersigned at (972) 444-8889. If acceptable, please either sign below and return to our office, or issue a Purchase Order as our Authorization to Proceed. We look forward to the opportunity of working with you on this project.

Respectfully submitted,

**ALLIANCE GEOTECHNICAL GROUP**

*Aaron Allen*

Aaron J. Allen, P.E.  
CME Division Engineer

Approved by: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_



**Proposed Fee Summary**

**Alliance Geotechnical Group - Construction Materials Testing Services**

**FM 549 Utility Relocation Project (SH 205 to SH 276), Rockwall, Texas AGG Prop. No. P21-0534C**

Item No.	Laboratory Test Description	ASTM/TXDOT Procedures	Units	Quantity	Unit Price	Total
<b>Soil and Base Material</b>						
	Atterberg Limits - (Liquid and Plastic Limits and Plasticity Index (PI))	D-4318	EA	10	55.00	550.00
	Material finer than #200 Sieve	D-1140	EA	10	45.00	450.00
	Atterberg Limits (Lime) Series Test		EA		275.00	0.00
	Moisture-Density Relationship of Soil (Proctor Compaction Curve)	D-698	EA	10	160.00	1600.00
	Moisture-Density Relationship of Base (Proctor Compaction Curve)	TX 113E	EA		175.00	0.00
	Proctor Pickup (Includes Trip Charge)		EA	8	175.00	1400.00
	Nuclear Field Density Test @ Utilities <i>(Est. 45 Trips)</i>	D-6938	EA	233	18.00	4194.00
	Senior Engineer Technician to Perform Densities	D-6938	HR	225	42.50	9562.50
	Project Manager		HR	16	85.00	1360.00
<b>Concrete</b>						
	Concrete Compression Test (Concrete Cylinders - Test and Hold) (5 cyl. per set)	C-39	EA		20.00	0.00
	Cylinder Pickup (Includes Trip Charge)		EA		175.00	0.00
	Senior Engineering Technician to Perform Concrete Inspection		HR		42.50	0.00
	Project Manager		HR		85.00	0.00
<b>Reinforcing Steel Inspection</b>						
	Senior Engineering Technician to Perform Steel Inspection	C-39	HR		42.50	0.00
	Project Manager		HR		85.00	0.00
<b>Travel Item Number</b>						
	Trip Charge		EA	45	45.00	2025.00
<b>Contingency Fee</b>						
	25% Contingency Fee		LS	1	5285.38	5285.38
<b>TOTAL</b>						<b>\$26,426.88</b>

**\*\*Overtime rates of 1.5 times the regular hourly rate will be charged for work over 8 hours or any time before 7am or after 5pm. Services performed on recognized holidays will be charged at 2.0 times the the regular hourly rate.**

**\*\*25% contingency fee added to account for testing quantities not anticipated in estimate.**



## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** BUFFALO CREEK TRIBUTARY 1 SANITARY SEWER INTERCEPTOR  
CAPACITY IMPROVEMENTS PROJECT

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### Attachments

Location Map  
Letter of Bid Award  
Bid Tabulation

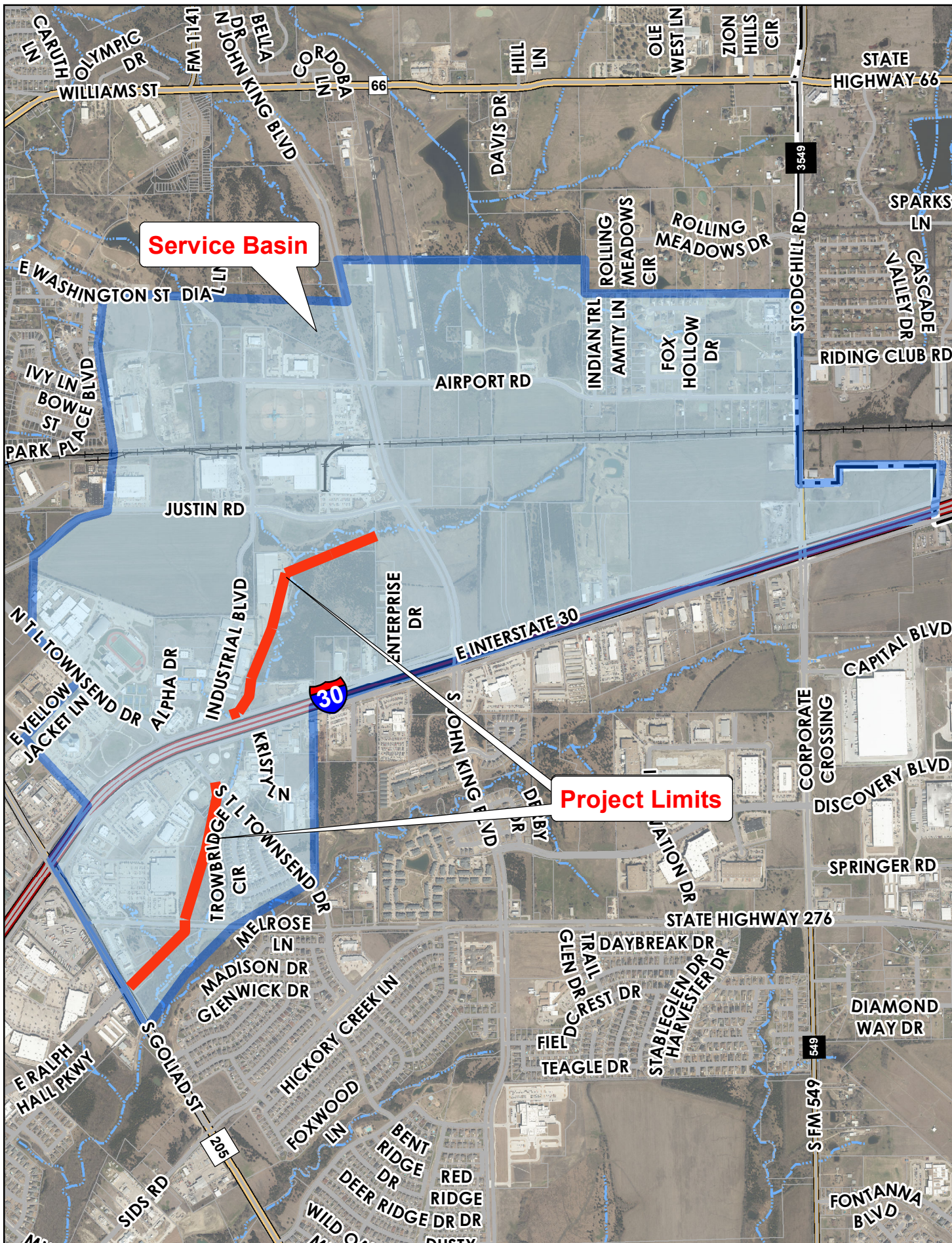
### Summary/Background Information

The Buffalo Creek Tributary 1 Sanitary Sewer Interceptor currently services approximately 1,200-acres of residential, commercial, and industrial property, and is generally located between the intersections of S. Goliad Street and Ralph Hall Parkway and John King Boulevard and Justin Road (see attached map). Due to the growth of the community, the interceptor -- which was constructed between 1982 and 1997 - is currently experiencing flows beyond the design capacities of the line. Recently, the City of Rockwall Sewer Department attempted to inspect the line, but was only able to inspect 1,200 of the 6,500-linear feet of sewer pipe due to the inceptor's current capacity deficiencies. Approximately 80% of the length of the interceptor is under capacity for the existing sanitary sewer flows. The proposed capacity improvements would look to correct this issue by upsizing the existing line north of IH-30 from an eight (8) and ten (10) inch pipe to a 12-inch pipe, and south of IH-30 from a 12-inch pipe to a 14-inch pipe. Staff anticipates that the proposed improvements will also support future development in the basin based on the Future Land Use Map.

The City hired Birkhoff, Hendricks & Carter, L.L.P. to provide the engineering design and specifications for the project. Staff received seven (7) bids for these construction projects through the bidding process, which opened up on June 15, 2021. The low bidder was Douglas Dailey Construction, LLC. with a bid of \$1,604,615.00. The engineering consultants have verified the references for Douglas Dailey Construction, LLC. and provided a letter of recommendation.

### Action Needed

Staff requests the City Council consider approving the construction contract for the *Buffalo Creek Tributary 1 Sanitary Sewer Interceptor Improvements Project*, and authorize the Interim City Manager to execute a contract with Douglas Dailey Construction, LLC. in an amount of \$1,604,615.00 to be paid for out of the *Water/Sewer Funds*, and take any action necessary.



**Service Basin**

**Project Limits**



City of  
Rockwall



300 Feet  
Date: 12/11/2019

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

**SAN. SEW. INTERCEPTOR SERVICE BASIN MAP**

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**PROFESSIONAL ENGINEERS**

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

JOHN W. BIRKHOFF, P.E.  
GARY C. HENDRICKS, P.E., R.P.L.S.  
JOE R. CARTER, P.E.  
MATT HICKEY, P.E.  
ANDREW MATA, JR., P.E.  
DEREK B. CHANEY, P.E., R.P.L.S.  
CRAIG M. KERKHOFF, P.E.

June 30, 2021

Mr. Jeremy White, P.E., CFM  
Civil Engineer  
City of Rockwall  
385 Goliad Street  
Rockwall, Texas 75087

Re: Buffalo Creek Tributary 1 Sanitary Sewer Capacity Improvements  
Bid Award Recommendation

Dear Mr. White:

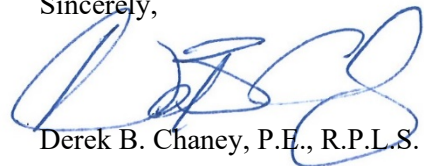
We have checked the bids received at 2:00 p.m., Tuesday, June 15, 2021, for the Buffalo Creek Tributary 1 Sanitary Sewer Capacity Improvements project. Seven (7) contractors submitted bids on this project. We are enclosing the Bid Summary and itemized Bid Tabulation for your reference.

Douglas Dailey Construction, LLC submitted both the low base bid in the amount of \$1,464,015.00, and the low base bid plus additive alternate bid in the amount of \$1,604,615.00. It is our understanding that the City intends to award the construction contract for this project for the base bid plus the additive alternate bid.

We have reviewed the qualifications and checked the references provided for Douglas Dailey Construction, LLC, and find that they have a record of satisfactory completion of similar projects. Accordingly, based on the information available to us, we recommend the City accept the bid from Douglas Dailey Construction, LLC and award them a construction contract in the amount of \$1,604,615.00 for the Buffalo Creek Tributary 1 Sanitary Sewer Capacity Improvements Project.

We are available to discuss this project and this recommendation for award further at your convenience.

Sincerely,



Derek B. Chaney, P.E., R.P.L.S.

Enclosures

cc: Ms. Amy Williams, P.E.



TABULATION OF BIDS				BID OF		BID OF		BID OF	
<b>Date:</b> June 22, 2021 <b>Project:</b> City of Rockwall Buffalo Creek Tributary 1 San. Sew. Capacity Improvements Rehabilitation CIP SS2019-005				Douglas Dailey Construction, LLC 2005 Bluff Springs Road Ferris, Texas 75125 Douglas Dailey 868-809-8775 <a href="mailto:douglas@ddaileyconstruction.com">douglas@ddaileyconstruction.com</a>		Horseshoe Construction, Inc. 2309 South Battleground Road La Porte, Texas 77571 James R. Holt 281-478-5477 <a href="mailto:cynthia@horseshoe-inc.com">cynthia@horseshoe-inc.com</a>		NO-DIGTEC, LLC 415 Ewing Blvd Ferris, Texas 75125 John Newell 972-488-9910 <a href="mailto:estimating@pipeburster.com">estimating@pipeburster.com</a>	
<b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b> PROFESSIONAL ENGINEERS Dallas, Texas									

Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
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**Schedule A - Wastewater**

101	1	L.S.	Mobilization, Bonds & Insurance (5% Maximum)	\$30,000.00	\$ 30,000.00	\$60,000.00	\$ 60,000.00	\$20,000.00	\$ 20,000.00
102	48	Sta.	Prepare Right-of-Way Including Clearing, Grubbing & Root Ball Removal	\$500.00	\$ 24,000.00	\$700.00	\$ 33,600.00	\$750.00	\$ 36,000.00
103	2,680	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Pipe Bursting Of 12-Inch Sanitary Sewer, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$110.00	\$ 294,800.00	\$150.00	\$ 402,000.00	\$114.00	\$ 305,520.00
104	40	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut With 20-Inch Concrete Encased Steel Encasement Pipe (1/4-Inch Wall), Including All Necessary Cleaning, Testing,	\$425.00	\$ 17,000.00	\$400.00	\$ 16,000.00	\$295.00	\$ 11,800.00
105	95	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Other Than Open Cut With 24-Inch Steel Encasement Pipe (3/8-Inch wall), Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$400.00	\$ 38,000.00	\$625.00	\$ 59,375.00	\$450.00	\$ 42,750.00
106	63	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut With 24-Inch Steel Encasement Pipe (1/4-Inch wall), Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$435.00	\$ 27,405.00	\$505.00	\$ 31,815.00	\$350.00	\$ 22,050.00
107	104	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$200.00	\$ 20,800.00	\$255.00	\$ 26,520.00	\$175.00	\$ 18,200.00
108	40	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut With Concrete Encasement, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$300.00	\$ 12,000.00	\$300.00	\$ 12,000.00	\$275.00	\$ 11,000.00
109	10	S.Y.	Furnish & Install Flowable Fill Under Steel Encasement Pipe	\$220.00	\$ 2,200.00	\$240.00	\$ 2,400.00	\$100.00	\$ 1,000.00
110	1,290	L.F.	Furnish & Install 12-Inch HDPE(IPS DR 17) Sanitary Sewer By Pipe Bursting Of 10-Inch Sanitary Sewer, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$75.00	\$ 96,750.00	\$100.00	\$ 129,000.00	\$89.00	\$ 114,810.00
111	1,989	L.F.	Furnish & Install 12-Inch HDPE(IPS DR 17) Sanitary Sewer By Pipe Bursting Of 8-Inch Sanitary Sewer, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$75.00	\$ 149,175.00	\$100.00	\$ 198,900.00	\$89.00	\$ 177,021.00
112	8	L.F.	Furnish & Install 8-Inch PVC (SDR 35) Sanitary Sewer By Open Cut, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$200.00	\$ 1,600.00	\$100.00	\$ 800.00	\$115.00	\$ 920.00
113	20	L.F.	Furnish & Install Concrete Encasement on Existing Water Line	\$150.00	\$ 3,000.00	\$180.00	\$ 3,600.00	\$225.00	\$ 4,500.00
114	1	L.S.	Furnish Temporary Sewage Bypass Plan & Provide All Temporary Sewage Bypass System Equipment, Materials, Storage, Pumping & Required Appurtenances	\$25,000.00	\$ 25,000.00	\$25,000.00	\$ 25,000.00	\$217,000.00	\$ 217,000.00
115	23	Ea.	Furnish & Install 5-ft Dia. Sanitary Sewer Manhole (10-ft depth) With Pressure Type Frame & Cover Including Corrosion & Infiltration Protection	\$14,000.00	\$ 322,000.00	\$12,500.00	\$ 287,500.00	\$14,500.00	\$ 333,500.00
116	51	V.F.	Furnish & Install Extra Depth for 5-ft Dia. Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$1,000.00	\$ 51,000.00	\$500.00	\$ 25,500.00	\$925.00	\$ 47,175.00
117	6	Ea.	Furnish & Install Manhole Vent on 5-ft Dia. Sanitary Sewer Manhole	\$6,500.00	\$ 39,000.00	\$6,000.00	\$ 36,000.00	\$5,000.00	\$ 30,000.00
118	1	Ea.	Furnish & Install 6-ft Dia. Sanitary Sewer Manhole (10-ft depth) With Pressure Type Frame & Cover & Internal Drop Connection, Including Corrosion & Infiltration Protection	\$20,000.00	\$ 20,000.00	\$18,000.00	\$ 18,000.00	\$18,000.00	\$ 18,000.00
119	4	V.F.	Furnish & Install Extra Depth for 6-ft Dia. Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$1,100.00	\$ 4,400.00	\$525.00	\$ 2,100.00	\$1,350.00	\$ 5,400.00
120	1	Ea.	Furnish & Install 4-ft Dia. Sanitary Sewer Manhole (10-ft depth) With Pressure Type Frame & Cover Including Corrosion & Infiltration Protection	\$9,500.00	\$ 9,500.00	\$9,000.00	\$ 9,000.00	\$13,500.00	\$ 13,500.00

TABULATION OF BIDS				BID OF		BID OF		BID OF	
<b>Date:</b> June 22, 2021 <b>Project:</b> City of Rockwall Buffalo Creek Tributary 1 San. Sew. Capacity Improvements Rehabilitation CIP SS2019-005				Douglas Dailey Construction, LLC 2005 Bluff Springs Road Ferris, Texas 75125 Douglas Dailey 868-809-8775 <a href="mailto:douglas@ddaileyconstruction.com">douglas@ddaileyconstruction.com</a>		Horseshoe Construction, Inc. 2309 South Battleground Road La Porte, Texas 77571 James R. Holt 281-478-5477 <a href="mailto:cynthia@horseshoe-inc.com">cynthia@horseshoe-inc.com</a>		NO-DIGTEC, LLC 415 Ewing Blvd Ferris, Texas 75125 John Newell 972-488-9910 <a href="mailto:estimating@pipeburster.com">estimating@pipeburster.com</a>	
<b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b> PROFESSIONAL ENGINEERS Dallas, Texas				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
121	3	V.F.	Furnish & Install Extra Depth for 4-ft Dia. Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$1,000.00	\$ 3,000.00	\$350.00	\$ 1,050.00	\$800.00	\$ 2,400.00
122	14	Ea.	Remove & Dispose Of Existing Sanitary Sewer Manhole	\$200.00	\$ 2,800.00	\$1,000.00	\$ 14,000.00	\$875.00	\$ 12,250.00
123	10	L.F.	Remove & Dispose Of Existing 8-Inch Sanitary Sewer	\$200.00	\$ 2,000.00	\$25.00	\$ 250.00	\$50.00	\$ 500.00
124	6	Ea.	Cut, Plug & Abandon Existing Sanitary Sewer (Size Varies)	\$1,200.00	\$ 7,200.00	\$1,500.00	\$ 9,000.00	\$6,500.00	\$ 39,000.00
125	262	S.Y.	Remove & Replace Reinforced Concrete Driveway Pavement (6-Inch Thick Minimum), Including Full Depth Saw-Cut & Integral 6-Inch Curb	\$85.00	\$ 22,270.00	\$120.00	\$ 31,440.00	\$99.60	\$ 26,095.20
126	151	S.Y.	Remove & Replace Reinforced Concrete Pavement (8-Inch Thick Minimum), Including Full Depth Saw-Cut & Integral 6-Inch Curb	\$105.00	\$ 15,855.00	\$150.00	\$ 22,650.00	\$110.00	\$ 16,610.00
127	291	L.F.	Construct Longitudinal Butt Joint	\$50.00	\$ 14,550.00	\$20.00	\$ 5,820.00	\$62.00	\$ 18,042.00
128	173	L.F.	Remove & Replace Barbed Wire Fence	\$25.00	\$ 4,325.00	\$10.00	\$ 1,730.00	\$48.00	\$ 8,304.00
129	6	Ea.	Furnish & Install 16-Foot Steel Gate	\$1,000.00	\$ 6,000.00	\$2,500.00	\$ 15,000.00	\$5,500.00	\$ 33,000.00
130	98	S.Y.	Furnish & Install Grouted Rock Rip-Rap (NCTCOG Item 803.3)	\$45.00	\$ 4,410.00	\$75.00	\$ 7,350.00	\$299.99	\$ 29,399.02
131	14	Ea.	Connect To Existing Sanitary Sewer (Size Varies)	\$800.00	\$ 11,200.00	\$1,500.00	\$ 21,000.00	\$2,500.00	\$ 35,000.00
132	3	Ea.	If Required, Furnish & Install Point Repair Of Existing 12-Inch Sanitary Sewer (Up To 15-Foot Depth)	\$2,500.00	\$ 7,500.00	\$1,000.00	\$ 3,000.00	\$8,500.00	\$ 25,500.00
133	2	Ea.	If Required, Furnish & Install Point Repair Of Existing 10-Inch Sanitary Sewer (Up To 15-Foot Depth)	\$2,500.00	\$ 5,000.00	\$750.00	\$ 1,500.00	\$7,500.00	\$ 15,000.00
134	2	Ea.	If Required, Furnish & Install Point Repair Of Existing 8-Inch Sanitary Sewer (Up To 15-Foot Depth)	\$2,500.00	\$ 5,000.00	\$500.00	\$ 1,000.00	\$6,500.00	\$ 13,000.00
135	1	L.S.	If Required, Remove & Reconstruct Reinforced Concrete Wingwall (Match Exist. Thickness & Slope)	\$10,000.00	\$ 10,000.00	\$750.00	\$ 750.00	\$45,000.00	\$ 45,000.00
136	3	Ea.	Transfer Existing Sanitary Sewer Service	\$2,500.00	\$ 7,500.00	\$250.00	\$ 750.00	\$1,500.00	\$ 4,500.00
137	2	Ea.	Furnish & Install 2-Way Cleanout	\$1,000.00	\$ 2,000.00	\$500.00	\$ 1,000.00	\$998.00	\$ 1,996.00
138	1	L.S.	Furnish Erosion Control Plan	\$1,500.00	\$ 1,500.00	\$1,000.00	\$ 1,000.00	\$10,000.00	\$ 10,000.00
139	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$5,000.00	\$ 5,000.00	\$10,000.00	\$ 10,000.00	\$17,250.00	\$ 17,250.00
140	1	L.S.	Furnish Traffic Control Plan	\$1,500.00	\$ 1,500.00	\$1,000.00	\$ 1,000.00	\$6,500.00	\$ 6,500.00
141	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$5,000.00	\$ 5,000.00	\$10,000.00	\$ 10,000.00	\$4,500.00	\$ 4,500.00
142	1	L.S.	Furnish Trench Safety Plan	\$1,500.00	\$ 1,500.00	\$1,000.00	\$ 1,000.00	\$6,500.00	\$ 6,500.00
143	255	L.F.	Furnish & Install, Maintain & Remove Trench Safety Systems	\$5.00	\$ 1,275.00	\$35.00	\$ 8,925.00	\$57.98	\$ 14,784.90
<b>TOTAL AMOUNT SCHEDULE A (Items 101 Through 143)</b>					\$ 1,334,015.00		\$ 1,548,325.00		\$ 1,815,277.12

TABULATION OF BIDS				BID OF		BID OF		BID OF	
<b>Date:</b> June 22, 2021 <b>Project:</b> City of Rockwall Buffalo Creek Tributary 1 San. Sew. Capacity Improvements Rehabilitation CIP SS2019-005				Douglas Dailey Construction, LLC 2005 Bluff Springs Road Ferris, Texas 75125 Douglas Dailey 868-809-8775 <a href="mailto:douglas@ddaileyconstruction.com">douglas@ddaileyconstruction.com</a>		Horseshoe Construction, Inc. 2309 South Battleground Road La Porte, Texas 77571 James R. Holt 281-478-5477 <a href="mailto:cynthia@horseshoe-inc.com">cynthia@horseshoe-inc.com</a>		NO-DIGTEC, LLC 415 Ewing Blvd Ferris, Texas 75125 John Newell 972-488-9910 <a href="mailto:estimating@pipeburster.com">estimating@pipeburster.com</a>	
<b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b> PROFESSIONAL ENGINEERS Dallas, Texas									

Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
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**Schedule B - Contingency**

200	1	L.S.	Construction Contingency (See ** Note on Bid Summary Sheet)	\$130,000.00	\$ 130,000.00	\$130,000.00	\$ 130,000.00	\$130,000.00	\$ 130,000.00
<b>TOTAL AMOUNT SCHEDULE B (Item 200)</b>					\$ 130,000.00		\$ 130,000.00		\$ 130,000.00
<b>TOTAL BASE BID (Schedules A and B-Items 101 Through 143 and Item 200)</b>					\$ 1,464,015.00		\$ 1,678,325.00		\$ 1,945,277.12

**Additive Alternate Bid - Polymer Concrete Manholes**

A1	23	Ea.	Additional Cost to Furnish & Install 5-ft Dia. Polymer Conc Manhole	\$5,000.00	\$ 115,000.00	\$9,000.00	\$ 207,000.00	\$4,350.00	\$ 100,050.00
A2	1	Ea.	Additional Cost to Furnish & Install 6-ft Dia. Polymer Conc Manhole	\$6,000.00	\$ 6,000.00	\$12,000.00	\$ 12,000.00	\$5,900.00	\$ 5,900.00
A3	1	Ea.	Additional Cost to Furnish & Install 4-ft Dia. Polymer Conc Manhole	\$4,800.00	\$ 4,800.00	\$7,000.00	\$ 7,000.00	\$3,750.00	\$ 3,750.00
A4	51	V.F.	Additional Cost to Furnish & Install Extra Depth of 5-ft Dia. Polymer Conc Manhole	\$200.00	\$ 10,200.00	\$500.00	\$ 25,500.00	\$395.00	\$ 20,145.00
A5	4	V.F.	Additional Cost to Furnish & Install Extra Depth of 6-ft Dia. Polymer Conc Manhole	\$1,000.00	\$ 4,000.00	\$750.00	\$ 3,000.00	\$575.00	\$ 2,300.00
A6	3	V.F.	Additional Cost to Furnish & Install Extra Depth of 4-ft Dia. Polymer Conc Manhole	\$200.00	\$ 600.00	\$400.00	\$ 1,200.00	\$350.00	\$ 1,050.00
<b>TOTAL ADDITIVE ALTERNATE (Items A1 through A6)</b>					\$ 140,600.00		\$ 255,700.00		\$ 133,195.00

<b>TOTAL BASE BID + ADDITIVE ALTERNATE BID</b>					\$ 1,604,615.00		\$ 1,934,025.00		\$ 2,078,472.12
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TABULATION OF BIDS				BID OF		BID OF		BID OF		BID OF	
Project: City of Rockwall Buffalo Creek Tributary 1 San. Sew. Capacity Improvements Rehabilitation CIP SS2019-005			Date: June 22, 2021	A & B Construction, LLC 3001 Sale Street Ste 117 Dallas, Texas 75219 Ann Carpenter 469-422-5429 <a href="mailto:estimating@aandbconstruction.us">estimating@aandbconstruction.us</a>		Western Municipal Construction of TX, LLC 402 Gulf Avenue Justin, Texas 76247 Jock Clause 940-648-0020 <a href="mailto:jlclause@wmc-i.com">jlclause@wmc-i.com</a>		Excel 4 Construction, LLC P.O. Box 4739 Fort Worth, Texas 76164 Luis Conchas 817-457-3379 <a href="mailto:conchas_xl4@yahoo.com">conchas_xl4@yahoo.com</a>		Atkins Bros. Equip. Co., Inc. P.O. Box 990 Midlothian, Texas 76065 Mike Atkins 972-775-7955 <a href="mailto:satkings@ectisp.net">satkins@ectisp.net</a>	
BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension

**Schedule A - Wastewater**

Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
101	1	L.S.	Mobilization, Bonds & Insurance (5% Maximum)	\$63,250.00	\$ 63,250.00	\$135,000.00	\$ 135,000.00	\$42,000.00	\$ 42,000.00	\$15,000.00	\$ 15,000.00
102	48	Sta.	Prepare Right-of-Way Including Clearing, Grubbing & Root Ball Removal	\$1,000.00	\$ 48,000.00	\$3,000.00	\$ 144,000.00	\$9,000.00	\$ 432,000.00	\$100.00	\$ 4,800.00
103	2,680	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Pipe Bursting Of 12-Inch Sanitary Sewer, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$110.00	\$ 294,800.00	\$260.00	\$ 696,800.00	\$180.00	\$ 482,400.00	\$380.00	\$ 1,018,400.00
104	40	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut With 20-Inch Concrete Encased Steel Encasement Pipe (1/4-Inch Wall), Including All Necessary Cleaning, Testing,	\$185.00	\$ 7,400.00	\$330.00	\$ 13,200.00	\$486.00	\$ 19,440.00	\$290.00	\$ 11,600.00
105	95	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Other Than Open Cut With 24-Inch Steel Encasement Pipe (3/8-Inch wall), Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$450.00	\$ 42,750.00	\$445.00	\$ 42,275.00	\$640.00	\$ 60,800.00	\$2,800.00	\$ 266,000.00
106	63	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut With 24-Inch Steel Encasement Pipe (1/4-Inch wall), Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$185.00	\$ 11,655.00	\$255.00	\$ 16,065.00	\$445.00	\$ 28,035.00	\$2,800.00	\$ 176,400.00
107	104	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$95.00	\$ 9,880.00	\$110.00	\$ 11,440.00	\$235.00	\$ 24,440.00	\$2,000.00	\$ 208,000.00
108	40	L.F.	Furnish & Install 16-Inch HDPE(IPS DR 17) Sanitary Sewer By Open Cut With Concrete Encasement, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$110.00	\$ 4,400.00	\$265.00	\$ 10,600.00	\$310.00	\$ 12,400.00	\$3,200.00	\$ 128,000.00
109	10	S.Y.	Furnish & Install Flowable Fill Under Steel Encasement Pipe	\$75.00	\$ 750.00	\$370.00	\$ 3,700.00	\$55.00	\$ 550.00	\$45.00	\$ 450.00
110	1,290	L.F.	Furnish & Install 12-Inch HDPE(IPS DR 17) Sanitary Sewer By Pipe Bursting Of 10-Inch Sanitary Sewer, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$90.00	\$ 116,100.00	\$180.00	\$ 232,200.00	\$103.00	\$ 132,870.00	\$400.00	\$ 516,000.00
111	1,989	L.F.	Furnish & Install 12-Inch HDPE(IPS DR 17) Sanitary Sewer By Pipe Bursting Of 8-Inch Sanitary Sewer, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$90.00	\$ 179,010.00	\$190.00	\$ 377,910.00	\$99.00	\$ 196,911.00	\$300.00	\$ 596,700.00
112	8	L.F.	Furnish & Install 8-Inch PVC (SDR 35) Sanitary Sewer By Open Cut, Including All Necessary Cleaning, Testing, CCTV Inspection & Appurtenances	\$50.00	\$ 400.00	\$435.00	\$ 3,480.00	\$95.00	\$ 760.00	\$80.00	\$ 640.00
113	20	L.F.	Furnish & Install Concrete Encasement on Existing Water Line	\$40.00	\$ 800.00	\$240.00	\$ 4,800.00	\$91.00	\$ 1,820.00	\$250.00	\$ 5,000.00
114	1	L.S.	Furnish Temporary Sewage Bypass Plan & Provide All Temporary Sewage Bypass System Equipment, Materials, Storage, Pumping & Required Appurtenances	\$95,000.00	\$ 95,000.00	\$225,000.00	\$ 225,000.00	\$150,000.00	\$ 150,000.00	\$3,500.00	\$ 3,500.00
115	23	Ea.	Furnish & Install 5-ft Dia. Sanitary Sewer Manhole (10-ft depth) With Pressure Type Frame & Cover Including Corrosion & Infiltration Protection	\$10,980.00	\$ 252,540.00	\$12,000.00	\$ 276,000.00	\$15,000.00	\$ 345,000.00	\$4,800.00	\$ 110,400.00
116	51	V.F.	Furnish & Install Extra Depth for 5-ft Dia. Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$550.00	\$ 28,050.00	\$560.00	\$ 28,560.00	\$577.00	\$ 29,427.00	\$75.00	\$ 3,825.00
117	6	Ea.	Furnish & Install Manhole Vent on 5-ft Dia. Sanitary Sewer Manhole	\$7,500.00	\$ 45,000.00	\$7,500.00	\$ 45,000.00	\$8,200.00	\$ 49,200.00	\$12,000.00	\$ 72,000.00
118	1	Ea.	Furnish & Install 6-ft Dia. Sanitary Sewer Manhole (10-ft depth) With Pressure Type Frame & Cover & Internal Drop Connection, Including Corrosion & Infiltration Protection	\$19,250.00	\$ 19,250.00	\$19,000.00	\$ 19,000.00	\$19,000.00	\$ 19,000.00	\$6,800.00	\$ 6,800.00
119	4	V.F.	Furnish & Install Extra Depth for 6-ft Dia. Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$750.00	\$ 3,000.00	\$720.00	\$ 2,880.00	\$1,100.00	\$ 4,400.00	\$120.00	\$ 480.00
120	1	Ea.	Furnish & Install 4-ft Dia. Sanitary Sewer Manhole (10-ft depth) With Pressure Type Frame & Cover Including Corrosion & Infiltration Protection	\$7,500.00	\$ 7,500.00	\$9,600.00	\$ 9,600.00	\$10,800.00	\$ 10,800.00	\$4,500.00	\$ 4,500.00

