

ROCKWALL CITY COUNCIL MEETING

Monday, July 1, 2024 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)
2. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember McCallum

VI. Proclamations / Awards / Recognitions

1. Parks & Recreation Month Proclamation

VII. Appointment Items

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

VIII. 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. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. 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.

IX. Take Any Action as a Result of Executive Session

X. 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 do so during "Open Forum."

1. Consider approval of the minutes from the June 17, 2024 city council meeting, and take any action necessary.
2. Consider authorizing the City Manager to execute a contract with Canary Construction for FM 552 Utility Relocation Construction Project in the amount of \$5,729,271.00, to be funded by 2023 Water and Sewer Bonds, and take any action necessary.
3. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with Fortius Altius Operation, LLC to host Fall and Spring baseball tournaments and Leon Tuttle Athletic Complex, and take any action necessary.
4. Consider authorizing the City Manager to execute a one-year contract with three 1-year renewal options with Fortius Altius Operations, LLC to supply umpires for RBSL Spring, Summer and Fall baseball seasons, in the amount of \$85,000.00, to be funded by the Recreational Development Fund, and take any action necessary.
5. Consider approval of canopy repairs associated with May 28, 2024 storm damage at Leon Tuttle Athletic Complex and authorize the City Manager to execute purchase order(s) to SunShade Awnings of Texas in the amount of \$136,000 to be funded by the Recreational Development Fund and reimbursed by TML via an insurance claim, and take any action necessary.
6. **P2024-020** - Consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a 19.56-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.
7. **P2024-021** - Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.
8. **P2024-023** - Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.
9. **P2024-024** - Consider a request by Hani Elkady of Tarina Group, Inc. on behalf of Michael

Eido of Travelers Plaza, LLC for the approval of a Replat for Lot 8, Block A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

XI. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2024-024** - Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary **(1st Reading)**.
2. **Z2024-025** - Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (*i.e. Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary **(1st Reading)**.
3. **Z2024-026** - Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary **(1st Reading)**.

XII. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider authorizing an expenditure of an additional \$150,000 through the city's solid waste contractor (Republic Waste) for additional boom trucks utilized for storm-related tree and debris removal associated with the May 28, 2024 severe weather storm event, and take any action necessary.

XIII. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report

3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XIV. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the _____ at ___PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

Rockwall,  Texas
Proclamation

Whereas, through the National Recreation and Parks Association, people in America have been celebrating Parks and Recreation month for over 35 years; and

Whereas, in 2009, the U.S. House of Representatives officially mandated July as Parks and Recreation Month; and

Whereas, services that parks and recreation professionals provide, such as protecting open spaces and natural resources and providing a wide range of activities for residents to enjoy, are all vital to our community; and

Whereas, statistics show that about 260 million people in the United States visit local parks or recreation facilities at least once during a given year; and

Whereas, 4 in 5 adults choose high-quality parks and recreation amenities and services when choosing a place to live; and

Whereas, Rockwall Parks and Recreation staff members work tirelessly to provide quality special events and programming, such as “Concerts by the Lake,” various senior and children’s activities, and the city’s annual Founders Day Festival as well as maintain our beautiful parks and award winning sports fields.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, do hereby proclaim the month of **July 2024**, as:

Parks & Recreation Month

in the City of Rockwall, and encourage all citizens to visit our parks system on a regular basis, attend one of our many special events, and recognize the contributions that parks and recreation staff make every day to enhance our health, safety, comfort and quality of life.

In Witness Whereof, I hereunto set my hand and official seal on this 1st day of July, 2024.

Trace Johannesen, Mayor

ROCKWALL CITY COUNCIL MEETING

Monday, June 17, 2024 - 6:00 PM

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

I. Call Public Meeting to Order

Mayor Pro Tem Jorif called the meeting to order at 6:00 p.m. with the following council members and staff being present: Mayor Pro Tem Clarence Jorif, Councilmembers Mark Moeller, Sedric Thomas, Dennis Lewis and Tim McCallum; City Manager Mary Smith and Assistant City Manager Joey Boyd. Mayor Trace Johannesen and Councilmember Anna Campbell were both absent from the meeting. City Attorney Frank Garza listened

II. Invocation and Pledge of Allegiance - Councilmember Lewis

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

III. Proclamations / Awards / Recognitions

1. Tourism Friendly Community Proclamation

Mayor Pro Tem Jorif called forth members of the Rockwall Area Chamber of Commerce. He then read and presented them with this proclamation. Mayor Pro Tem Jorif thanked members of the Chamber and of the Rockwall community for all they do to promote the City of Rockwall. Representatives of the Chamber briefly spoke, thanking staff member Jodi Willard, Director of Tourism, for all of her efforts.

IV. Open Forum

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

Melba Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Ms. Jeffus shared that she traverses the intersection of John King Boulevard and Airport Road multiple times per day each week. She shared that she observes people ignore the stop signs at this intersection regularly. She is not sure what it will take to get a traffic signal light installed at this intersection, but she strongly encouraged the city to look into this and do whatever is necessary to get one placed at this intersection. She hopes it will not take the loss of a life in order to get a traffic signal installed here.

Richard Henson
2424 FM 549
Rockwall, TX

Mr. Henson generally conveyed that over the past year or so, a large topic of conversation within the

community has been “density.” He stated that several county commissioners have recently been elected after utilizing ‘helping to control density specifically in the ETJs’ as part of their (campaign) platform. This evening, as part of this particular meeting, he urged the city to make a motion, have a ‘second’ and take a vote in order to call for the city’s Comprehensive Planning Committee to meet and have discussions to help the Council with the topic of ‘density.’ Mary Smith, City Manager, indicated that the Council cannot take action or vote on this topic this evening since it is not a topic specifically appearing on tonight’s meeting agenda. However, the city staff and council will consider his request for the Committee to meet.

V. Consent Agenda

1. Consider approval of the minutes from the June 3, 2024 city council meeting, and take any action necessary.

Councilmember Lewis moved to approve the Consent Agenda item (#1). Councilmember McCallum seconded the motion, which passed unanimously of those present (Johannesen and Campbell were absent).

VI. Public Hearing Items

1. **Z2024-024** - Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary (**1st Reading**). - **ITEM POSTPONED** - **New Public Hearing date is July 1, 2024.**

Mayor Pro Tem Jorif announced that this public hearing item has been postponed and will be heard / considered at the Monday, July 1 city council meeting at 6:00 p.m. No formal action was taken at this time.

2. **Z2024-025** - Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (i.e. *Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary (**1st Reading**). - **ITEM POSTPONED** - **New Public Hearing date is July 1, 2024.**

Mayor Pro Tem Jorif announced that this public hearing item has been postponed and will be heard / considered at the Monday, July 1 city council meeting at 6:00 p.m. No formal action was taken at this time.

3. **Z2024-026** - Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary (**1st Reading**). - **ITEM POSTPONED** - **New Public Hearing date is July 1, 2024.**

Mayor Pro Tem Jorif announced that this public hearing item has been postponed and will be heard / considered at the Monday, July 1 city council meeting at 6:00 p.m. No formal action was taken at this time.

- 4. Z2024-027** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary (1st Reading). - **ITEM POSTPONED - New Public Hearing date is July 1, 2024.**

Mayor Pro Tem Jorif announced that this public hearing item has been postponed and will be heard / considered at the Monday, July 1 city council meeting at 6:00 p.m. No formal action was taken at this time.

- 5. Z2024-023** - Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary (1st Reading).

Planning Director Ryan Miller provided background information concerning this agenda item. This case came before Council at a previous meeting; however, it was delayed due to Council wanting to see submission of an updated concept plan that adhered to the city's parking requirements. The applicant is requesting an SUP for a 107 room or 61,496 sq. foot residence hotel on this property, which is located just east of the intersection of Fit Sport Boulevard and Corporate Crossing. It is zoned "Commercial" and is located within the city's FM549 Overlay District. The hotel does meet the all of the city's conditional land use requirements for the requested use; however, the Commercial District allows a maximum height of 60', but this can be increased via an SUP approved by Council, by up to 240'. The applicant, in this case, is requesting an additional 5' in height for a total of 65' in height.

Regarding parking, staff reviewed it, and initially it showed a deficiency of 25 parking spaces (13 for the hotel and 12 additional spaces that were removed from the adjacent AmeriSport property to provide cross access). Mr. Miller went on to show an updated concept plan from the applicant. The updated plan adds back in the 25 spaces plus provides an additional 7 spaces. This updated plan does meet all of the city's requirements at this point for an SUP request to be considered, which is a discretionary decision on the part of Council. The City's P&Z Commission has reviewed the request and has recommended its approval to Council this evening. In addition, 9 property owner notifications were sent out to adjacent property owners located within 500' of the subject property; however, no responses have been received

back at this time.

Randy Eardley
Weir & Associates
2201 E Lamar Blvd. (Suite #200e)
Arlington, TX

Mr. Eardley shared that the site plan that was updated had previously been submitted; however, it did not have time to make it into the informational city council meeting packet last time. There was a calculation error on the parking spaces; however, at this point, the parking is above the required parking for both the hotel site and the AmeriSports location.

Shane Keilty
Structured Real Estate
6831 North 73rd Street
Scottsdale, Arizona

Mr. Keilty offered to answer any questions anyone may have at this time.

There being no questions of Council, Mayor Pro Tem Jorif opened the public hearing, asking if anyone would like to come forth and speak at this time.

Melba Jeffus (address shown above during Open Forum) came forth and shared that she and her husband have been visiting this location on weekends ever since this case came up. She believes that adding 25 spaces is not something that is going to solve the parking problems. Although it may be what the "Code" says and/or what can get approved, it does not negate that the parking at this location (at AmeriSports) is horrible. Perhaps the applicant needs to purchase some additional, adjacent property to place more parking. She urged Council to really take a look at the parking concerns.

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

Councilmember Lewis pointed out there are 144 spaces, with 25 spaces having been added. He asked for clarification on if only a residence hotel can go at this location, or if some other type of hotel could go there. Mr. Miller shared that a 'residence hotel that meets the city's comp plan would be permitted.'