TABULATION OF BIDS				BID OF		BID OF		BID OF		BID OF			
<b>Date:</b> June 22, 2021 <b>Project:</b> City of Rockwall Buffalo Creek Tributary 1 San. Sew. Capacity Improvements Rehabilitation CIP SS2019-005				<b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b> PROFESSIONAL ENGINEERS Dallas, Texas		A & B Construction, LLC 3001 Sale Street Ste 117 Dallas, Texas 75219 Ann Carpenter 469-422-5429 <a href="mailto:estimating@aandbconstruction.us">estimating@aandbconstruction.us</a>		Western Municipal Construction of TX, LLC 402 Gulf Avenue Justin, Texas 76247 Jock Clause 940-648-0020 <a href="mailto:jclause@wmc-i.com">jclause@wmc-i.com</a>		Excel 4 Construction, LLC P.O. Box 4739 Fort Worth, Texas 76164 Luis Conchas 817-457-3379 <a href="mailto:conchas_xl4@yahoo.com">conchas_xl4@yahoo.com</a>		Atkins Bros. Equip. Co., Inc. P.O. Box 990 Midlothian, Texas 76065 Mike Atkins 972-775-7955 <a href="mailto:satkins@ectisp.net">satkins@ectisp.net</a>	
Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension		
121	3	V.F.	Furnish & Install Extra Depth for 4-ft Dia. Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$450.00	\$ 1,350.00	\$340.00	\$ 1,020.00	\$656.00	\$ 1,968.00	\$150.00	\$ 450.00		
122	14	Ea.	Remove & Dispose Of Existing Sanitary Sewer Manhole	\$2,000.00	\$ 28,000.00	\$1,000.00	\$ 14,000.00	\$350.00	\$ 4,900.00	\$500.00	\$ 7,000.00		
123	10	L.F.	Remove & Dispose Of Existing 8-Inch Sanitary Sewer	\$20.00	\$ 200.00	\$150.00	\$ 1,500.00	\$20.00	\$ 200.00	\$250.00	\$ 2,500.00		
124	6	Ea.	Cut, Plug & Abandon Existing Sanitary Sewer (Size Varies)	\$1,850.00	\$ 11,100.00	\$2,400.00	\$ 14,400.00	\$450.00	\$ 2,700.00	\$500.00	\$ 3,000.00		
125	262	S.Y.	Remove & Replace Reinforced Concrete Driveway Pavement (6-Inch Thick Minimum), Including Full Depth Saw-Cut & Integral 6-Inch Curb	\$75.00	\$ 19,650.00	\$100.00	\$ 26,200.00	\$65.00	\$ 17,030.00	\$190.00	\$ 49,780.00		
126	151	S.Y.	Remove & Replace Reinforced Concrete Pavement (8-Inch Thick Minimum), Including Full Depth Saw-Cut & Integral 6-Inch Curb	\$95.00	\$ 14,345.00	\$155.00	\$ 23,405.00	\$80.00	\$ 12,080.00	\$210.00	\$ 31,710.00		
127	291	L.F.	Construct Longitudinal Butt Joint	\$15.00	\$ 4,365.00	\$33.00	\$ 9,603.00	\$63.00	\$ 18,333.00	\$79.00	\$ 22,989.00		
128	173	L.F.	Remove & Replace Barbed Wire Fence	\$55.00	\$ 9,515.00	\$40.00	\$ 6,920.00	\$25.00	\$ 4,325.00	\$42.00	\$ 7,266.00		
129	6	Ea.	Furnish & Install 16-Foot Steel Gate	\$4,500.00	\$ 27,000.00	\$1,600.00	\$ 9,600.00	\$2,500.00	\$ 15,000.00	\$12,000.00	\$ 72,000.00		
130	98	S.Y.	Furnish & Install Grouted Rock Rip-Rap (NCTCOG Item 803.3)	\$185.00	\$ 18,130.00	\$80.00	\$ 7,840.00	\$265.00	\$ 25,970.00	\$130.00	\$ 12,740.00		
131	14	Ea.	Connect To Existing Sanitary Sewer (Size Varies)	\$1,950.00	\$ 27,300.00	\$1,400.00	\$ 19,600.00	\$2,000.00	\$ 28,000.00	\$500.00	\$ 7,000.00		
132	3	Ea.	If Required, Furnish & Install Point Repair Of Existing 12-Inch Sanitary Sewer (Up To 15-Foot Depth)	\$2,500.00	\$ 7,500.00	\$6,400.00	\$ 19,200.00	\$4,000.00	\$ 12,000.00	\$500.00	\$ 1,500.00		
133	2	Ea.	If Required, Furnish & Install Point Repair Of Existing 10-Inch Sanitary Sewer (Up To 15-Foot Depth)	\$2,485.00	\$ 4,970.00	\$6,500.00	\$ 13,000.00	\$3,900.00	\$ 7,800.00	\$500.00	\$ 1,000.00		
134	2	Ea.	If Required, Furnish & Install Point Repair Of Existing 8-Inch Sanitary Sewer (Up To 15-Foot Depth)	\$2,475.00	\$ 4,950.00	\$6,200.00	\$ 12,400.00	\$3,800.00	\$ 7,600.00	\$500.00	\$ 1,000.00		
135	1	L.S.	If Required, Remove & Reconstruct Reinforced Concrete Wingwall (Match Exist. Thickness & Slope)	\$9,500.00	\$ 9,500.00	\$4,500.00	\$ 4,500.00	\$15,000.00	\$ 15,000.00	\$8,000.00	\$ 8,000.00		
136	3	Ea.	Transfer Existing Sanitary Sewer Service	\$1,400.00	\$ 4,200.00	\$1,350.00	\$ 4,050.00	\$1,100.00	\$ 3,300.00	\$500.00	\$ 1,500.00		
137	2	Ea.	Furnish & Install 2-Way Cleanout	\$1,250.00	\$ 2,500.00	\$985.00	\$ 1,970.00	\$550.00	\$ 1,100.00	\$2,500.00	\$ 5,000.00		
138	1	L.S.	Furnish Erosion Control Plan	\$3,800.00	\$ 3,800.00	\$8,100.00	\$ 8,100.00	\$800.00	\$ 800.00	\$5,000.00	\$ 5,000.00		
139	1	L.S.	Furnish, Install, Maintain & Remove Erosion Control Devices	\$13,500.00	\$ 13,500.00	\$20,250.00	\$ 20,250.00	\$70,000.00	\$ 70,000.00	\$5,000.00	\$ 5,000.00		
140	1	L.S.	Furnish Traffic Control Plan	\$3,500.00	\$ 3,500.00	\$10,800.00	\$ 10,800.00	\$1,500.00	\$ 1,500.00	\$5,000.00	\$ 5,000.00		
141	1	L.S.	Furnish, Install, Maintain & Remove Traffic Control Devices	\$6,500.00	\$ 6,500.00	\$12,150.00	\$ 12,150.00	\$10,500.00	\$ 10,500.00	\$1,700.00	\$ 1,700.00		
142	1	L.S.	Furnish Trench Safety Plan	\$2,500.00	\$ 2,500.00	\$2,000.00	\$ 2,000.00	\$700.00	\$ 700.00	\$5,000.00	\$ 5,000.00		
143	255	L.F.	Furnish & Install, Maintain & Remove Trench Safety Systems	\$5.00	\$ 1,275.00	\$1.00	\$ 255.00	\$5.00	\$ 1,275.00	\$1.00	\$ 255.00		
<b>TOTAL AMOUNT SCHEDULE A (Items 101 Through 143)</b>				\$	1,455,185.00	\$	2,540,273.00	\$	2,304,334.00	\$	3,404,885.00		

<b>TABULATION OF BIDS</b>				<b>BID OF</b>		<b>BID OF</b>		<b>BID OF</b>		<b>BID OF</b>	
Date: June 22, 2021				A & B Construction, LLC		Western Municipal Construction of TX, LLC		Excel 4 Construction, LLC		Atkins Bros. Equip. Co., Inc.	
Project: City of Rockwall Buffalo Creek Tributary 1 San. Sew. Capacity Improvements Rehabilitation CIP SS2019-005				3001 Sale Street Ste 117 Dallas, Texas 75219 Ann Carpenter 469-422-5429 <a href="mailto:estimating@aandbconstruction.us">estimating@aandbconstruction.us</a>		402 Gulf Avenue Justin, Texas 76247 Jock Clause 940-648-0020 <a href="mailto:jclause@wmc-i.com">jclause@wmc-i.com</a>		P.O. Box 4739 Fort Worth, Texas 76164 Luis Conchas 817-457-3379 <a href="mailto:conchas_xl4@yahoo.com">conchas_xl4@yahoo.com</a>		P.O. Box 990 Midlothian, Texas 76065 Mike Atkins 972-775-7955 <a href="mailto:satkins@ectisp.net">satkins@ectisp.net</a>	
<b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b> PROFESSIONAL ENGINEERS Dallas, Texas											

Item No.	Approximate Quantities	Unit	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
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<b>Schedule B - Contingency</b>											
200	1	L.S.	Construction Contingency (See ** Note on Bid Summary Sheet)	\$ 130,000.00	\$ 130,000.00	\$130,000.00	\$ 130,000.00	\$130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00
<b>TOTAL AMOUNT SCHEDULE B (Item 200)</b>					\$ 130,000.00		\$ 130,000.00		\$ 130,000.00		\$ 130,000.00
<b>TOTAL BASE BID (Schedules A and B-Items 101 Through 143 and Item 200)</b>					\$ 1,585,185.00		\$ 2,670,273.00		\$ 2,434,334.00		\$ 3,534,885.00

<b>Additive Alternate Bid - Polymer Concrete Manholes</b>											
A1	23	Ea.	Additional Cost to Furnish & Install 5-ft Dia. Polymer Conc Manhole	\$ 18,000.00	\$ 414,000.00	\$6,000.00	\$ 138,000.00	\$25,650.00	\$ 589,950.00	\$6,800.00	\$156,400.00
A2	1	Ea.	Additional Cost to Furnish & Install 6-ft Dia. Polymer Conc Manhole	\$ 23,000.00	\$ 23,000.00	\$9,000.00	\$ 9,000.00	\$32,410.00	\$ 32,410.00	\$8,200.00	\$8,200.00
A3	1	Ea.	Additional Cost to Furnish & Install 4-ft Dia. Polymer Conc Manhole	\$ 12,500.00	\$ 12,500.00	\$4,500.00	\$ 4,500.00	\$19,900.00	\$ 19,900.00	\$5,200.00	\$5,200.00
A4	51	V.F.	Additional Cost to Furnish & Install Extra Depth of 5-ft Dia. Polymer Conc Manhole	\$ 1,200.00	\$ 61,200.00	\$300.00	\$ 15,300.00	\$1,300.00	\$ 66,300.00	\$125.00	\$6,375.00
A5	4	V.F.	Additional Cost to Furnish & Install Extra Depth of 6-ft Dia. Polymer Conc Manhole	\$ 1,400.00	\$ 5,600.00	\$480.00	\$ 1,920.00	\$2,000.00	\$ 8,000.00	\$145.00	\$580.00
A6	3	V.F.	Additional Cost to Furnish & Install Extra Depth of 4-ft Dia. Polymer Conc Manhole	\$ 1,000.00	\$ 3,000.00	\$150.00	\$ 450.00	\$1,200.00	\$ 3,600.00	\$175.00	\$525.00
<b>TOTAL ADDITIVE ALTERNATE (Items A1 through A6)</b>					\$ 519,300.00		\$ 169,170.00		\$ 720,160.00		\$177,280.00

<b>TOTAL BASE BID + ADDITIVE ALTERNATE BID</b>					<b>\$ 2,104,485.00</b>		<b>\$ 2,839,443.00</b>		<b>\$ 3,154,494.00</b>		<b>\$ 3,712,165.00</b>
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## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** CONSTRUCTION MATERIALS TESTING FOR THE BUFFALO CREEK  
TRIBUTARY 1 SANITARY SEWER CAPACITY IMPROVEMENTS PROJECT

---

### Attachments

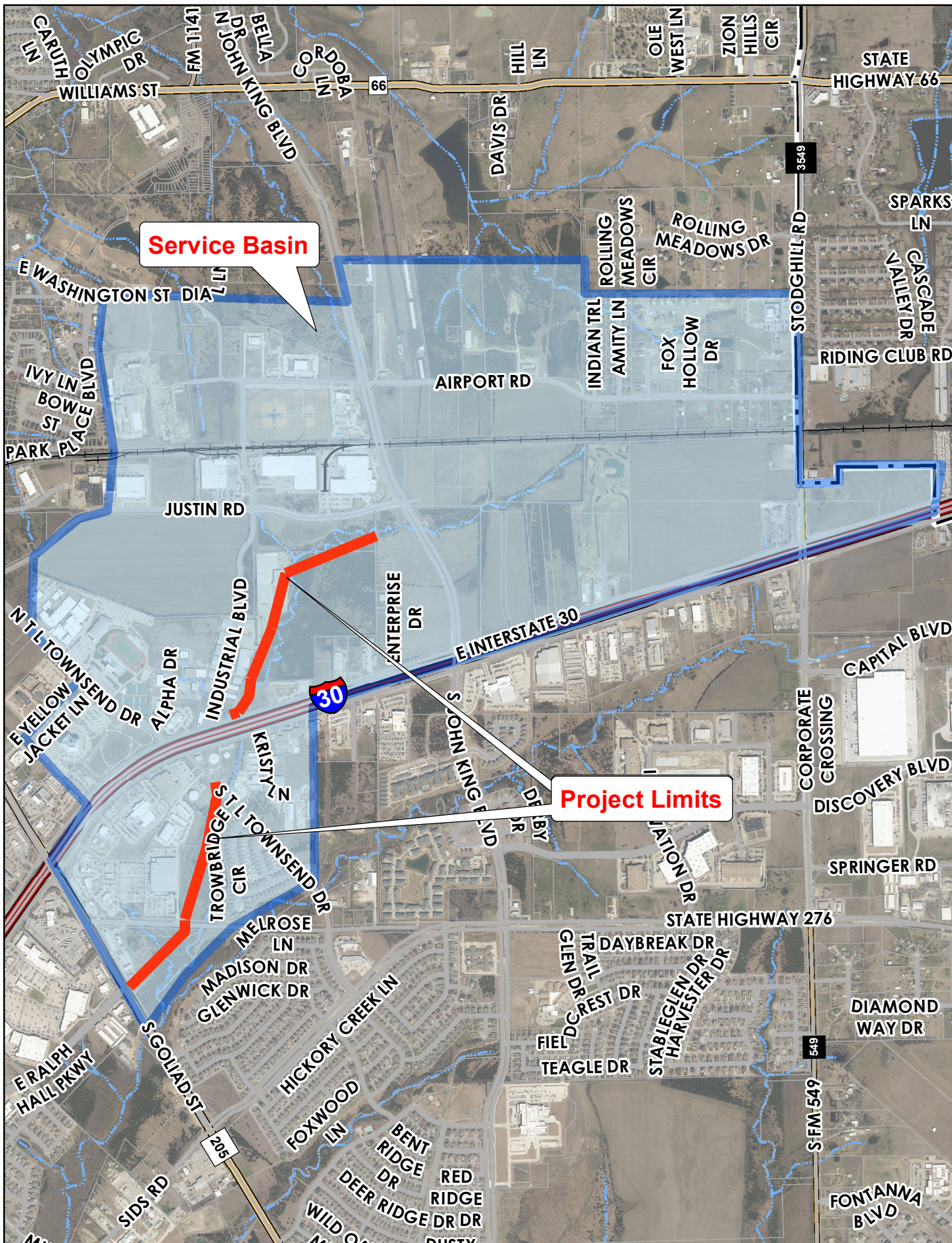
Location Map  
Contract

### Summary/Background Information

City's *Engineering Standards of Design and Construction Manual* requires that construction material testing occur on all projects constructed by the City. Proper material testing ensures that City projects are constructed with materials that meet the City's standards, and which have the potential to reduce future maintenance and operational expenses after the construction is complete.

### Action Needed

Staff requests that the City Council consider approving the construction materials testing contract for Buffalo Creek Tributary 1 Sanitary Sewer Capacity Improvements Project and authorize the Interim City Manager to execute a contract with Alliance Geotechnical Group in the amount of \$36,981.25 which will be funded by *Water/Sewer Funds*, and take any action necessary.



City of  
Rockwall



300 Feet  
Date: 12/11/2019

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

**SAN. SEW. INTERCEPTOR SERVICE BASIN MAP**





June 24, 2021

Mr. Jeremy White  
Public Works – Engineering Division  
City of Rockwall  
385 S. Goliad  
Rockwall, Texas 75087

Phone: 972-771-7746  
email: [jwhite@rockwall.com](mailto:jwhite@rockwall.com)

Re: Buffalo Creek Tributary 1 Sanitary Sewer Interceptor Improvements  
Rockwall, Texas  
Engineering Inspection & Testing Services  
AGG Proposal No: P21-0633C

Dear Mr. White,

Alliance Geotechnical Group (AGG) is pleased to confirm our firm’s interest in providing materials inspection and testing services for the proposed project noted above. Our estimate for providing these services is **\$36,981.25**. A schedule of unit fees for this project is attached. Actual charges will be based on the contractors/client scheduling.

After reviewing our fee schedule if you have any questions, please contact the undersigned at (972) 444-8889. If acceptable, please either sign below and return to our office, or issue a Purchase Order as our Authorization to Proceed. We look forward to the opportunity of working with you on this project.

Respectfully submitted,

**ALLIANCE GEOTECHNICAL GROUP**

*Aaron Allen*  
Aaron J. Allen, P.E.  
CME Division Engineer

Approved by: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_



**Proposed Fee Summary**

**Alliance Geotechnical Group - Construction Materials Testing Services**

**Buffalo Creek Tributary 1 Sanitary Sewer Interceptor Improvements, Rockwall, Texas AGG Prop. No. P21-0633C**

Item No.	Laboratory Test Description	ASTM/TXDOT Procedures	Units	Quantity	Unit Price	Total
<b>Soil and Base Material</b>						
	Atterberg Limits - (Liquid and Plastic Limits and Plasticity Index (PI))	D-4318	EA	10	55.00	550.00
	Material finer than #200 Sieve	D-1140	EA	10	45.00	450.00
	Atterberg Limits (Lime) Series Test		EA		275.00	0.00
	Moisture-Density Relationship of Soil (Proctor Compaction Curve)	D-698	EA	10	160.00	1600.00
	Moisture-Density Relationship of Base (Proctor Compaction Curve)	TX 113E	EA	2	175.00	350.00
	Proctor Pickup (Includes Trip Charge)		EA	10	175.00	1750.00
	Nuclear Field Density Test @ Utilities <b>(Est. 60 Trips)</b>	D-6938	EA	240	18.00	4320.00
	Senior Engineer Technician to Perform Densities	D-6938	HR	300	42.50	12750.00
	Project Manager		HR	22	85.00	1870.00
<b>Concrete @ Paving</b>						
	Concrete Compression Test (Concrete Cylinders - Test and Hold) (5 cyl. per set) <b>(Est. 4 Trips)</b>	C-39	EA	20	20.00	400.00
	Cylinder Pickup (Includes Trip Charge)		EA	4	175.00	700.00
	Senior Engineering Technician to Perform Concrete Inspection		HR	20	42.50	850.00
	Project Manager		HR	2	85.00	170.00
<b>Reinforcing Steel Inspection</b>						
	Senior Engineering Technician to Perform Steel Inspection <b>(Est. 4 Trips)</b>	C-39	HR	16	42.50	680.00
	Project Manager		HR	1	85.00	85.00
<b>Travel Item Number</b>						
	Trip Charge		EA	68	45.00	3060.00
<b>Contingency Fee</b>						
	25% Contingency Fee		LS	1	7396.25	7396.25
<b>TOTAL</b>						<b>\$36,981.25</b>

**\*\*Overtime rates of 1.5 times the regular hourly rate will be charged for work over 8 hours or any time before 7am or after 5pm. Services performed on recognized holidays will be charged at 2.0 times the the regular hourly rate.**

**\*\*25% contingency fee added to account for testing quantities not anticipated in estimate.**



## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** P2021-029; REPLAT FOR LOTS 8-15, BLOCK A, RICHARD HARRIS NO. 2 ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Replat

### Summary/Background Information

Consider a request by Richard and Judy Harris Family Trust for the approval of a *Replat* for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 5.50-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street, and take any action necessary.

### Action Needed

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** July 6, 2021  
**APPLICANT:** Richard Harris; *Richard and Judy Harris Family Trust*  
**CASE NUMBER:** P2021-029; *Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition*

---

### SUMMARY

Consider a request by Richard and Judy Harris Family Trust for the approval of a Replat for Lots 8-15, Block A, Richard Harris No. 2 Addition being a 8.005-acre tract of land identified as Lots 1-7, Block A, Richard Harris No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 8.005-acre parcel of land (*i.e. Lots 1-7, Block A, Richard Harris No. 2 Addition*) into eight (8) lots (*i.e. Lots 8-15, Block A, Richard Harris No. 2 Addition*) for the purpose of conveying a portion of Lot 8 to the adjacent property owner. The subject property includes 400, 402, 404, 406, 408, 410, & 412 Renfro Street and 720 Hartman Street, and is zoned Single-Family 7 (SF-7) District.
- The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. The City's historic zoning maps show that the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned Single-Family 7 (SF-7) District. On November 14, 1982, the subject property was platted as Lots 1-7, Block A, Richard Harris No. 2 Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lots 8-15, Block A, Richard Harris No. 2 Addition*, staff would propose the following conditions of approval:

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

**PLANNING AND ZONING COMMISSION**

On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval the Replat by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-029

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 400 - 412 Renfro Street

SUBDIVISION RICHARD HARRIS #2

LOT 1-7 BLOCK A

GENERAL LOCATION RENFRO STREET / HARTMAN STREET

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

CURRENT ZONING SF 7

CURRENT USE RESIDENTIAL

PROPOSED ZONING SAME SF 7

PROPOSED USE SAME

ACREAGE 2.23 ACRES

LOTS [CURRENT] 7

LOTS [PROPOSED] 8

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

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

OWNER RICHARD and JUDY HARRIS FAMILY TRUST APPLICANT SAME

CONTACT PERSON RICHARD HARRIS

CONTACT PERSON

ADDRESS 210 GLENN AVENUE

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

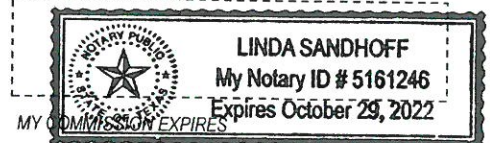
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF May 2021.

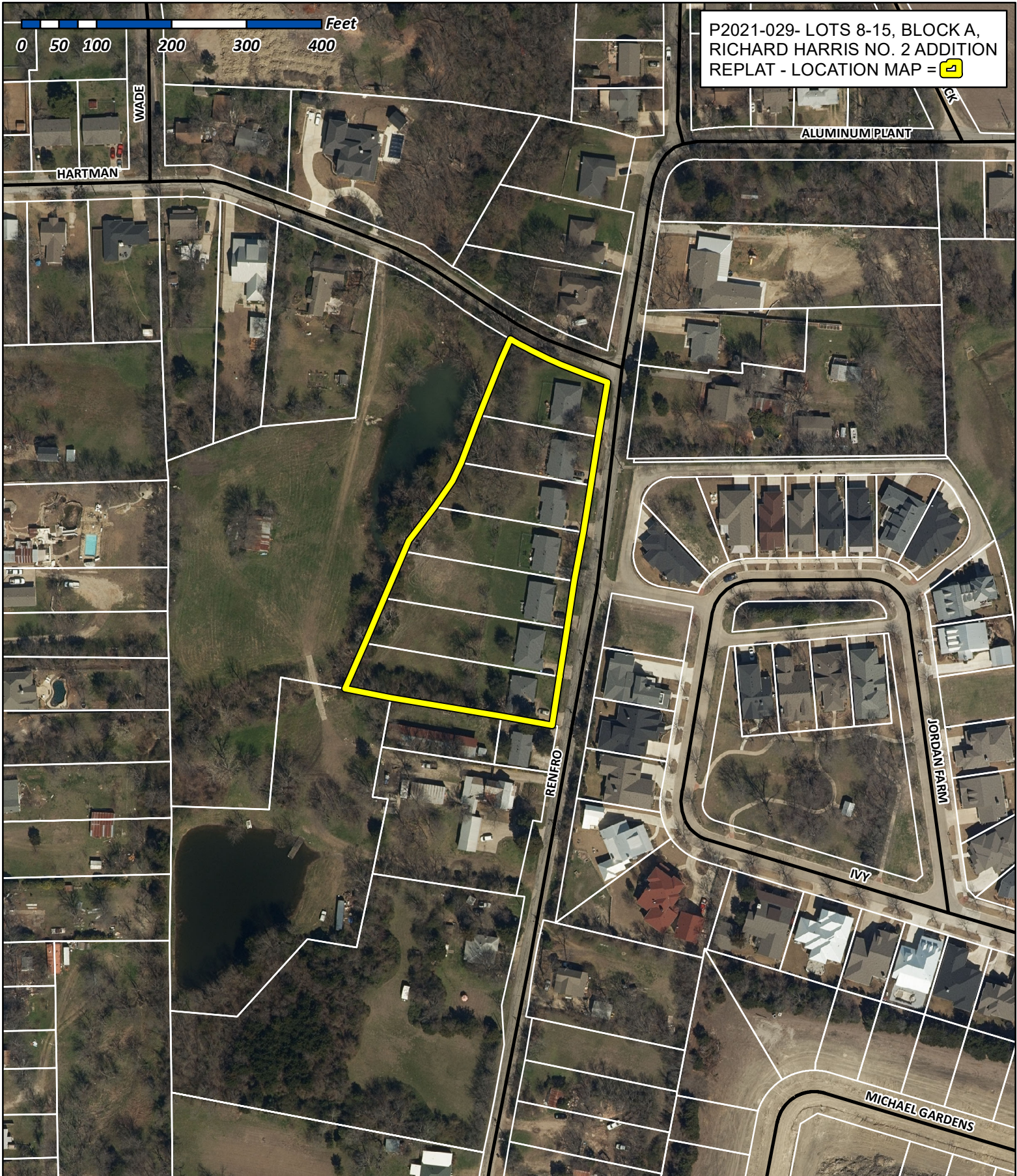
OWNER'S SIGNATURE

Richard Harris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Linda Sandhoff





P2021-029- LOTS 8-15, BLOCK A,  
 RICHARD HARRIS NO. 2 ADDITION  
 REPLAT - LOCATION MAP = 1

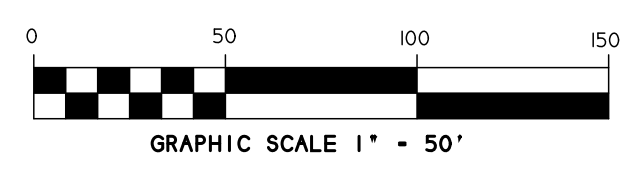
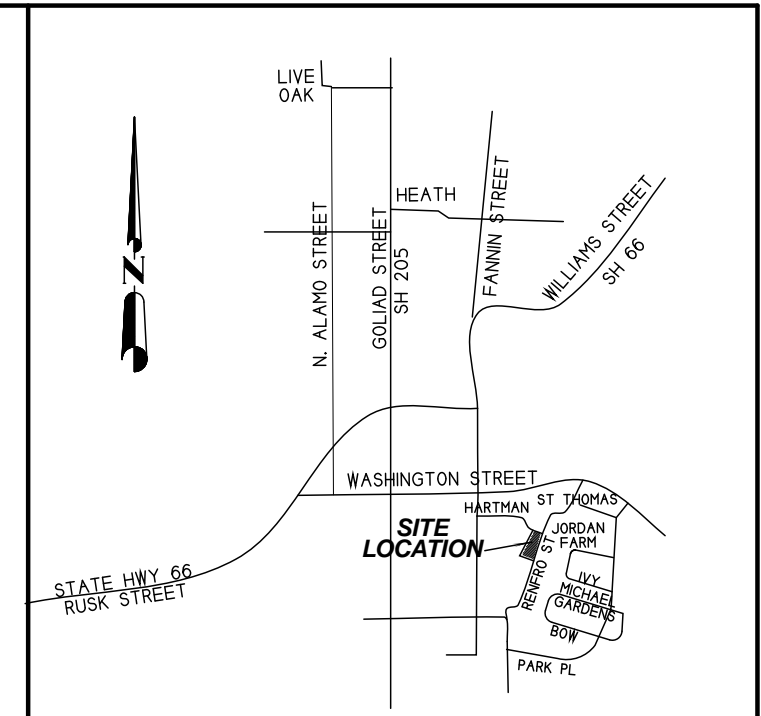


# City of Rockwall

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.





FINAL PLAT  
**RICHARD HARRIS NO. 2 ADDITION  
 LOTS 8 THRU 15, BLOCK A**

BEING A REPLAT OF  
 LOTS 1 THRU 7, BLOCK A  
 RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
 ( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:  
 RICHARD HARRIS AND  
 JUDY HARRIS FAMILY TRUST  
 HOLLI J. HARRIS  
 210 GLENN AVENUE  
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
	TV CABLE METER
	GAS METER
	PHONE METER
	FIRE HYDRANT
	POWER POLE
	ELECTRIC METER
	ELECTRIC BOX
	SUBSURFACE JUNCTION BOX
	LIGHT POLE
	1/2" IRF
	1" IRF
	EASEMENT LINE
	AIR COND. UNIT
	FIRE TANK

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 14, 2021  
 SCALE 1" = 50' FILE # 20210174-RP  
 CLIENT HARRIS GF # NONE

CITY CASE P2021-



CALLED 6.236 ACRES  
 COMMUNITY BANK  
 TO  
 CLARENCE E. AND ELVA NELL SAMPLES  
 VOLUME 1146, PAGE 65  
 R.P.R.R.C.T.

CALLED 6.236 ACRES  
 COMMUNITY BANK  
 TO  
 CLARENCE E. AND ELVA NELL SAMPLES  
 VOLUME 1146, PAGE 65  
 R.P.R.R.C.T.

CALLLED 0.236 ACRES  
 JAIME OLIVARES  
 VOLUME 4313, PAGE 106  
 R.P.R.R.C.T.

CALLLED 0.109 ACRES  
 RICHARD HARRIS  
 JUDY HARRIS  
 DOC# 2021000001445  
 O.P.R.R.C.T.

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L 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."
  - 4) Property owners are responsible for maintenance, repair and replacement of all retaining walls, the HOA and the owner are responsible for drainage and detention systems in easements.



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Richard and Judy Harris Family Trust and Holli J. Harris BEING THE OWNERS OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of Lots 1-7, Block A, of Richard Harris Subdivision No. 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 18 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 south right-of-way line of Hartman Street, a 45' R.O.W. at the northwest corner of Lot 1, Block A;

THENCE S. 68 deg. 47 min. 29 sec. E. along said right-of-way line, a distance of 137.73 feet to a 1/2" iron rod found for corner at the intersection of said right-of-way line with the west right-of-way line of Renfro Street, a 50' R.O.W.;

THENCE S. 10 deg. 13 min. 00 sec. W. along the west right-of-way of Renfro Street, a distance of 458.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7, Block A;

THENCE N. 79 deg. 47 min. 00 sec. W. along the south line of Lot 7, a distance of 276.23 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 24 deg. 44 min. 27 sec. E. a distance of 211.64 feet to a 1/2" iron rod found for corner;

THENCE N. 37 deg. 44 min. 27 sec. E. a distance of 97.96 feet to a 1/2" iron rod found for corner;

THENCE N. 22 deg. 41 min. 16 sec. E. a distance of 197.64 feet to the POINT OF BEGINNING and containing 97,009 square feet or 2.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in RICHARD HARRIS NO. 2 ADDITION, LOTS 8 THRU 15, BLOCK A 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.

7) Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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

RICHARD HARRIS  
for RICHARD AND JUDY HARRIS FAMILY TRUST

HOLLI J. HARRIS

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD HARRIS 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 HOLLI J. HARRIS 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.

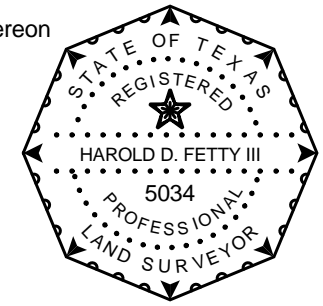
Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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 RICHARD HARRIS NO. 2 ADDITION LOTS 8 THRU 15, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Planning Director 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 \_\_\_\_\_, \_\_\_\_\_.

Director of Planning

City Engineer Date

FINAL PLAT  
**RICHARD HARRIS NO. 2 ADDITION  
LOTS 8 THRU 15, BLOCK A**

BEING A REPLAT OF  
LOTS 1 THRU 7, BLOCK A  
RICHARD HARRIS SUBDIVISION NO.2

2.23 ACRES OR 97,009 S.F.  
( 8 LOTS )

R. BALLARD SURVEY, ABSTRACT NO. 29  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV TELEVISION CABLE RISER	⊕ GAS METER	⊕ TEL RISER	⊕ FH HYDRANT	⊕ PP POWER POLE	⊕ ELEC METER	⊕ ELEC BOX	⊕ ELEC SUBSURFACE METER	⊕ ELEC SUBSURFACE JUNCTION BOX	⊕ LP METER	⊕ LP METER	⊕ LP METER
⊕ FENCE	⊕ EASEMENT LINE	⊕ AIR COND. UNIT	⊕ PROPANE TANK	⊕ PROPANE TANK	⊕ PROPANE TANK	⊕ PROPANE TANK	⊕ PROPANE TANK	⊕ PROPANE TANK	⊕ PROPANE TANK	⊕ PROPANE TANK	⊕ PROPANE TANK

OWNER:  
RICHARD HARRIS AND  
JUDY HARRIS FAMILY TRUST  
HOLLI J. HARRIS  
210 GLENN AVENUE  
ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE MAY 14, 2021  
SCALE 1" = 50' FILE # 20210174-RP  
CLIENT HARRIS GF # NONE

CITY CASE P2021-



## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** P2021-030; REPLAT FOR LOT 4, BLOCK A, CHANNELL SUBDIVISION

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### Attachments

Case Memo  
Development Application  
Location Map  
Replat  
Closure Report

### Summary/Background Information

Consider a request by Luis M. Gonzalez of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Willcar Holdings, LLC for the approval of a *Replat* for Lot 4, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

### Action Needed

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** July 6, 2021  
**APPLICANT:** Luis M. Gonzalez; *Pacheco Koch Consulting Engineers*  
**CASE NUMBER:** P2021-030; *Replat for Lot 4, Block A, Channell Subdivision*

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### SUMMARY

Consider a request by Luis M. Gonzalez of Pacheco Koch Consulting Engineers on behalf of Alton Frazier of Willcar Holdings, LLC for the approval of a Replat for Lot 4, Block A, Channell Subdivision being a 18.762-acre parcel of land identified as Lot 3, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for an 18.762-acre parcel of land [i.e. *Lot 2, Block A, Channell Subdivision Addition*] for purpose of establishing firelane & drainage easements for the western portion of the subject property to facilitate the construction of a ~55,760 SF office/warehouse facility. The *subject property* is located within the SH-205 By-Pass Overlay (SH-205 BY OV) and is addressed as 1700 John King Boulevard.
- The subject property was annexed by the City Council on September 16, 1974 by *Ordinance No. 74-25 (Case No. A1974-005)*. Based on the May 7, 1993 historic zoning maps, between the time of annexation and May 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. On March 17, 2014 the City Council approved a final plat (*Case No. P2014-008*) establishing Lot 1, Block A and Lot 1, Block B, Channell Subdivision. On July 8, 2014, the Planning and Zoning Commission approved a site plan (*Case No. SP2014-011*) for a 225,910 SF manufacturing and office building on the 18.762-acre subject property. As a part of the aforementioned site plan request, and on July 21, 2014, the City Council approved variances to the parking, building materials, light pole height requirements, and a special exception to allow tilt wall construction. On September 17, 2014, the City Council approved a replat (*Case No. P2014-038*) for the subject property. An amendment to the approved site plan (*Case No. SP2014-011*) was approved by the City Council on May 16, 2016. A subsequent site plan (*Case No.'s SP2019-021 [withdrawn] and SP2019-045*) -- which was approved on December 10, 2019 -- established screening for the outside storage areas on the north side of the existing building, realigned the western drive aisle, and laid out additional parking areas. An amended site plan (*Case No. SP2020-011*) was submitted and approved by the Planning and Zoning Commission on July 14, 2020. On January 4, 2021, the City Council approved a zoning change from a Light Industrial (LI) District to Planned Development District 89 (PD-89) [i.e. *Case No. Z2020-053*] for Light Industrial (LI) District land uses for the purpose of establishing a corporate campus. A final amended site plan (i.e. *Case No. SP2021-011*) was approved administratively by staff for the purpose of constructing a ~55,760 SF office/warehouse facility.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section below, this Replat is in substantial compliance with the requirements of Chapter 38, *Subdivision*, of the Municipal Code of Ordinances.

## **CONDITIONS OF APPROVAL**

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

## **PLANNING AND ZONING COMMISSION**

On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1700 Justin Road, Rockwall, Texas

Subdivision Channell Subdivision

Lot 4

Block A

General Location Northwest Corner of Justin Road and John King Boulevard

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

Current Zoning PD-89

Current Use Office & Factory

Proposed Zoning PD-89

Proposed Use Office & Factory

Acreage 18.762

Lots [Current] 1

Lots [Proposed] 1

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

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

Owner Willcar Holdings LLC

Applicant Pacheco Koch Consulting Engineers

Contact Person Alton Frazier

Contact Person Luis M. González

Address 1700 Justin Road

Address 7557 Rambler Road

Suite 1400

City, State & Zip Rockwall, Texas 75087

City, State & Zip Dallas, Texas, 75231

Phone (909)-240-3460

Phone (972)235-3031

E-Mail altonjfrazier@gmail.com

E-Mail lgonzalez@pkce.com

## NOTARY VERIFICATION [REQUIRED]

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

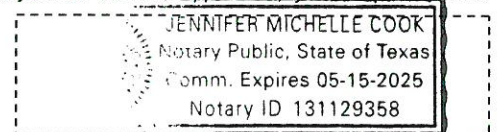
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ N/A, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of June, 20 21. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of June, 20 21.

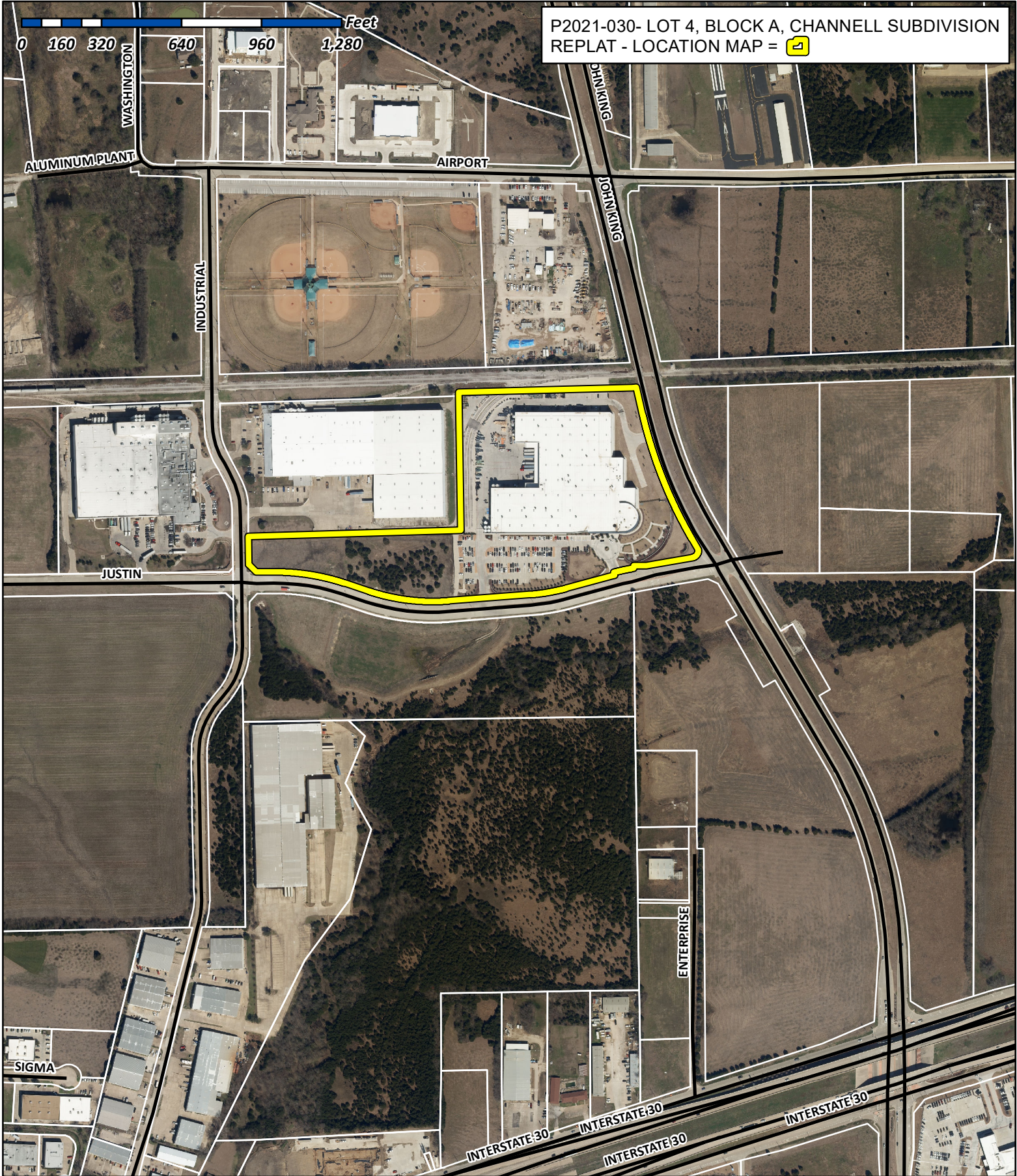
Owner's/Applicant's Signature

*Luis M. Gonzalez*  
*Jennifer Michelle Cook*

Notary Public in and for the State of Texas



My Commission Expires 05-15-2025



P2021-030- LOT 4, BLOCK A, CHANNELL SUBDIVISION  
 REPLAT - LOCATION MAP = [location pin icon]

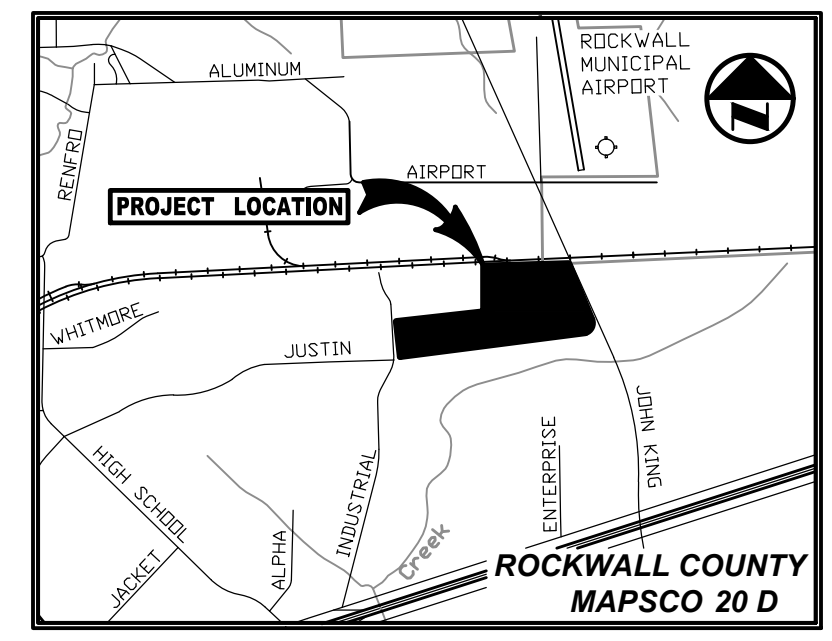
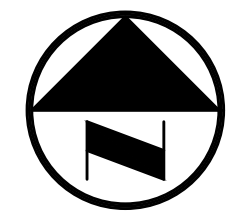
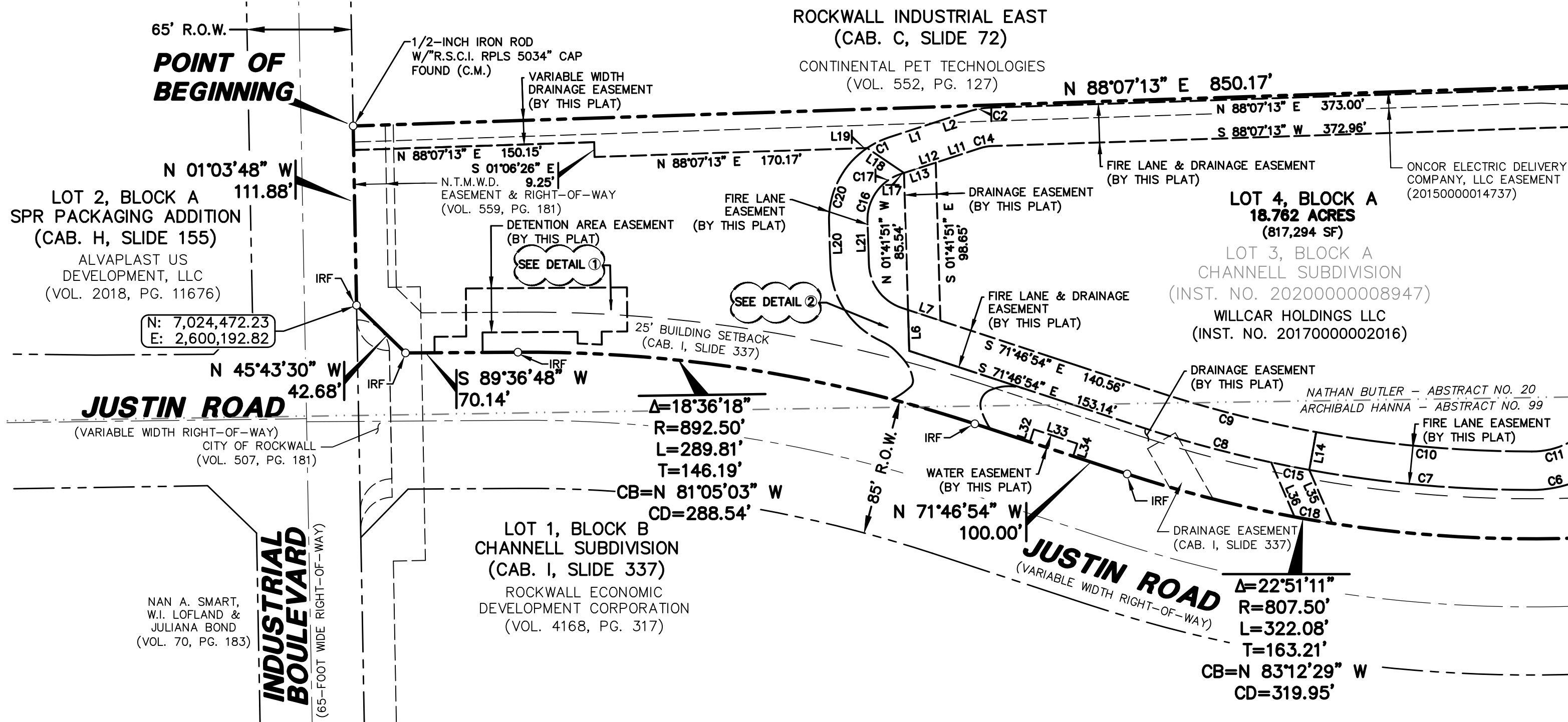


# City of Rockwall

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.





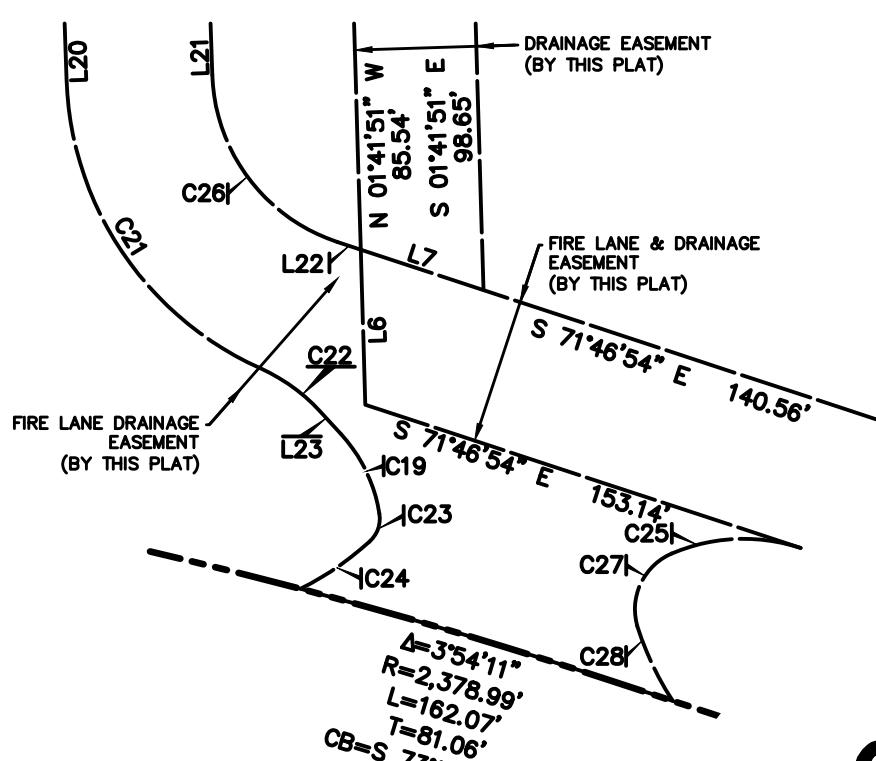
VICINITY MAP  
(NOT TO SCALE)

LEGEND

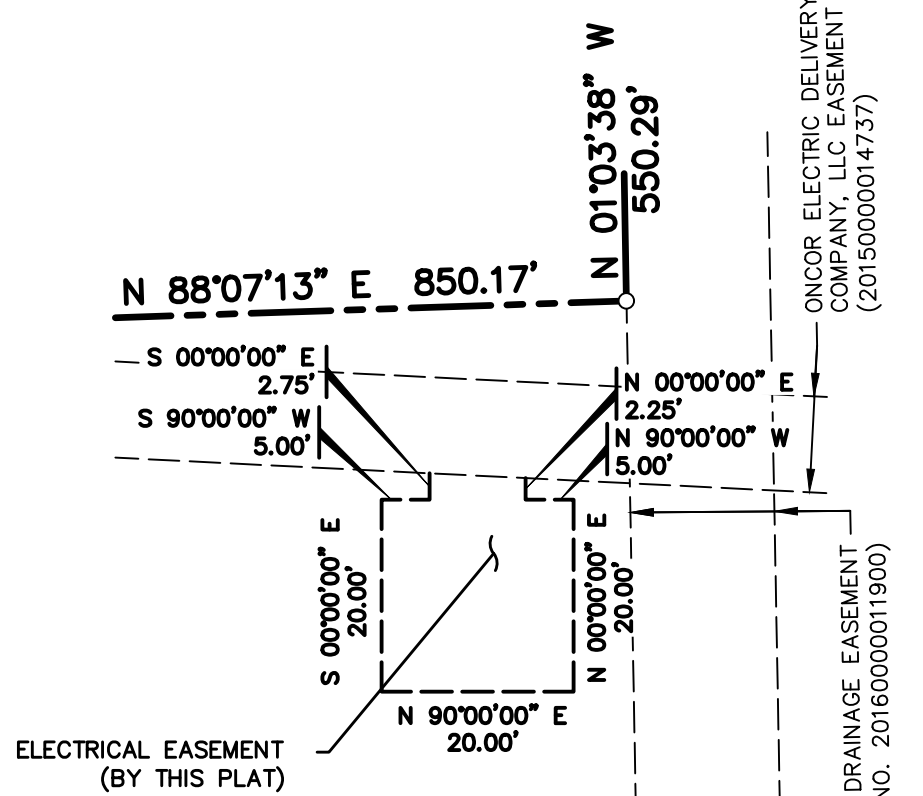
- IRF 1/2-INCH IRON ROD
- W/"MIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- ABSTRACT LINE
- CENTERLINE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	15°55'33"	54.07'	15.03'	7.56'	S 63°55'34" W	14.98'
C2	17°33'11"	52.46'	16.07'	8.10'	S 79°34'43" W	16.01'
C3	89°59'55"	54.00'	84.82'	54.00'	N 46°52'44" W	76.37'
C4	37°47'38"	54.00'	35.62'	18.49'	N 19°05'59" E	34.98'
C5	4°39'37"	54.00'	4.39'	2.20'	N 40°19'37" E	4.39'
C6	47°50'19"	74.00'	61.79'	32.82'	N 66°26'02" E	60.01'
C7	10°16'56"	776.68'	139.38'	69.88'	S 84°50'59" E	139.20'
C8	7°55'31"	777.07'	107.49'	53.83'	N 75°44'40" W	107.40'
C9	7°55'31"	753.07'	104.17'	52.17'	S 75°44'40" E	104.08'
C10	10°17'34"	752.70'	135.22'	67.79'	N 84°51'18" W	135.04'
C11	47°35'29"	50.00'	41.53'	22.05'	S 66°33'27" W	40.35'
C12	41°45'58"	30.00'	21.87'	11.45'	S 21°46'27" W	21.39'
C13	90°19'43"	29.91'	47.16'	30.09'	S 46°52'44" E	42.43'
C14	16°36'19"	29.24'	8.47'	4.27'	N 80°01'49" E	8.44'
C15	1°56'55"	713.22'	24.26'	12.13'	S 78°48'46" E	24.25'
C16	62°24'56"	30.00'	32.68'	18.17'	N 29°19'41" E	31.09'
C17	11°24'40"	30.00'	5.97'	3.00'	N 66°14'28" E	5.96'
C18	1°41'30"	807.50'	23.84'	11.92'	N 80°17'09" W	23.84'
C19	33°41'39"	25.00'	14.70'	7.57'	S 25°39'12" E	14.49'
C20	54°30'57"	54.07'	51.45'	27.86'	S 25°24'26" W	49.53'
C21	64°00'19"	54.00'	60.32'	33.75'	S 33°52'57" E	57.24'
C22	23°23'04"	30.00'	12.24'	6.21'	S 54°11'34" E	12.16'
C23	57°58'26"	5.00'	5.06'	2.77'	S 19°32'35" W	4.85'
C24	16°05'00"	49.26'	13.83'	6.96'	S 55°36'30" W	13.78'
C25	41°26'41"	30.00'	21.70'	11.35'	N 87°29'45" E	21.23'
C26	69°54'07"	30.00'	36.60'	20.97'	N 36°49'51" W	34.37'
C27	82°47'26"	10.00'	14.45'	8.81'	N 25°22'42" E	13.22'
C28	15°47'50"	49.62'	13.68'	6.88'	N 25°26'32" W	13.64'

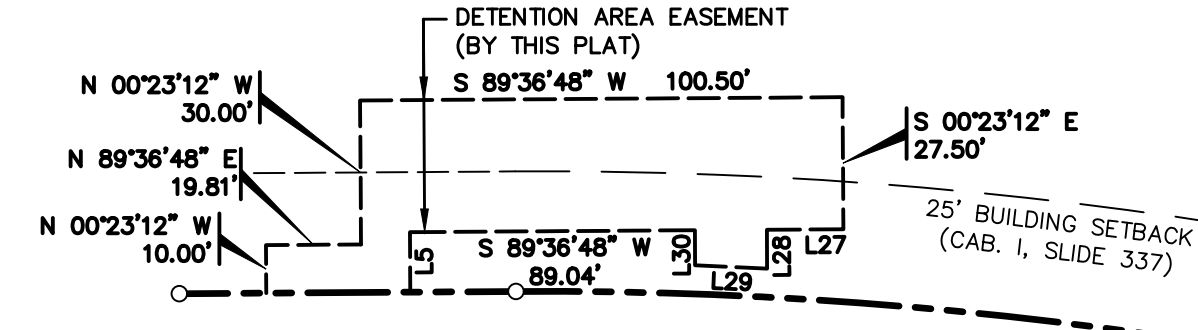
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 71°56'48" W	32.15'	L19	N 88°07'13" E	170.17'
L2	S 71°55'58" W	18.75'	L20	S 01°52'47" E	26.53'
L3	N 42°39'26" E	23.32'	L21	N 01°52'47" W	26.55'
L4	N 42°39'26" E	14.55'	L22	N 71°46'54" W	4.03'
L5	N 00°23'12" W	12.50'	L23	S 42°30'01" E	5.10'
L6	S 01°41'51" E	25.53'	L24	N 01°58'15" W	53.14'
L7	N 71°46'54" W	21.27'	L25	N 40°04'13" E	14.61'
L8	S 42°39'26" W	15.27'	L26	N 46°52'47" W	29.44'
L9	S 42°39'26" W	23.32'	L27	S 89°36'48" W	15.95'
L10	S 46°52'47" E	41.74'	L28	S 00°23'12" E	8.08'
L11	N 71°55'59" E	19.61'	L29	N 87°24'41" W	15.02'
L12	N 71°56'48" E	29.96'	L30	N 00°23'12" W	7.30'
L13	N 71°56'48" E	20.84'	L31	N 88°34'47" W	18.98'
L14	S 10°17'29" W	24.00'	L32	N 18°13'06" E	8.27'
L15	N 46°17'23" W	24.00'	L33	S 71°46'54" E	28.50'
L16	S 02°41'58" E	31.52'	L34	S 18°13'06" W	8.27'
L17	N 71°56'48" E	2.19'	L35	S 23°15'59" E	36.30'
L18	N 55°54'08" W	27.75'	L36	S 23°15'59" E	37.04'



2 DETAIL  
NOT TO SCALE



3 DETAIL  
NOT TO SCALE



1 DETAIL  
NOT TO SCALE

SHEET 1 OF 3

REPLAT  
**LOT 4, BLOCK A,  
 CHANNELL SUBDIVISION**  
 BEING A REPLAT OF LOT 3, BLOCK A,  
 CHANNELL SUBDIVISION  
 1 LOT, BEING 18.762-ACRES AND BEING OUT OF  
 THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20,  
 THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99  
 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102  
 AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_

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

OWNER:  
 WILLCAR HOLDINGS LLC  
 26040 YNEZ ROAD  
 TEMECULA, CALIFORNIA 92592  
 PH: 909-240-3460  
 CONTACT: ALTON FRAZIER

**Pacheco Koch**  
 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-14439  
 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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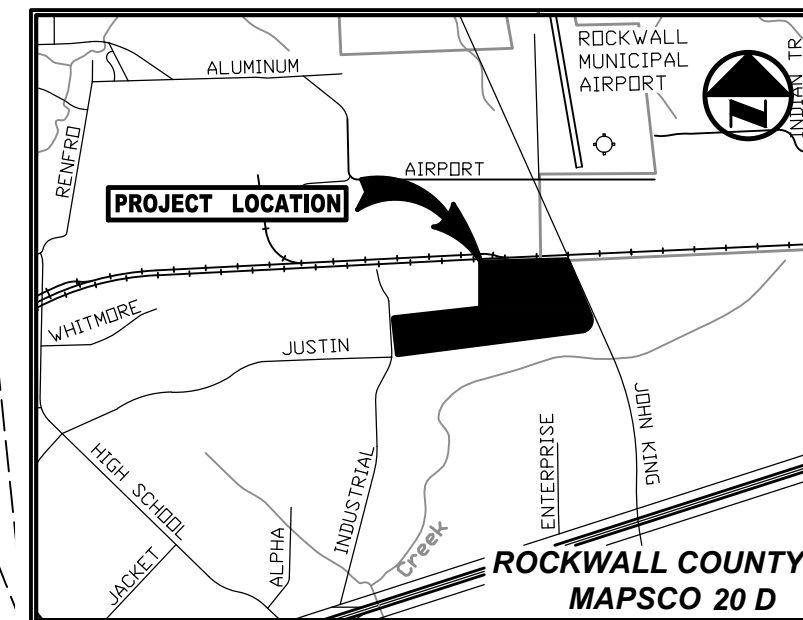
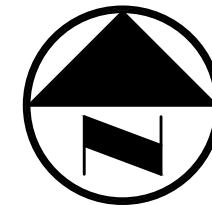
REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION

**U.P./DALLAS GARLAND N.E. RAILROAD**

(A 100-FOOT RIGHT-OF-WAY)

N 88°10'00" E 693.99'

N 88°16'13" E 116.20'



**VICINITY MAP**  
(NOT TO SCALE)

**LEGEND**

- IRF 1/2-INCH IRON ROD
- W/"WIER ASSOC INC" CAP FOUND
- CSC 1/2-INCH IRON ROD
- W/"CSC 4252" CAP FOUND
- PK-IRS 5/8-INCH IRON ROD
- W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - SETBACK LINE
- - - ABSTRACT LINE
- - - CENTERLINE

SEE SHEET 1 FOR LINE AND CURVE TABLES

ROCKWALL INDUSTRIAL EAST  
(CAB. C, SLIDE 72)

CONTINENTAL PET TECHNOLOGIES  
(VOL. 552, PG. 127)

N 01°03'38" W 550.29'

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20200000008947)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

WATER EASEMENT  
(INST. NO. 20160000011900)

FIRE LANE & WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
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(INST. NO. 20160000011900)

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WATER EASEMENT  
(INST. NO. 20160000011900)

ONCOR ELECTRIC DELIVERY COMPANY, LLC EASEMENT  
(INST. NO. 20150000014737)

**LOT 4, BLOCK A**  
**18.762 ACRES**  
**(817,294 SF)**

LOT 3, BLOCK A  
CHANNELL SUBDIVISION  
(INST. NO. 20200000008947)

WILLCAR HOLDINGS LLC  
(INST. NO. 20170000002016)

**JOHN KING BOULEVARD**  
(A 120-FOOT WIDE RIGHT-OF-WAY)

$\Delta=17'06'33''$   
 $R=1,810.00'$   
 $L=540.49'$   
 $T=272.27'$   
 $CB=S 21'54'26'' E$   
 $CD=538.48'$

$\Delta=84'24'20''$   
 $R=29.50'$   
 $L=43.46'$   
 $T=26.75'$   
 $CB=S 37'35'03'' W$   
 $CD=39.63'$

$S 30'27'42'' E$   
 $46.15'$

N: 7,024,535.78  
E: 2,601,989.93

SHEET 2 OF 3

REPLAT

**LOT 4, BLOCK A, CHANNELL SUBDIVISION**

BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION

1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. \_\_\_\_\_

**Pacheco Koch**  
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY VTS/LAH	CHECKED BY LMG	SCALE 1"=60'	DATE JUNE 2021	JOB NUMBER 3273-20.063
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LHERNANDEZ 06/17/2021 10:15AM C:\USERS\LHERNANDEZ\APPDATA\LOCAL\TEMP\ACCPUBLISH\_20624\_3273-20.063R.DWG

REPLAT-LOT 4, BLOCK A, CHANNELL SUBDIVISION



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Willcar Holdings LLC, is the owner of an 18.762 acre tract of land in the City of Rockwall, Rockwall County, Texas; said tract of land being described as follows:

LEGAL DESCRIPTION

DESCRIPTION, of an 18.762 acre tract of land situated in the Nathan Butler Survey, Abstract No. 20, the Archibald Hanna Survey, Abstract No. 99, and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas; said tract being all of Lot 3, Block A, Channell Subdivision, an addition to the City of Rockwall, Texas according to the plat recorded in Instrument No. 2020000008947 of the Official Public Records of Rockwall County, Texas; said tract also being all of that certain tract of land described in Special Warranty Deed to Willcar Holdings LLC recorded in Instrument No. 2017000002016 of the Official Public Records of Rockwall County, Texas; said 18.762 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "R.S.C.I. RPLS 5034" cap found for corner in the east right-of-way line of Industrial Boulevard (a 65-foot wide right-of-way); said point being the westernmost northwest corner of said Lot 3 and the southwest corner of Rockwall Industrial East, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet C, Slide 72 of said Plat Records;

THENCE, North 88 degrees, 07 minutes, 13 seconds East, departing the said east line of Industrial Boulevard and along the south line of said Rockwall Industrial East, a distance of 850.17 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of said Rockwall Industrial East;

THENCE, North 01 degrees, 03 minutes, 38 seconds West, along the east line of said Rockwall Industrial East, a distance of 550.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south right-of-way line of the UP/DALLAS GARLAND N.E. RAILROAD (a 100-foot wide right-of-way); said point being the northeast corner of said Rockwall Industrial East;

THENCE, along the said south line of the UP/DALLAS GARLAND N.E. RAILROAD, the following two (2) calls:

North 88 degrees, 10 minutes, 00 seconds East, a distance of 693.99 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at an angle point;

North 88 degrees, 16 minutes, 13 seconds East, a distance of 16.20 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the west right-of-way line of John King Boulevard (a 120-foot wide right-of-way);

THENCE, departing the said south line of the UP/DALLAS GARLAND N.E. RAILROAD and along the said west line of John King Boulevard, the following three (3) calls:

South 13 degrees, 13 minutes, 35 seconds East, a distance of 112.68 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 17 degrees, 06 minutes, 33 seconds, a radius of 1,810.00 feet, a chord bearing and distance of South 21 degrees, 54 minutes, 26 seconds East, 538.48 feet, an arc distance of 540.49 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 30 degrees, 27 minutes, 42 seconds East, a distance of 46.15 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being at the northeast end of a circular right-of-way corner clip at the intersection of the said west line of John King Boulevard and the north right-of-way line of Justin Road (a variable width right-of-way) and the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, departing the said west line of John King Boulevard and along said corner clip and said curve to the right, having a central angle of 84 degrees, 24 minutes, 20 seconds, a radius of 29.50 feet, a chord bearing and distance of South 37 degrees, 35 minutes, 03 seconds West, 39.63 feet, an arc distance of 43.46 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the said north line of Justin Road; said point being at the southwest end of said corner clip;

THENCE, departing the said corner clip and along the said north line of Justin Road, the following fourteen (14) calls:

South 79 degrees, 47 minutes, 13 seconds West, a distance of 186.63 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at an angle point;

South 89 degrees, 47 minutes, 13 seconds West, a distance of 50.50 feet to a 1/2-inch iron rod with "CSC 4252" cap found for corner;

South 00 degrees, 38 minutes, 16 seconds East, a distance of 8.89 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 79 degrees, 47 minutes, 13 seconds West, a distance of 10.22 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner at the beginning of a tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 04 degrees, 26 minutes, 56 seconds, a radius of 904.50 feet, a chord bearing and distance of South 77 degrees, 33 minutes, 45 seconds West, 70.22 feet, an arc distance of 70.23 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner;

South 14 degrees, 39 minutes, 43 seconds East, a distance of 12.00 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being the beginning of a non-tangent curve to the left;

In a southwesterly direction, along said curve to the left, having a central angle of 00 degrees, 33 minutes, 04 seconds, a radius of 892.50 feet, a chord bearing and distance of South 75 degrees, 03 minutes, 45 seconds West, 8.58 feet, an arc distance of 8.58 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 74 degrees, 47 minutes, 13 seconds West, a distance of 191.98 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 10 degrees, 34 minutes, 42 seconds, a radius of 807.50 feet, a chord bearing and distance of South 80 degrees, 04 minutes, 34 seconds West, 148.87 feet, an arc distance of 149.09 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 85 degrees, 21 minutes, 55 seconds West, a distance of 325.98 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 22 degrees, 51 minutes, 11 seconds, a radius of 807.50 feet, a chord bearing and distance of North 83 degrees, 12 minutes, 29 seconds West, 319.95 feet, an arc distance of 322.08 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

North 71 degrees, 46 minutes, 54 seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 18 degrees, 36 minutes, 18 seconds, a radius of 892.50 feet, a chord bearing and distance of North 81 degrees, 05 minutes, 03 seconds West, 288.54 feet, an arc distance of 289.81 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found at the end of said curve;

South 89 degrees, 36 minutes, 48 seconds West, a distance of 70.14 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner; said point being at the southeast end of a right-of-way corner clip at the intersection of said north line of Justin Road with the said east line of Industrial Boulevard;

THENCE, North 45 degrees, 43 minutes, 30 seconds West, departing the said north line of Justin Road and along the said corner clip, a distance of 42.68 feet to a 1/2-inch iron rod with "WER & ASSOC INC" cap found for corner in the said east line of Industrial Boulevard; said point being at the northwest end of said corner clip;

THENCE, North 01 degrees, 03 minutes, 48 seconds West, departing the said corner clip and along the said east line of Industrial Boulevard, a distance of 111.88 feet to the POINT OF BEGINNING;

CONTAINING, 817,294 square feet or 18.762 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/17/21.

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

Planning and Zoning Commission

Date

APPROVED

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

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

GENERAL NOTES

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LOT 4, BLOCK A, CHANNELL SUBDIVISION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOT 4, BLOCK A, CHANNELL SUBDIVISION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

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

William H. Channell, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William H. Channell, 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 \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

My Commission Expires:

SHEET 3 OF 3

REPLAT
LOT 4, BLOCK A,
CHANNELL SUBDIVISION

BEING A REPLAT OF LOT 3, BLOCK A, CHANNELL SUBDIVISION
1 LOT, BEING 18.762-ACRES AND BEING OUT OF THE NATHAN BUTLER SURVEY, ABSTRACT NO. 20, THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 AND THE DAVID HARR SURVEY, ABSTRACT NO. 102 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. \_\_\_\_ - \_\_\_\_

Pacheco Koch logo and contact information: 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805
DRAWN BY VTS/LAH CHECKED BY LMG SCALE 1"=60' DATE JUNE 2021 JOB NUMBER 3273-20.063

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

OWNER: WILLCAR HOLDINGS LLC 26040 YNEZ ROAD TEMECULA, CALIFORNIA 92592 PH: 909-240-3460 CONTACT: ALTON FRAZIER

Point of Beginning : North: 7025817.87' East:  
2603554.31'

Segment #1 : Line

Course: N88°07'13"E Length: 850.17'  
North: 7025845.76' East: 2604404.02'

Segment #2 : Line

Course: N1°03'38"W Length: 550.29'  
North: 7026395.96' East: 2604393.84'

Segment #3 : Line

Course: N88°10'00"E Length: 693.99'  
North: 7026418.16' East: 2605087.47'

Segment #4 : Line

Course: N88°16'13"E Length: 16.20'  
North: 7026418.65' East: 2605103.67'

Segment #5 : Line

Course: S13°13'35"E Length: 112.68'  
North: 7026308.96' East: 2605129.45'

Segment #6 : Curve

Length: 540.49' Radius: 1810.00'  
Delta: 17°06'33" Tangent: 272.27'  
Chord: 538.48' Course: S21°54'26"E  
Course In: N76°38'51"E Course Out: S59°32'18"W  
RP North: 7026726.96' East: 2606890.52'  
End North: 7025809.36' East: 2605330.36'

Segment #7 : Line

Course: S30°27'42"E Length: 46.15'  
North: 7025769.58' East: 2605353.76'

Segment #8 : Curve

Length: 43.46' Radius: 29.50'  
Delta: 84°24'20" Tangent: 26.75'  
Chord: 39.63' Course: S37°35'03"W  
Course In: S85°22'53"W Course Out: S10°12'47"E  
RP North: 7025767.21' East: 2605324.35'  
End North: 7025738.18' East: 2605329.58'

Segment #9 : Line

Course: S79°47'13"W Length: 186.63'  
North: 7025705.09' East: 2605145.92'

Segment #10 : Line

Course: S89°47'13"W Length: 50.50'  
North: 7025704.90' East: 2605095.42'

Segment #11 : Line

Course: S0°38'16"E Length: 8.89'  
North: 7025696.01' East: 2605095.52'

Segment #12 : Line

Course: S79°47'13"W Length: 10.22'  
North: 7025694.19' East: 2605085.46'

Segment #13 : Curve

Length: 70.23' Radius: 904.50'  
Delta: 4°26'56" Tangent: 35.13'  
Chord: 70.22' Course: S77°33'45"W  
Course In: S10°12'47"E Course Out: N14°39'43"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025679.07' East: 2605016.89'

Segment #14 : Line

Course: S14°39'43"E Length: 12.00'  
North: 7025667.46' East: 2605019.93'

Segment #15 : Curve

Length: 8.58' Radius: 892.50'  
Delta: 0°33'04" Tangent: 4.29'  
Chord: 8.58' Course: S75°03'45"W  
Course In: S14°39'43"E Course Out: N15°12'47"W  
RP North: 7024804.03' East: 2605245.84'  
End North: 7025665.25' East: 2605011.64'

Segment #16 : Line

Course: S74°47'13"W Length: 191.98'  
North: 7025614.87' East: 2604826.38'

Segment #17 : Curve

Length: 149.09' Radius: 807.50'  
Delta: 10°34'42" Tangent: 74.76'  
Chord: 148.87' Course: S80°04'34"W  
Course In: N15°12'47"W Course Out: S4°38'05"E  
RP North: 7026394.08' East: 2604614.49'  
End North: 7025589.22' East: 2604679.74'

Segment #24 : Line

Course: N1°03'48"W Length: 111.88'  
North: 7025817.87' East: 2603554.31'

-----  
Perimeter: 4804.11' Area: 817,294 Sq. Ft./ 18.762  
Acres

Segment #18 : Line

Course: S85°21'55"W Length: 325.98'  
North: 7025562.88' East: 2604354.82'

Segment #19 : Curve

Length: 322.08' Radius: 807.50'  
Delta: 22°51'11" Tangent: 163.21'  
Chord: 319.95' Course: N83°12'29"W  
Course In: N4°38'05"W Course Out: S18°13'06"W  
RP North: 7026367.74' East: 2604289.58'  
End North: 7025600.71' East: 2604037.12'

Segment #20 : Line

Course: N71°46'54"W Length: 100.00'  
North: 7025631.98' East: 2603942.13'

Segment #21 : Curve

Length: 289.81' Radius: 892.50'  
Delta: 18°36'18" Tangent: 146.19'  
Chord: 288.54' Course: N81°05'03"W  
Course In: S18°13'06"W Course Out: N0°23'12"W  
RP North: 7024784.22' East: 2603663.10'  
End North: 7025676.70' East: 2603657.08'

Segment #22 : Line

Course: S89°36'48"W Length: 70.14'  
North: 7025676.22' East: 2603586.94'

Segment #23 : Line

Course: N45°43'30"W Length: 42.68'  
North: 7025706.02' East: 2603556.39'



## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** P2021-031; LOT 2, BLOCK M, LAKE ROCKWALL ESTATES EAST ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Replat

### Summary/Background Information

Consider a request by Alejandro Flores for the approval of a *Replat* for Lot 1, Block M, Lake Rockwall Estates East Addition being a 0.33-acre parcel of land identified as Lot 1406 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary.