Councilmember Moeller went on to speak, indicating that he has visited the nearby Amerisports facility again recently, and it essentially remains absolutely packed as far as parking is concerned. Right now, before the hotel is even potentially built, parking is awful, and there is no way a fire truck could get down to the AmeriSports facility, and – even if it could – it would not be able to turn around. The parking poses a serious public safety problem. He knows that there will be a lot of staff members working at the hotel, in addition to all of the patrons who will be staying overnight in the hotel. He strongly believes that there will not be adequate parking for this hotel. He urged the applicant to look into the parking, even though some additional parking has been worked into the concept plan. He still does not believe it will be adequate parking.

Councilmember McCallum shared that the parking poses a big problem. Although he knows the updated concept plan 'meets the code,' regarding this particular type of facility (AmeriSports), there are games being held there, and the timing of those games means that teams are overlapping (thus contributing to inadequate parking to begin with).

The Planning Director provided brief details of how this case might move forward, process and time wise, if the applicant were to submit an updated site plan (again) to further address parking. His point in doing so is to say that that process will likely end up taking longer than the city council could potentially 'table the case.' So, the Council may want, instead, to consider denying the case without prejudice to allow the applicant an opportunity to return at a later date to revisit the parking (and/or other matters, such as Engineering).

Councilmember McCallum went on to make a motion to deny Z2024-023 without prejudice. He explained he is not in opposition to the hotel; however, he recognizes there is a significant parking problem that needs to be solved. Councilmember Moeller seconded the motion.

Councilmember Lewis shared that there are existing parking problems that need to be solved before potentially creating even bigger (parking) problems. Mayor Pro Tem Jorif shared that his biggest fear is related to public safety, and he agrees with concerns expressed this evening by other city council members. He urged the applicant to come back with a proposal that council and the residents of Rockwall can feel more comfortable with.

The motion then passed unanimously of those present (5 ayes with 2 absences – Johannesen and Campbell).

VII. Adjournment

Mayor Pro Tem Jorif adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 1st DAY OF JULY, 2024.

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, Interim City Manager

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

DATE: July 1, 2024

SUBJECT: FM 552 Construction – Utility Relocation Project

The Texas Department of Transportation (TXDOT) is designing the expansion of FM 552 from SH 205 (N. Goliad St.) to SH 66. Before construction begins on FM 552, the City will need to relocate any existing City maintained water and wastewater lines that will be in conflict with the proposed construction.

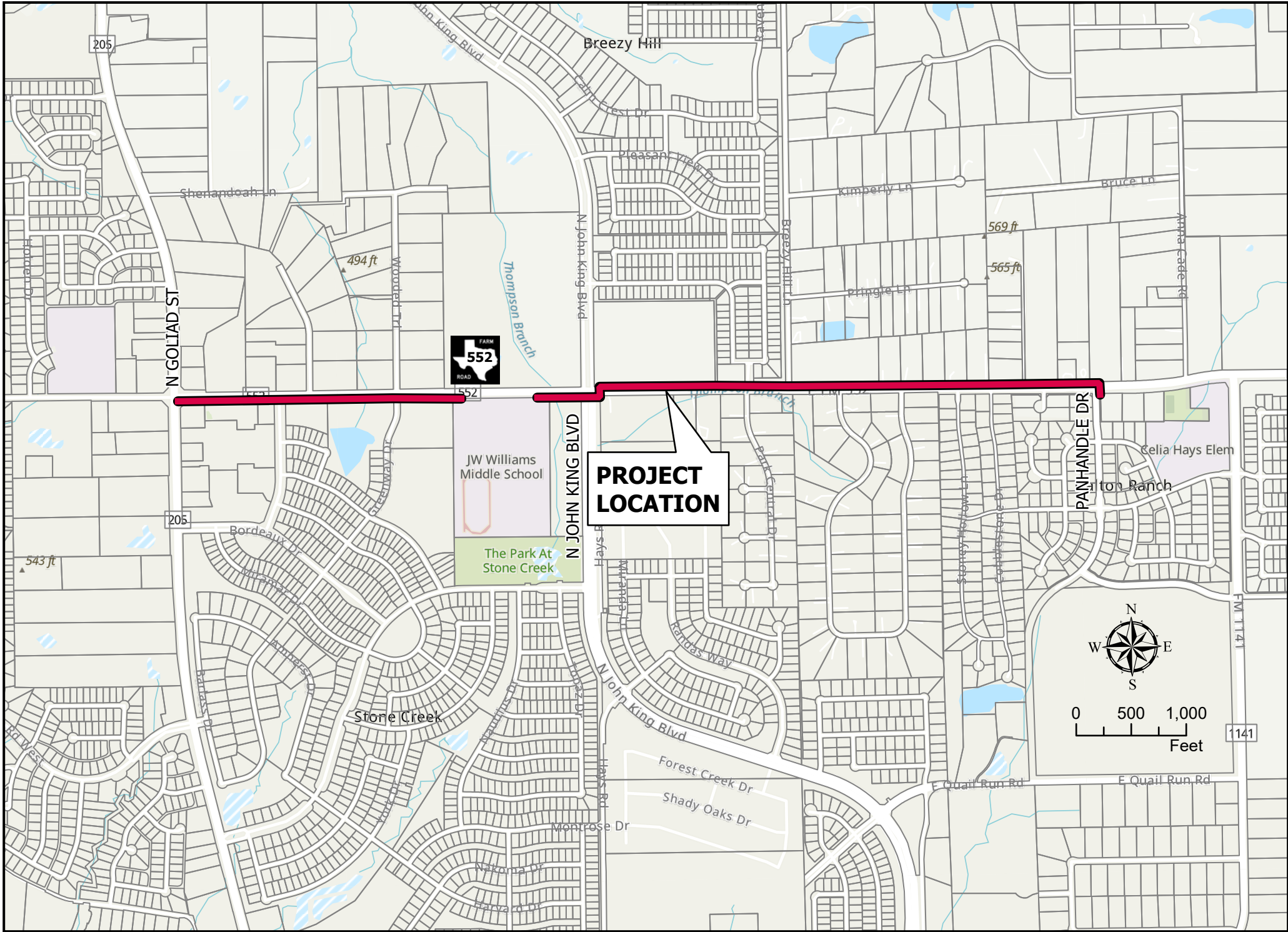
The City hired Birkhoff, Hendricks, & Carter, L.L.P. to provide the engineering design and specifications for the Project. Staff received five (5) bids for these construction projects through the bidding process which opened up on June 6, 2024. The low bidder was A&M Construction & Utilities, Inc. with a bid of \$4,258,202.00. Due to critical errors in the low bid A&M Construction & Utilities, Inc., withdrew their bid. Due to the withdrawal the new low bidder was Canary Construction with a bid of \$5,329,271.00. This project has a construction contingency of \$400,000 to be added to the bid. The engineering consultants have verified the references for Canary Construction and provided a letter of recommendation.

Staff requests the City Council consider approving the construction contract for the *FM 552 Utility Relocation Project*, and authorize the City Manager to execute a contract with Canary Construction, in an amount of \$5,329,271.00 and \$400,000 in construction contingency to be paid for out of the *2023 Water & Sewer Bonds*, and take any action necessary.

If you have any questions, please advise.

AJW
Attachments

Cc: Jonathan Browning, P.E., CFM, Assistant City Engineer
File



LOCATION 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.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
CRAIG M. KERKHOFF, P.E., CFM
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E.

June 13, 2024

Mr. Johnathan Browning, P.E., CFM
Assistant City Engineer
City of Rockwall
385 Goliad Street
Rockwall, Texas 75087

TRANSMITTED VIA EMAIL

Re: F.M. 552 Utility Relocations
Bid Award Recommendation

Dear Mr. Browning:

We have checked the bids received at 2:00 p.m., Thursday, June 6, 2024, for the City of Rockwall's F.M. 552 Utility Relocations project. Five (5) contractors submitted bids on the project. We are enclosing the Bid Summary and itemized Bid Tabulation for your reference. The bid submitted by A&M Construction & Utilities, Inc. was determined to be non-responsive due to irregularities in their bid, failure to follow the instructions of Addendum No. 1 by use of the incorrect bid summary form, and inclusion of a construction contingency item in their bid. Additionally, A&M Construction & Utilities, Inc. submitted the enclosed letter requesting their bid be retracted. It was therefore determined to be in the best interest of the City to disqualify the bid submitted by A&M Construction & Utilities, Inc. from consideration.

Canary Construction, Inc. submitted the lowest responsible base bid in the amount of \$5,329,271.00.

We have reviewed the qualifications and checked the references provided for Canary Construction, Inc., and find that they have a record of satisfactory completing similar projects. We have also worked previously with Canary Construction on comparable utility improvements projects for other municipalities in the North Texas area. Accordingly, based on the information available to us, we recommend the City accept the bid from Canary Construction, Inc. and award them a construction contract in the amount of \$5,329,271.00 for the F.M. 552 Utility Relocations Project. As directed by City Staff, a construction contingency in the amount of \$400,000.00 is to be included in the City's budget for the construction phase of the project.

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

Sincerely,

Justin R. Ivy

Digitally signed by Justin R. Ivy
DN: C=US, E=jivy@bhcllp.com,
O="Birkhoff, Hendricks & Carter,
LLP", OU=Partner, CN=Justin
R. Ivy
Reason: I am the author of this
document
Date: 2024.06.18 08:44:09-0500

Justin R. Ivy, P.E.

Enclosures

cc: Ms. Amy Williams, P.E.