### Action Needed

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



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** July 6, 2021  
**APPLICANT:** Alejandro Flores  
**CASE NUMBER:** P2021-031; *Lot 2, Block M, Lake Rockwall Estates East Addition*

---

### SUMMARY

Consider a request by Alejandro Flores for the approval of a Replat for Lot 2, Block M, Lake Rockwall Estates East Addition being a 0.33-acre parcel of land identified as Lot 1406 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 478 Renee Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.33-acre parcel of land identified as Lots 1405 and 1406 of the Rockwall Lake Estates No. 2 Addition for the purpose of establishing one (1) lot (*i.e. Lot 2, Block M, Lake Rockwall Estates East Addition*).
- On September 21, 2009, the City Council rezoned the subject property from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve of the replat for *Lot 2, Block M, Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

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

**PLANNING AND ZONING COMMISSION**

On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-031

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 478 RENNE DR

SUBDIVISION ROCKWALL LAKE PROPERTIES DEVELOPMENT #2 LOT 1405 & 1406 BLOCK

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

EMPTY LOT

PROPOSED ZONING

PROPOSED USE

NEW HOUSE

ACREAGE .33

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER ALEJANDRO FLORES

APPLICANT ALEJANDRO FLORES

CONTACT PERSON " " "

CONTACT PERSON

ADDRESS 1650 John King Blvd  
APT #3710

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75082

CITY, STATE & ZIP

PHONE (469) 534-5809

PHONE

E-MAIL afchomes75@gmail.com

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 300.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF June, 2021

OWNER'S SIGNATURE

Alejandro Flores

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Cristi Spears / Cristi Spears



0 25 50 100 150 200 Feet  
EVANS

P2021-031- REPLAT FOR 478 RENEE DRIVE  
REPLAT - LOCATION MAP = 



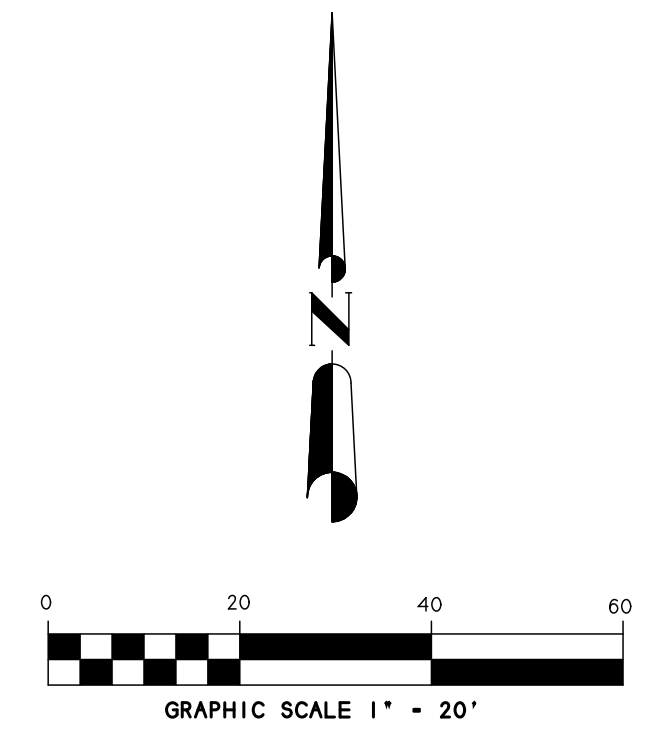
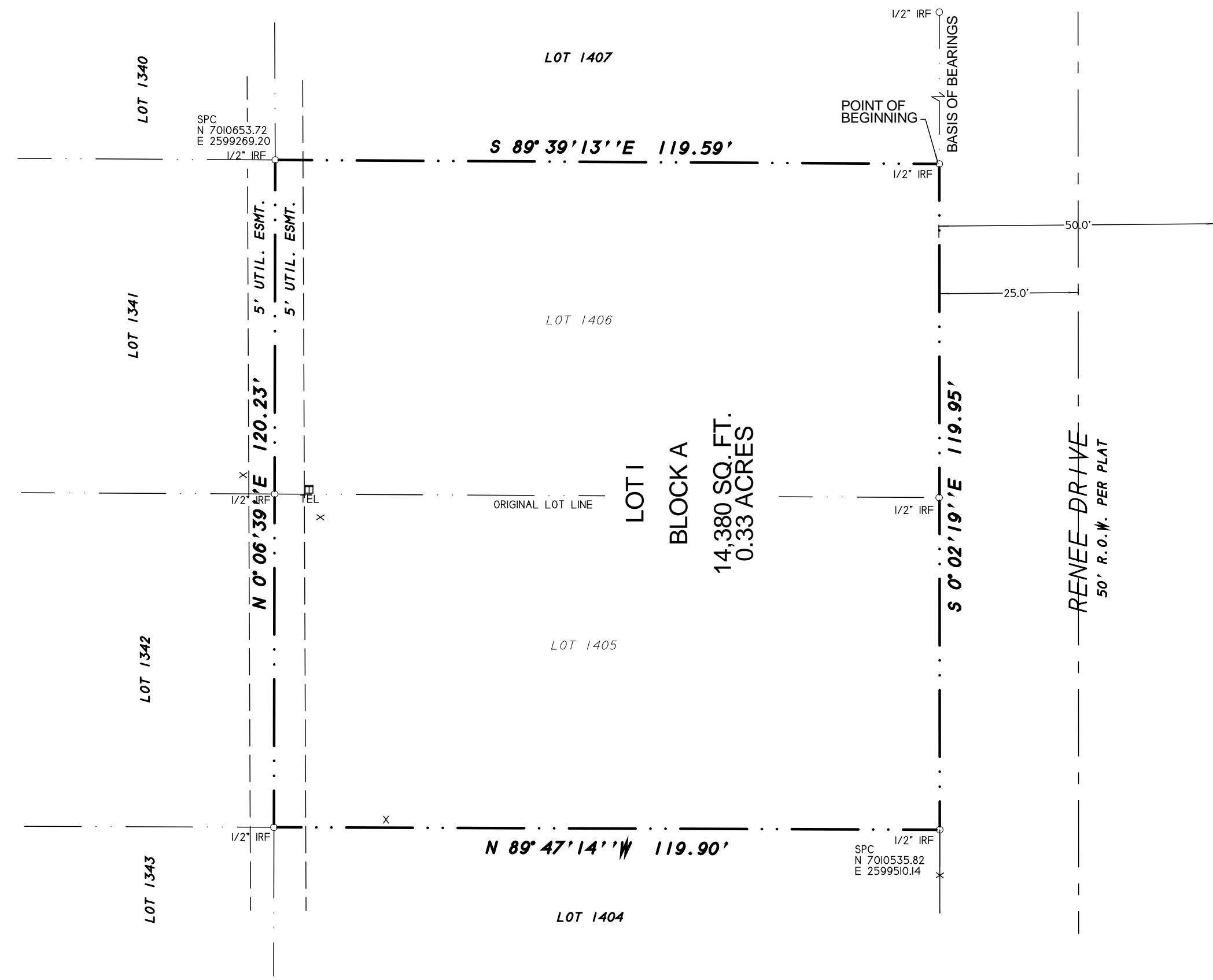
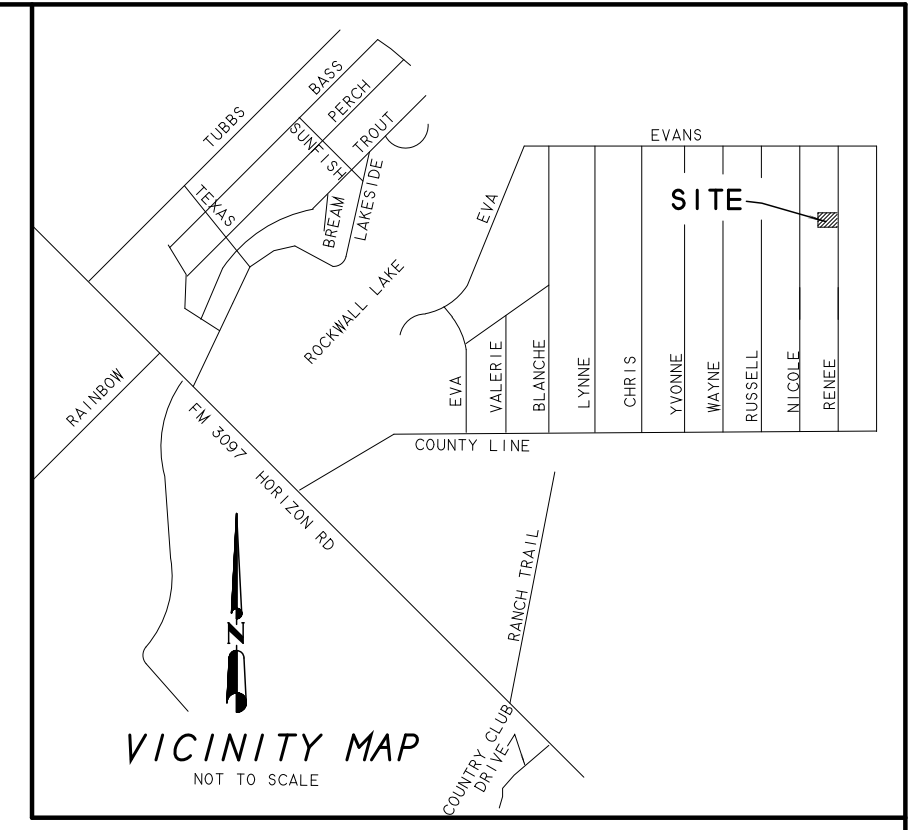
## City of Rockwall

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

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







FINAL PLAT  
**A. FLORES ADDITION**  
**LOT 1, BLOCK A**

BEING A REPLAT OF LOTS 1405 AND 1406  
 ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2  
 0.33 ACRES OR 14,380 S.F.  
 ( 1 LOT )  
 SITUATED IN THE WELLS SURVEY, A-219  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- 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."
  - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.

OWNER:  
 ALEJANDRO FLORES  
 1950 JOHN KING BLVD APT 3710  
 ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND	
⊙	TV
⊙	GAS
⊙	TELEPHONE
⊙	CABLE RISER
⊙	METER
⊙	ELEC. BOX
⊙	ELECTRIC SUBSTATION
⊙	WATER METER
⊙	JUNCTION BOX
⊙	FENCE
⊙	TEL. RISER
⊙	PHONE METER
⊙	HYDRANT
⊙	POWER POLE
⊙	1/2" IRF
⊙	IRON AND IRON T CORNER
⊙	AIR COND. UNIT
⊙	PROpane TANK
---	EASEMENT LINE
---	PROPERTY LINES

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 19, 2021  
 SCALE 1" = 20' FILE # 20210144-RP  
 CLIENT FLORES

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

All that certain lot, tract or parcel of land situated in the WELLS SURVEY, ABSTRACT NO. 219, City of Rockwall, Rockwall County, Texas, and being all of Lot 1405 and Lot 1406, of ROCKWALL LAKE PROPERTIES NO. 2, an Addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 79, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING a1/2" iron rod found for corner in the west right-of-way line of Renee Drive, at the northeast corner of said Lot 1406 and the southeast corner of Lot 1407;

THENCE S. 00 deg. 02 min. 19 sec. E. along said right-of-way line, a distance of 119.95 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 1405;

THENCE N. 89 deg. 47 min. 14 sec. W. along the south line of Lot 1405, a distance of 119.90 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 1405 and the southeast corner of Lot 1342;

THENCE N. 00 deg. 06 min. 39 sec. E. along the east line of Lot 1342 and Lot 1341, a distance of 120.23 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1406;

THENCE S. 89 deg. 39 min. 13 sec. E. along the north line of Lot 1406, a distance of 119.59 feet to the POINT OF BEGINNING and containing 14,380 square feet or 0.33 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as A. FLORES ADDITION LOT 1, 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in A. FLORES ADDITION LOT 1, BLOCK A, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

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

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

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

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

ALEJANDRO FLORES

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALEJANDRO FLORES 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.

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of A. FLORES ADDITION LOT 1, 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

A. FLORES ADDITION  
LOT 1, BLOCK A

BEING A REPLAT OF LOTS 1405 AND 1406  
ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2  
0.33 ACRES OR 14,380 S.F.

( 1 LOT )

SITUATED IN THE WELLS SURVEY, A-219  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
⊗ TELEVISION CABLE	⊗ GAS METER
⊗ PHONE BOX	⊗ FIRE HYDRANT
⊗ POWER POLE	⊗ ELEC. METER
⊗ SUBURFACE JUNCTION BOX	⊗ WATER METER
⊗ LIGHT POLE	⊗ IRON ROD FOUND CORNER
⊗ AL. CLOS. UNIT	⊗ PREPARE TANK
— EASEMENT LINE	— PROPERTY LINE
— FENCE	

OWNER:  
ALEJANDRO FLORES  
1950 JOHN KING BLVD APT 3710  
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 19, 2021  
SCALE 1" = 20' FILE # 20210144-RP  
CLIENT FLORES

CITY CASE NO P2021-



## MEMORANDUM

---

**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** P2021-032; FINAL PLAT FOR LOT 1, BLOCK A, CENTERS FOR PEACE AND MERCY ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat

### Summary/Background Information

Consider a request by David Srouji of D&M Construction on behalf of Abdul L. Khan of Centers for Peace and Mercy for the approval of a *Final Plat* for Lot 1, Block A, Centers for Peace and Mercy Addition being a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 600 Turtle Cove Boulevard, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the final plat.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** July 6, 2021  
**APPLICANT:** David Srouji; *D&M Construction*  
**CASE NUMBER:** P2021-032; *Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition*

---

### SUMMARY

Consider a request by David Srouji of D&M Construction on behalf of Abdul L. Khan of Centers for Peace and Mercy for the approval of a Final Plat for Lot 1, Block A, Centers for Peace and Mercy Addition being a 2.74-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 600 Turtle Cove Boulevard, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 2.74-acre tract of land (*i.e. Lots 1, Block A, Centers for Peace and Mercy Addition*) for the purpose of developing the subject property (*i.e. Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64*) in two (2) phases and incorporating a small retail shopping center and a church/house of worship. Additionally, the final plat will establish the necessary easements (*i.e. firelane, access, utility and detention*) for development of the site.
- The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04*. Between the time of annexation and the January 3, 1972 historic zoning map, the subject property was zoned Commercial (C) District. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-014*] for a ~4,535 SF small retail shopping center and a church/house of worship on the 2.74-acre subject property, which is identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64 (*i.e. Lot 1, Block A, Centers for Peace and Mercy Addition*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lot 1, Block A, Centers for Peace and Mercy Addition*, staff would propose the following conditions of approval:

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

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-032

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 600 Turtle Cove Blvd.

SUBDIVISION Centers for Peace & Mercy, Inc.

LOT 1 BLOCK A

GENERAL LOCATION North west corner of Ridge Road and Turtle Cove Blvd.

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

CURRENT ZONING Commercial

CURRENT USE Vacant land

PROPOSED ZONING Commercial

PROPOSED USE Retail

ACREAGE 2.74

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Centers for Peace & Mercy  APPLICANT

CONTACT PERSON Abdul L. Khan CONTACT PERSON D + M Construction

ADDRESS 4152 Greentield Dr. ADDRESS 755 Vallejo Dr.

CITY, STATE & ZIP Richardson, Tx 75082 CITY, STATE & ZIP Rockwall Tx

PHONE 469-870-6000 PHONE 469-456-5935

E-MAIL hafzab@hotmail.com E-MAIL D-Srouji@SBCGlobal.net

## NOTARY VERIFICATION [REQUIRED]

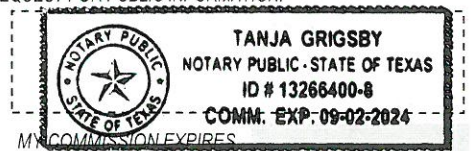
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF June, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2021-032- LOT 1, BLOCK A, CENTERS FOR PEACE AND MERCY  
 FINAL PLAT - LOCATION MAP = 

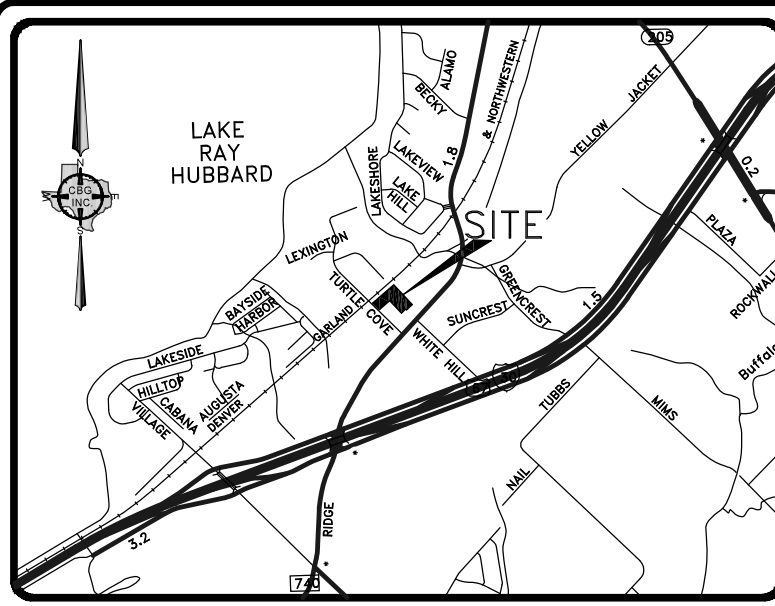


# City of Rockwall

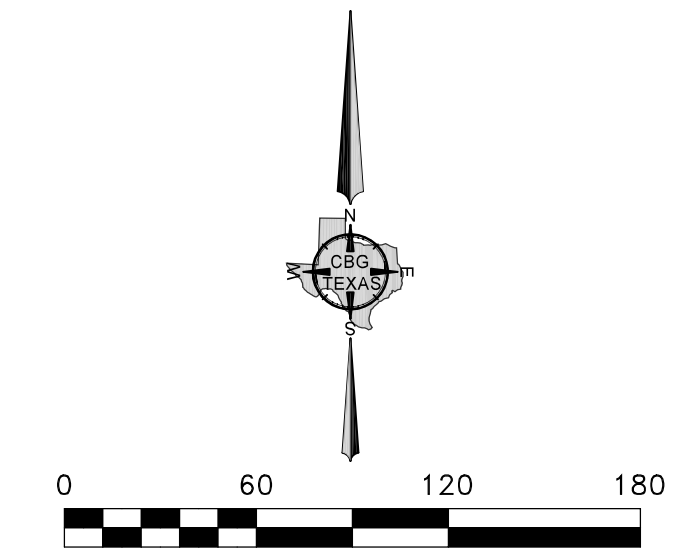
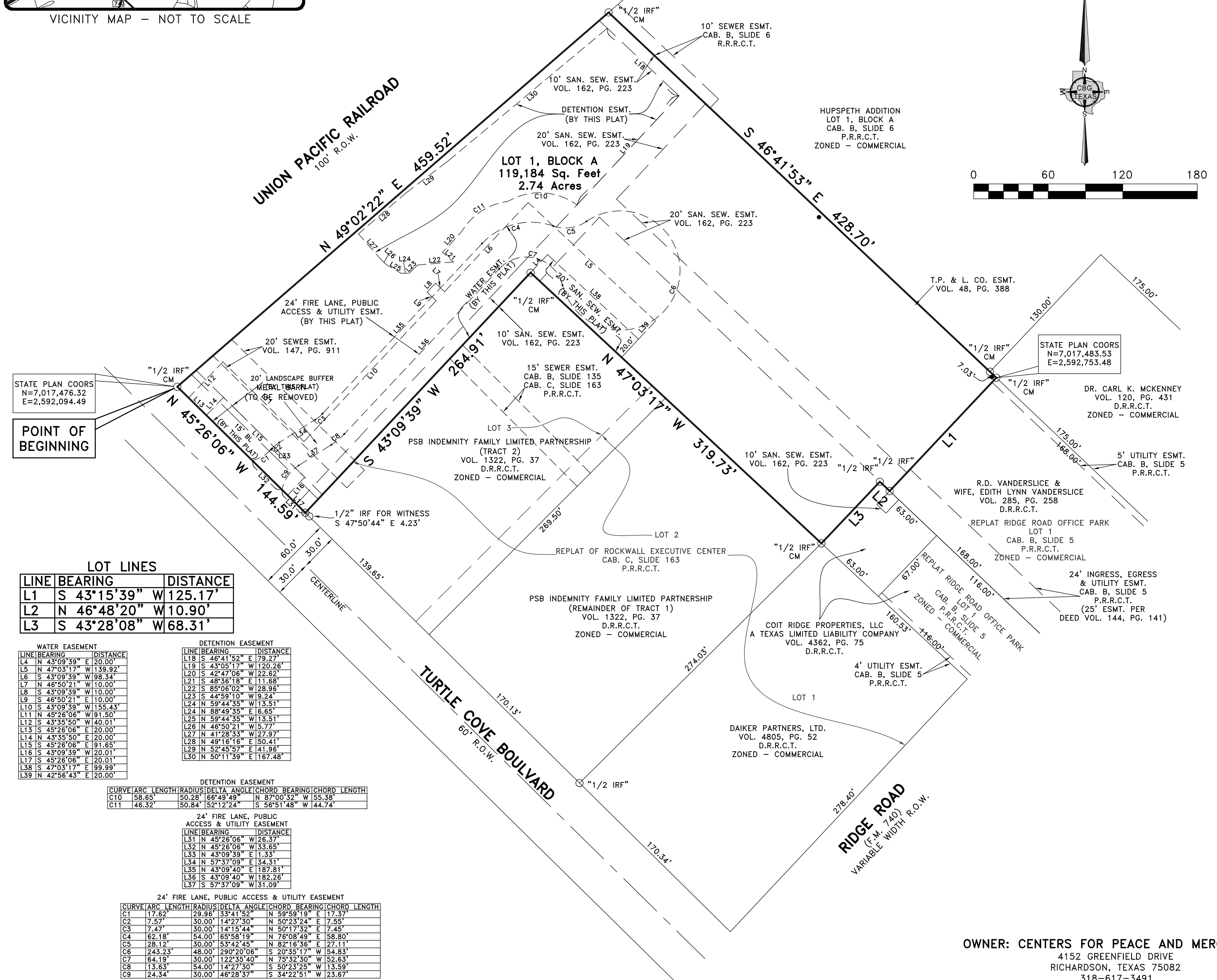
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

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





VICINITY MAP - NOT TO SCALE



- GENERAL NOTES:**
- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
  - 3) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
  - 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
  - 6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.

STATE PLAN COORS  
N=7,017,476.32  
E=2,592,094.49

**POINT OF BEGINNING**

STATE PLAN COORS  
N=7,017,483.53  
E=2,592,753.48

**LOT LINES**

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

**WATER EASEMENT**

LINE	BEARING	DISTANCE
L4	N 43°09'39" E	20.00'
L5	N 47°03'17" W	139.92'
L6	S 43°09'39" W	98.34'
L7	N 46°50'21" W	10.00'
L8	S 43°09'39" W	10.00'
L9	S 46°50'21" E	10.00'
L10	S 43°09'39" W	155.43'
L11	N 45°26'06" W	91.50'
L12	S 43°35'50" W	40.01'
L13	S 45°26'06" E	20.00'
L14	N 43°35'50" E	20.00'
L15	S 45°26'06" E	91.65'
L16	S 43°09'39" W	20.01'
L17	S 45°26'06" E	20.01'
L18	S 47°03'17" E	99.99'
L19	N 42°56'43" E	20.00'

**DETENTION EASEMENT**

LINE	BEARING	DISTANCE
L18	S 46°41'52" E	79.27'
L19	S 43°05'17" W	120.26'
L20	S 42°47'06" W	22.62'
L21	S 48°36'18" E	11.68'
L22	S 85°06'02" W	28.96'
L23	S 44°59'10" W	9.24'
L24	N 59°44'35" W	13.51'
L24	N 88°49'35" E	6.65'
L25	N 59°44'35" W	13.51'
L26	N 48°50'21" W	5.77'
L27	N 41°28'53" W	27.97'
L28	N 49°16'16" E	50.41'
L29	N 52°45'57" E	41.96'
L30	N 50°11'59" E	167.48'

**DETENTION EASEMENT**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	58.65'	50.28'	167°49'49"	N 87°00'52" W	55.38'
C11	46.32'	50.84'	152°12'24"	S 56°51'48" W	144.74'

**24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L31	N 45°26'06" W	26.37'
L32	N 45°26'06" W	33.65'
L33	N 43°09'39" E	1.33'
L34	N 57°37'09" E	34.31'
L35	N 43°09'40" E	187.81'
L36	S 43°09'40" W	182.28'
L37	S 57°37'09" W	31.09'

**24' FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.62'	29.96'	33°41'52"	N 59°59'19" E	17.37'
C2	7.57'	30.00'	14°27'30"	N 50°23'24" E	7.55'
C3	7.47'	30.00'	14°15'44"	N 50°17'52" E	7.45'
C4	62.18'	54.00'	63°58'19"	N 76°08'49" E	58.80'
C5	28.12'	30.00'	53°42'45"	N 82°16'36" E	27.11'
C6	243.23'	48.00'	290°20'06"	S 20°35'17" W	54.83'
C7	64.19'	30.00'	122°35'40"	N 75°32'30" W	52.63'
C8	13.63'	54.00'	14°27'50"	S 50°23'25" W	13.59'
C9	24.34'	30.00'	46°28'57"	S 34°22'51" W	23.67'

- LEGEND:**
- IRS IRON ROD SET WITH YELLOW PLASTIC CAP
  - 1/2 IRF 1/2 INCH IRON ROD FOUND
  - CM CONTROLLING MONUMENT
  - N NORTHING
  - E EASTING
  - VOL VOLUME
  - PG PAGE
  - R.O.W. RIGHT-OF-WAY
  - CAB. CABINET
  - SQ.FT. SQUARE FEET
  - D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
  - R.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

**FINAL PLAT**  
**CENTERS FOR PEACE AND MERCY**  
 LOT 1, BLOCK A  
 119,184 SQ.FT. / 2.74 ACRES  
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**PLANNING & SURVEYING**  
 Main Office  
 12025 Shiloh Road, Ste. 230  
 Dallas, TX 75228  
 P 214.349.9485  
 F 214.349.2216  
 Firm No. 10168800  
 www.cbgtllc.com

**OWNER: CENTERS FOR PEACE AND MERCY, INC.**  
 4152 GREENFIELD DRIVE  
 RICHARDSON, TEXAS 75082  
 318-617-3491

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO  
 CASE NO. \_\_\_\_\_



OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Centers for Peace and Mercy, Inc., BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and being all of a tract of land conveyed to Centers for Peace and Mercy, Inc. by General Warranty Deed recorded in Instrument No. 2018000012560, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of Turtle Cove Boulevard (60 foot right of way), said corner being along the Southeast right of way line of Union Pacific Railroad right of way (100 foot right of way);

THENCE North 49 degrees 02 minutes 22 seconds East along the Southeast line of said Union Pacific Railroad, a distance of 459.52 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1, Block A, Hupspeth Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 6, Plat Records, Rockwall County, Texas;

THENCE South 46 degrees 41 minutes 53 seconds East along the Southwest line of said Hupspeth Addition, passing at 421.67 feet, a 1/2 inch iron rod found at a South corner of said Hupspeth Addition, said corner being the West corner of a tract of land conveyed to Dr. Carl K. McKenney by deed recorded in Volume 120, Page 431, Deed Records, Rockwall County, Texas, continuing a total distance of 428.70 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to R. D. Vanderslice and wife, Edith Lynn Vanderslice by deed recorded in Volume 285, Page 258, Deed Records, Rockwall County, Texas;

THENCE South 43 degrees 15 minutes 39 seconds West along the Northwest line of said Vanderslice tract, a distance of 125.17 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of a tract of land conveyed to Coit Ridge Properties, LLC, a Texas limited liability company by deed recorded in Volume 4362, Page 75, Deed Records, Rockwall County, Texas;

THENCE North 46 degrees 48 minutes 20 seconds West along the Northeast line of said Coit Ridge Properties, LLC tract, a distance of 10.90 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Coit Ridge Properties, LLC tract;

THENCE South 43 degrees 28 minutes 08 seconds West along the Northwest line of said Coit Ridge Properties, LLC tract, a distance of 68.31 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Daiker Partners, LTD. by deed recorded in Volume 4805, Page 52, Deed Records, Rockwall County, Texas, said corner being the East corner of a tract of land conveyed to PSB Indemnity Family Limited Partnership (Tract 1) by deed recorded in Volume 1322, Page 37, Deed Records, Rockwall County, Texas;

THENCE North 47 degrees 03 minutes 17 seconds West along the Northeast line of said PSB Indemnity Family Limited Partnership (Tract 1), a distance of 319.73 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said PSB Indemnity Family Limited Partnership (Tract 2);

THENCE South 43 degrees 09 minutes 39 seconds West along the Northwest line of said PSB Indemnity Family Limited Partnership (Tract 2), a distance of 264.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northeast line of said Turtle Cove Boulevard, from which a 1/2 inch iron rod found bears, South 47 degrees 50 minutes 44 seconds West, 4.23 feet for witness;

THENCE North 45 degrees 26 minutes 06 seconds West along the Northeast line of said Turtle Cove Boulevard, a distance of 144.59 feet to the POINT OF BEGINNING and containing 119,184 square feet or 2.74 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the CENTERS FOR PEACE AND MERCY, 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the CENTERS FOR PEACE AND MERCY have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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

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

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

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

7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

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

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

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

By: Centers for Peace and Mercy, Inc.
Abdul L. Khan, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Abdul L. Khan, 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\_\_\_\_\_, 2021.

By: Notary Public in and for the State of Texas

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2021.

RELEASED FOR REVIEW 3/12/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

OWNER: CENTERS FOR PEACE AND MERCY, INC.
4152 GREENFIELD DRIVE
RICHARDSON, TEXAS 75082
318-617-3491

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_ 2021.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor, City of Rockwall

City Secretary

City Engineer

SHEET 2 OF 2

FINAL PLAT
CENTERS FOR PEACE AND MERCY
LOT 1, BLOCK A
119,184 SQ.FT. / 2.74 ACRES
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. \_\_\_\_\_



## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** P2021-034.; FINAL PLAT FOR LOTS 1 & 2, BLOCK A, ADAT ADDITION

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### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat

### Summary/Background Information

Consider a request by Akhil Vats of ADAT Estate, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, ADAT Addition being a 1.57-acre tract of land identified as Tracts 30, 31, 32, & 32-1, of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1001 N. Goliad Street, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the final plat.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** July 6, 2021  
**APPLICANT:** Akhil Vats  
**CASE NUMBER:** P2021-034.; *Final Plat for Lots 1 & 2, Block A, Adat Addition*

---

### SUMMARY

Consider a request by Akhil Vats of ADAT Estate, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, ADAT Addition being a 1.57-acre tract of land identified as Tracts 30, 31, 32, & 32-1, of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Neighborhood Services (NS) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1001 N. Goliad Street, and take any action necessary.

### PLAT INFORMATION

- The applicants are requesting approval of a Final Plat for a 1.57-acre parcel of land (*i.e. Tracts 30, 31, 32, & 32-1*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Adat Addition*).
- On August 4, 2008, the City Council approved a Specific Use Permit (SUP) to allow for a *Garden Supply/ Plant Nursery* within the Neighborhood Services (NS) District [*Ordinance No. 08-40*]. On October 13, 2009, the Planning and Zoning Commission approved a site plan [*SP2009-008*] for the conversion of a residential home into an office building on the property located at 1001 N. Goliad Street. Currently, the converted office building and a detached garage are the only structures on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1 & 2, Block A, Adat Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;
- (2) Any construction resulting from the approval of this 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 June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

### STAFF USE

PLANNING & ZONING CASE NO. 1.P2021-034

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1001 N. Goliad St. Rockwall TX 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION Intersection of N. Goliad St & East fork

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

CURRENT ZONING	CURRENT USE	<u>Commercial office</u>
PROPOSED ZONING	PROPOSED USE	<u>Commercial office</u>
ACREAGE <u>1.5</u>	LOTS [CURRENT] <u>1</u>	LOTS [PROPOSED] <u>2</u>

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

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

<input type="checkbox"/> OWNER	<u>ADAT Estate LLC</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON	<u>Akhil Vats</u>	CONTACT PERSON	
ADDRESS	<u>709 Cornett Dr.</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall</u>	CITY, STATE & ZIP	
PHONE	<u>408 221 0918</u>	PHONE	
E-MAIL	<u>adatestatellc@gmail.com</u>	E-MAIL	

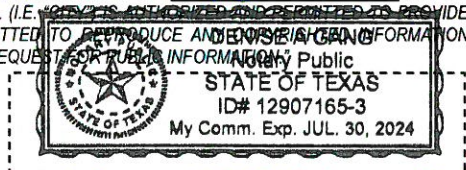
### NOTARY VERIFICATION [REQUIRED]

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

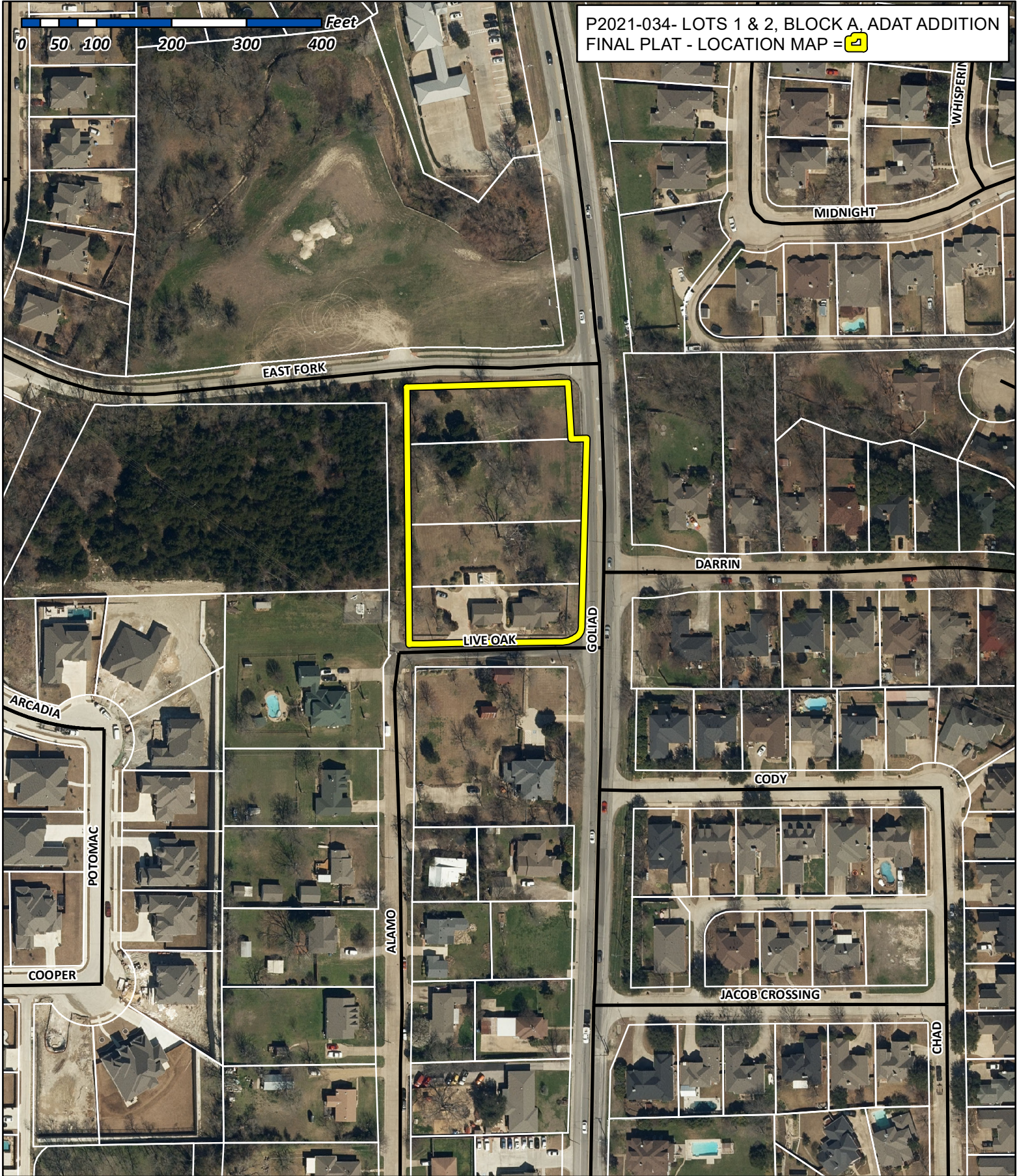
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF June, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. THE CITY) IS AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE AND DISSEMINATE TO PROVIDE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION BY A PUBLIC BODY."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF June, 2021  
OWNER'S SIGNATURE Akhil Vats

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 30, 2024



P2021-034- LOTS 1 & 2, BLOCK A, ADAT ADDITION  
 FINAL PLAT - LOCATION MAP = [yellow square icon]

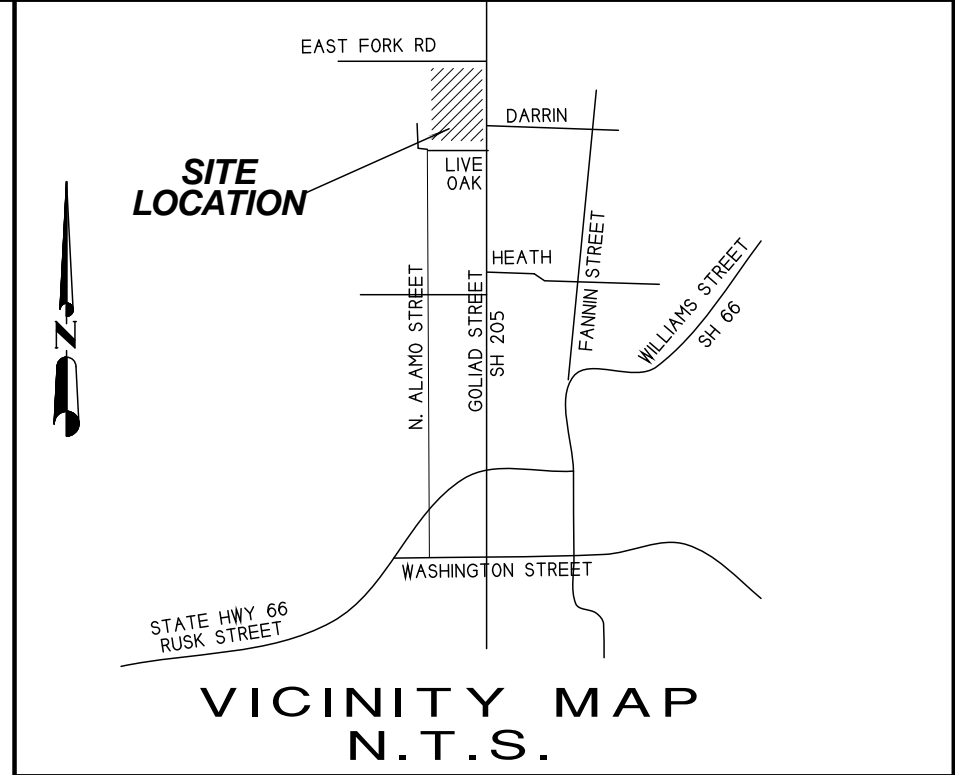
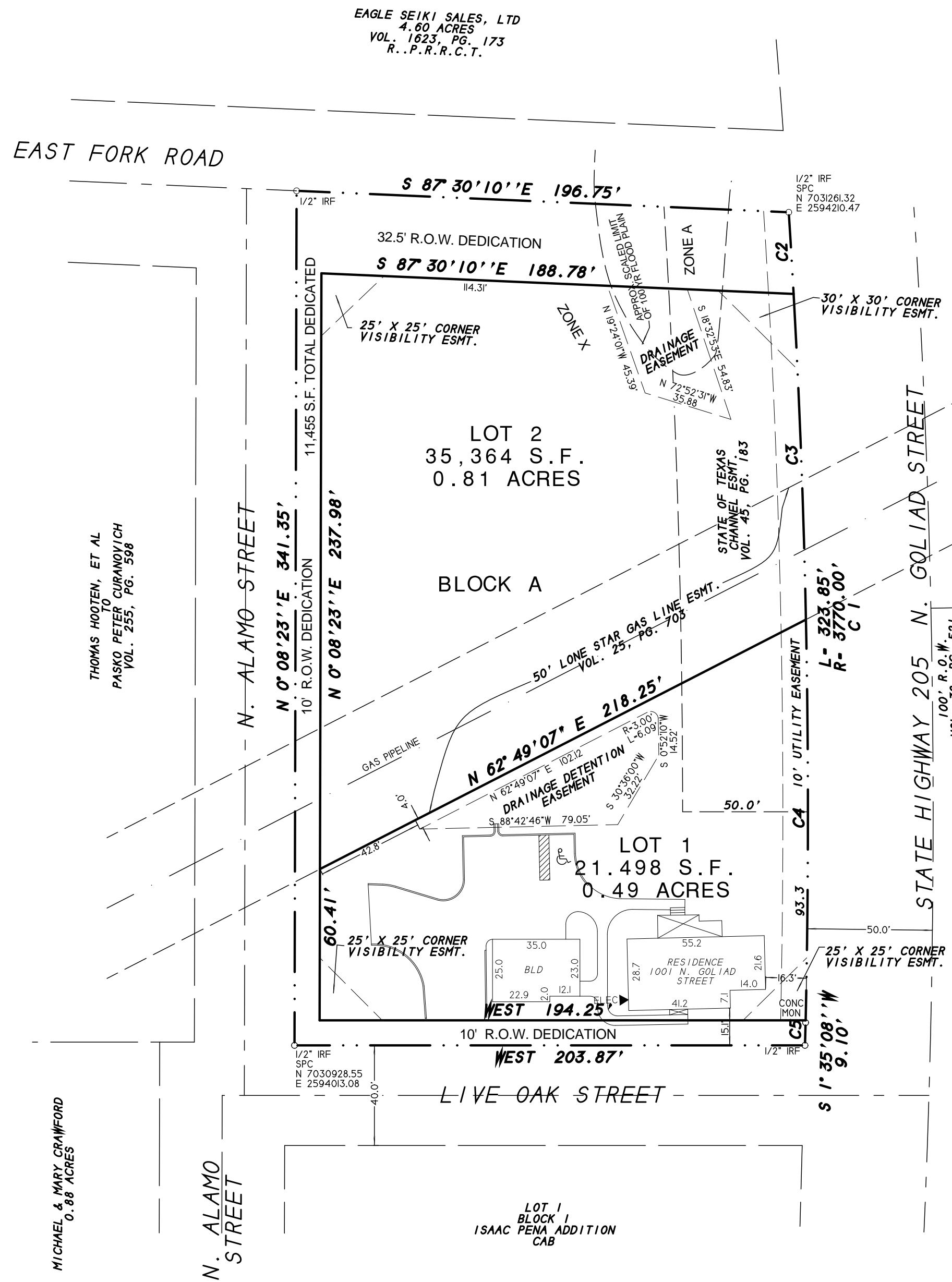


# City of Rockwall

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

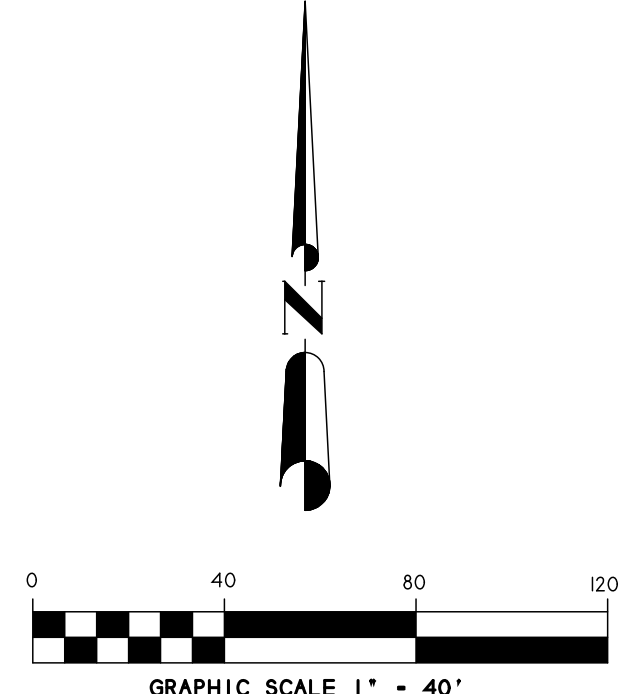
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	4°55'19"	3770.00	323.85	162.03	323.75	S 1°12'48"E
2	0°29'48"	3770.00	32.67	16.34	32.67	S 3°25'34"E
3	1°58'41"	3770.00	130.15	65.08	130.15	S 2°11'20"E
4	2°26'01"	3770.00	160.12	80.07	160.11	S 0°01'01"W
5	0°00'49"	3770.00	0.90	0.45	0.90	S 1°14'26"W



FINAL PLAT  
**ADAT ADDITION**  
**LOTS 1 & 2, BLOCK A**

2 LOTS  
1.57 ACRES OR 68,317 S.F.

S.S. MCCURRY SURVEY, A-99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FH	PP
TELEVISION CABLE RISER	GAS PETER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELEC. JUNCTION BOX	ELEC. SUBSURFACE	WATER METER	LP FOLE	8" R.F. RIB AND FORM CORNER
ENCLOSURE	EASEMENT LINE	PROPERTY LINES	WATER TANK	PROVANE TANK

OWNER:  
ADAT ESTATE, INC.  
482 ARCADIA WAY  
ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 29, 2021  
SCALE 1" = 40' FILE # 20001002-FP  
CLIENT ADAT

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zones A & X. Part of this property does 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."
  - 4) PROPERTY OWNER TO MAINTAIN, REPAIR, AND REPLACE DRAINAGE AND DETENTION SYSTEMS ON SITE.

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.

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

WHEREAS ADAT ESTATE, INC. BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the S.S. McCURREY SURVEY, ABSTRACT NO. 146, City of Rockwall, Rockwall County, Texas, and being all of the First tract and Second tract of land as described in a Warranty deed from J.W. Wright to O.O Scott as recorded in Volume 21, Page 190 and 191 of the Deed Records of Rockwall County, Texas; and also being described in a Warranty deed from Drago and Christian Rakich to Lion Properties, Inc. dated September 2, 2004 and being recorded in Volume 3675, Page 110 and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the North right-of-way line of Live Oak Street and the West right-of-way line of State Highway 205 (N. Goliad Street), said point being at the Southeast corner of the above cited First tract;

THENCE WEST (Controlling bearing line) along the North line of said Live Oak Street, a distance of 203.87 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West right-of-way line of Alamo Street (not constructed);

THENCE N. 00 deg. 08 min. 23 sec. E. along said right-of-way line, a distance of 341.35 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northwest corner of said Second tract;

THENCE S. 87 deg. 30 min. 10 sec. E. along an old fence line, at 146.75 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for witness and continuing for a total distance of 196.75 feet to a point for corner in concrete at the base of a concrete headwall, being in the West right-of-way line of State Highway 205;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 04 deg. 55 min. 18 sec., a radius of 3770.00 feet, a chord of S. 01 deg. 11 min. 29 sec. E., 323.75 feet, a tangent of 162.02 feet, along said right-of-way line, an arc distance of 323.85 feet to a concrete monument found for corner;

THENCE S. 01 deg. 35 min. 08 sec. W. along said right-of-way line, a distance of 9.10 feet to the POINT OF BEGINNING and containing 1.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as ADAT ADDITION, LOTS 1 AND 2, 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in ADAT ADDITION, LOTS 1 AND 2, BLOCK A 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. We, our successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Akhil D. Vats  
for ADAT ESTATE, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Akhil D. Vats 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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of ADAT ADDITION, LOTS 1 AND 2, 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  
**ADAT ADDITION**  
**LOTS 1 & 2, BLOCK A**  
2 LOTS  
1.57 ACRES OR 68,317 S.F.  
S.S. MCCURRY SURVEY, A-99  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE SIDE	⊗ GAS METER
⊗ FIBER OPTIC METER	⊗ FIRE HYDRANT
⊗ POWER POLE	⊗ 1/2" SFC RISK ROD FOUND 1 CORNER
⊗ ELEC. BOX	⊗ ELEC. METER
⊗ SUBSURFACE JUNCTION BOX	⊗ WATER METER
⊗ LIGHT POLE	⊗ FIRE HYDRANT
⊗ 1/2" SFC RISK ROD FOUND 1 CORNER	⊗ FIRE HYDRANT
⊗ PROPERTY LINE	⊗ ME. COUL. PROPERTY UNIT
⊗ FENCE	⊗ PROPERTY LINE

OWNER:  
ADAT ESTATE, INC.  
482 ARCADIA WAY  
ROCKWALL, TEXAS 75087

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 29, 2021  
SCALE 1" = 40' FILE # 20001002-FP  
CLIENT ADAT





## MEMORANDUM

---

**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** P2021-035; FINAL PLAT FOR LOT 1, BLOCK A, TAC ROCKWALL ADDITION

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### Attachments

Case Memo  
Development Application  
Location Map  
Conveyance Plat

### Summary/Background Information

Consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a *Conveyance Plat* for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the conveyance plat.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** July 6, 2021  
**APPLICANT:** Josh Millsap; *KFM Engineering & Design*  
**CASE NUMBER:** P2021-035; *Final Plat for Lot 1, Block A, TAC Rockwall Addition*

---

### SUMMARY

Consider a request by Josh Millsap of KFM Engineering & Design on behalf of the Estate of Billy W. Peoples and Myreli, LLC for the approval of a Conveyance Plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P and Lots 1 & 2, Block AB, Rockwall OT Addition and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated at the southwest corner of the intersection of SH-66 and SH-205 [N. Goliad Street], and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting the approval of a final plat for a 3.338-acre tract of land (*i.e. Lot 1, Block A, TAC Rockwall Addition*) in order to combine (13) lots (*i.e. Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block P, Lots 1 & 2, Block AB, Rockwall OT Addition, and Lots 4 & 5, Block A and Lots 4 & 5, Block B, Lowe & Allen Addition*) for purpose of conveying the subject property. Additionally, the final plat indicates the abandonment of rights-of-way for portions of West Street (*i.e. 25-feet of right-of-way*) and Houston Street (*i.e. 30-feet of right-of-way*). Staff should note that the site will not be developed and no permits will be issued without first having approved civil engineering plans and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- On June 18, 2021, the applicant submitted a site plan (*i.e. Case No. SP2021-020*) for the subject property proposing a four (4) story, 263-unit apartment complex (*i.e. Rockwall Downtown Lofts*) that is being run concurrently with this conveyance plat.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for Lot 1, Block A, TAC Rockwall Addition, staff would propose the following conditions of approval:

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

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS W WASHINGTON TX

SUBDIVISION ROCKWALL OLD TOWN LOT 1 BLOCK AB

GENERAL LOCATION S-W INTERSECTION OF WASHINGTON ST. AND S. ALAMO RD.

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

CURRENT ZONING DT/ SH66 OVERLAY CURRENT USE VACANT

PROPOSED ZONING DT/ SH66 OVERLAY PROPOSED USE MULTI FAMILY

ACREAGE 0.24 ACRES LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER ESTATE OF BILLY W PEOPLES  APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON CONTACT PERSON JOSH MILLSAP

ADDRESS 302 S GOLIAD ST ADDRESS 3501 OLYMPUS BLVD  
STE 100

CITY, STATE & ZIP ROCKWALL, TX 75087 CITY, STATE & ZIP DALLAS, TX 75019

PHONE PHONE 4698990536

E-MAIL E-MAIL JMILLSAP@KFM-LLC.COM

## NOTARY VERIFICATION [REQUIRED]

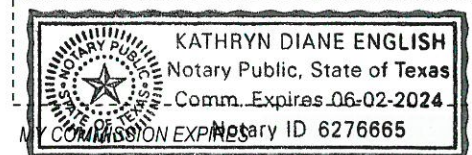
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Lynda Morris [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16<sup>th</sup> DAY OF June, 2021.

OWNER'S SIGNATURE Lynda Morris

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn Diane English





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 201 W. WASHINGTON ST

SUBDIVISION ROCKWALL LOT

LOT 1,6,7,8

BLOCK P

GENERAL LOCATION S-W INTERSECTION OF WASHINGTON ST. AND S. ALAMO RD.

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

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT

PROPOSED ZONING DT/ SH66 OVERLAY

PROPOSED USE MULTI FAMILY

ACREAGE 0.45 ACRES

LOTS [CURRENT] 4

LOTS [PROPOSED] 1

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

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

OWNER MYRELI LLC

APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON

CONTACT PERSON JOSH MILLSAP

ADDRESS 627 SORITA CIR

ADDRESS 3501 OLYMPUS BLVD

STE 100

CITY, STATE & ZIP HEATH, TX 75032

CITY, STATE & ZIP DALLAS, TX 75019

PHONE

PHONE 4698990536

E-MAIL

E-MAIL JMILLSAP@KFM-LLC.COM

## NOTARY VERIFICATION [REQUIRED]

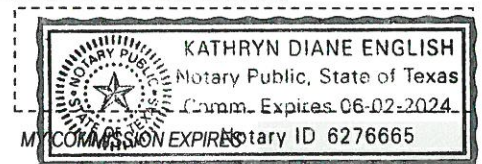
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doug A. Kaufman [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF August, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-035

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 301 AND 305 WASHINGTON ST

SUBDIVISION LOWE AND ALLEN

LOT 4,5

BLOCK

A&B

GENERAL LOCATION S-E INTERSECTION OF WASHINGTON ST. AND FIRST ST.

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

CURRENT ZONING DT/ SH66 OVERLAY

CURRENT USE VACANT

PROPOSED ZONING DT/ SH66 OVERLAY

PROPOSED USE MULTI FAMILY

ACREAGE 1.1623 ACRES

LOTS [CURRENT] 2

LOTS [PROPOSED] 1

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

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

OWNER MYRELI LLC

APPLICANT KFM ENGINEERING & DESIGN

CONTACT PERSON

CONTACT PERSON

JOSH MILLSAP

ADDRESS 627 SORITA CIR

ADDRESS

3501 OLYMPUS BLVD

STE 100

CITY, STATE & ZIP HEATH, TX 75032

CITY, STATE & ZIP

DALLAS, TX 75019

PHONE

PHONE

4698990536

E-MAIL

E-MAIL

JMILLSAP@KFM-LLC.COM

## NOTARY VERIFICATION [REQUIRED]

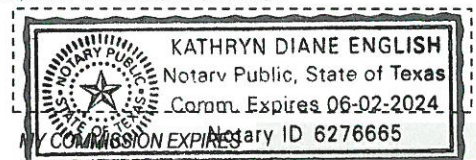
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doug A. Kankam [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF June, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



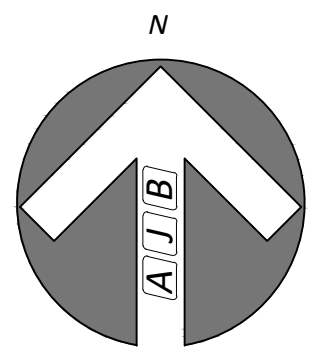


# City of Rockwall

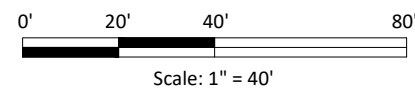
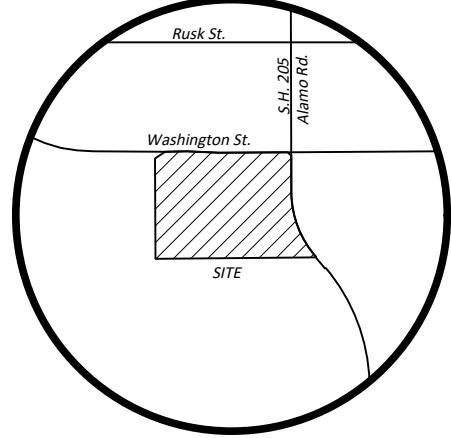
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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





Vicinity Map  
(Not to Scale)

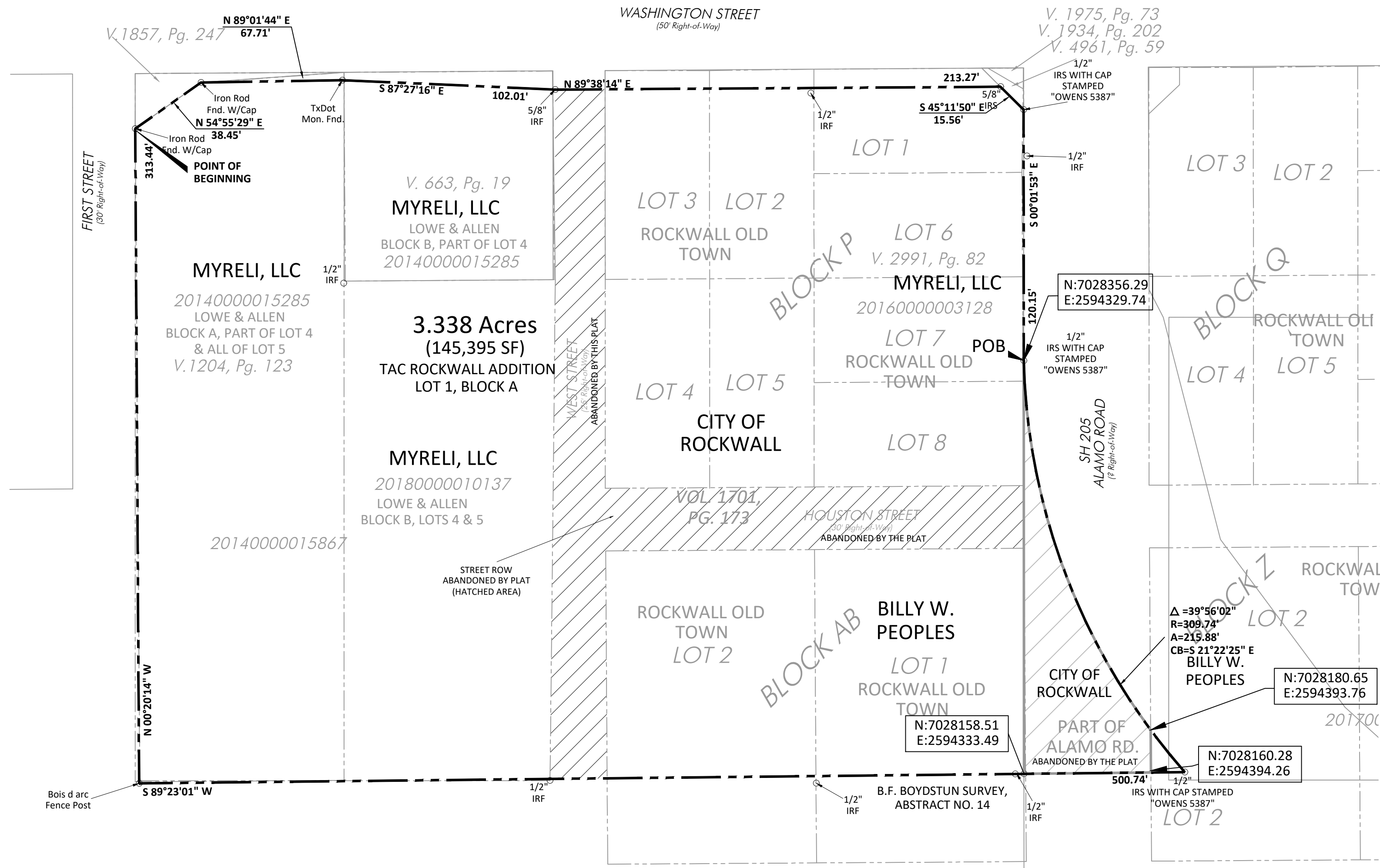


LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

GENERAL NOTES:

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



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

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

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

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

Engineer: KFM ENGINEERING & DESIGN 3501 OLYMPUS BLVD., SUITE 100 DALLAS, TEXAS 75019 jburan@kfm-tx.com	Scale: 1" = 40'	Checked By: Frank R. Owens
Date: June 9, 2021	P.C.: Cryer/Spradling	
Technician: Spradling/Bedford	File: ROCKWALL LOFTS CP 2021-06-09	
Drawn By: Spradling/Bedford	Job No. 552-176	
	GF No.	

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

Sheet:  
**1**  
Of: 2

TBPLS REG#10118200



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

ROCKWALL DOWNTOWN LOFTS, LTD:

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

By: Tony Austin, President

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_ day of \_\_\_, 2021

Notary Public in and for the State of Texas

MYRELI, LLC, a Texas limited liability company

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

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

By: Ruth R. Kaufmann
Its: Managing Member

By: Douglas A. Kaufmann
Its: Managing Member

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_ day of \_\_\_, 2021

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this \_\_\_ day of \_\_\_, 2021

Notary Public in and for the State of Texas

CITY OF ROCKWALL
a Texas municipal corporation

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

Name: Lynda Morris

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Lynda Morris, 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 \_\_\_, 2021

Notary Public in and for the State of Texas

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

BILLY W. PEOPLES

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Lynda Morris, 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 \_\_\_, 2021

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

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

GENERAL NOTES:

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

RIGHT OF WAYS FOR WEST STREET, HOUSTON STREET AND PART OF ALAMO TO BE ABANDONED AS PART OF THIS PLAT.

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

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

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

RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_, 2021.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this \_\_\_ day of \_\_\_, 2021.
Mayor, City of Rockwall City Secretary City Engineer

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

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

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

Owner: MYRELI, LLC
Owner: ROCKWALL DOWNTOWN LOFTS, LTD
Owner: CITY OF ROCKWALL
Owner: BILLY W. PEOPLES

Engineer: KFM ENGINEERING & DESIGN
Scale: 1" = 40'
Date: June 9, 2021
Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: ROCKWALL LOFTS CP 2021-06-09
Technician: Spradling/Bedford
Job No. 552-176
Drawn By: Spradling/Bedford
GF No.

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

Sheet: 2
Of: 2



TBPLS REG#10118200

## **Cole, Kristy**

---

**Subject:** FW: City of Rockwall -Airbnb & Vrbo

**From:** Tom Kirkland

**Sent:** Thursday, July 1, 2021 8:31 AM

**To:** Smith, Mary <[MSmith@rockwall.com](mailto:MSmith@rockwall.com)>

**Subject:** City of Rockwall -Airbnb & Vrbo

Mary, as you now, I have the Springhill Suites Marriott at the Harbor and soon to open Marriott TownePlace Suites on Greencrest Drive. I was wondering if the City of Rockwall currently has any ordinances that addresses Airbnb or Vrbo?

My concern is that now that there are over 400 "condo" units (and soon to be another 400+ "condo" units) at the Harbor, I would like to bring some potential issues in this regard to the City Council. With hotel properties in other leisure markets such as New Braunfels and College Station, we have encountered issues which these cities have addressed.

Thank you Mary, Tom

Thomas E. Kirkland

President

TEKMAK Development Company

3021 Ridge Road, A-120

Rockwall, Texas 75032

[www.tekmakdevelopment.com](http://www.tekmakdevelopment.com)



## MEMORANDUM

---

**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** MIS2021-007; SPECIAL EXCEPTION AT 814 PETERS COLONY

---

### Attachments

Memorandum  
Development Application  
Location Map  
Applicant's Letter  
Building Permit

### Summary/Background Information

Discuss and consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a *Special Exception* to the setback requirements for a duplex on a 0.112-acre parcel of land identified as Lot 1, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 814 Peters Colony, and take any action necessary.

### Action Needed

The City Council is being ask to approve, approve with condition, or deny the request for a special exception.



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** MIS2021-007; *Special Exception at 814 Peters Colony*

---

On June 17, 2021, Michael Hunter of the North East Texas Community Development Corporation (NETCDC) contacted staff to discuss an issue with their project at 814 Peters Colony. Specifically, the NETCDC is in the process of constructing a duplex on the property, and Mr. Hunter called to let staff know that there was an inadvertent error in the form board survey. Specifically, their contractor set the foundation formboard on the build line as opposed to recessing it 18-inches to account for the overhang of the second story of the structure. Currently, this structure has been framed, and it would be cost prohibitive for the NETCDC to bring the structure into compliance. Since the property is situated within the Southside Residential Neighborhood Overlay (SRO) District, the Unified Development Code (UDC) grants the City Council the ability to "...consider special requests in the furtherance of neighborhood preservation and enhancement with the established neighborhood preservation overlay district ... [and] (s)uch requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department." Staff should note, that the City Council did approve a previous request [Case No. MIS2017-015], which reduced this setback from 20-feet to 15-feet. This means that if approved the City Council would be granting a 13' 6" building setback adjacent to Peters Colony. Staff should also point out, that the property directly north of the subject property (*i.e. 812 Peters Colony*) – *which fronts onto Peters Colony* -- is currently situated approximately six (6) to seven (7) feet from the front property line. Based on this the applicant's request does not appear to be inconsistent with the existing neighborhood; however, special requests such as this one, are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission. On June 29, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request by a vote of 7-0. Should City Council have any questions concerning the applicants request, staff will be available at the meeting on July 6, 2021.



# DEVELOPMENT APPLICATION

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

STAFF USE C

PLANNING & ZONING CASE NO. M152021-007

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 814 PETERS COLONY, ROCKWALL TEXAS 75087

SUBDIVISION SANGER BROTHERS ADDITION LOT 4 BLOCK H

GENERAL LOCATION NORTH WEST CORNER OF E. BOURN STREET AND PETERS COLONY

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

CURRENT ZONING MF-14 CURRENT USE

PROPOSED ZONING MF-14 PROPOSED USE

ACREAGE .1120 LOTS [CURRENT] | LOTS [PROPOSED] |

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

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

OWNER Rockwall Housing Dev. Grp.  APPLICANT Rockwall Housing Dev. Grp.

CONTACT PERSON MICHAEL HUNTER CONTACT PERSON MICHAEL HUNTER

ADDRESS 787 HAIL DRIVE ADDRESS 787 HAIL DRIVE

CITY, STATE & ZIP Rockwall, TX 75032 CITY, STATE & ZIP Rockwall, TX 75032

PHONE (214) 728-0023 PHONE (214) 728-0023

E-MAIL michael@netcdc.org E-MAIL michael@netcdc.org

## NOTARY VERIFICATION [REQUIRED]

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

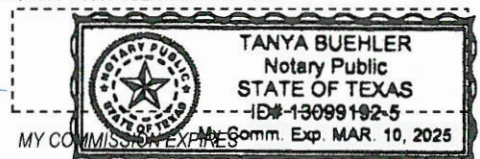
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 17 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE June 17th DAY OF 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF June, 2021.

OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# City of Rockwall

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

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



**North East Texas Community  
Development Corporation**

**787 Hail Dr.**

**Rockwall, TX 75032**

**Phone (972) 722-7316 Cell (214)728-0023**

**[michael@netcdc.org](mailto:michael@netcdc.org)**

June 17, 2021

Ryan Miller  
Planning Director  
City of Rockwall  
385 South Goliad  
Rockwall, Texas 75087

Re: Request for appointments with the Planning and Zoning Commission and the City Council to consider a variance request for a property located at 814 Peters Colony

Ryan:

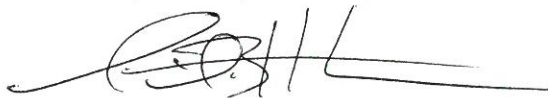
Per our conversation today, I am requesting an appointment with the Planning and Zoning Commission and a subsequent meeting with the City Council to consider the following variance request regarding a duplex currently being constructed at 814 Peters Colony, which is located at the corner of East Bourn Street and Peters Colony.

1. A variance to the 15-foot front yard.set back to allow for an 18-inch overhang of the second floor of the building to intrude into that front yard set back.

As we are in construction and did not discover this inadvertent error until the framing on the first and second floors were nearing completion, urgency in scheduling the appointments is requested.

If you have any questions or desire further comment, please call me at (214) 728-0023.

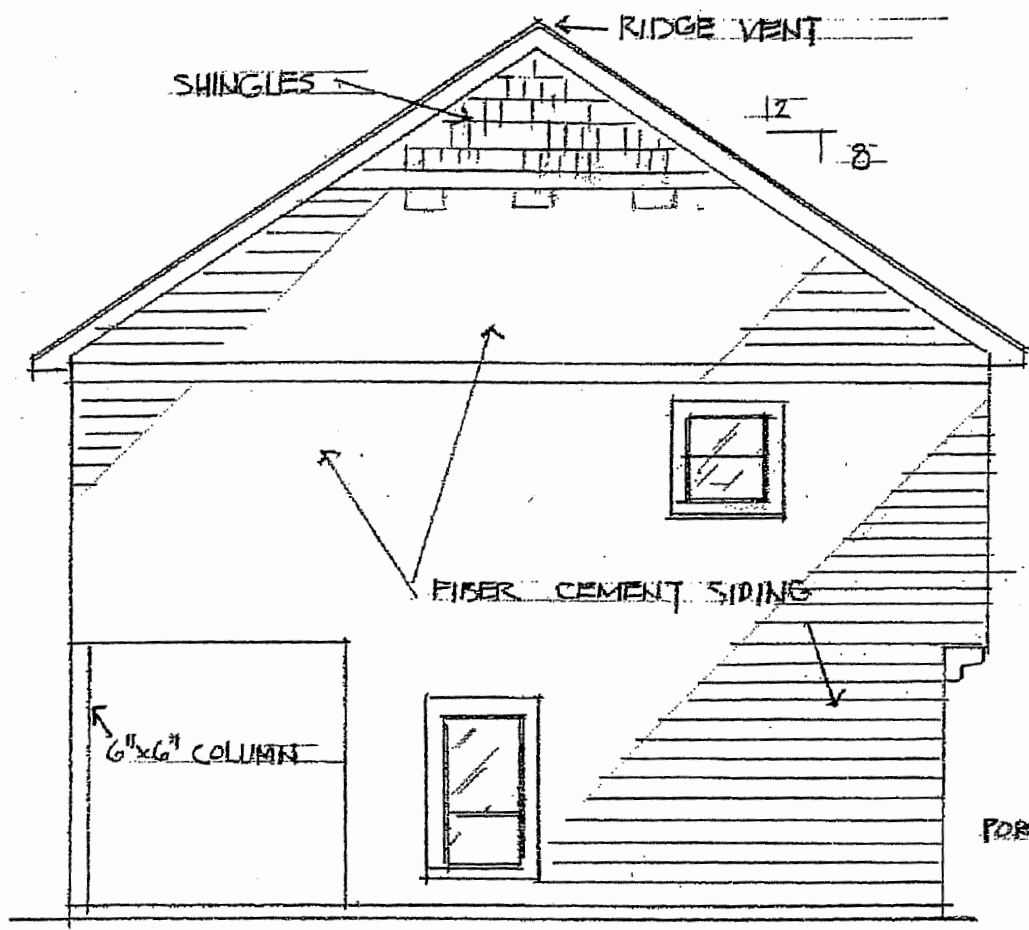
Thank you for your assistance in this matter.