TABULATION OF BIDS

Date: June 6, 2024

Project: City of Rockwall, Texas
F.M. 552 Utility Relocations

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

BID OF
Canary Construction, Inc.
802 N. Keady Avenue, Suite 101
Lewisville, Texas 75057
469-464-4233
Wayne Borstad, President
wb@canaryconstruction.com

BID OF
Maya Underground Contractors, LLC
5862 Pecan Place
McKinney, Texas 75071
469-343-9597
Osu Gaisosa
osg@mayaunderground.com

BID OF
Quality Excavation, LLC
104 Redfern Road
Aubrey, Texas 76227
940-365-0800
Doug Murphy
doug@qualityexcavationllc.com

BID OF
Wilson Contractor Services, LLC
3985 Mingo Road
Denton, Texas 76208
940-243-1174
A.A. Martinez
aa@wilsoncontractorservices.com

BID OF
A&M Construction & Utilities, Inc.
4950 Grisham Drive
Rowlett, Texas 75088
972-412-0255
Marisela Banda
mb@amccontractingandutilities.com

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
Schedule A - Demolition/Preparation/Controls													
100	1	L.S.	Mobilization Including Bonds and Insurance (Maximum 5% G.A.B.)	\$190,000.00	\$ 190,000.00	\$120,000.00	\$ 120,000.00	\$263,875.00	\$ 263,875.00	\$330,706.50	\$ 330,706.50	\$ -	\$ -
101	71	Sa.	Prepare Right-of-Way Including Clearing, Grubbing & Root Ball Removal	\$2,000.00	\$ 142,000.00	\$1,225.00	\$ 86,975.00	\$775.00	\$ 55,025.00	\$140.85	\$ 10,000.35	\$ -	\$ -
102	1	L.S.	Furnish Traffic Control Plan	\$18,000.00	\$ 18,000.00	\$1,812.00	\$ 1,512.00	\$1,250.00	\$ 1,250.00	\$4,290.00	\$ 4,290.00	\$ -	\$ -
103	10	Mo.	Implement Traffic Control Plan (Install, Maintain, & Remove)	\$1,000.00	\$ 10,000.00	\$4,813.00	\$ 48,130.00	\$2,300.00	\$ 23,000.00	\$4,960.00	\$ 49,600.00	\$ -	\$ -
104	2	Ea.	Furnish & Install Project Signs	\$1,500.00	\$ 3,000.00	\$1,149.00	\$ 2,298.00	\$690.00	\$ 1,380.00	\$1,100.00	\$ 2,200.00	\$ -	\$ -
105	927	S.Y.	Sawcut, Remove & Dispose of Concrete Pavement (All Depths) Including Concrete Curb & Gutter	\$100.00	\$ 92,700.00	\$16.00	\$ 14,832.00	\$13.00	\$ 12,051.00	\$47.66	\$ 44,180.82	\$ -	\$ -
106	10	S.Y.	Sawcut, Remove & Dispose of Asphalt Pavement (All Depths)	\$100.00	\$ 1,000.00	\$160.00	\$ 1,600.00	\$24.00	\$ 240.00	\$121.00	\$ 1,210.00	\$ -	\$ -
107	196	S.Y.	Sawcut, Remove & Dispose of Concrete Sidewalk Including Pedestrian Ramps	\$85.00	\$ 16,660.00	\$14.00	\$ 2,744.00	\$9.00	\$ 1,764.00	\$44.93	\$ 8,806.28	\$ -	\$ -
108	92	S.Y.	Remove & Replace Gravel Driveway (6-Inch Thick Minimum)	\$75.00	\$ 6,900.00	\$27.00	\$ 2,484.00	\$33.00	\$ 3,036.00	\$229.67	\$ 21,129.64	\$ -	\$ -
109	1	L.S.	Furnish Stormwater Pollution Prevention Plan	\$6,500.00	\$ 6,500.00	\$1,814.00	\$ 1,814.00	\$3,000.00	\$ 3,000.00	\$8,812.00	\$ 8,812.00	\$ -	\$ -
110	10	Mo.	Implement Stormwater Pollution Prevention Plan (Install, Maintain, & Remove)	\$2,500.00	\$ 25,000.00	\$557.00	\$ 5,570.00	\$6,300.00	\$ 63,000.00	\$5,410.00	\$ 54,100.00	\$ -	\$ -
111	26,429	S.Y.	Furnish, Install, Water & Establish Vegetation For Disturbed Areas (Hydnomulch)	\$2.00	\$ 52,858.00	\$2.00	\$ 52,858.00	\$8.00	\$ 211,432.00	\$1.93	\$ 51,007.97	\$ -	\$ -
112	1	L.S.	Furnish Trench Safety Plan	\$2,500.00	\$ 2,500.00	\$786.00	\$ 786.00	\$430.00	\$ 430.00	\$700.00	\$ 700.00	\$ -	\$ -
113	8,379	L.F.	Implement Trench Safety Plan	\$2.00	\$ 16,758.00	\$2.00	\$ 16,758.00	\$1.00	\$ 8,379.00	\$8.85	\$ 74,154.15	\$ -	\$ -
114	5	Ea.	Remove, Salvage & Reset Road Sign Assembly	\$1,200.00	\$ 6,000.00	\$828.00	\$ 4,140.00	\$2,100.00	\$ 10,500.00	\$700.00	\$ 3,500.00	\$ -	\$ -
115	83	L.F.	Remove & Replace Wood Fence	\$50.00	\$ 4,100.00	\$67.00	\$ 5,494.00	\$75.00	\$ 6,150.00	\$205.00	\$ 16,810.00	\$ -	\$ -
116	150	L.F.	Remove & Replace Pipe Rail Fence	\$75.00	\$ 11,250.00	\$79.00	\$ 11,850.00	\$60.00	\$ 9,000.00	\$150.00	\$ 22,500.00	\$ -	\$ -
117	121	L.F.	Remove & Replace Barbed Wire Fence	\$25.00	\$ 3,025.00	\$19.00	\$ 2,299.00	\$10.00	\$ 1,210.00	\$24.79	\$ 2,999.89	\$ -	\$ -
118	20	L.F.	Remove & Replace Chain Link Fence	\$40.00	\$ 800.00	\$36.00	\$ 720.00	\$69.00	\$ 1,380.00	\$120.00	\$ 2,400.00	\$ -	\$ -
Schedule A Subtotal (Items 100 - 118):				\$ 609,051.00	\$ 382,864.00	\$ 676,102.00	\$ 709,107.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Schedule B - Paving													
200	162	S.Y.	Construct 8-Inch Thick Reinforced Concrete Street Pavement (NCTCOG Class C)	\$120.00	\$ 19,440.00	\$136.00	\$ 22,032.00	\$89.00	\$ 14,418.00	\$489.59	\$ 79,313.58	\$ -	\$ -
201	765	S.Y.	Construct 6-Inch Thick Reinforced Concrete Driveway or Parking Lot Pavement (NCTCOG Class C)	\$120.00	\$ 91,800.00	\$104.00	\$ 79,560.00	\$75.00	\$ 57,375.00	\$541.51	\$ 414,255.15	\$ -	\$ -
202	10	S.Y.	Construct 4-Inch Thick HMA (Surface Course Type D) Street Pavement Over 6-Inches Flexible Base	\$120.00	\$ 1,200.00	\$266.00	\$ 2,660.00	\$115.00	\$ 1,150.00	\$264.60	\$ 2,646.00	\$ -	\$ -
203	10	S.Y.	Construct 2-Inch Thick HMA (Surface Course Type D) Driveway Pavement Over 6-Inches Flexible Base	\$100.00	\$ 1,000.00	\$191.00	\$ 1,910.00	\$94.00	\$ 940.00	\$264.60	\$ 2,646.00	\$ -	\$ -
204	110	L.F.	Construct 6-Inch Reinforced Concrete Curb & Gutter	\$150.00	\$ 16,500.00	\$48.00	\$ 5,280.00	\$81.00	\$ 8,910.00	\$65.00	\$ 7,150.00	\$ -	\$ -
205	2	Ea.	Construct Barrier Free Ramp - TxDOT Type 7	\$1,500.00	\$ 3,000.00	\$2,310.00	\$ 4,620.00	\$3,700.00	\$ 7,400.00	\$7,900.00	\$ 15,800.00	\$ -	\$ -
206	196	S.Y.	Construct 4-Inch Thick Reinforced Concrete Sidewalk (NCTCOG Class A)	\$85.00	\$ 16,660.00	\$79.00	\$ 15,484.00	\$79.00	\$ 15,484.00	\$496.11	\$ 97,237.56	\$ -	\$ -
Schedule B Subtotal (Items 200 - 206):				\$ 149,600.00	\$ 131,546.00	\$ 105,677.00	\$ 619,048.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

****BID DISQUALIFIED, SEE FOOT NOTE**

TABULATION OF BIDS			Date: June 6, 2024		BID-02		BID-02		BID-02		BID-02		BID-02	
Project: City of Rockwall, Texas F.M. 552 Utility Relocations			BIRKHOFF, HENDRICKS & CARTER, L.L.P. PROFESSIONAL ENGINEERS Dallas, Texas		Canary Construction, Inc. 802 N. Kealy Avenue, Suite 101 Lewisville, Texas 75057 469-464-4233 Wayne Borstad, President www.canaryconstruction.com		Maya Underground Contractors, LLC 5862 Pecan Place McKinney, Texas 75071 469-343-9597 Osu Gaisosa osg@mayaindustrial.com		Quality Excavation, LLC 104 Redfern Road Aubrey, Texas 76227 940-365-0800 Doug Murphy doug@qualityexcavationbid.com		Wilson Contractor Services, LLC 3985 Mingo Road Denton, Texas 76208 940-243-1174 A.A. Martinez jlm@wilsoncontractorservices.com		A&M Construction & Utilities, Inc. 4950 Grisham Drive Rowlett, Texas 75088 972-412-0255 Marisela Banda jlm@amconstructandutility.com	
Item No.	Approximate Quantities	Description	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
Schedule C - Water														
300	1,297	L.F. Furnish & Install 16-Inch AWWA C900 DR-18 PVC Water Line By Open Cut With Class B-3' Embedment	\$210.00	\$ 272,370.00	\$244.00	\$ 316,468.00	\$203.00	\$ 263,291.00	\$449.11	\$ 582,495.67				
301	26	L.F. Furnish & Install 16-Inch AWWA C900 DR-18 PVC Water Line By Open Cut With Class G Embedment (Concrete Encased)	\$410.00	\$ 10,660.00	\$316.00	\$ 8,216.00	\$255.00	\$ 6,630.00	\$790.37	\$ 20,549.62				
302	114	L.F. Furnish & Install 16-Inch AWWA C900 DR-18 PVC Water Line By Open Cut W/24" Steel Encasement Pipe (1/4" Wall)	\$560.00	\$ 63,840.00	\$431.00	\$ 49,134.00	\$395.00	\$ 45,030.00	\$712.27	\$ 81,198.78				
303	35	L.F. Furnish & Install 16-Inch AWWA C900 DR-18 PVC Water Line By Other Than Open Cut W/24" Steel Encasement Pipe (1/4" Wall)	\$1,500.00	\$ 52,500.00	\$918.00	\$ 32,130.00	\$2,100.00	\$ 73,500.00	\$1,226.26	\$ 42,919.10				
304	6	L.F. Furnish & Install 12-Inch AWWA C900 DR-18 PVC Water Line By Open Cut With Class B-3' Embedment	\$100.00	\$ 600.00	\$359.00	\$ 2,154.00	\$480.00	\$ 2,880.00	\$449.11	\$ 2,694.66				
305	22	L.F. Furnish & Install 8-Inch AWWA C900 DR-18 PVC Water Line By Open Cut With Class B-3' Embedment	\$95.00	\$ 2,090.00	\$196.00	\$ 4,312.00	\$135.00	\$ 2,970.00	\$1,040.02	\$ 22,880.44				
306	45	L.F. Cut, Plug, & Abandon Existing 8-Inch Water Line (Fill W/Pressure Grout)	\$30.00	\$ 1,350.00	\$68.00	\$ 3,060.00	\$140.00	\$ 6,300.00	\$182.22	\$ 8,199.90				
307	1,420	L.F. Cut, Plug, & Abandon Existing 16-Inch Water Line (Fill W/Pressure Grout)	\$45.00	\$ 63,900.00	\$32.00	\$ 45,440.00	\$43.00	\$ 61,060.00	\$39.31	\$ 55,820.20				
308	91	L.F. Remove & Properly Dispose of 16-Inch Water Line Pipe	\$55.00	\$ 5,005.00	\$23.00	\$ 2,093.00	\$42.00	\$ 3,822.00	\$108.19	\$ 9,845.29				
309	80	L.F. Remove & Properly Dispose of Existing Water Service or Fire Lead	\$45.00	\$ 3,600.00	\$26.00	\$ 2,080.00	\$28.00	\$ 2,240.00	\$110.00	\$ 8,800.00				
310	3	Ea. Remove, Salvage, & Deliver Existing Water Meter & Meter Boxes to City	\$560.00	\$ 1,680.00	\$581.00	\$ 1,743.00	\$333.00	\$ 999.00	\$950.00	\$ 2,850.00				
311	2	Ea. Remove, Salvage, & Deliver Existing Gate or Butterfly Valve to City (8-Inch to 16-Inch)	\$680.00	\$ 1,360.00	\$910.00	\$ 1,820.00	\$445.00	\$ 890.00	\$3,200.00	\$ 6,400.00				
312	4	Ea. Furnish & Install 16-Inch Resilient Seated Gate Valve Including Valve Box, Cover, Extension Stem, & Valve Pad	\$45,000.00	\$ 180,000.00	\$42,572.00	\$ 170,288.00	\$78,900.00	\$ 315,600.00	\$58,186.50	\$ 232,746.00				
313	1	Ea. Furnish & Install 12-Inch Resilient Seated Gate Valve Including Valve Box, Cover, Extension Stem, & Valve Pad	\$4,500.00	\$ 4,500.00	\$5,742.00	\$ 5,742.00	\$6,275.00	\$ 6,275.00	\$5,696.13	\$ 5,696.13				
314	2	Ea. Furnish & Install 8-Inch Resilient Seated Gate Valve Including Valve Box, Cover, Extension Stem, & Valve Pad	\$2,500.00	\$ 5,000.00	\$3,744.00	\$ 7,488.00	\$4,040.00	\$ 8,080.00	\$3,175.00	\$ 6,350.00				
315	3	Ea. Furnish & Install 6-Inch Resilient Seated Gate Valve Including Valve Box, Cover, Extension Stem, & Valve Pad	\$2,200.00	\$ 6,600.00	\$3,071.00	\$ 9,213.00	\$3,400.00	\$ 10,200.00	\$2,625.00	\$ 7,875.00				
316	2	Ea. Connect to Existing 8-Inch Water Line	\$2,200.00	\$ 4,400.00	\$5,393.00	\$ 10,786.00	\$2,700.00	\$ 5,400.00	\$13,750.00	\$ 27,500.00				
317	1	Ea. Connect to Existing 12-Inch Water Line	\$2,600.00	\$ 2,600.00	\$5,903.00	\$ 5,903.00	\$3,300.00	\$ 3,300.00	\$14,100.00	\$ 14,100.00				
318	12	Ea. Connect to Existing 16-Inch Water Line	\$6,500.00	\$ 78,000.00	\$6,353.00	\$ 76,236.00	\$4,500.00	\$ 54,000.00	\$22,000.00	\$ 264,000.00				
319	2	Ea. Remove, Salvage, & Deliver Existing Fire Hydrant Assembly (Including 6-inch Valve) to City	\$950.00	\$ 1,900.00	\$1,364.00	\$ 2,728.00	\$1,475.00	\$ 2,950.00	\$1,500.00	\$ 3,000.00				
320	5	Ea. Transfer Existing Water Service or Fire Lead to Proposed Water Line	\$2,500.00	\$ 12,500.00	\$6,321.00	\$ 31,605.00	\$5,600.00	\$ 28,000.00	\$4,550.00	\$ 22,750.00				
321	1	Ea. Furnish & Install Fire Hydrant Assembly Including 6-Inch Gate Valve & Fire Lead (6-Inch, DR-9 PVC)	\$11,000.00	\$ 11,000.00	\$14,973.00	\$ 14,973.00	\$20,700.00	\$ 20,700.00	\$12,050.00	\$ 12,050.00				
322	1	Ea. For 6-Inch Water Line Lowering, If Required	\$4,500.00	\$ 4,500.00	\$6,340.00	\$ 6,340.00	\$6,400.00	\$ 6,400.00	\$8,400.00	\$ 8,400.00				
323	1	Ea. For 8-Inch Water Line Lowering, If Required	\$6,500.00	\$ 6,500.00	\$8,189.00	\$ 8,189.00	\$7,900.00	\$ 7,900.00	\$9,900.00	\$ 9,900.00				
324	1	Ea. For 12-Inch Water Line Lowering, If Required	\$12,000.00	\$ 12,000.00	\$12,726.00	\$ 12,726.00	\$12,500.00	\$ 12,500.00	\$9,200.00	\$ 9,200.00				
325	1	Ea. For 16-Inch Water Line Lowering, If Required	\$25,000.00	\$ 25,000.00	\$20,847.00	\$ 20,847.00	\$21,700.00	\$ 21,700.00	\$10,900.00	\$ 10,900.00				
326	1	Ea. For NTMWD 20-Inch Water Line Lowering, If Required	\$30,000.00	\$ 30,000.00	\$41,719.00	\$ 41,719.00	\$33,000.00	\$ 33,000.00	\$15,500.00	\$ 15,500.00				
327	1	Ea. For NTMWD 30-Inch Water Line Lowering, If Required	\$65,000.00	\$ 65,000.00	\$123,206.00	\$ 123,206.00	\$96,000.00	\$ 96,000.00	\$35,700.00	\$ 35,700.00				
Schedule C Subtotal (Items 300 - 327):				\$ 928,455.00		\$ 1,016,639.00		\$ 1,101,617.00		\$ 1,530,320.79				

**BID DISQUALIFIED, SEE FOOT NOTE

TABULATION OF BIDS

Date: June 6, 2024

Project: City of Rockwall, Texas
F.M. 552 Utility Relocations

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Dallas, Texas

BID OF
Canary Construction, Inc.
802 N. Kealy Avenue, Suite 101
Lewisville, Texas 75057
469-464-4233
Wayne Borstad, President
wayne@canaryconstruction.com

BID OF
Maya Underground Contractors, LLC
5862 Pecan Place
McKinney, Texas 75071
469-343-9597
Osa Gaisosa
osa@mayasubcontractors.com

BID OF
Quality Excavation, LLC
104 Redfern Road
Aubrey, Texas 76227
940-365-0800
Doug Murphy
doug@qualityexcavationbid.com

BID OF
Wilson Contractor Services, LLC
3985 Mingo Road
Denton, Texas 76208
940-243-1174
A.A. Martinez
aa@wilsoncontractorservices.com

BID OF
A&M Construction & Utilities, Inc.
4950 Grisham Drive
Rowlett, Texas 75088
972-412-0255
Marisela Banda
marisela@amconstructandutility.com

Item No.	Approximate Quantities	Unit	Description	BID OF		BID OF		BID OF		BID OF		BID OF	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension

Schedule D - Wastewater													
400	794	L.F.	Furnish & Install 18-Inch ASTM F679 (PS 115) PVC Sanitary Sewer By Open Cut With Class 'G' Embedment	\$145.00	\$ 115,130.00	\$246.00	\$ 195,324.00	\$163.00	\$ 129,422.00	\$377.28	\$ 299,560.32		
401	58	L.F.	Furnish & Install 18-Inch ASTM F679 (PS 115) PVC Sanitary Sewer By Open Cut With Class 'G' Embedment (Concrete Encased)	\$400.00	\$ 23,200.00	\$305.00	\$ 17,690.00	\$247.00	\$ 14,326.00	\$545.13	\$ 31,617.54		
402	90	L.F.	Furnish & Install 18-Inch ASTM F679 (PS 115) PVC Sanitary Sewer By Open Cut With 1/2-Inch Steel Encasement Pipe (14" Wall)	\$650.00	\$ 58,500.00	\$439.00	\$ 39,510.00	\$474.00	\$ 42,660.00	\$727.28	\$ 65,455.20		
403	4,181	L.F.	Furnish & Install 15-Inch SDR-26 PVC Sanitary Sewer By Open Cut With Class 'T' Embedment	\$175.00	\$ 731,675.00	\$278.00	\$ 1,162,318.00	\$179.00	\$ 748,399.00	\$287.89	\$ 1,203,668.09		
404	65	L.F.	Furnish & Install 15-Inch SDR-26 PVC Sanitary Sewer By Open Cut With Class 'G' Embedment (Concrete Encased)	\$490.00	\$ 26,000.00	\$309.00	\$ 20,085.00	\$165.00	\$ 10,725.00	\$387.74	\$ 25,203.10		
405	35	L.F.	Furnish & Install 15-Inch SDR-26 PVC Sanitary Sewer By Open Cut With 24-Inch Steel Encasement Pipe (14" Wall)	\$800.00	\$ 28,000.00	\$514.00	\$ 17,990.00	\$564.00	\$ 19,740.00	\$610.75	\$ 21,376.25		
406	685	L.F.	Furnish & Install 15-Inch SDR-26 PVC Sanitary Sewer By Other Than Open Cut With 24-Inch Steel Encasement Pipe (14" Wall)	\$1,400.00	\$ 959,000.00	\$643.00	\$ 440,455.00	\$982.00	\$ 672,670.00	\$613.87	\$ 420,500.95		
407	169	L.F.	Furnish & Install 10-Inch SDR-26 PVC Sanitary Sewer By Open Cut With Class 'T' Embedment	\$210.00	\$ 35,490.00	\$111.00	\$ 18,759.00	\$150.00	\$ 25,350.00	\$207.49	\$ 35,065.81		
408	16	L.F.	Furnish & Install 8-Inch SDR-26 PVC Sanitary Sewer by Open Cut With Class 'T' Embedment	\$200.00	\$ 3,200.00	\$194.00	\$ 3,104.00	\$435.00	\$ 6,960.00	\$3,051.24	\$ 48,819.84		
409	72	L.F.	Furnish & Install 8-Inch SDR-26 PVC Sanitary Sewer by Open Cut With 14-Inch Steel Encasement Pipe (14" Wall)	\$790.00	\$ 50,400.00	\$486.00	\$ 34,992.00	\$275.00	\$ 19,800.00	\$768.89	\$ 55,360.08		
410	2	Ea.	Furnish & Install 4-foot Diameter Standard Sanitary Sewer Manhole Including Corrosion & Infiltration Protection (10-Foot Standard Depth)	\$8,000.00	\$ 16,000.00	\$16,064.00	\$ 32,928.00	\$21,000.00	\$ 42,000.00	\$14,750.00	\$ 29,500.00		
411	20	Ea.	Furnish & Install 5-foot Diameter Standard Sanitary Sewer Manhole Including Corrosion & Infiltration Protection (10-Foot Standard Depth)	\$12,000.00	\$ 240,000.00	\$22,107.00	\$ 442,140.00	\$28,000.00	\$ 560,000.00	\$26,950.00	\$ 539,000.00		
412	1	Ea.	Furnish & Install 6-foot Diameter Standard Sanitary Sewer Manhole Including Corrosion & Infiltration Protection (10-Foot Standard Depth)	\$16,000.00	\$ 16,000.00	\$19,336.00	\$ 19,336.00	\$43,000.00	\$ 43,000.00	\$30,700.00	\$ 30,700.00		
413	1	Ea.	Furnish & Install 6-foot Diameter Polymer Concrete Sanitary Sewer Manhole Including Corrosion & Infiltration Protection (10-Foot Standard Depth)	\$42,000.00	\$ 42,000.00	\$33,025.00	\$ 33,025.00	\$54,000.00	\$ 54,000.00	\$46,750.00	\$ 46,750.00		
414	3	Ea.	Furnish & Install 6-foot Diameter Sanitary Sewer Manhole W/Internal Drop Connection Including Corrosion & Infiltration Protection (10-Foot Standard Depth)	\$25,000.00	\$ 75,000.00	\$31,027.00	\$ 93,081.00	\$39,000.00	\$ 117,000.00	\$31,950.00	\$ 95,850.00		
415	4	V.F.	Furnish & Install Extra Depth for 4-Foot Diameter Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$550.00	\$ 2,200.00	\$805.00	\$ 3,220.00	\$940.00	\$ 3,760.00	\$605.00	\$ 2,420.00		
416	147	V.F.	Furnish & Install Extra Depth for 5-Foot Diameter Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$700.00	\$ 102,900.00	\$1,152.00	\$ 169,344.00	\$1,300.00	\$ 191,100.00	\$680.00	\$ 99,960.00		
417	28	V.F.	Furnish & Install Extra Depth for 6-Foot Diameter Sanitary Sewer Manhole Including Corrosion & Infiltration Protection	\$850.00	\$ 23,800.00	\$1,512.00	\$ 42,336.00	\$1,700.00	\$ 47,600.00	\$990.00	\$ 27,720.00		
418	2	Ea.	Connect to Existing 6-Inch Sanitary Gravity Sewer	\$4,000.00	\$ 8,000.00	\$3,853.00	\$ 7,706.00	\$2,700.00	\$ 5,400.00	\$750.00	\$ 1,500.00		
419	6	Ea.	Connect to Existing 8-Inch Sanitary Gravity Sewer	\$4,500.00	\$ 27,000.00	\$4,214.00	\$ 25,284.00	\$14,000.00	\$ 84,000.00	\$1,400.00	\$ 8,400.00		
420	2	Ea.	Connect to Existing 10-Inch Sanitary Gravity Sewer	\$5,500.00	\$ 11,000.00	\$4,200.00	\$ 8,400.00	\$2,500.00	\$ 5,000.00	\$1,500.00	\$ 3,000.00		
421	1	Ea.	Connect to Existing 12-Inch Sanitary Gravity Sewer	\$6,500.00	\$ 6,500.00	\$4,200.00	\$ 4,200.00	\$3,900.00	\$ 3,900.00	\$1,750.00	\$ 1,750.00		
422	1	Ea.	Connect to Existing 15-Inch Sanitary Gravity Sewer	\$8,500.00	\$ 8,500.00	\$7,247.00	\$ 7,247.00	\$6,200.00	\$ 6,200.00	\$4,150.00	\$ 4,150.00		
423	1	Ea.	Connect to Existing 16-Inch Sanitary Gravity Sewer	\$9,000.00	\$ 9,000.00	\$12,739.00	\$ 12,739.00	\$5,500.00	\$ 5,500.00	\$7,900.00	\$ 7,900.00		
424	1	Ea.	Connect to Existing 18-Inch Sanitary Gravity Sewer	\$10,000.00	\$ 10,000.00	\$5,748.00	\$ 5,748.00	\$8,500.00	\$ 8,500.00	\$5,200.00	\$ 5,200.00		
425	65	L.F.	Cut, Plug & Abandon Existing 6-Inch Sanitary Gravity Sewer In Place (Fill w/ Pressure Grout)	\$45.00	\$ 2,925.00	\$24.00	\$ 1,560.00	\$95.00	\$ 6,175.00	\$150.77	\$ 9,800.05		
426	92	L.F.	Cut, Plug & Abandon Existing 8-Inch Sanitary Gravity Sewer In Place (Fill w/ Pressure Grout)	\$45.00	\$ 4,140.00	\$34.00	\$ 3,128.00	\$81.00	\$ 7,452.00	\$106.52	\$ 9,799.84		
427	210	L.F.	Cut, Plug & Abandon Existing 10-Inch Sanitary Gravity Sewer In Place (Fill w/ Pressure Grout)	\$45.00	\$ 9,450.00	\$33.00	\$ 6,930.00	\$62.00	\$ 13,020.00	\$46.67	\$ 9,800.70		
428	223	L.F.	Cut, Plug & Abandon Existing 12-Inch Sanitary Gravity Sewer In Place (Fill w/ Pressure Grout)	\$45.00	\$ 10,035.00	\$35.00	\$ 7,805.00	\$69.00	\$ 15,387.00	\$43.95	\$ 9,800.85		

*BID DISQUALIFIED, SEE FOOT NOTE

TABULATION OF BIDS

Date: June 6, 2024

Project: City of Rockwall, Texas **BIRKHOFF, HENDRICKS & CARTER, L.L.P.**
F.M. 552 Utility Relocations PROFESSIONAL ENGINEERS
 Dallas, Texas

BID #01
 Canary Construction, Inc.
 802 N. Kealy Avenue, Suite 101
 Lewisville, Texas 75057
 469-464-4233
 Wayne Borstad, President
wborstad@canaryconstruction.com

BID #02
 Maya Underground Contractors, LLC
 5862 Pecan Place
 McKinney, Texas 75071
 469-343-9597
 Osa Gaisosa
osa@mayaunderground.com

BID #03
 Quality Excavation, LLC
 104 Redfeam Road
 Aubrey, Texas 76227
 940-365-0800
 Doug Murphy
doug@qualityexcavationbid.com

BID #04
 Wilson Contractor Services, LLC
 3985 Mingo Road
 Denton, Texas 76208
 940-243-1174
 A.A. Martinez
aa@wilsoncontractorservices.com

BID #05
 A&M Construction & Utilities, Inc.
 4950 Grisham Drive
 Rowlett, Texas 75088
 972-412-0255
 Marisela Banda
marisela@amccontractorservices.com