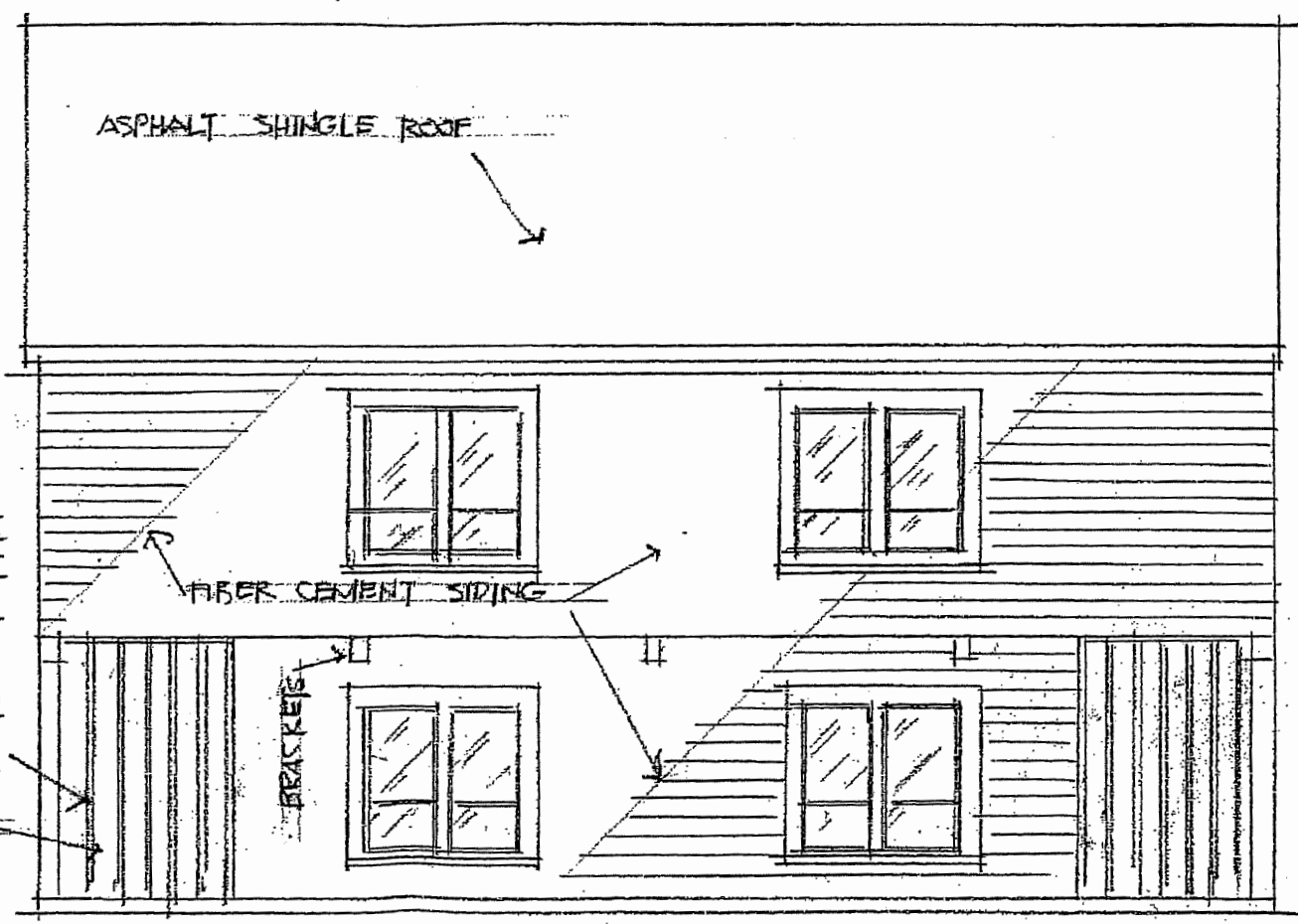
Michael Hunter  
Executive Director



JUNE 14, 2019

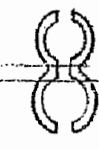


LEFT SIDE ELEVATION • E. BOURN



FRONT ELEVATION • PETER'S COLONY

3/16 SCALE

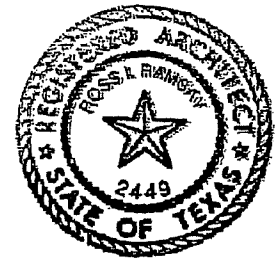


409 E. BOURN • ROCKWALL • RAMSAY & REYES, LLC

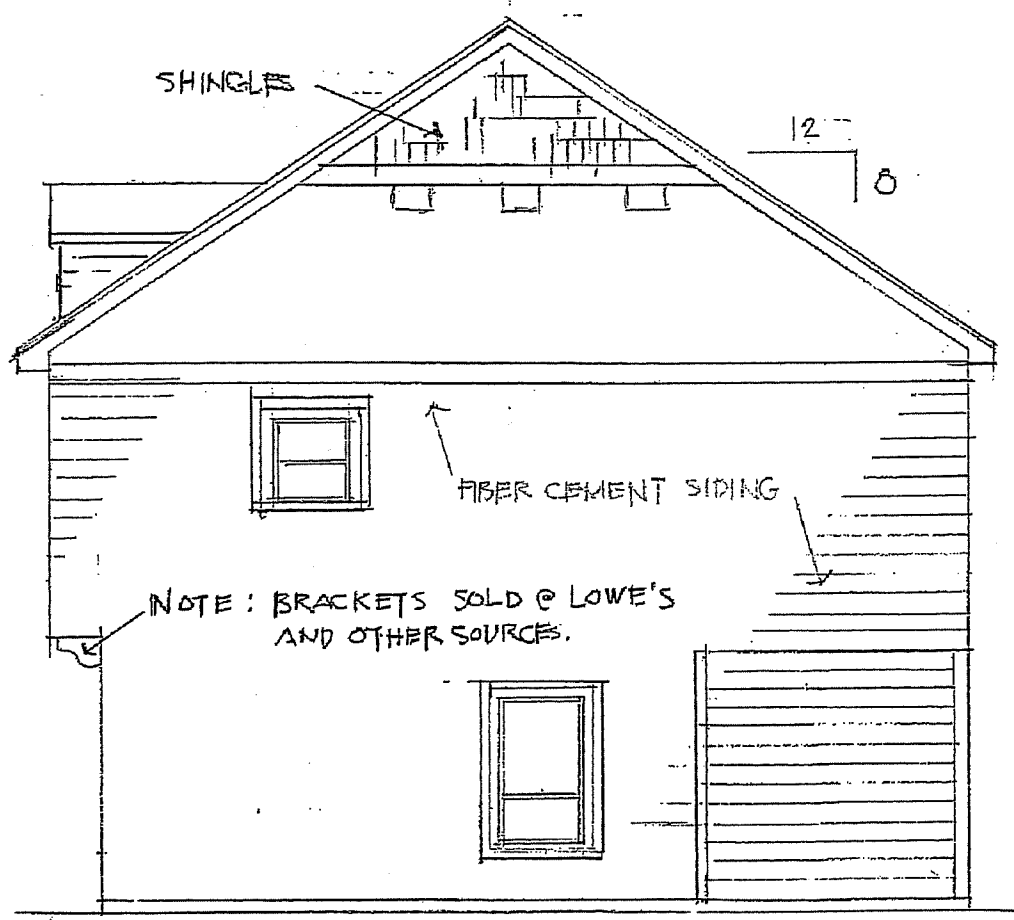


DOOR SCHEDULE		
MARK	SIZE	TYPE
1	3-0x6-8	MASONITE • 2 PANEL
2	2-6x6-8	"
3	2-4x6-8	"
4	PR. 1-3x6-8	"

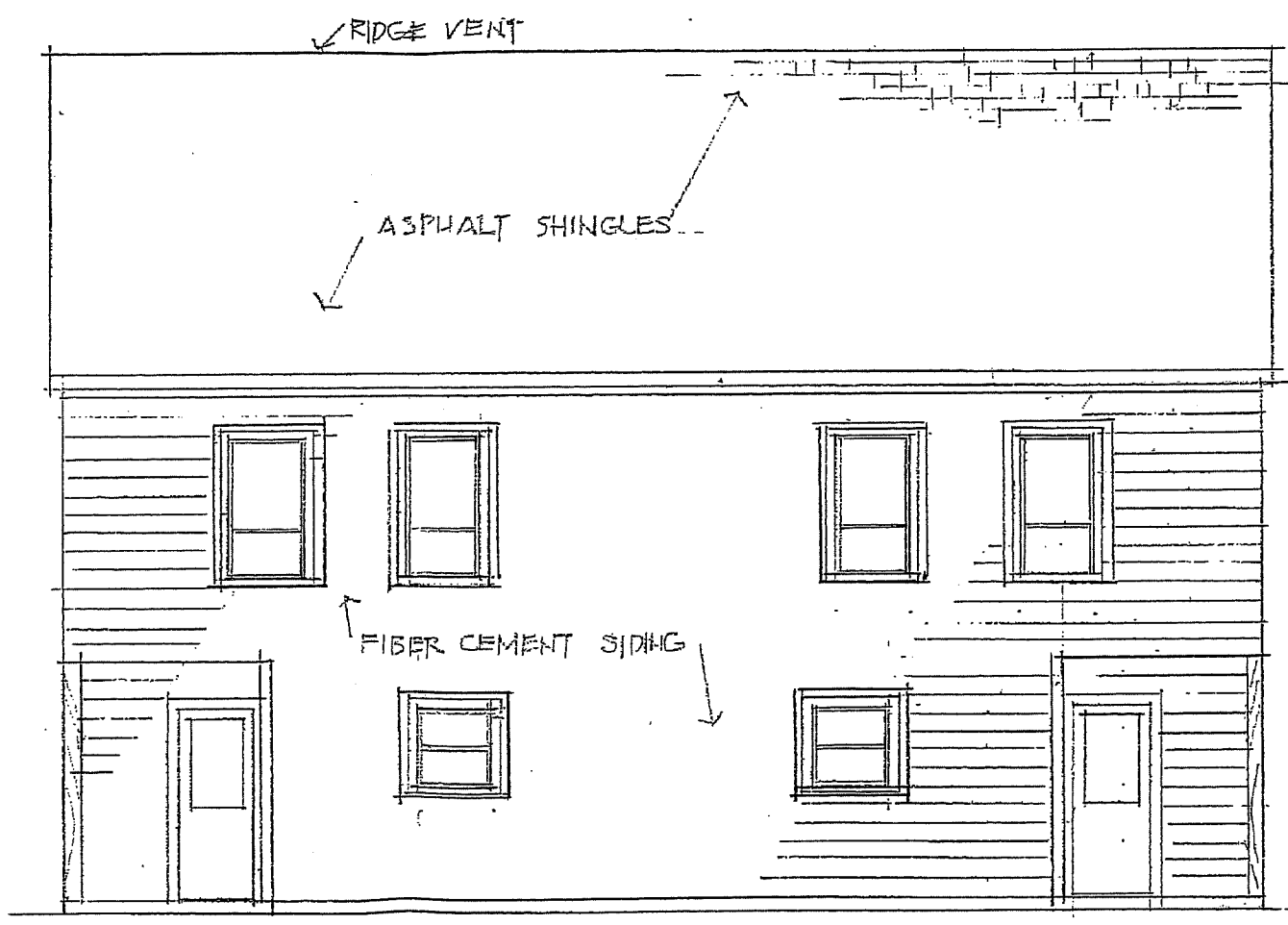
WINDOW SCHEDULE		
MARK	SIZE	
A	2850	ALUM. S.H.
B	2830	"
C	2020	ALUM. FIXED (DORMER)



MAY 18, 2019  
JUNE 14, 2019



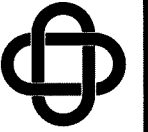
RIGHT SIDE ELEVATION



REAR ELEVATION

409 E. BOURN • ROCKWALL • RAMSAY & REYE, LLC



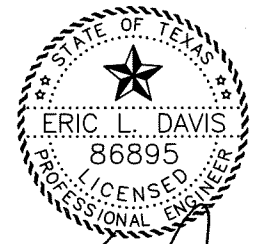
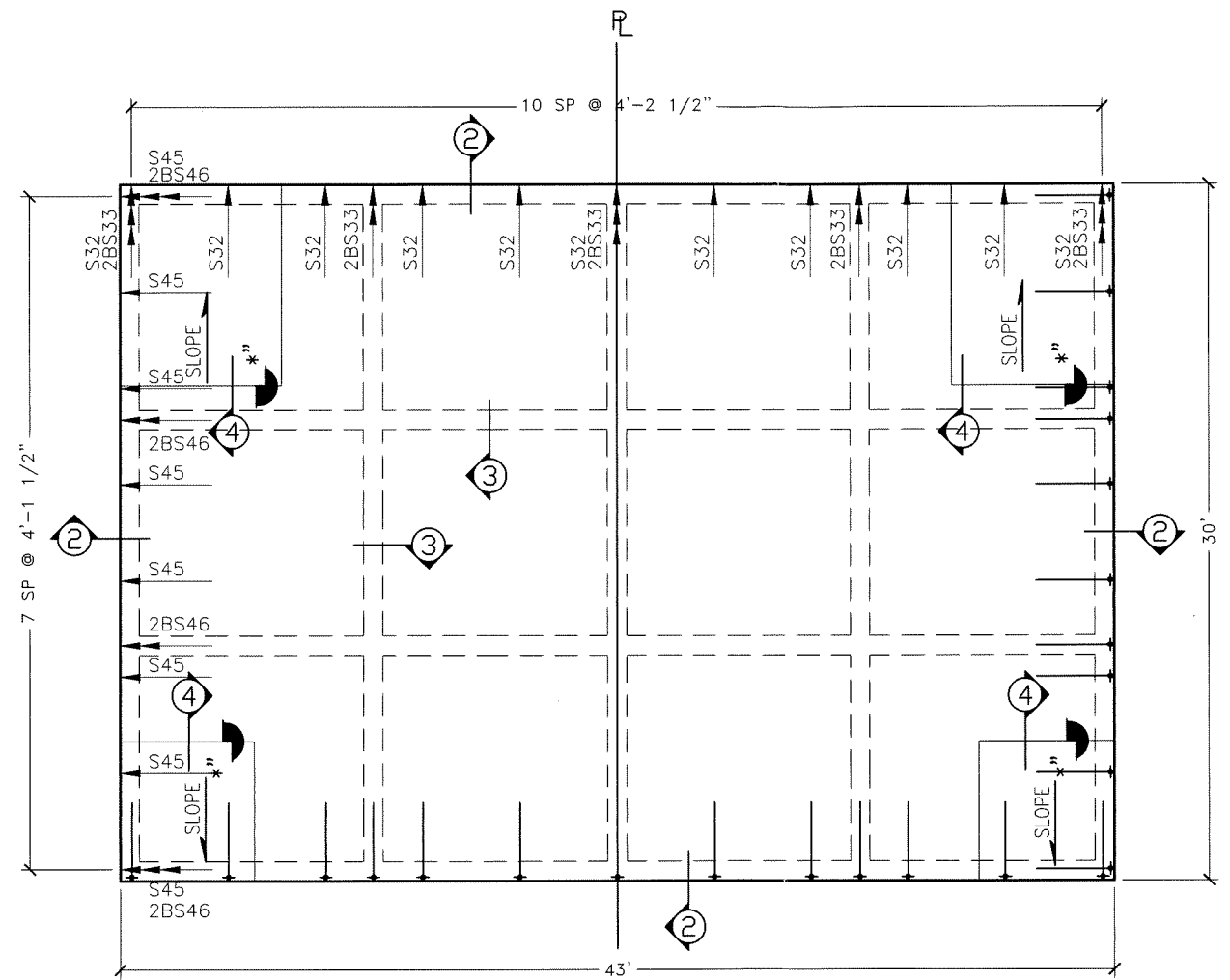


ERIC L. DAVIS ENGINEERING, INC.  
 F-3987  
 120 East Main Street  
 Forney, Texas 75126  
 972/564-0592 Fax 972/564-6523  
 E-Mail ericdavis@eldengineering.com

FOUNDATION PLAN  
 ENGINEERED FOR:  
 NORTH EAST TEXAS  
 COMMUNITY DEV  
 CORP

NOTE: DESIGN VALID ONLY ON SOIL CHEMICAL INJECTED TO A DEPTH OF AT LEAST 10 FT. (OR GREATER IF SPECIFIED BY GEOTECHNICAL REPORT) TO REDUCE PVR TO  $\leq 1.0$ ".

TREE TRUNKS AND ROOTS UNDER THE FLOOR SLAB SHOULD BE REMOVED TO A ROOT SIZE OF LESS THAN 0.5 INCHES. FILL AND COMPACT ANY OVER-EXCAVATED AREAS IN LIFTS WITH PROPER COMPACTION IN COMPLIANCE WITH PROJECT GEOTECHNICAL REPORT.



ERIC L. DAVIS  
 86895  
 LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ERIC L. DAVIS, P.E. 86895 ON 2/26/2020

- NOTE:
1. SLAB THICKNESS T = 4"
  2. BEAM DEPTH H = 28"
  3. BEAM WIDTH W = 10"
  4. SXX DENOTES SLAB STRAND
  5. BSXX DENOTES BEAM STRAND

- PLAN LEGEND
1. DENOTES ONE STRAND TO BE STRESSED.
  2. DENOTES TWO STRANDS TO BE STRESSED.
  3. DENOTES THREE STRANDS TO BE STRESSED.
  4. DENOTES FACTORY SEATED END.
  5. DENOTES CONCRETE CHAIR.
  - 6.
  - 7.
  8. DENOTES 3-#4 BARS X 6'-8" TYPICAL INTERIOR CORNER 2'-0".
  9. "L" BARS SHALL BE 4'-0" X (LENGTH = TO CORNER DEPTH) WHERE NOTED ON PLAN.

BUILDER: NORTH EAST TEXAS COMMUNITY	PLAN: CUSTOM
ADDITION: 409 E BOURN STREET - PR - ROCKWALL, TX	ELD JOB NO: DIF20-0215
ADDRESS: 409 E BOURN STREET	DRAWN BY: RWK
LOT: 4A	CHECKED BY: ELD
BLOCK: H	AREA = 1290 SQ. FT.
CITY: ROCKWALL, TX	

SCALE: 1/8" = 1'-0"



## MEMORANDUM

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**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** **AMENDMENT TO THE APPLICATION FEES FOR SPECIFIC USE PERMITS (SUP) AND VARIANCE/SPECIAL EXCEPTION REQUESTS THAT ARE ASSOCIATED WITH CONSTRUCTION WITHOUT OR NOT IN CONFORMANCE TO A BUILDING PERMIT**

---

### Attachments

Memorandum  
Proposed Development Application  
Proposed Text Amendment

### Summary/Background Information

Discuss and consider directing staff to change Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) to impose a fee for Specific Use Permit (SUP) and Variance/Special Exception requests that result from the construction of buildings or structures not in compliance with or without obtaining a building permit, and take any action necessary.

### Action Needed

The City Council is being asked to provide staff with direction concerning the proposed text amendment.



# CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**CC:** Mary Smith, *Interim City Manager*  
Joey Boyd, *Assistant City Manager*  
Frank Garza, *City Attorney*

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

**DATE:** July 6, 2021

**SUBJECT:** Amendment to the Application Fees for Specific Use Permits (SUP) and Variance/Special Exception Requests that are Associated with Construction Without or Not in Conformance to a Building Permit

---

At the May 17, 2021 City Council meeting the City Council requested that staff look for ways to deter residents from constructing non-compliant structures without a building permit or not in conformance to an approved building permit. Specifically, the City Council asked if a penalty could be applied to these types of requests. Based on the City Council's inquiry, staff is proposing to establish an alternative application fee for Specific Use Permit (SUP) and Variance/Special Exception requests that involve non-compliant structures (*i.e. that do not conform to the Unified Development Code [UDC]*) that were [1] constructed without a building permit, or [2] that were not constructed in conformance with an approved building permit. The alternative application fee would be \$1,000.00 in addition to the normal application fees. For example, an application submitted under this proposal for a one (1) acre tract of land would be calculated as follows:

Specific Use Permit (SUP): \$200.00 + (\$15.00 \* 1.00-Acre) = \$215.00 + \$1,000.00 = \$1,215.00

Variance/Special Exception: \$100.00 + \$1,000.00 = \$1,100.00

This fee was derived from the estimated additional staff time these types of requests require compared to a typical Specific Use Permit (SUP) or Variance/Special Exception requests (*i.e. these types of cases typically require additional meetings with the applicants and site visits from Neighborhood Improvement Services, Building Inspections, Engineering, and Planning Departments' staff*). Staff should note that the City Attorney has reviewed the proposal and as a *Home Rule* City, finds no legal authority for prohibiting the adoption of such penalty. In the attached packet, staff has provided an example of the proposed changes to Section 10, *Fee Schedule*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) necessary to make the fee changes. In addition, staff has provided an updated development application reflecting the proposed fees. If the City Council chooses to direct staff to make the changes, the following would be the timeline for the proposed text amendment:

Planning and Zoning Commission Work Session: July 27, 2021

Planning and Zoning Commission Public Hearing: August 10, 2021

City Council Public Hearing/1<sup>st</sup> Reading: August 16, 2021

City Council 2<sup>nd</sup> Reading: September 7, 2021

Should the City Council have any questions concerning the proposed text amendment staff will be available at the July 6, 2021 City Council meeting.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

#### PLATTING APPLICATION FEES:

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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER

APPLICANT

CONTACT PERSON \_\_\_\_\_

CONTACT PERSON \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

not be designed to generate revenue for the City other than recovery of actual administrative costs.

(B) **Fees.** The fees for development related applications in the City of Rockwall shall be as follows:

(1) PLATTING	
(a) Master Plat	\$100.00 + \$15.00/Acre
(b) Preliminary Plat	\$200.00 + \$15.00/Acre
(c) Final Plat	\$300.00 + \$20.00/Acre
(d) Replat	\$300.00 + \$20.00/Acre
(e) Amending or Minor Plat	\$150.00
(f) Plat Reinstatement Request	\$100.00
(2) SITE PLAN	
(a) Site Plan	\$250.00 + \$20.00/Acre
(b) Amended Site Plan	\$100.00
(3) ZONING	
(a) Zoning Change	\$200.00 + \$15.00/Acre
(b) Specific Use Permit (SUP)*	\$200.00 + \$15.00/Acre
(c) Planned Development (PD)	\$200.00 + \$15.00/Acre
(4) MISCELLANEOUS	
(a) Variance/Special Exception*	\$100.00
(b) Tree Removal	\$75.00
(c) Other Miscellaneous Requests	\$0.00
(5) HISTORIC PRESERVATION ADVISORY BOARD	
(a) Certificate of Appropriateness (COA)	\$0.00
(b) Small Matching Grants	\$0.00
(c) Building Permit Fee Waiver	\$0.00

**NOTES:**

\* See Section (D) below.

(C) **Calculation of Fees.** Fees that have a scaled fee structure (*i.e. that are based on the acreage of the property*) are calculated by multiplying the acreage of the property by the scalable fee and adding the base fee. For example, a 5.25-acre property that is requesting a zoning change would be calculated as follows:

$$5.25\text{-acres} \times \$15.00/\text{Acres} = \$78.75 + \$200.00 \text{ [Base Fee]} = \$278.75 \text{ [Fee Due]}$$

Properties that are less than one (1) acre in total size shall be calculated as one (1) acre. No other rounding methods shall be used in the calculation of a fee.

(D) **Non-Compliant Structure Fees.** Fees associated with requests for a Specific Use Permit (SUP) or a Variance/Special Exception that deal with structures that were [1] constructed without a building permit, or [2] that were *not* constructed in conformance with an approved building permit shall be increased by \$1,000.00. For example, a 5.25-acre property that is requesting approval under this section would be calculated as follows:

$$5.25\text{-acres} \times \$15.00/\text{Acres} = \$78.75 + \$200.00 \text{ [Base Fee]} = \$278.75 \text{ [Typical Application Fee]} + \$1,000.00 \text{ [Forgiveness Fee]} = \$1,278.75 \text{ [Fee Due]}$$



## MEMORANDUM

---

**TO:** Mary Smith, Interim City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 6, 2021

**SUBJECT:** (RE)APPTS. TO BOARDS & COMMISSIONS

---

Attachments  
Philips Application

Summary/Background Information

Councilmember Daniels would like to recommend reappointing Robert Miller and Julien Meyrat to the Architectural Review Board (ARB) for an additional two-year term. Ashlei Neill has 'termed out,' and Councilman Daniels would like to recommend applicant Patra Philips to replace Ms. Neill for a two-year term on the ARB.

Action Needed

**From:** noreply@jotform.com  
**Sent:** Tuesday, July 16, 2019 6:48 PM  
**To:** Delaney, Margaret; Cole, Kristy  
**Subject:** Re: Boards & Commissions - Patra Philips



**Boards & Commissions**

**NAME & ADDRESS**

Patra Philips  
Montclair Dr. Rockwall, TX 75087

**VOTER REGISTRATION**

**Registered Voter:** Yes  
**Voter Registration Number:** 1148664

**PHONE NUMBER & EMAIL**

**Phone:**                      **Email:**

**PERSONAL DETAILS**

My name is Patra Meadows Philips. I am a long time resident of Rockwall. I grew up here and am now raising my family in this beautiful City. I'm a Registered Architect for the State of Texas and Realtor for Century 21 Judge Fite Company. I've over 20 years of experience with both commercial and residential architecture.

**BOARDS & COMMISSIONS**

**Interested in Special Committee or Projects?** Yes  
Architectural Review  
Historic Preservation  
Economic Development Corp. (REDC)  
Planning & Zoning

**ART COMMISSION**

I have experience with Environmental Design

**MAIN STREET BOARD**

I am an Interested Citizen







City of Rockwall  
*The New Horizon*

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# Building Inspections Department Monthly Report

---

May 2021

## Permits

<b>Total Permits Issued:</b>	<b>305</b>
Building Permits:	60
Contractor Permits:	245
<b>Total Commercial Permit Values:</b>	<b>\$36,298,852.53</b>
Building Permits:	\$35,500,000.00
Contractor Permits:	\$798,852.53
<b>Total Fees Collected:</b>	<b>\$778,524.17</b>
Building Permits:	\$750,865.04
Contractor Permits:	\$27,659.13

## Board of Adjustment

Board of Adjustment Cases: 0

6/2/2021  
10:08:51AM

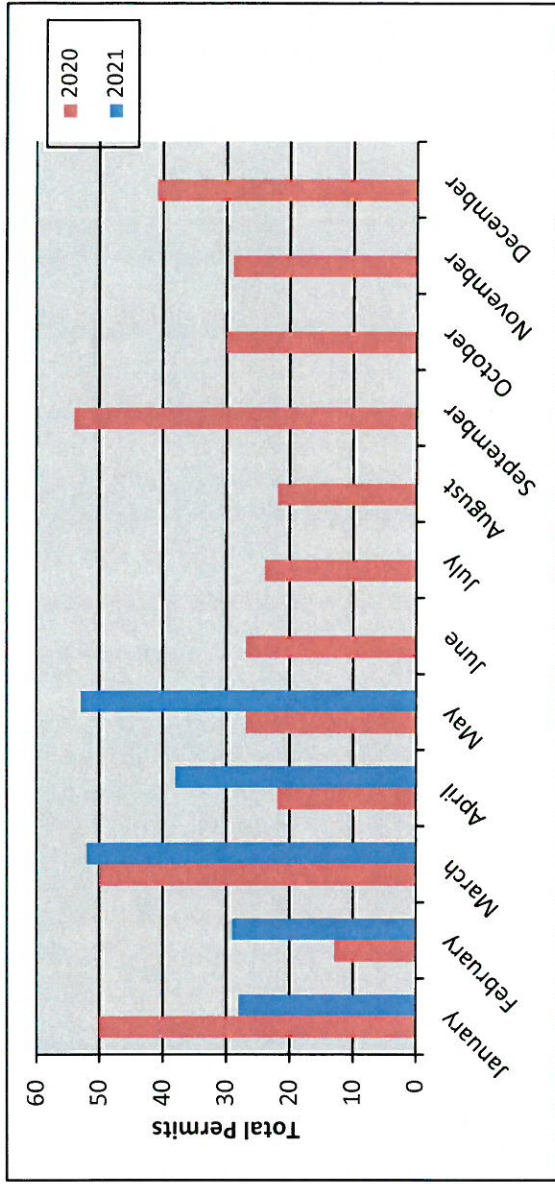
City of Rockwall  
PERMITS ISSUED - Summary by Type and Subtype  
For the Period 5/1/2021 to 5/31/2021

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	43	\$36,298,852.53	\$436,138.75
Cell Tower Permit	2	60,000.00	\$924.62
Certificate of Occupancy	10		\$754.50
Concrete Permit	1	15,000.00	\$268.01
Demolition	1	3,000.00	\$51.00
Electrical Permit	6	1,000.00	\$178.50
Irrigation Permit	1		\$76.50
New Construction	2	35,500,000.00	\$427,023.59
Plumbing Permit	4	7,451.53	\$357.82
Remodel	4	687,500.00	\$4,915.71
Roofing Permit	1		\$76.50
Sign Permit	8	24,901.00	\$612.00
Temporary Certificate of Occupancy	3		\$900.00
Residential Building Permit	261		\$342,283.42
Accessory Building Permit	2		\$492.52
Addition	3		\$436.30
Concrete Permit	11		\$975.12
Deck Permit	1		\$127.50
Electrical Permit	8		\$841.50
Fence Permit	37		\$1,884.00
Irrigation Permit	23		\$1,758.00
Mechanical Permit	15		\$1,907.50
New Construction	53		\$322,912.63
Outdoor Kitchen Permit	2		\$102.00
Patio Cover/Pergola	15		\$1,506.60
Plumbing Permit	35		\$2,725.50
Pool	9		\$1,293.00
Remodel	1		\$734.60
Retaining Wall Permit	1		\$51.00
Roofing Permit	20		\$1,530.00
Solar Panel Permit	6		\$2,036.65
Window & Door Permit	19		\$969.00
<b>Totals:</b>	<b>304</b>		<b>\$778,422.17</b>

## New Residential Permits

### Calendar Year

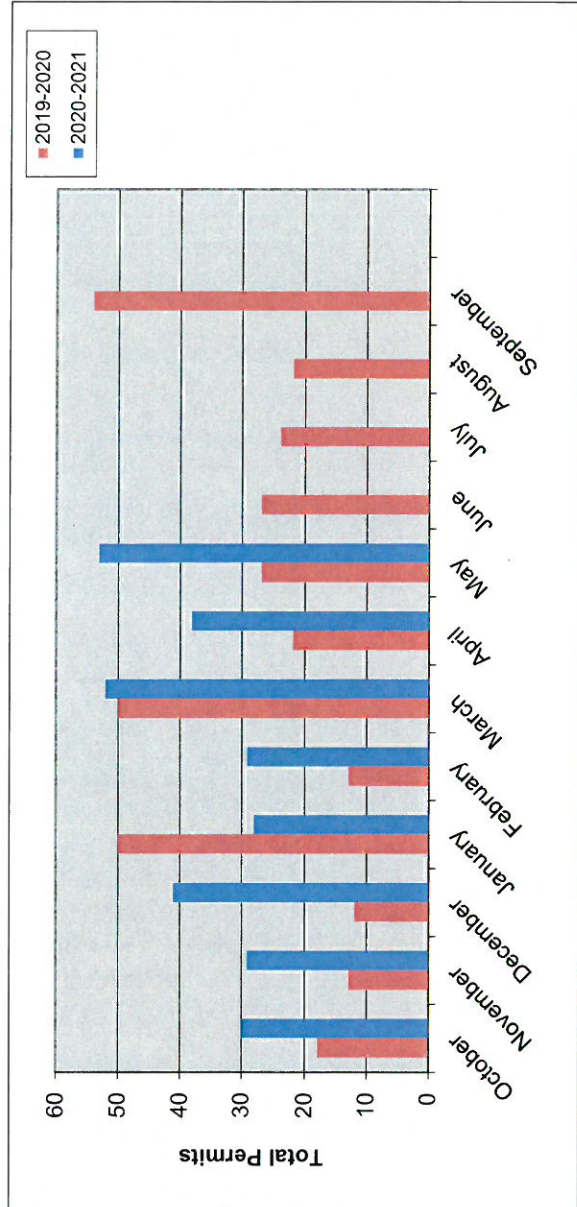
	Year	
	2020	2021
January	50	28
February	13	29
March	50	52
April	22	38
May	27	53
June	27	
July	24	
August	22	
September	54	
October	30	
November	29	
December	41	
<b>Totals</b>	<b>389</b>	<b>200</b>



## New Residential Permits

### Fiscal Year

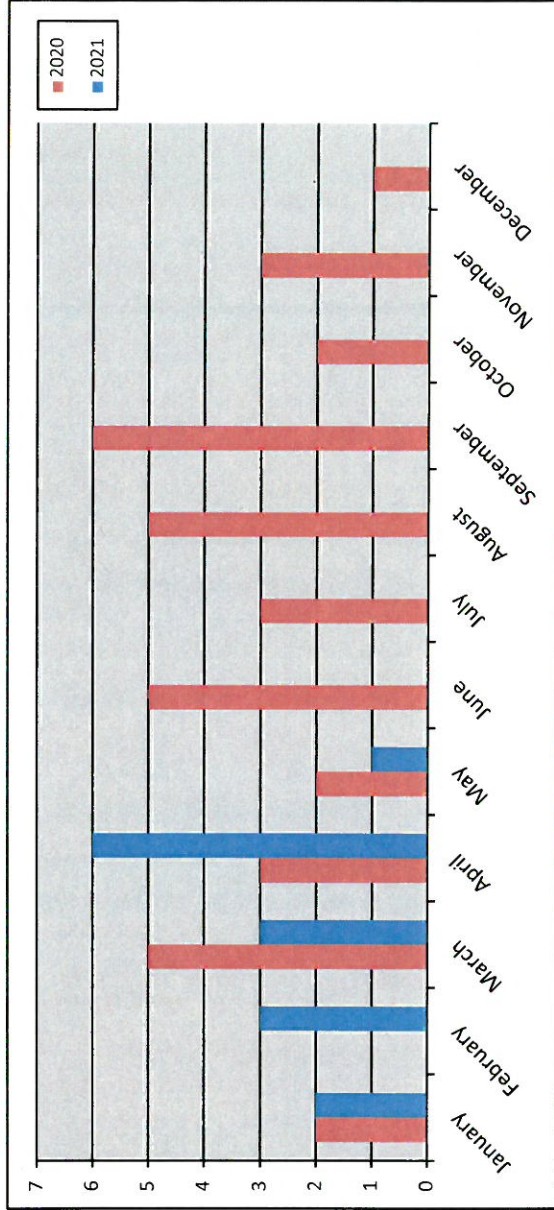
	Year	
	2019-2020	2020-2021
October	18	30
November	13	29
December	12	41
January	50	28
February	13	29
March	50	52
April	22	38
May	27	53
June	27	
July	24	
August	22	
September	54	
<b>Totals</b>	<b>332</b>	<b>200</b>



## Residential Remodel Permits

### Calendar Year

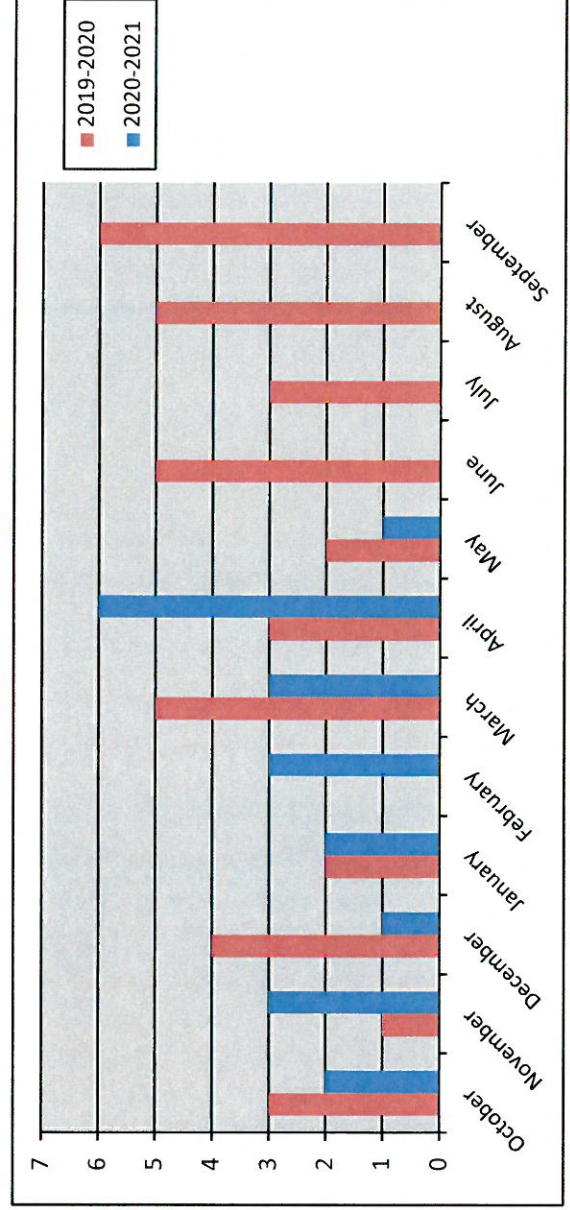
	Year	
	2020	2021
January	2	2
February	0	3
March	5	3
April	3	6
May	2	1
June	5	
July	3	
August	5	
September	6	
October	2	
November	3	
December	1	
<b>Totals</b>	<b>37</b>	<b>15</b>



## Residential Remodel Permits

### Fiscal Year

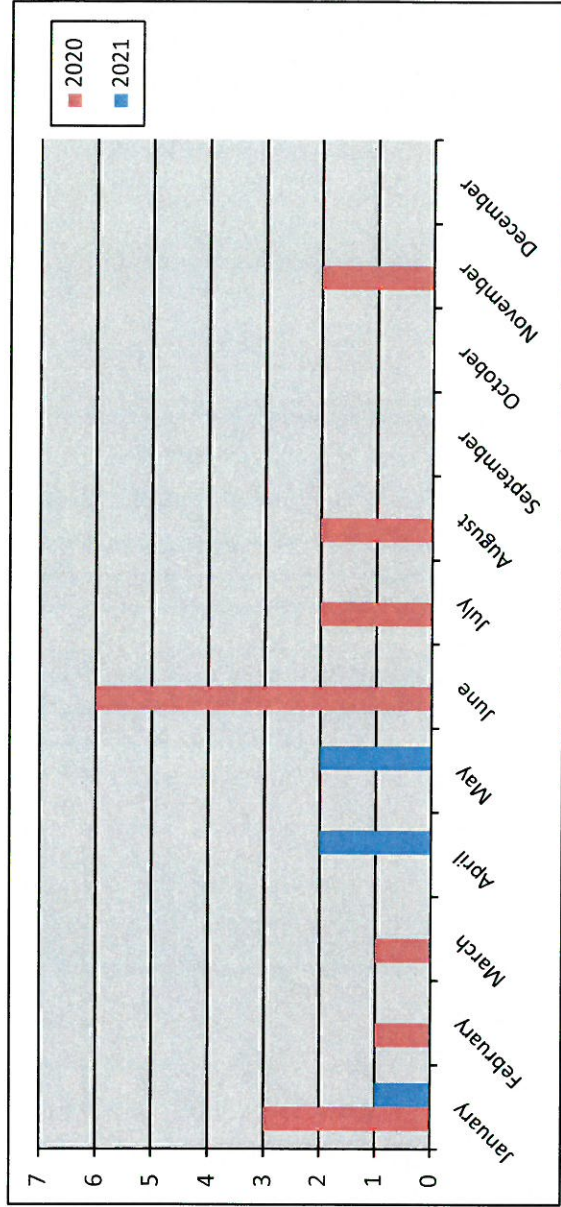
	Year	
	2019-2020	2020-2021
October	3	2
November	1	3
December	4	1
January	2	2
February	0	3
March	5	3
April	3	6
May	2	1
June	5	
July	3	
August	5	
September	6	
<b>Totals</b>	<b>39</b>	<b>21</b>