Item No.	Approximate Quantities	Unit	Description	BID #01		BID #02		BID #03		BID #04		BID #05	
				Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension	Unit Bid Price	Extension
429	4.031	L.F.	Cut, Plug & Abandon Existing 15-Inch Sanitary Gravity Sewer In Place (Fill w/ Pressure Grout)	\$45.00	\$ 181,395.00	\$18.00	\$ 72,558.00	\$27.00	\$ 108,837.00	\$39.00	\$ 116,899.00	\$	\$ -
430	1.061	L.F.	Remove & Properly Dispose of Existing Sanitary Sewer Pipe (6-Inch to 18-Inch)	\$65.00	\$ 68,965.00	\$28.00	\$ 29,708.00	\$26.00	\$ 27,586.00	\$50.39	\$ 53,463.79	\$	\$ -
431	9	Ea.	Remove & Properly Dispose of Existing Sanitary Sewer Manhole (4 to 5-Foot Diameter)	\$3,000.00	\$ 27,000.00	\$1,815.00	\$ 16,335.00	\$1,900.00	\$ 35,100.00	\$2,100.00	\$ 18,900.00	\$	\$ -
432	11	Ea.	Abandon Existing Sanitary Sewer Manhole (4 to 5-Foot Diameter)	\$2,500.00	\$ 27,500.00	\$2,356.00	\$ 25,916.00	\$3,500.00	\$ 38,500.00	\$4,227.27	\$ 46,499.97	\$	\$ -
433	1.618	L.F.	Furnish & Install 12-Inch DR-14 PVC Sanitary Sewer Force Main By Open Cut With Class B-3 Embedment	\$120.00	\$ 194,160.00	\$150.00	\$ 242,700.00	\$177.00	\$ 286,386.00	\$184.65	\$ 298,763.70	\$	\$ -
434	39	L.F.	Furnish & Install 12-Inch DR-14 PVC Sanitary Sewer Force Main By Open Cut With Class C Embedment (Concrete Encased)	\$350.00	\$ 13,650.00	\$177.00	\$ 6,903.00	\$172.00	\$ 6,708.00	\$267.86	\$ 10,446.54	\$	\$ -
435	100	L.F.	Furnish & Install 12-Inch DR-14 PVC Sanitary Sewer Force Main By Other Than Open Cut With 18-Inch Steel Encasement Pipe (14" Wall)	\$800.00	\$ 80,000.00	\$703.00	\$ 70,300.00	\$645.00	\$ 64,500.00	\$613.87	\$ 61,387.00	\$	\$ -
436	1	Ea.	Furnish & Install 2-Inch Combination Air Release/Air Vacuum Valve Inside 5-Foot Diameter Flat Top Manhole	\$35,000.00	\$ 35,000.00	\$23,244.00	\$ 23,244.00	\$55,500.00	\$ 55,500.00	\$29,100.00	\$ 29,100.00	\$	\$ -
437	8.250	L.F.	Cut, Plug & Abandon Existing 6-Inch Force Main In Place (Fill w/ Pressure Grout)	\$15.00	\$ 123,750.00	\$8.00	\$ 66,000.00	\$10.00	\$ 82,500.00	\$12.00	\$ 99,000.00	\$	\$ -
438	1.450	L.F.	Cut, Plug & Abandon Existing 10-Inch Force Main In Place (Fill w/ Pressure Grout)	\$18.00	\$ 26,100.00	\$12.00	\$ 17,400.00	\$16.00	\$ 23,200.00	\$24.83	\$ 36,003.50	\$	\$ -
439	2.715	L.F.	Cut, Plug & Abandon Existing 12-Inch Force Main In Place (Fill w/ Pressure Grout)	\$20.00	\$ 54,300.00	\$14.00	\$ 38,010.00	\$20.00	\$ 54,300.00	\$26.52	\$ 72,001.80	\$	\$ -
440	1	Ea.	Connect to Existing 10-Inch Force Main	\$2,500.00	\$ 2,500.00	\$7,325.00	\$ 7,325.00	\$5,500.00	\$ 5,500.00	\$8,800.00	\$ 8,800.00	\$	\$ -
441	1	Ea.	Connect to Existing 12-Inch Force Main	\$2,800.00	\$ 2,800.00	\$6,700.00	\$ 6,700.00	\$7,600.00	\$ 7,600.00	\$8,800.00	\$ 8,800.00	\$	\$ -
442	1	L.S.	For Temporary Sewage Bypass Pumping	\$150,000.00	\$ 150,000.00	\$309,341.00	\$ 309,341.00	\$94,000.00	\$ 94,000.00	\$130,000.00	\$ 130,000.00	\$	\$ -
Schedule D Subtotal (Items 400 - 442):				\$	\$ 3,642,165.00	\$	\$ 3,899,824.00	\$	\$ 3,799,263.00	\$	\$ 4,139,693.92	\$	\$ -
TOTAL AMOUNT BID:				\$	\$ 5,329,271.00	\$	\$ 5,340,873.00	\$	\$ 5,682,659.00	\$	\$ 6,998,170.30	\$	\$ -

****BID DISQUALIFIED DUE TO IRREGULARITIES & USE OF INCORRECT BID SUMMARY.**

The written words do not match the dollar amount written

**F.M. UTILITY RELOCATIONS
CIP 2020-003**

**BID TABULATION
Bids Received Until 2:00p.m., Thursday, June 6, 2024**

	<u>Registered Contractor Holding Plans</u>	<u>Total Amount Bid</u>	<u>Bid Bond</u>	<u>Acknowledged Add # 1&2</u>
1	<u>Canary Construction, Inc.</u>	<u>\$ \$ 5,329,271.00</u>	<u>Y</u>	<u>Y</u>
2	<u>Maya Underground Contractors, LLC</u>	<u>\$ \$ 5,340,873.00</u>	<u>Y</u>	<u>Y</u>
3	<u>Quality Excavation, LLC</u>	<u>\$ \$ 5,682,659.00</u>	<u>Y</u>	<u>Y</u>
4	<u>Wilson Contractor Services, LLC</u>	<u>\$ \$ 6,998,170.30</u>	<u>Y</u>	<u>Y</u>
5	<u>A&M Construction & Utilities, Inc.</u>	<u>\$ \$ **BID DISQUALIFIED. SEE FOOT NOTE</u>	<u>Y</u>	<u>Y</u>



06/12/2024

ATTN: Jonathan Browning
City of Rockwall
385 S. Goliad St.
Rockwall, TX 75087

Subject: Request For Release From Submitted Bid Proposal

Dear Mr. Browning,

As the apparent low bidder, **A&M Construction and Utilities Inc** would like to formally request release from the submitted bid proposal for the following project:

ROCKWALL – BID #2020-003; FM 552 Utility Relocations for the City of Rockwall

Please send response and any related correspondence to:

dmolina@amconstructionutility.com
ptovar@amconstructionutility.com

Best Regards,

A handwritten signature in black ink, appearing to read "Marisela Banda".

Marisela Banda
President

A&M Construction and Utilities, Inc.
4950 Grisham Dr.
Rowlett, TX 75088
Office: (972) 412-0255
amconstructionutility.com



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

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

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

DATE: July 1, 2024

SUBJECT: Fortius Altius Operating LLC Contract for Leon Tuttle Athletic Complex

Staff has received a request from to utilize Leon Tuttle Athletic Complex for several weekend tournaments during the 2024 fall baseball season and the 2025 spring baseball season.

Rockwall Parks and Recreation entered into agreements for the past several years with ZT Baseball Nation with great success. ZT Baseball Nation has sold to Fortius Altius Operating LLC in 2024 with Walter Chen, General Partner, Fortius Altius Operating LLC. They are excited about continuing this partnership. These tournaments are open to all participants including Rockwall teams. This can be a major revenue stream for our department and it also puts Rockwall Parks and Recreation on the sports map for hosting local, state and national tournaments with our award winning fields that many organizations want to utilize. An example of revenue is January 2024 – May 2024 (\$8,600.00) for ZT Baseball Nation tournaments and this does not include the concession stand revenue. It is important to note that these tournaments do not conflict with our Rockwall Baseball and Softball League games, as many of teams compete in these tournaments. Staff is requesting a 1-year agreement with (3) 1-year renewal options for the future.

The City Council is requested to consider authorizing the City Manager to execute the agreement with Fortius Altius Operating LLC. Staff will be available to answer any questions.

AGREEMENT

This agreement is entered into this ____ day of _____, 2024 by and between City of Rockwall ("Rockwall") and Fortius Altius Operating LLC.

RECITALS

WHEREAS, Fortius Altius Operating LLC operates out of the following facilities:

- Fortius McKinney: 6151 County Road 124, McKinney, TX 75071
- Fortius Mesquite: 1410 Wooded Lake Dr, Mesquite, TX 75150
- Fortius Mesquite Indoor Facility: 1210 W Scyene Rd, Mesquite, TX 75149
- Fortius Balch Springs: 11911 Rylie Crest Dr, Balch Springs, TX 75180
- Bacchus Park: 13995 Main St, Frisco, TX 75034
- Old Celina Park: 12670 FM 428, Celina, TX 75009

Fortius Altius Operating LLC provides the following products and services to its customers; team formation, private baseball instruction, baseball camps and clinics, baseball leagues, baseball tournaments and other baseball related services; and

WHEREAS, Fortius Altius Operating LLC desires to rent Leon Tuttle Park (Fields #1, #2, #3, #4, #5 & #6) on the following dates:

(PLEASE PROVIDE DATES OF TOURNAMENTS YOU WILL BE REQUESTING FIELD USE, WE WILL NOT HOST ON EASTER WEEKEND, MOTHER'S DAY WEEKEND, OR FATHER'S DAY WEEKEND)

THEREFORE, City of Rockwall and Fortius Altius Operating LLC hereto agree to the Following:

TERM

Starting July 1, 2024 and ending June 30, 2025 with up to three (3) 1-year renewals

Section 1

Duties and Responsibilities

A. Fortius Altius Operating LLC agrees to pay \$65 per game to Rockwall for every game played at Leon Tuttle Park during the Event.

1. Any game started will be deemed a full game and require the \$65 fee to Rockwall.
2. All parties to this agreement acknowledge and agree that the rental fee is consideration for game use of Leon Tuttle Park by Fortius Altius Operating LLC within the dates and times herein specified.

B. Fortius Altius Operating LLC agrees to pay \$12 per bag of quick dry used during the Event by Rockwall.

C. Fortius Altius Operating LLC will handle pre-tournament emails, phone calls, team registration, accepting team payments and collection, telemarketing campaign, and communications to teams regarding Event.

D. Fortius Altius Operating LLC will provide an on-site director. The on-site director is responsible for checking in teams, collecting owed funds and gate fees, checking team tournament insurance, log in game scores and pitch counts. The on-site director is responsible for handling any team protest, parent conflicts, coach conflicts, umpire conflicts. The on-site director is expected to arrive at the assigned park an hour before the first game and not depart until the end of the final game each tournament day.

E. Rockwall agrees to prepare and stripe all fields for Saturday pool play as well as Sunday bracket play.

F. Rockwall agrees to provide temporary pitching mounds for any/all applicable fields and age divisions at Leon Tuttle Park.

Section 2

Insurance and Indemnification

Fortius Altius Operating LLC will obtain insurance for baseball tournaments held on City property in accordance with this Section.

A. At least three working (3) days prior to the Event, Fortius Altius Operating LLC shall furnish copies of completed Certificate(s) of Insurance to the City. The certificate(s) or form must have the agent's original signature, including the signer's company affiliation, title and phone number, and be mailed, with copies of all applicable endorsements, directly from the insurer's authorized representative to the City.