## New Commercial Permits

## Calendar Year

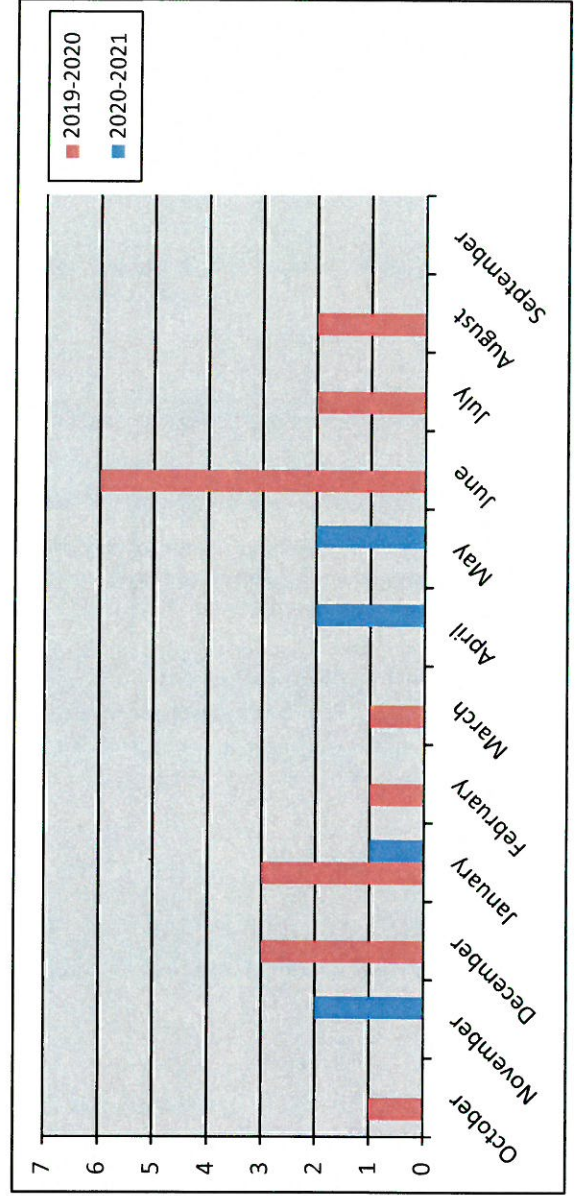
	Year	
	2020	2021
January	3	1
February	1	0
March	1	0
April	0	2
May	0	2
June	6	
July	2	
August	2	
September	0	
October	0	
November	2	
December	0	
<b>Totals</b>	<b>17</b>	<b>5</b>



## New Commercial Permits

## Fiscal Year

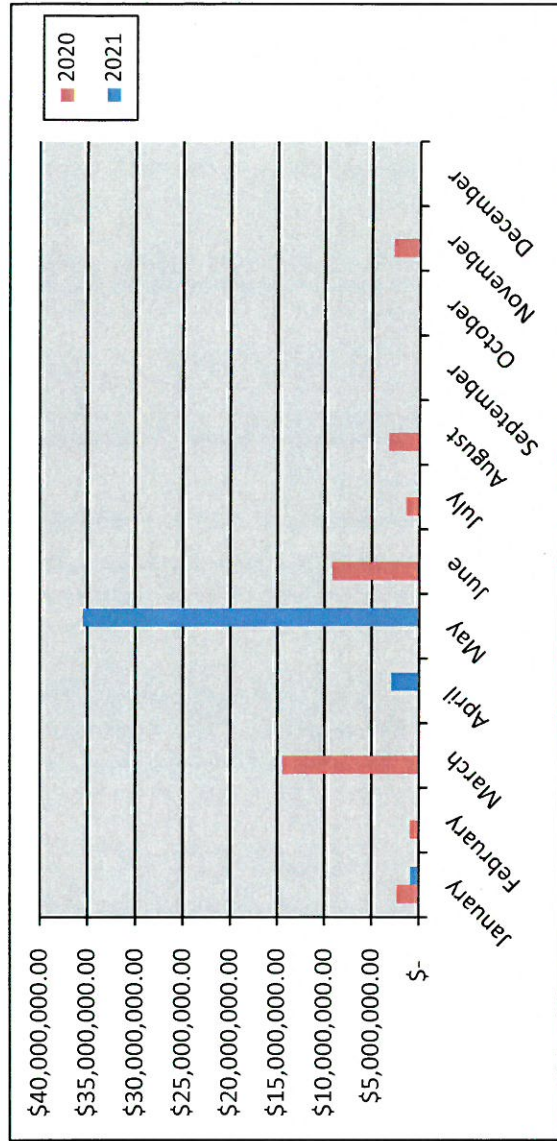
	Year	
	2019-2020	2020-2021
October	1	0
November	0	2
December	3	0
January	3	1
February	1	0
March	1	0
April	0	2
May	0	2
June	6	
July	2	
August	2	
September	0	
<b>Totals</b>	<b>19</b>	<b>7</b>



**New Commercial Value**

**Calendar Year**

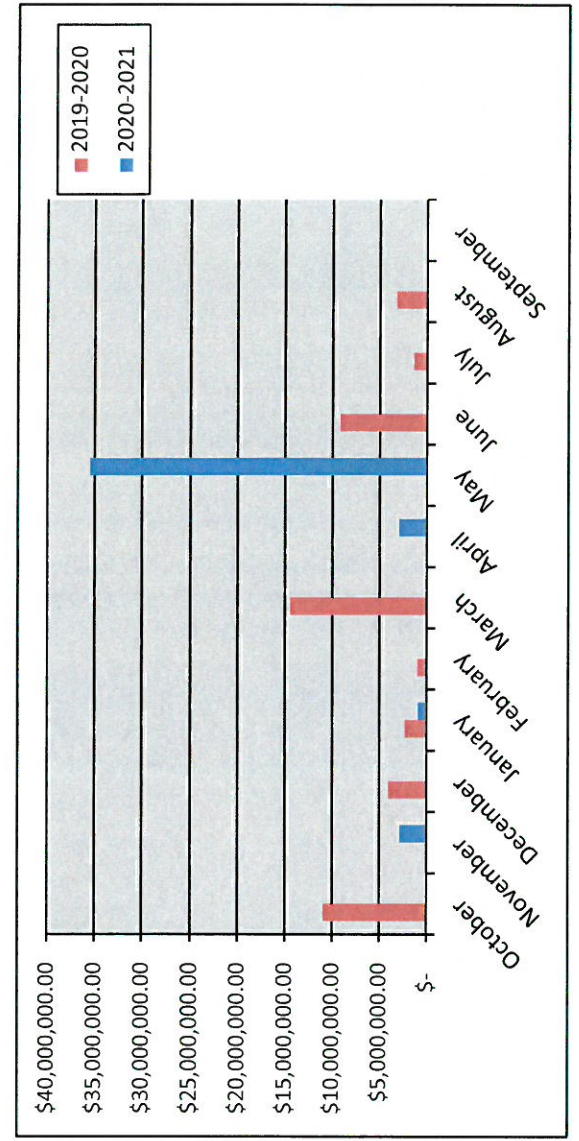
	Year	
	2020	2021
January	\$ 2,375,000.00	\$ 885,000.00
February	\$ 995,000.00	\$ -
March	\$ 14,500,000.00	\$ -
April	\$ -	\$ 2,900,000.00
May	\$ 9,244,001.00	\$ 35,500,000.00
June	\$ 1,445,000.00	
July	\$ 3,284,065.00	
August	\$ -	
September	\$ -	
October	\$ 2,800,000.00	
November	\$ -	
December	\$ -	
<b>Totals</b>	<b>\$ 34,643,066.00</b>	<b>\$ 39,285,000.00</b>



**New Commercial Value**

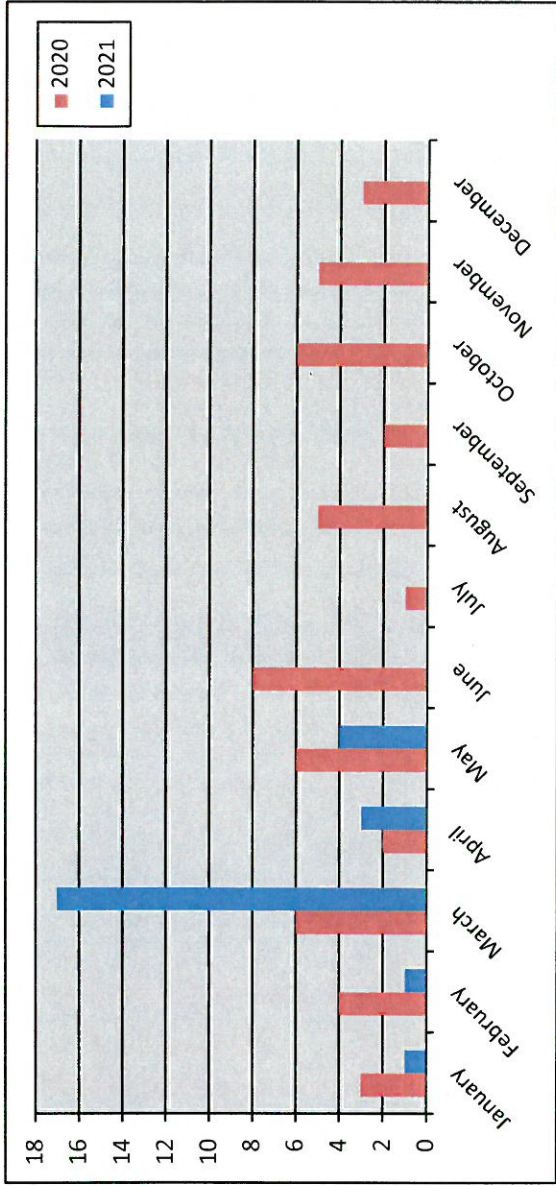
**Fiscal Year**

	Year	
	2019-2020	2020-2021
October	\$ 11,000,000.00	\$ -
November	\$ -	\$ 2,800,000.00
December	\$ 4,100,000.00	\$ -
January	\$ 2,375,000.00	\$ 885,000.00
February	\$ 995,000.00	\$ -
March	\$ 14,500,000.00	\$ -
April	\$ -	\$ 2,900,000.00
May	\$ -	\$ 35,500,000.00
June	\$ 9,244,001.00	
July	\$ 1,445,000.00	
August	\$ 3,284,065.00	
September	\$ -	
<b>Totals</b>	<b>\$ 46,943,066.00</b>	<b>\$ 42,085,000.00</b>



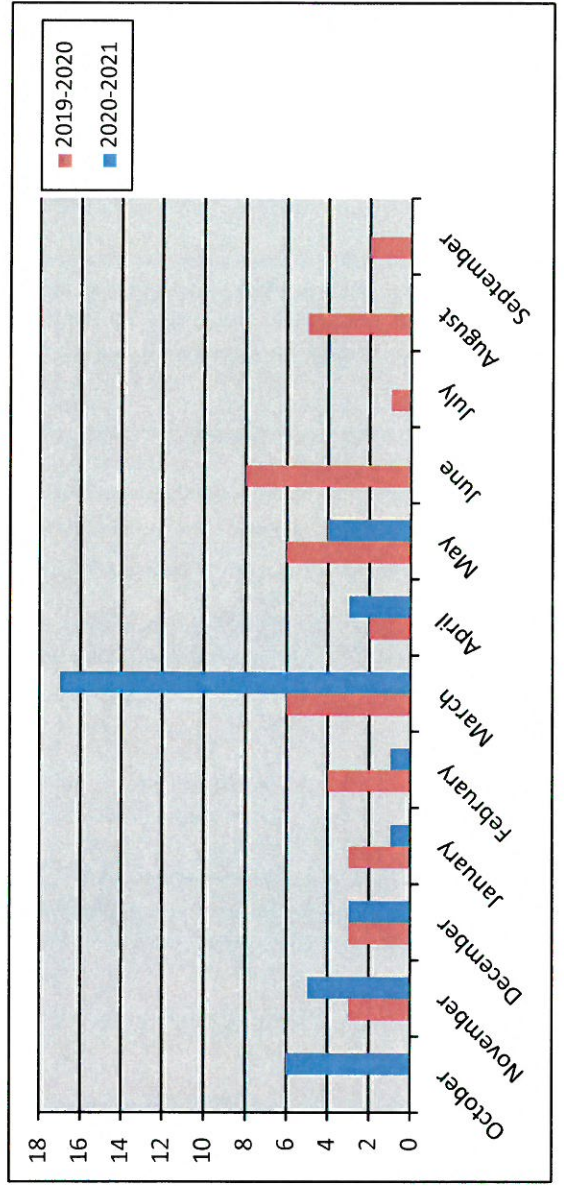
## Commercial Remodel Permits Calendar Year

	Year	
	2020	2021
January	3	1
February	4	1
March	6	17
April	2	3
May	6	4
June	8	
July	1	
August	5	
September	2	
October	6	
November	5	
December	3	
<b>Totals</b>	<b>51</b>	<b>26</b>



## Commercial Remodel Permits Fiscal Year

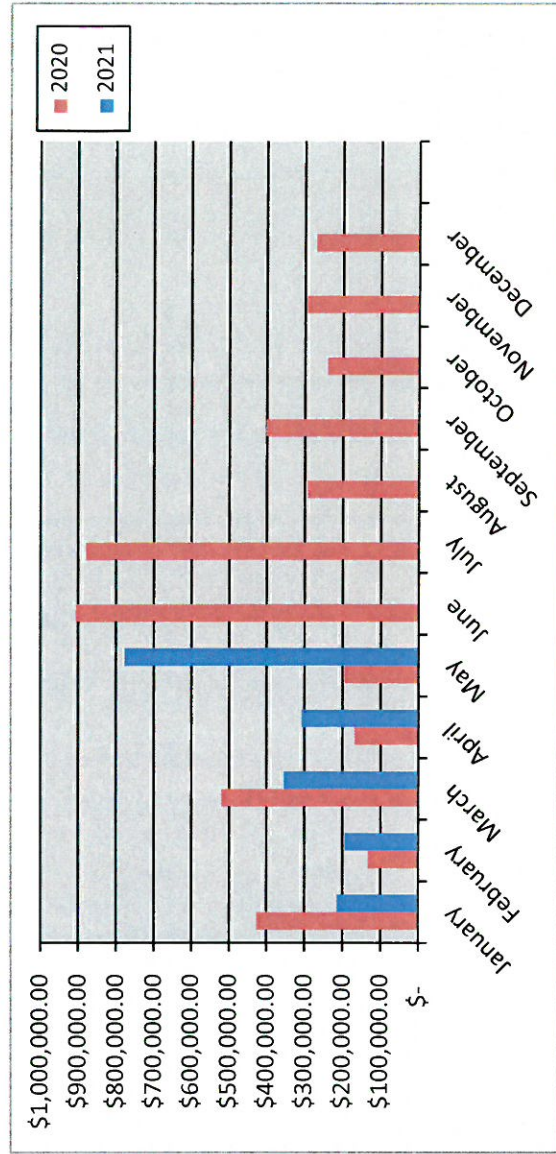
	Year	
	2019-2020	2020-2021
October	0	6
November	3	5
December	3	3
January	3	1
February	4	1
March	6	17
April	2	3
May	6	4
June	8	
July	1	
August	5	
September	2	
<b>Totals</b>	<b>43</b>	<b>40</b>



### Total Fees Collected

### Calendar Year

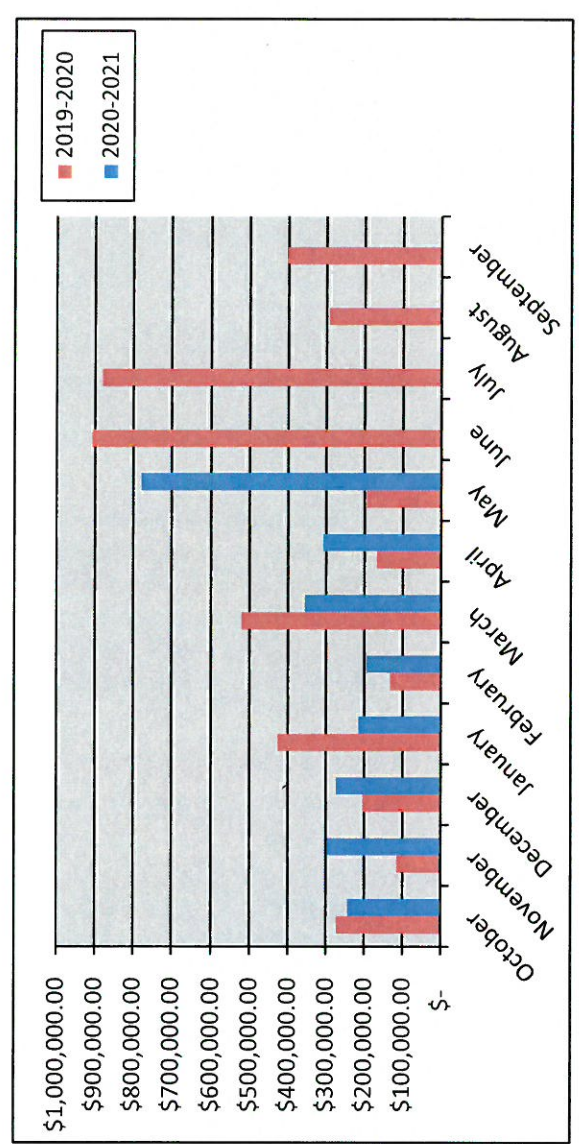
	Year	
	2020	2021
January	\$ 427,697.11	\$ 214,263.11
February	\$ 134,061.03	\$ 193,245.03
March	\$ 521,238.63	\$ 354,901.19
April	\$ 169,632.18	\$ 306,654.35
May	\$ 196,119.77	\$ 778,422.17
June	\$ 906,969.19	
July	\$ 880,396.43	
August	\$ 294,303.58	
September	\$ 401,730.63	
October	\$ 242,859.42	
November	\$ 296,217.55	
December	\$ 272,486.48	
<b>Totals</b>	<b>\$ 4,743,712.00</b>	<b>\$ 1,847,485.85</b>



### Total Fees Collected

### Fiscal Year

	Year	
	2019-2020	2020-2021
October	\$ 274,121.49	\$ 242,859.42
November	\$ 116,656.13	\$ 296,217.55
December	\$ 205,859.61	\$ 272,486.48
January	\$ 427,697.11	\$ 214,263.11
February	\$ 134,061.03	\$ 193,245.03
March	\$ 521,238.63	\$ 354,901.19
April	\$ 169,632.18	\$ 306,654.35
May	\$ 196,119.77	\$ 778,422.17
June	\$ 906,969.19	
July	\$ 880,396.43	
August	\$ 294,303.58	
September	\$ 401,730.63	
<b>Totals</b>	<b>\$ 4,528,785.78</b>	<b>\$ 2,659,049.30</b>





PERMITS ISSUED

For the Period 5/1/2021 to 5/31/2021

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Total SQFT	
		Plan Number	Valuation	
COM2021-1048	Commercial Building Permit			
03/12/2021	Certificate of Occupancy	1006 RIDGE RD,	\$75.00	\$75.00
05/14/2021	ISSUED	ROCKWALL, TX 75087	1,106.00	

Contact Type	Contact Name	Contact Address			
Business Owner	CORBY BELL	1006 RIDGE RD	ROCKWALL	TX	75087
Property Owner	CORBY BELL	1006 RIDGE RD	ROCKWALL	TX	75087
Contact	ASHLEY TAYLOR	5800 E. CAMPUS CIRCLE DR, SUTE 114A	Irving	TX	75063
Contact	MANDY DORMAN	5800 E. CAMPUS CIRCLE DR, SUTE 114A	Irving	TX	75063

Contractors

COM2021-1540	Commercial Building Permit			
04/05/2021	Certificate of Occupancy	6530 Alliance Dr., Suite 130, Rockwall, TX 75032	\$76.50	\$76.50
05/12/2021	ISSUED		1,345.00	

Contact Type	Contact Name	Contact Address			
Business Owner	Chad M. Harris	6530 Alliance Dr., Suite 130	Rockwall	TX	75032
Property Owner	N & H Legacy Partners, LLC	PO Box 818	Terrell	TX	75160

Contractors

COM2021-1607	Commercial Building Permit			
04/07/2021	Certificate of Occupancy	959 E. Interstate 30, Suite 105, Rockwall, TX 75087	\$75.00	\$75.00
05/05/2021	ISSUED		9,584.00	

Contact Type	Contact Name	Contact Address			
Business Owner	Liliana Mitchell	959 E. Interstate 30, Suite 105	Rockwall	TX	75087
Property Owner	Rockwall Crossing, LTD.	2100 West 7th St.	Fort Worth	TX	76107

Contractors

COM2021-1670	Commercial Building Permit			
04/09/2021	Certificate of Occupancy	1192 N. T L Townsend Dr., Rockwall, TX 75087	\$75.00	\$75.00
05/06/2021	ISSUED		17,431.00	

Contact Type	Contact Name	Contact Address			
Business Owner	Fakhruddin Sabir	13105 Northwest Fwy., Suite 1110	Houston	TX	77040
Property Owner	4TP Rockwall, LLC.	2870 Peachtree Rd., Suite 491	Atlanta	GA	30305

Contractors

PERMITS ISSUED

For the Period 5/1/2021 to 5/31/2021

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Total SQFT	Fees Paid
Application Date	Subtype	Parcel Number				
Issue Date	Status of Permit	Subdivision Name				
		Plan Number				
COM2021-1712	Commercial Building Permit					
04/13/2021	Certificate of Occupancy	760 W RALPH HALL		\$76.50		\$76.50
05/04/2021	ISSUED	PKWY, S. 120, ROCKWALL 75032			2,368.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
Business Owner	Kostas Lazaras	760 W Ralph Hall Pkwy #120	Rockwall	TX	75032	
Property Owner	HUCSG II	152 Brentwood Dr	Heath	TX	75032	
<b>Contractors</b>						
COM2021-1799	Commercial Building Permit					
04/16/2021	Certificate of Occupancy	560 E. Interstate 30, Suite		\$75.00		\$75.00
05/07/2021	ISSUED	110, Rockwall, TX 75087			5,894.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
Business Owner	Jason Potts	560 E. Interstate 30, Suite 110	Rockwall	TX	75087	
Property Owner	LOTL Holdings, LLC	320 Portview Place	Rockwall	TX	75032	
<b>Contractors</b>						
COM2021-1979	Commercial Building Permit					
04/26/2021	Certificate of Occupancy	102-B E. Rusk St.		\$75.00		\$75.00
05/05/2021	ISSUED	Rockwall, TX 75087			3,000.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
Business Owner	Ami Pitre	105 Reliance Ct.	Rockwall	TX	75032	
Property Owner	Lori Hendricks	5903 Volunteer Pl.	Rockwall	TX	75032	
<b>Contractors</b>						
COM2021-2410	Commercial Building Permit					
05/14/2021	Certificate of Occupancy	2901 RIDGE RD,		\$76.50		\$76.50
05/17/2021	ISSUED	ROCKWALL, 75032			5,400.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>				
Business Owner	SDI S ROCKWALL LLC	2901 RIDGE RD	ROCKWALL	TX	75032	
Property Owner	SDI S ROCKWALL LLC	2901 RIDGE RD	ROCKWALL	TX	75032	
<b>Contractors</b>						
COM2021-370	Commercial Building Permit					
01/25/2021	Temporary Certificate of Occupancy	2300 Discovery Blvd.,		\$300.00		\$300.00
05/14/2021	EXPIRED	Bldg 10, Rockwall, TX 75032			19,625.00	

PERMITS ISSUED

For the Period 5/1/2021 to 5/31/2021

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name		Total SQFT	
Plan Number					
Contact Type	Contact Name	Contact Address			
Business Owner	SWBC ROCKWALL LP	5945 Sherry Ln. Suite 750	Dallas	TX	75225
Property Owner	SWBC ROCKWALL LP	5945 Sherry Ln. Suite 750	Dallas	TX	75225
<b>Contractors</b>					
<hr/>					
COM2021-371	Commercial Building Permit				
01/25/2021	Temporary Certificate of Occupancy	2300 Discovery Blvd.,		\$300.00	\$300.00
05/14/2021	EXPIRED	Bldg. 8, Rockwall, TX 75032		18,875.00	
<hr/>					
<b>Contact Type</b>					
Business Owner	SWBC ROCKWALL LP	5949 Sherry Ln. Suite 750	Dallas	TX	75225
Property Owner	SWBC ROCKWALL LP	5949 Sherry Ln. Suite 750	Dallas	TX	75225
<b>Contractors</b>					
<hr/>					
COM2021-373	Commercial Building Permit				
01/25/2021	Temporary Certificate of Occupancy	2300 Discovery Blvd.,		\$300.00	\$300.00
05/14/2021	EXPIRED	Bldg. 9, Rockwall, TX, 75032		2,155.00	
<hr/>					
<b>Contact Type</b>					
Business Owner	SWBC ROCKWALL LP	5945 Sherry Ln. Suite 750	Dallas	TX	75225
Property Owner	SWBC ROCKWALL LP	5945 Sherry Ln. Suite 750	Dallas	TX	75225
<b>Contractors</b>					
<hr/>					
COM2021-788	Commercial Building Permit				
02/25/2021	Certificate of Occupancy	231 RANCH TRL,		\$75.00	\$75.00
05/04/2021	ISSUED	ROCKWALL, TX 75032		47,570.00	
<hr/>					
<b>Contact Type</b>					
Business Owner	Justin Webb	231 Ranch Trl	Rockwall	TX	75032
Property Owner	Justin Webb	231 Ranch Trl	Rockwall	TX	75032
Contact	Kevin Webb				
<b>Contractors</b>					
<hr/>					
COM2021-955	Commercial Building Permit				
03/08/2021	Certificate of Occupancy	2006 S GOLIAD ST,		\$75.00	\$75.00
05/25/2021	ISSUED	SUITE 224, ROCKWALL, TX 75087		1,125.00	
<hr/>					
<b>Contact Type</b>					
Business Owner	SEUNG W LEE	2006 S GOLIAD ST	Rockwall	TX	75087
Property Owner	ROCKWALL CENTRAL SHOPPING CENTER JV	ATTN: CARLA VISNICK	Addison	TX	75001
<b>Contractors</b>					

6/2/2021  
10:10:11AM

City of Rockwall  
PERMITS ISSUED

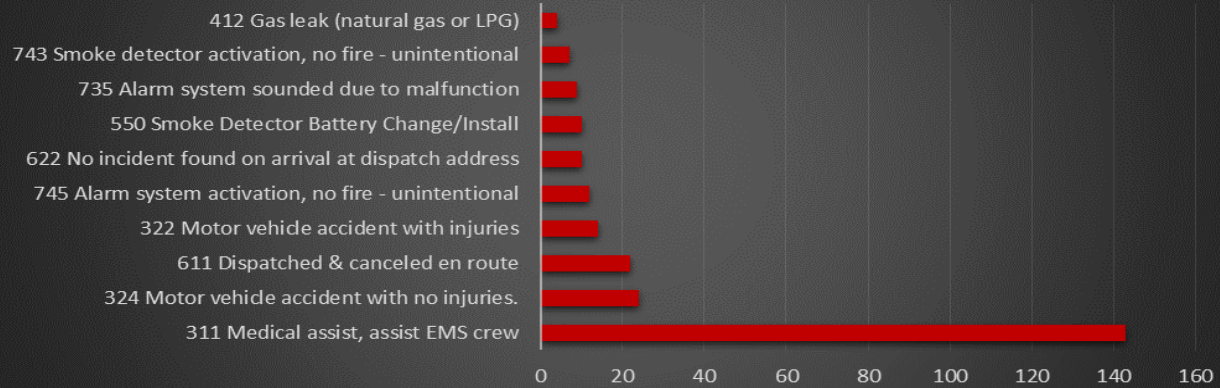
For the Period 5/1/2021 to 5/31/2021

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Valuation	Total SQFT
		Plan Number			Fees Paid
	13			<b>Total Valuation:</b>	
				<b>Total Fees: \$1,654.50</b>	
				<b>Total Fees Paid: \$1,654.50</b>	



May 2021 Monthly  
Report

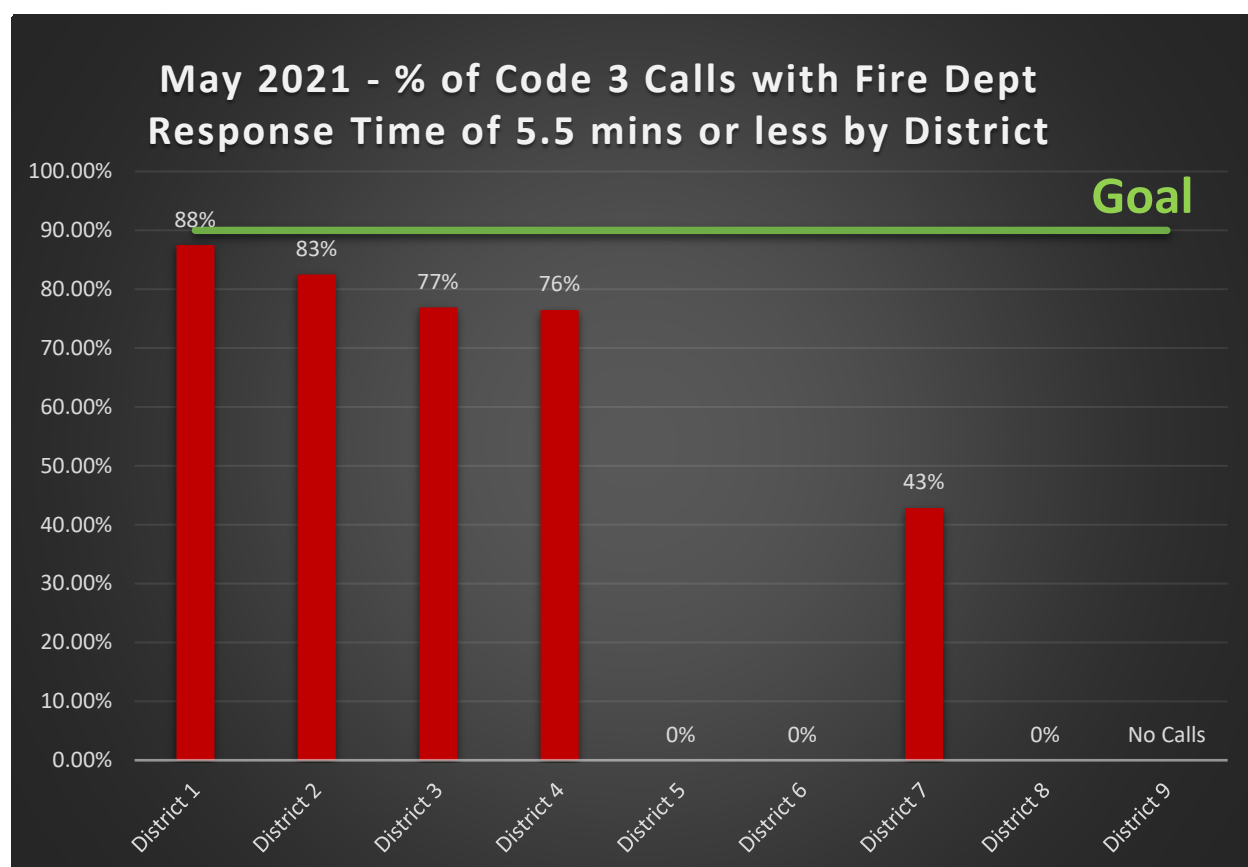
## Top 10 Call Types



Incident Types	Incident Count
311 Medical assist, assist EMS crew	143
324 Motor vehicle accident with no injuries.	24
611 Dispatched & canceled en route	22
322 Motor vehicle accident with injuries	14
745 Alarm system activation, no fire - unintentional	12
622 No incident found on arrival at dispatch address	10
550 Smoke Detector Battery Change/Install	10
735 Alarm system sounded due to malfunction	9
743 Smoke detector activation, no fire - unintentional	7
651 Smoke scare, odor of smoke	4
700 False alarm or false call, other	4
444 Power line down	4
412 Gas leak (natural gas or LPG)	4
671 HazMat release investigation w/no HazMat	3
740 Unintentional transmission of alarm, other	3
440 Electrical wiring/equipment problem, other	3
365 Watercraft rescue	3
733 Smoke detector activation due to malfunction	2
445 Arcing, shorted electrical equipment	2
553 Public service	2
746 Carbon monoxide detector activation, no CO	2
511 Lock-out	1
331 Lock-in (if lock out , use 511 )	1
742 Extinguishing system activation	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
715 Local alarm system, malicious false alarm	1
143 Grass fire	1
736 CO detector activation due to malfunction	1
400 Hazardous condition, other	1
744 Detector activation, no fire - unintentional	1
554 Assist invalid	1
352 Extrication of victim(s) from vehicle	1
555 Defective elevator, no occupants	1
731 Sprinkler activation due to malfunction	1
600 Good intent call, other	1
512 Ring or jewelry removal	1
154 Dumpster or other outside trash receptacle fire	1
520 Water problem, other	1
300 Rescue, EMS incident, other	1
521 Water evacuation	1
631 Authorized controlled burning	1
353 Removal of victim(s) from stalled elevator	1
441 Heat from short circuit (wiring), defective/worn	1
522 Water or steam leak	1
531 Smoke or odor removal	1
<b>Grand Total</b>	<b>311</b>

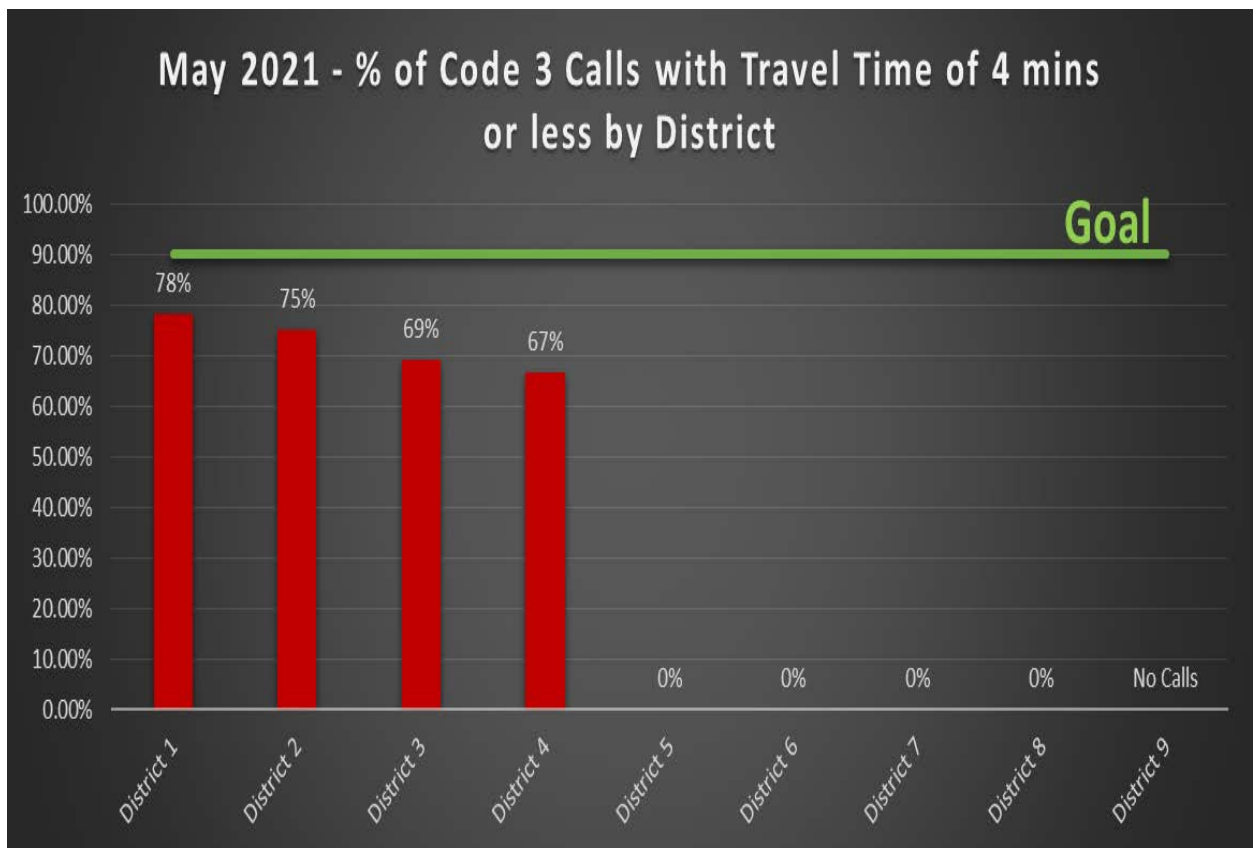
## May 2021 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	64	27%	50	0:03:36	78%	90%
District 2	80	33%	60	0:03:09	75%	90%
District 3	26	11%	18	0:03:18	69%	90%
District 4	51	21%	34	0:03:41	67%	90%
District 5	5	2%	0	0:06:24	0%	90%
District 6	3	1%	0	0:06:46	0%	90%
District 7	7	3%	0	0:04:49	0%	90%
District 8	4	2%	0	0:10:10	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
<b>Department</b>	<b>240</b>	<b>100%</b>	<b>162</b>	<b>0:03:41</b>	<b>68%</b>	<b>90%</b>



## May 2021 Travel Time by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	64	27%	50	0:03:36	78%	90%
District 2	80	33%	60	0:03:09	75%	90%
District 3	26	11%	18	0:03:18	69%	90%
District 4	51	21%	34	0:03:41	67%	90%
District 5	5	2%	0	0:06:24	0%	90%
District 6	3	1%	0	0:06:46	0%	90%
District 7	7	3%	0	0:04:49	0%	90%
District 8	4	2%	0	0:10:10	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
<b>Department</b>	<b>240</b>	<b>100%</b>	<b>162</b>	<b>0:03:41</b>	<b>68%</b>	<b>90%</b>







# Total Dollar Losses

May 2021



City of Rockwall  
*The New Horizon*

Rockwall Fire Department

Print Date/Time: 06/17/2021 09:42  
Login ID: rck\ihatcher  
Layer: All  
Areas: All

ORI Number: TX504  
Incident Type: All  
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$0.00	\$57,350.00	\$0.00	\$214,350.00	\$28,811.00
Total Content Loss:	\$0.00	\$10,000.00	\$0.00	\$79,600.00	\$46,250.00
Total Property Pre-Incident Value:	\$0.00	\$2,239,740.00	\$0.00	\$27,603,129.00	\$14,824,355.00
Total Contents Pre-Incident Value	\$0.00	\$665,552.00	\$0.00	\$11,107,699.60	\$1,087,500.00
Total Losses:	\$0.00	\$67,350.00	\$0.00	\$293,950.00	\$0.00
Total Value:	\$0.00	\$2,905,292.00	\$0.00	\$38,710,828.60	\$15,911,855.00



# Fire Marshal Division

## May 2021 Report



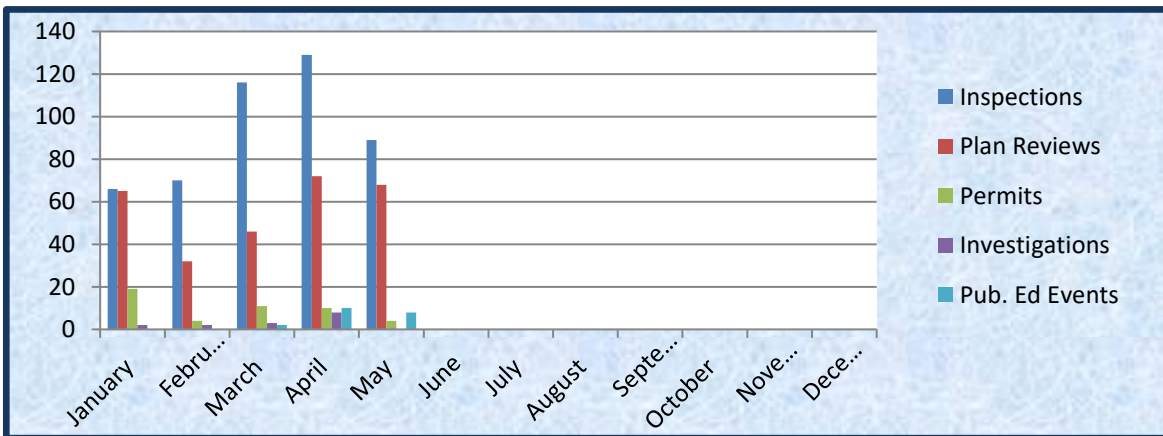
Inspections Conducted	
Total for the Month	89

Plan Reviews Completed	
Total for the Month	68

Permits Issued	
Total for the Month	4

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

Public Education Events	
Total for the Month	8



# MAY 2021 MONTHLY REPORT



**ROCKWALL PARKS  
& RECREATION**

## PARTICIPATION



FOUNDERS DAY FESTIVAL: APPROXIMATELY 3000 ATTENDEES



FISHING DERBY: 68 PARTICIPANTS



FIRST CONCERT BY THE LAKE: APPROXIMATELY 2000 ATTENDEES

### MONTHLY OVERVIEW

MAY '21

Part Time Labor Hours	<b>251</b>
Program Offerings	<b>10</b>
Program Participants	<b>6151</b>
Resident Participants	<b>3381</b>
Non-Resident Participants	<b>2770</b>
Programs that Made	<b>9</b>
Cancelled Programs	<b>1</b> (Rain)
% of Programs Cancelled	<b>10%</b>

### FEE BASED RESIDENT VS NON-RESIDENT

9 programs



# RENTALS



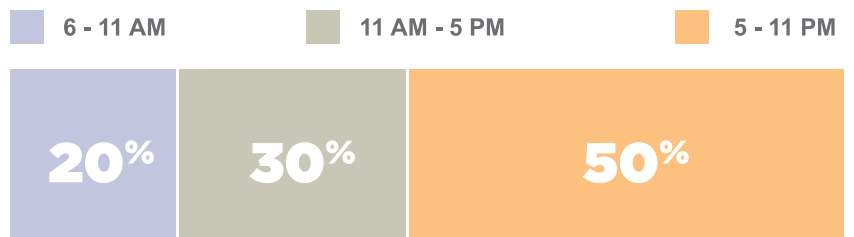
## HMCC

MAY '21

<i>Time Blocks Rented</i>	<b>56</b>
<i>Monthly Revenue</i>	<b>\$1600</b>

### HMCC RENTAL ACTIVITY BY TIME BLOCK

56 Rentals



## PAVILIONS

MAY '21

<i>Time Blocks Rented</i>	<b>62</b>
<i>Monthly Revenue</i>	<b>\$2480</b>

### PAVILION RENTAL ACTIVITY BY TIME BLOCK

62 Rentals

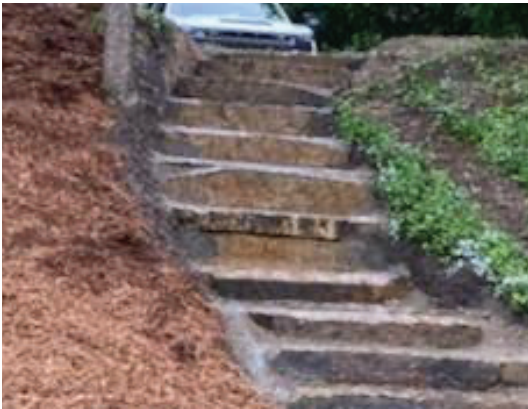


# PARKS



## **FACILITY RENOVATION:**

Myers Disc Golf Drainage repair and Cemetery Entrance Renovation



## **FACILITY UPGRADES:**

City Hall new flagstone steps for staff and Pickleball Courts at the Park at Hickory Ridge.



# MARKETING

## FACEBOOK PAGE LIKES



APR

GAIN OR LOSS  
**+132**

MAY

**+335**

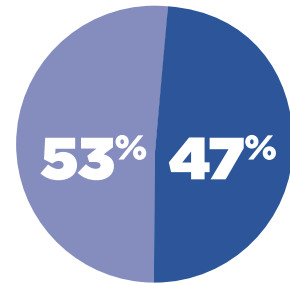
TOTAL LIKES THRU 5/31/2021



**15,847**

## ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

	ACCOUNTS	GAIN OR LOSS
APR	<b>10169</b>	<b>+165</b>
MAY	<b>10268</b>	<b>+99</b>



**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 May 2021.

**141,438**

## SESSIONS

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

**30,738**

## USERS

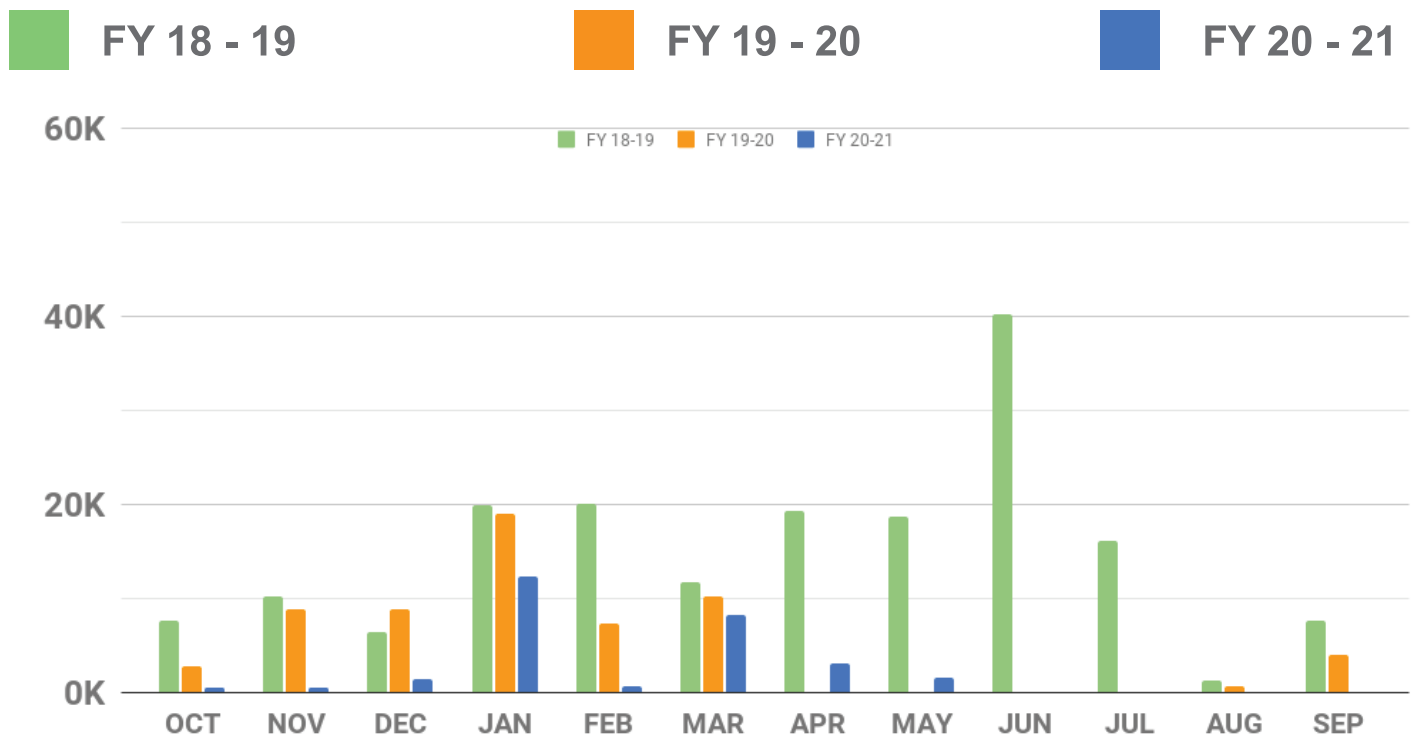
Visitors to playrockwall.com

**21,152**

# REVENUE

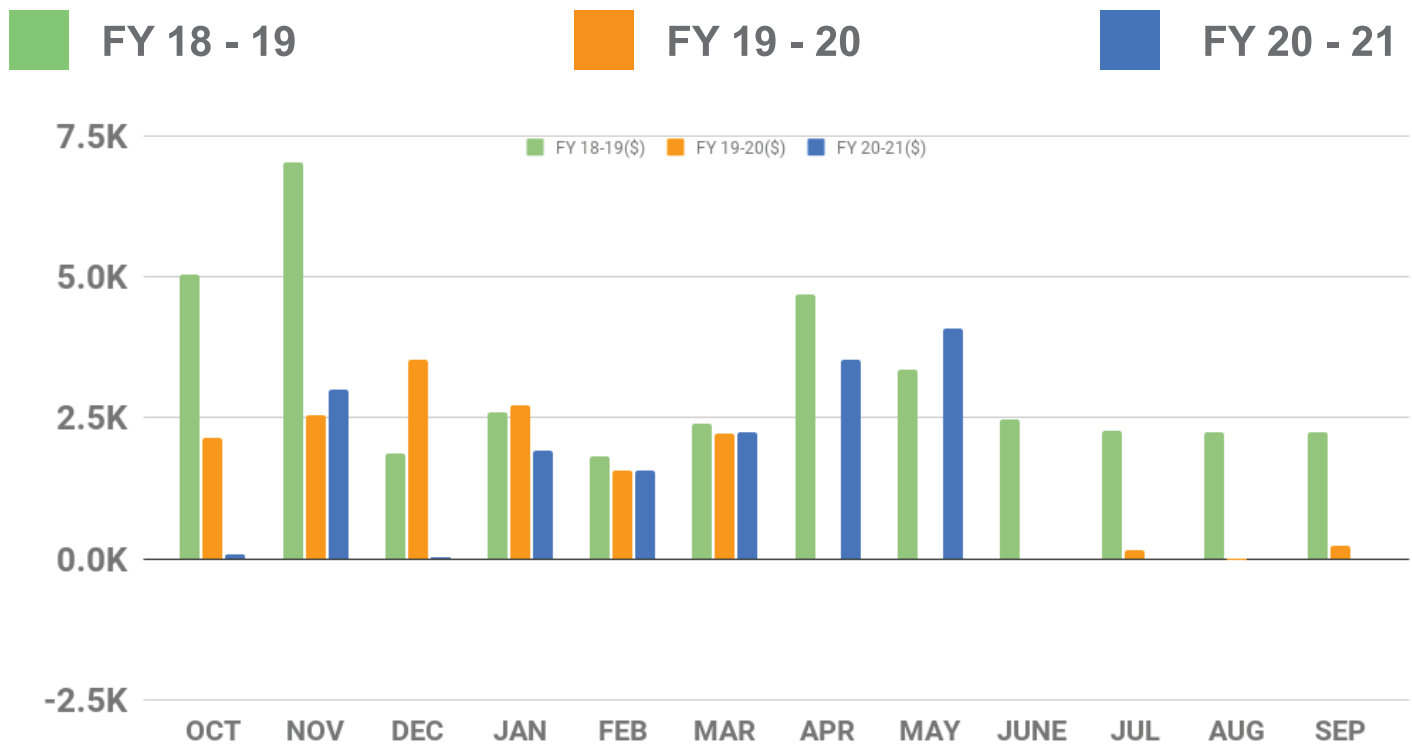
## FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



## FACILITY REVENUE BY MONTH

3 fiscal years



# Rockwall Police Department

## Monthly Activity Report

May-2021

ACTIVITY	CURRENT MONTH MAY	PREVIOUS MONTH APRIL	YTD 2021	YTD 2020	YTD % CHANGE
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### PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	2	10	1	900.00%
Robbery	1	1	3	7	-57.14%
Aggravated Assault	2	2	13	9	44.44%
Burglary	2	1	17	28	-39.29%
Larceny	68	71	278	244	13.93%
Motor Vehicle Theft	5	4	25	29	-13.79%
<b>TOTAL PART I</b>	<b>79</b>	<b>81</b>	<b>346</b>	<b>318</b>	<b>8.81%</b>
<b>TOTAL PART II</b>	<b>107</b>	<b>112</b>	<b>575</b>	<b>592</b>	<b>-2.87%</b>
<b>TOTAL OFFENSES</b>	<b>186</b>	<b>193</b>	<b>921</b>	<b>910</b>	<b>1.21%</b>

### ADDITIONAL STATISTICS

FAMILY VIOLENCE	8	10	53	60	-11.67%
D.W.I.	20	19	99	67	47.76%

### ARRESTS

FELONY	17	21	109	133	-18.05%
MISDEMEANOR	47	45	231	232	-0.43%
WARRANT ARREST	9	6	35	52	-32.69%
JUVENILE	4	1	12	28	-57.14%
<b>TOTAL ARRESTS</b>	<b>77</b>	<b>73</b>	<b>387</b>	<b>445</b>	<b>-13.03%</b>

### DISPATCH

CALLS FOR SERVICE	2104	2224	9980	6605	51.10%
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### ACCIDENTS

INJURY	4	1	17	24	-29.17%
NON-INJURY	82	67	335	235	42.55%
FATALITY	0	0	0	1	-100.00%
<b>TOTAL</b>	<b>86</b>	<b>68</b>	<b>352</b>	<b>260</b>	<b>35.38%</b>

### FALSE ALARMS

RESIDENT ALARMS	44	42	205	213	-3.76%
BUSINESS ALARMS	116	134	676	623	8.51%
<b>TOTAL FALSE ALARMS</b>	<b>160</b>	<b>176</b>	<b>881</b>	<b>836</b>	<b>5.38%</b>
Estimated Lost Hours	105.6	116.16	581.46	551.76	5.38%
Estimated Cost	\$2,512.00	\$2,763.20	\$13,831.70	\$13,125.20	5.38%

### ROCKWALL NARCOTICS UNIT

	Number of Cases	2
	Arrests	3
	Arrest Warrants	
	Search Warrants	
	<b>Seized</b>	
	Methamphetamine	25.5g



Total Offenses			
Month	Total Part I Crimes	Total Part II Crimes	Total Crimes
January-20	78	130	208
February-20	70	112	182
March-20	62	134	196
April-20	52	78	130
May-20	56	138	194
June-20	62	119	181
July-20	91	141	232
August-20	116	139	255
September-20	90	126	216
October-20	98	139	237
November-20	67	112	179
December-20	84	126	210
<b>Totals</b>	<b>926</b>	<b>1494</b>	<b>2420</b>
January-21	78	133	211
February-21	55	109	164
March-21	53	114	167
April-21	81	112	193
May-21	79	107	186
June-21			0
July-21			0
August-21			0
September-21			0
October-21			0
November-21			0
December-21			0
<b>Totals</b>	<b>346</b>	<b>575</b>	<b>921</b>

Crime Index per 1,000 population			
Month	Total Part I Crimes	Population Estimate	Crime Index
January-20	65	45,026	1.4
February-20	55	45,088	1.2
March-20	52	45,168	1.2
April-20	51	45,230	1.1
May-20	83	45,261	1.8
June-20	58	45,318	1.3
July-20	96	45,367	2.1
August-20	80	45,413	1.8
September-20	61	45,462	1.3
October-20	63	45,511	1.4
November-20	80	45,773	1.7
December-20	71	45,992	1.5
<b>Average</b>	<b>67.9</b>	<b>Average</b>	<b>1.5</b>
January-21	78	46,008	1.7
February-21	55	46,070	1.2
March-21	53	46,145	1.1
April-21	81	46,359	1.7
May-21	79	46,512	1.7
June-21			0
July-21			0
August-21			0
September-21			0
October-21			0
November-21			0
December-21			0
<b>Average</b>	<b>69.2</b>	<b>Average</b>	<b>1.5</b>

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

Violent Crimes			
Month	Total Violent Crimes	Population	Crime Index / 1000 population
January-20	6	44,126	0.14
February-20	1	45,044	0.02
March-20	3	45,124	0.07
April-20	4	45,186	0.09
May-20	5	45,261	0.11
June-20	4	45,318	0.09
July-20	4	45,367	0.09
August-20	5	45,413	0.11
September-20	7	45,462	0.15
October-20	6	45,511	0.13
November-20	1	45,773	0.02
December-20	6	45,992	0.13
<b>Total</b>	<b>52</b>	<b>Average</b>	<b>0.10</b>
January-21	8	46,008	0.17
February-21	5	46,070	0.11
March-21	4	46,145	0.09
April-21	5	46,359	0.11
May-21	6	46,512	0.13
June-21	0		0
July-21	0		0
August-21	0		0
September-21	0		0
October-21	0		0
November-21	0		0
December-21	0		0
<b>Total</b>	<b>28</b>	<b>Average</b>	<b>0.12</b>

Property Crimes			
Month	Total Property Crimes	Population	Crime Index / 1000 population
January-20	87	44,982	1.93
February-20	81	45,044	1.80
March-20	68	45,124	1.51
April-20	57	45,186	1.26
May-20	68	45,261	1.50
June-20	70	45,318	1.54
July-20	107	45,367	2.36
August-20	126	45,413	2.77
September-20	96	45,462	2.11
October-20	105	45,511	2.31
November-20	74	45,773	1.62
December-20	93	45,992	2.02
<b>Total</b>	<b>1032</b>	<b>Average</b>	<b>1.89</b>
January-21	88	46,008	1.91
February-21	56	46,070	1.22
March-21	51	46,145	1.11
April-21	84	46,359	1.81
May-21	84	46,512	1.81
June-21	0		0
July-21	0		0
August-21	0		0
September-21	0		0
October-21	0		0
November-21	0		0
December-21	0		0
<b>Total</b>	<b>363</b>	<b>Average</b>	<b>1.57</b>

# Rockwall Police Department

## Dispatch and Response Times

May 2021

### Police Department

Average Response Time		
<b>Priority 1</b>		Number of Calls <b>132</b>
Call to Dispatch	0:00:49	
Call to Arrival	0:06:34	
% over 7 minutes	27%	
Average Response Time		
<b>Priority 2</b>		Number of Calls <b>719</b>
Call to Dispatch	0:10:12	
Call to Arrival	0:17:27	
% over 7 minutes	21%	
Average Response Time		
<b>Priority 3</b>		Number of Calls <b>69</b>
Call to Dispatch	0:04:10	
Call to Arrival	0:13:27	
% over 7 minutes	58%	

#### Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes



### Rockwall Police Detective Case Status Statistics

	Rockwall Police Detective Case Status Statistics											
	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
January-21	Laurie Burks	17	11	4		1	1	4	6	35.29%	14	1.21
	Jalena Page	26	20	2	7	1	1	10	12	46.15%	14	1.86
	Steve Tigert	11	8	11	9	1		1	2	18.18%	12	0.92
	Kevin Tilley	23	17		2		1	5	6	26.09%	16	1.44
	John Tinsley	23	25		4	1		3	4	17.39%	16	1.44
	Phillip Young	9	7	2		2	1		3	33.33%	15	0.60
	Monthly Totals	109	88	19	22	6	4	23	33	30.28%	87	1.24
		Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases
February-21	Laurie Burks	9	4	4			1	4	5	55.56%	15	0.60
	Jalena Page	28	12	7	9		3	5	8	28.57%	14	2.00
	Steve Tigert	14	5	56	13			1	1	7.14%	14	1.00
	Kevin Tilley	22	20	5	6	2	2	1	5	22.73%	16	1.38
	John Tinsley	25	12	5	3			2	2	8.00%	16	1.56
	Phillip Young	7	5	1	1		2		2	28.57%	16	0.44
	Monthly Totals	105	58	78	32	2	8	13	23	21.90%	91	1.16
		Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases
March-21	Laurie Burks	9	6	3			1	3	4	44.44%	14	0.64
	Jalena Page	39	9	16	19	1		11	12	30.77%	17	2.29
	Steve Tigert	21	2	68	13			2	2	9.52%	11	1.91
	Kevin Tilley	21	17	1		1			1	4.76%	16	1.31
	John Tinsley	20	17	1		1		2	3	15.00%	14	1.43
	Phillip Young	1	0	4	1				0	0.00%	16	0.06
	Monthly Totals	111	51	93	33	3	1	18	22	19.82%	88	1.27
		Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases
April-21	Laurie Burks	13	6	3	1			6	6	46.15%	16	0.81
	Jalena Page	43	14	25	10			5	5	11.63%	15	2.87
	Steve Tigert	45	10	33	1			3	3	6.67%	16	2.81
	Kevin Tilley	27	23	3	3			3	3	11.11%	13	2.08
	John Tinsley	27	14	2	7	1	1	5	7	25.93%	17	1.59
	Phillip Young	5	3	1					0	0.00%	15	0.33
	Monthly Totals	160	70	67	22	1	1	22	24	15.00%	92	1.75

May-21	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	12	8	9	2		1	3	4	33.33%	16	0.75
	Jalena Page	22	12	6	8	1	1	7	9	40.91%	16	1.38
	Steve Tigert	21	10	13	10			1	1	4.76%	12	1.75
	Kevin Tilley	25	20	1	6		2	1	3	12.00%	14	1.79
	John Tinsley	27	24	4	5			1	1	3.70%	15	1.80
	Phillip Young	9	7	2	2			1	1	11.11%	14	0.64
	Monthly Totals	116	81	35	33	1	4	14	19	16.38%	87	1.35
June-21	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0							0	--	0	0.00
6 Month Totals												
	601	348	292	142	13	18	90	121	20.13%	445	1.13	
July-21	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0	0	0	0	0	0	0	0	--	0	0.00
August-21	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0	0	0	0	0	0	0	0	--	174	0.00

	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	September-21	Laurie Burks								0	--	
Jalena Page									0	--		--
Steve Tigert									0	--		--
Kevin Tilley									0	--		--
John Tinsley									0	--		--
Phillip Young									0	--		--
Monthly Totals		0	0	0	0	0	0	0	0	--	0	0.00
October-21	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0	0	0	0	0	0	0	0	--	0	0.00
November-21	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0	0	0	0	0	0	0	0	--	0	0.00
December-21	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks								0	--		--
	Jalena Page								0	--		--
	Steve Tigert								0	--		--
	Kevin Tilley								0	--		--
	John Tinsley								0	--		--
	Phillip Young								0	--		--
	Monthly Totals	0							0	--		0.00
Yearly Totals												
	601	348	292	142	13	18	90	121	20.13%	175	0.57	

Detective Yearly Totals 2019	Detective Name	Total Cases Assigned	Open Cases	Unfounded	Suspended	Except Clear	Clear Arrest	Filed DA	Total Cases Solved	% of Cases Solved	Days Worked on Cases	Daily Case Load
	Laurie Burks	60	35	23	3	1	4	20	25	41.67%	75	0.80
	Jalena Page	158	67	56	53	3	5	38	46	29.11%	76	2.08
	Steve Tigert	112	35	181	46	1	0	8	9	8.04%	65	1.72
	Kevin Tilley	118	97	10	17	3	5	10	18	15.25%	75	1.57
	John Tinsley	122	92	12	19	3	1	13	17	13.93%	78	1.56
	Phillip Young	31	22	10	4	2	3	1	6	19.35%	76	0.41
	<b>Totals</b>	<b>601</b>	348	292	142	13	18	90	121	20.13%	445	0.57



May-21

0

<b>Crimes Against Persons</b>						
<b>Crime</b>	<b>Total Number May</b>	<b>Total Cleared May</b>	<b>Clearance Rate May</b>	<b>Total YTD</b>	<b>Cleared YTD</b>	<b>Clearance Rate YTD</b>
Murder	0	0	0%	0	0	0%
Aggravated Assault	0	0	0%	4	2	50%
Simple Assault	14	5	36%	39	15	38%
Robbery	1	1	100%	3	2	67%
Sex Offenses	1	0	0%	9	4	44%

<b>Property Crimes</b>						
<b>Crime</b>	<b>Total Number May</b>	<b>Total Cleared May</b>	<b>Clearance Rate May</b>	<b>Total YTD</b>	<b>Cleared YTD</b>	<b>Clearance Rate YTD</b>
Motor Vehicle Theft	5	0	0%	24	6	25%
BMW	2	1	50%	48	14	29%
Burglary	2	0	0%	16	1	6%
Larceny	59	24	41%	178	65	37%
Criminal Mischief	9	5	56%	27	10	37%

<b>Financial Crimes</b>						
<b>Crime</b>	<b>Total Number May</b>	<b>Total Cleared May</b>	<b>Clearance Rate May</b>	<b>Total YTD</b>	<b>Cleared YTD</b>	<b>Clearance Rate YTD</b>
Forgery	1	1	100%	3	2	67%
ID Thefts	13	6	46%	41	16	39%
Credit/Debit Card Abuse	3	1	33%	6	3	50%

**Rockwall Police Narcotics Unit  
2020 - Statistics**

Activity	January	February	March	April	May	June	July	August	September	October	November	December	Totals	
Cases	2	3	1	5	2								13	
Arrests	0	2	4	5	3								14	
Assist other Agencies	0	3	2	1	2								8	
Search Warrants	0	0	2	0	0								2	
Arrest Warrants	0	0	0	1	0								1	
<b>Drugs Seized</b>														
PCP (ounces)													0	Pounds
Marijuana (ounces)													0.00	Pounds
Cocaine (grams)		8000	8000										16000	grams
Methamphetamine (grams)		255	18000	1.2	25.5								18.28	Kilograms
Heroin (grams)			2006										2006	grams
Ecstasy (grams)													0	grams
Adderall (grams)													0	grams
Xanax (pills)													0	pills
Hydrocodone (pills)													0	pills
Dangerous Drugs (pills)													0	pills
Clenbuterol													0	grams
Steroids (grams)													0	grams
Lysergic Acid													0	units
Hashish (ounces)													0.00	Pounds
Synthetic Marijuana (ounces)													0.00	Pounds
MDMA (grams)													0	Grams
THC Oil (grams)													0	Grams
Recovered Stolen Vehicle	0	0	1	0	0								1	Vehicles
Weapons Seized	0	0	4	0	0								4	Weapons
Equipment Seized	0	0	0	0	0								0	Total Equipment
Money Seized	\$0	\$0	\$50,000	\$0	\$0								\$50,000	
Vehicles Seized	0	0	2	0	0								2	

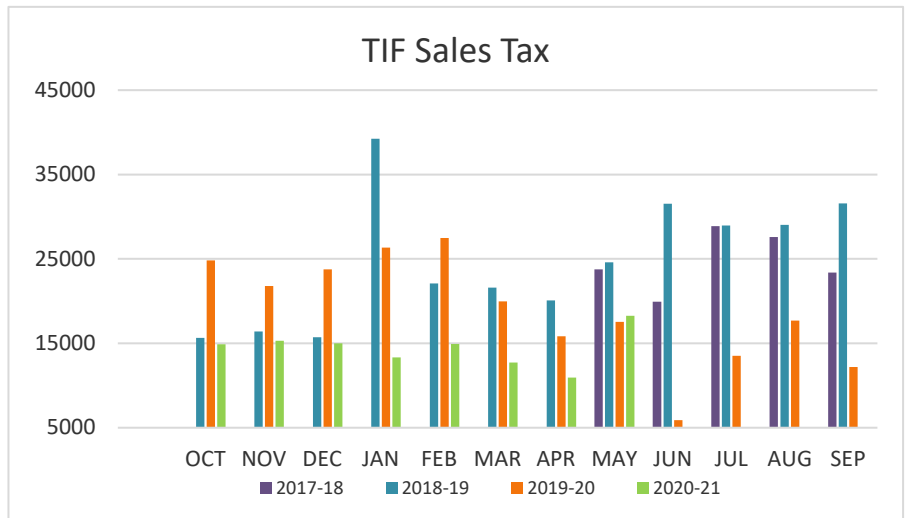
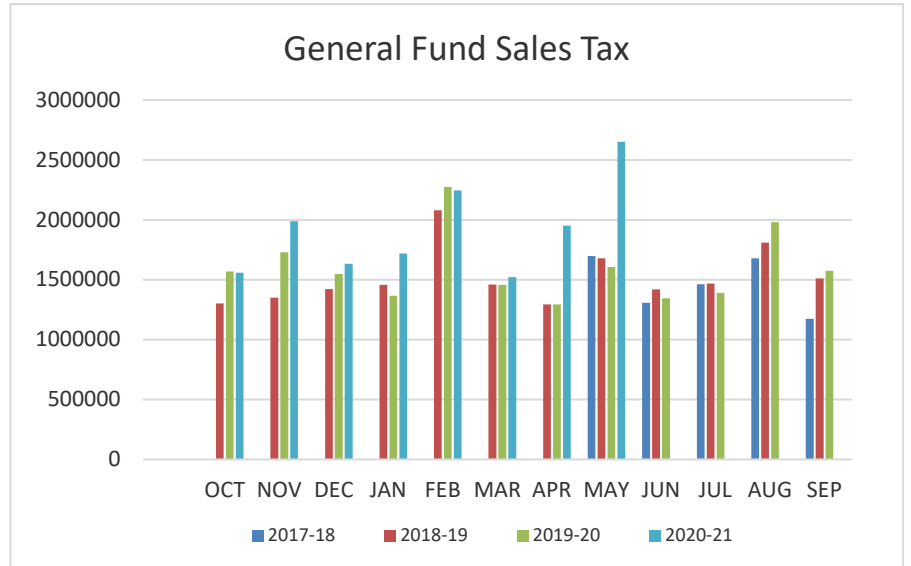
### May 2021 Officer Activity Report

Totals	1520	209	92	75	539	133	22	10	442
Primary Officer	Calls for Service	Offense Reports	Accident Reports	Arrests	Traffic Stops	Citations	Violator Contacts	Emergency Detentions	Days Worked
Adair, Kristopher	62	8	2	2	4	4			10
Attaway, Mitchell	77	14	4	3	42	4	3		14
Blackwood, Jason Blaine	51	6	3	4	15	5		2	12
Bruce, Thomas	64	16	2	3	51	19	1	1	14
Clay, Melissa A.	51	7							13
Comerford, Simon	44	9	2	5	10	1			16
Crowsey, Timothy	28	4		4	17				9
Gibraltar, Stephan	35	8		3	4				11
Hartman, Collin J	36	4	3	2	8	1			9
Jaurequi, Ryan David	43	2	2		4	1			12
Joseph, Mathew C	41	5	6		29	19			12
Lamb, Clayton	57	3	1		11	1			13
Lombana, Gil	29	1	1	2	9	6	1		9
McAuley, Heather	33	2		1	13	4			12
McCreary, Michael	31	1	16		3	4			16
McGee, Gunnor Lee	35	6	1	1	12		1	1	10
McIntire, Robert J	19		12		8	4			14
Morris, Barrett	32	2			2		1		17
Nagy, Stephen	56	13	3	2	1		1	1	16
Nichols, Alyssa	74	6		4	23		2	1	14
Otto, Michael J	61	8	3	1	6	4	1		15
Parker, Cameron	36	3	1	1	12	3			7
Perez, Wener Luis	17	2	1	2	16	5	1		16
Poindexter, Andrew	17		8		41	22			12
Raymond, Aaron	2	4				4			17
Sasson, Curtis	74	12	5	4	21	3	1		13
Sparks, Joshua Dylan	61	12	7	7	57	4	2	1	13
Stewart, Garrett	62	6	2	2	2	2			16
Tanner, David	43	7		8	52	6	3		17
Taylor, David	44	6	1	2	2				11
Thompson, Demi	29	5	2	1	5	1		1	9
West, Jake	64	9	2	3	6	4	1		13
Woodruff, Benjamin	58	6	2		13			1	18
Woolverton, Aaron	54	12		8	40	2	3	1	12

\* Reflection of CFS where listed Officer is primary

# Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u> <u>Sales Tax</u>	<u>TIF</u> <u>Sales Tax</u>
Jun-18	1,308,372	19,941
Jul-18	1,463,243	28,867
Aug-18	1,679,728	27,594
Sep-18	1,174,074	23,370
Oct-18	1,301,342	15,641
Nov-18	1,349,253	16,403
Dec-18	1,423,386	15,708
Jan-19	1,457,584	39,247
Feb-19	2,080,043	22,109
Mar-19	1,459,018	21,606
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252



**Notes:**  
 75% of total sales tax collected is deposited to the General Fund each month  
 Comptroller tracks sales tax generated in the TIF and reports it monthly  
 75% of TIF sales tax (city share) is pledged to the TIF

# Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Mar-19	216,172,991	6,973,323	8,899,546
Apr-19	230,304,224	7,676,809	9,546,692
May-19	246,447,588	7,949,923	10,806,480
Jun-19	273,477,588	9,115,919	12,818,660
Jul-19	479,403,830	15,464,640	19,686,560
Aug-19	557,577,730	17,986,380	20,877,020
Sep-19	480,076,300	16,002,544	19,898,562
Oct-19	377,192,895	12,167,513	17,708,812
Nov-19	237,328,307	7,910,944	9,218,867
Dec-19	229,083,044	7,389,776	8,396,266
Jan-20	215,978,847	6,967,060	8,691,306
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411

Source: SCADA Monthly Reports generated at the Water Pump Stations