B. Insurance coverage, by companies authorized and admitted to do business in the State of Texas for the amount listed.

\$500,000 per Occurrence

\$1,000,000 Policy Aggregate

C. Indemnification: Fortius Altius Operating LLC whose services are the subject of this Agreement, agrees to INDEMNIFY AND HOLD CITY, ITS OFFICIALS, OFFICERS, AGENTS AND EMPLOYEES HARMLESS against any and all claims by third parties, lawsuits, judgments, cost, liens, losses, expenses, fees (including reasonable attorney's fees and costs of defense), proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal injury (including death), property damage, or other harm for which recovery of damages is sought to the extent ARISING OUT OF A NEGLIGENT ACT, ERROR, OR OMISSION OF TRU, OR ANY OFFICER, DIRECTOR OR EMPLOYEE OF Fortius Altius Operating LLC while in the exercise of performance of services under this Agreement. The INDEMNITY provided for in this paragraph shall not apply to any liability resulting from the NEGLIGENCE of CITY, its officers or employees, in instances where such NEGLIGENCE causes personal injury, death, or property damage

Section 3

Miscellaneous

A. Neither party will assign or transfer this agreement without the express written consent of the other party hereto.

B. This Agreement between the Parties does not constitute a joint venture or partnership of any kind.

C. The laws of the State of Texas shall govern the validity, performance and enforcement of this agreement. Parties hereto hereby submit to the exclusive jurisdiction of the courts in Rockwall County, Texas.

D. No oral statements or prior written material not specifically incorporated herein shall be of any force or effect. The parties hereto agree that in entering into this agreement they have relied solely upon the representations and agreements contained herein and no others. This agreement constitutes the whole agreement of the parties and shall not be modified or amended except by a written agreement executed by and delivered to both parties.

E. The individuals executing this agreement on behalf of Rockwall and Fortius Altius Operating LLC have the authority to execute this agreement on behalf of their organizations.

Agreed to this ____ day _____, 2024.

City of Rockwall

Fortius Altius Operating LLC

Mary Smith, City Manager

Walter Chen, General Partner



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

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

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

DATE: July 1, 2024

SUBJECT: Fortius Altius Operating LLC Contract for Leon Tuttle Athletic Complex
Umpires

Rockwall Parks and Recreation entered into agreements for the past several years with ZT Baseball Nation with great success to provide umpires for RBSL league games. ZT Baseball Nations sold to Fortius Altius Operating LLC in 2024 with Walter Chen, General Partner, Fortius Altius Operating LLC. They are excited about continuing this partnership.

This agreement provides umpires at set rates depending on the length of the scheduled games which ranges from \$40.00 - \$60.00 per game with a \$15.00 scheduling fee. Staff is requesting a 1-year agreement with (3) 1-year renewal options for the future.

The City Council is requested to consider authorizing the City Manager to execute the agreement with Fortius Altius Operating LLC. Staff will be available to answer any questions.

Fortius Altius Operating LLC

&

City of Rockwall

Baseball Umpire Contract

It is hereby understood and agreed this agreement is a legal and binding contract between Fortius Altius Operating LLC, (hereinafter referred to as "FA") and City of Rockwall (hereinafter referred to as "City"). This agreement covers youth league baseball and baseball tournament games played within Rockwall, Texas.

1. TERM

Starting July 1, 2024 and ending June 30, 2025. With up to three (3) 1-year renewals.

2. SCOPE

FA shall be the primary provider of baseball umpires to the City of Rockwall as covered under the terms of this agreement. The City acknowledges this is a non-exclusive agreement and FA may provide similar officiating services to other organizations located in the City. FA also acknowledges that the City of Rockwall may use other umpires if FA cannot supply the required umpires for either youth baseball leagues or on tournament-by-tournament basis.

FA acknowledges and agrees to give the City priority in umpire assignments, for games played Monday-Friday, during the term of this Agreement. In cases of FA failure to assign an umpire or an umpire's failure to be on the field at the assigned game time, or to contact the City of estimated time of arrival prior to the start of the game, and when the game has been delayed by more than ten minutes, the City may find a substitute umpire(s) for the respective game.

It is understood that FA does not employ or train umpires and/or game officials. FA contracts umpires and/or game officials from multiple associations across Dallas/Fort Worth. If an umpire and/or game official is not properly trained, FA will inform the appropriate association of the inadequacies and require the inadequacies to be resolved in a timely manner. As an independent contractor, all umpires and/or game officials provide their own protective gear. FA will communicate to all associations providing umpires the appropriate uniform (per the City) for each scheduled game. Per the City, all umpires must wear official umpire shirt (same color), gray pants, cap (same color), protective gear and black shoes.

3. GAME RATES

\$40.00- 50-60 Minute game with 1 umpire

\$100.00- 75 Minute Game with 2 umpires

\$100.00- 90 Minute Game with 2 umpires

\$120.00-105 Minute game with 2 umpires

FA will schedule two umpires for all games requiring two umpires. However, if for some reason a FA umpire is forced to work a game by himself/herself, that requires two umpires, he or she will be paid time and a half.

4. OTHER FEES

The premature ending of a game due to inclement weather or other conditions not in control of the umpires, where the game is considered a complete game by rule, will be sanctioned by the City as a completed game. The game rate for a premature ending game will be the same as if the game was played to completion. The game rate for all games that start, regardless of completion, will be charged the same as if the game was played to completion. Suspended games will be charged at a prorated fee to the city.

FA will provide an on-site UIC for all League games. The UIC will be on site to handle any and all rules question and issues. The UIC will be dressed and ready to take the field, but will not take the field unless required. If the UIC does take the field he/she will receive \$45 (per game) regardless of the game time limit.

\$15.00 Scheduling fee

\$90.00-UIC- No payment if on the field

5. PAYMENT OF FEES

For tournament Umpires FA will submit an invoice by Monday or next business day at noon following the previous weekend's games, to guarantee a payment is received within a reasonable window of time no more than two weeks.

For league play FA will submit an invoice for half of the leagues scheduled games 1 week after the release of the schedule. At the halfway point of each season FA will submit a reconciled invoice for the remainder of the scheduled games.

All checks should be mailed to:

Fortius Altius Operating LLC

1500 Woodhaven Drive

Prosper, TX 75078

All invoices will be emailed to _Jack McLain at (JMclain@rockwall.com). FA will be responsible for payment to the umpires and umpire associations that work City scheduled games.

6. GAME SCHEDULES

FA will be provided a schedule Wednesday night by 8:00 PM for any weekend tournament.

7. GAME CANCELLATIONS AND RESCHEDULES

Games cancelled for reasons other than inclement weather, when the City notifies FA more than twenty-four hours prior to game day, will not be assessed a cancellation fee.

A cancellation fee equal to the game fee will be paid to FA for games cancelled due to reasons other than inclement weather or field conditions when City notifies FA less than two hours before game time. Rainouts will be determined by the City and posted to the rainout line no later than 3:00 PM Monday through Friday and 6:30 AM on Saturdays and Sundays. Games cancelled on any given day will not constitute automatic cancellation of games the following day.

If inclement weather forces play to stop during a game, causing games to be postponed it is the responsibility of the umpires to collect all relevant information, allowing us to restart the game at a date TBD. Umpires will also know, understand, and assist city staff with all task related to Perry Weather and our inclement weather policy.

8. EJECTIONS

ALL Game umpires will be required to report to the City any and all ejections and provide details of the situation and cause for the ejection within twenty-four hours of the end of the game in a written report. The City staff member on site for all league games will be available to collect the written report or if incident occurs on Sunday, report shall be emailed to the City at the same time the invoices are sent to the City.

9. RULE CHANGES AND UMPIRE LIABILITY

Any seasonal change to the City Supplemental Rules must be in writing and delivered to the FA (5) days prior to the start of the season. Changes to the rules after the season starts must be presented to the FA in writing (5) days prior to their effective date.

FA will provide proof of insurance, naming the City as an additional insured, with minimum coverage limits of \$1,000,000.00. FA insurance policy shall cover FA on all fields for any and all types of games.

10. CANCELLATION:

Either party may terminate this contract for convenience by submitting to the other party a written notice of cancellation sixty (60) days prior to the effective date of termination.

11. REVIEW AND EVALUATION:

The City reserves the right to perform umpire and/or game official evaluations throughout the season. The City will share any and all participant feedback upon request.

12. AFFILIATION:

City and FA agree to be affiliated with the same governing organizations for tournament play if such organizations require them to do so. The City will be affiliated with Perfect Game. City Reserves the right to offer tournaments under alternative governing bodies.

13. POINT OF CONTACT:

It is hereby acknowledged there must be a single point of contact from each party to this contract for the purpose of coordinating issues dealing with game schedules, umpire assignments, and contractual issues as outlined in this agreement. The contact for each party to this agreement will be the designee of each organization.

14. MISCELLANEOUS

(a) Amendments. This Agreement shall not be amended, altered, or changed except by written agreement approved by the City and FA and signed by both Parties.

(b) Governing Law. This agreement shall be governed by, and construed and enforced in accordance with, the Laws of the State of Texas. Any action or proceeding arising out of or related in any way to this Agreement shall be brought solely in the District Court of Rockwall County, Texas.

(c) Severability. In the event any provision of this Agreement is held to be unenforceable for any reason; the unenforceability thereof shall not affect the remainder of this Agreement, which shall remain in full force and effect enforceable in accordance with its terms.

(d) Entire Agreement. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all proposals or prior agreements, oral or written, and all other communication.

Walter Chen, General Partner

Date

Mary Smith, City Manager

Date

**City of Rockwall
385 S. Goliad
Rockwall, TX 75087**



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor and City Council

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

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

DATE: July 1, 2024


SUBJECT: Leon Tuttle Athletic Complex Canopy Damage

On the morning of Tuesday, May 28, 2024 between 6:00am and 8:00am a storm complex producing 95 mile an hour winds caused severe canopy damage to fabric and aluminum framing sections at Leon Tuttle Athletic Complex. This damage has resulted in a total loss.

Park Staff received a quote from SunShade Awning of Texas in the amount of \$153,300.00 for the complete replacement of the canopy structures and the canopy fabric. As park staff started tearing down and removing all the damage we met with Sun Shade Awning of Texas and found that 34 of the 36 support posts could be utilized reducing the amount of the repair to \$136,000.00. SunShade Awnings of Texas has been performing our canopy replacements for the last seven years and up until this storm had been performing very well. The canopies are being redesigned to be lower to lessen the wind load and completely separate them from being attached to the backstops. Our goal is the complete the replacement before start of the Fall season on August 26, 2024

This project has been filed with TML and I met with a TML adjuster on June 4, 2024 and has been approved for replacement at \$141,000.00 under insurance which requires our \$2,500.00 deductible to be met. This will result in the City of Rockwall being responsible for \$2,500.00 of the repairs which would be available through the Rec Development Fund.

Parks and Recreation Staff request that the City Council review and consider this request for the replacement. Staff will be available to answer any questions.

Est#	6824	SUNSHADE AWNING OF TEXAS 2388 Lakeview Lane Wylie, Tx 75098 (214)714-2951 michelle.ssawning@gmail.com	
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Submitted to	Travis Sales	Job Name	Leon Tuttle Athletic Complex
Address	108 E. Washington	Job Location	1600 Airport Road, Rockwall, Tx 75087
city, state, zip	Rockwall, Tx 75087	Proposal Date	5/31/2024
Email	TSales@rockwall.com	Contact	Travis @ 972-880-4234
Phone	972-772-6498	Ssawning Representative	Michelle Duronio

Where did you here about SunShade Awning of Texas

INTERNET	PHONEBOOK	CUSTOMER	REFERRAL	CANVAS	OTHER
		X			

Proposed list of material and work to be performed:

Awning fabric & style no	Polytex - Green
Frame material	Galvanized Tubing - Welded Construction

WORK TO BE PERFORMED	Fabricate and Install 4 Entrance Canopies - Frame and Covers		
	Approx. Size: Width - 38' x Height - 4' x Projection - 33'	\$28,000 each	\$112,000.00
	Fabricate and Install 4 Hexagon Shades:		
	Approx. Size: Width - Front - 36', Back - 10'6" x Projection - 19'	\$4,900 each	\$19,600.00
	Fabricate and Install 4 Hexagon Shades:		
	Approx. Size: Width - Front - 24', Back - 15'6" x Projection - 23'	\$4,900 each	\$19,600.00
	Resew "Dick's Logo" - Field #6 - Home Team Side		\$400.00
	Resew Dug Out Top - Field #7 - Home Team Side		\$400.00
	Resew Dug Out Top - Field #8 - Home Team Side		\$400.00
	Fabricate New Dug Out Top - Field #1 - Visitor's Side		\$900.00
	Notes: Customer is responsible for any permits required		

We propose to furnish the above specified materials and labor for the sum of		\$153,300.00
Tax Exempt # 1-756000652-4		Tax Exempt
Total		\$153,300.00
Payments to be as follows:		
50% Down Payment		\$76,650.00
50% Due Upon Completion		\$76,650.00
(proposal is good for 30 days) NO REFUNDS AFTER 3 DAYS OF SIGNED PROPOSAL		
The above prices, terms, and specifications are accepted. You are authorized to do the work specified. I agree that, payments will be made as outlined above.	Acceptance Signature _____	
	SSA of TX Signature _____	



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 1, 2024
APPLICANT: Barbara Lee
CASE NUMBER: P2024-020; *Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition*

SUMMARY

Consider a request by Barbara Lee for the approval of a Final Plat for Lots 1, 2, 3, & 4, Block A, Lee Acres Addition being a 19.56-acre tract of land identified as Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 628 Cornelius Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 19.56-acre tract of land (*i.e. Tract 22-01 of the W. M. Dalton Survey, Abstract No. 72*) for the purpose of establishing four (4) single-family residential lots (*i.e. Lots 1, 2, 3, & 4, Block A, Lee Acres Addition*) on the subject property.
- ☑ Background. A portion of the subject property was annexed on December 2, 2019 by *Ordinance No. 20-03 [i.e. Case No. A2019-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. The remainder of the subject property continues to be situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). According to Rockwall Central Appraisal District, currently situated on the subject property is a 2,632-SF single-family home that was constructed in 2018 and a 2,612 SF single-family home that was constructed in 1983. Also situated on the subject property is a barn (*i.e. 1350 SF*), an accessory structure (*i.e. 240 SF*), and two (2) detached carports (*i.e. 320 SF & 400 SF*) that were all constructed in 1990. On May 6, 2024, the City Council approved *Ordinance No. 24-17 [i.e. Case No. Z2024-014]* rezoning the portion of the subject property situated within the corporate limits of the City of Rockwall from Agricultural (AG) District to Single-Family 1 (SF-1) District.
- ☑ Interlocal Cooperation Agreement with Rockwall County. A portion of the subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement Between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On May 30, 2024 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. The County has reviewed the Final Plat with no revisions returning comments on June 4, 2024; however, the County has stated that if an On-Site Sewage Facility (OSSF) is proposed for Lot 3 of the proposed subdivision plat, that it will have to be a drip system.
- ☑ Parks and Recreation Board. On June 4, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay Pro-Rata Equipment Fees of \$1,329.64 (*i.e. \$664.82 x 2 Lots*).
 - (2) The property owner shall pay Cash-In-Lieu of Land Fees of \$1,421.98 (*i.e. \$710.99 x 2 Lots*).
- ☑ Conformance to the Subdivision 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. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for *Lots 1, 2, 3, & 4, Block A, Lee Acres Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat.
- (2) The Final Plat will be subject to the recommendations and requirements of *Rockwall County*.
- (3) The Final Plat shall adhere to the recommendations provided by the Parks and Recreation Board; and,
- (4) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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: 628 Cornelius Rd
 SUBDIVISION: Lee Acres Addition LOT: 1-4 BLOCK: A
 GENERAL LOCATION: Cornelius Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: AG SF1 CURRENT USE: Residential
 PROPOSED ZONING: SF1 PROPOSED USE: Residential
 ACREAGE: 19.06 LOTS [CURRENT]: 4 LOTS [PROPOSED]: 4

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

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

<input type="checkbox"/> OWNER	<u>James & Barbara Lee</u>	<input type="checkbox"/> APPLICANT	<u>Tracy Fetty</u>
CONTACT PERSON	<u>Barbara Lee</u>	CONTACT PERSON	<u>Tracy Fetty</u>
ADDRESS	<u>628 Cornelius Rd</u>	ADDRESS	<u>6770 Fm 1565</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rowse City, TX</u>
PHONE	<u>214-641-9876</u>	PHONE	<u>972-635-2255</u>
E-MAIL	<u>barbara@urbandallasrealstate.com</u>	E-MAIL	<u>tracy@hdfetty.com</u>

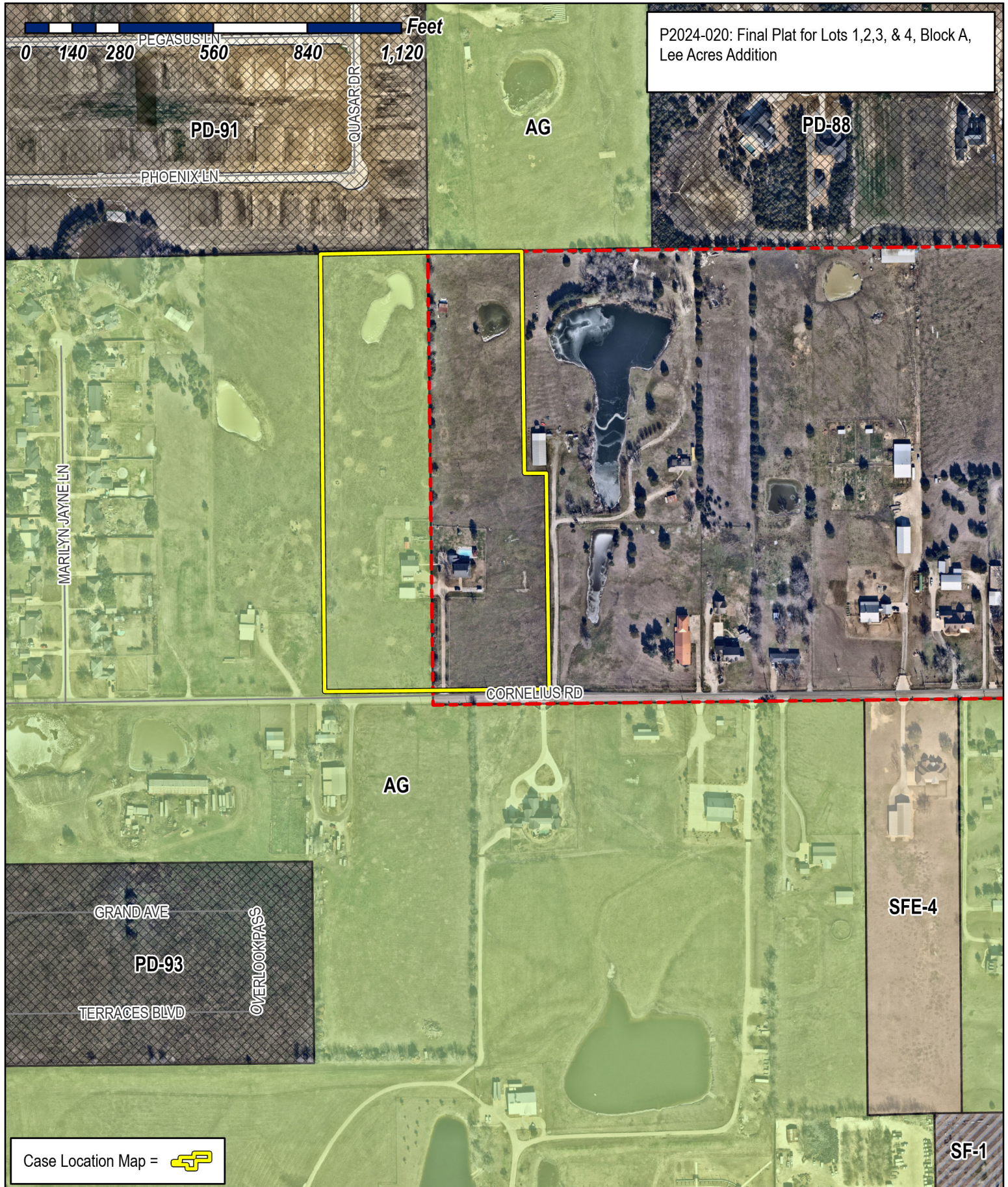
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barbara Lee [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 \$ 641.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF MAY, 2024 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 20th DAY OF May, 2024
 OWNER'S SIGNATURE: Barbara Lee
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Vicky Morton





P2024-020: Final Plat for Lots 1,2,3, & 4, Block A, Lee Acres Addition

Case Location Map = 



City of Rockwall

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

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



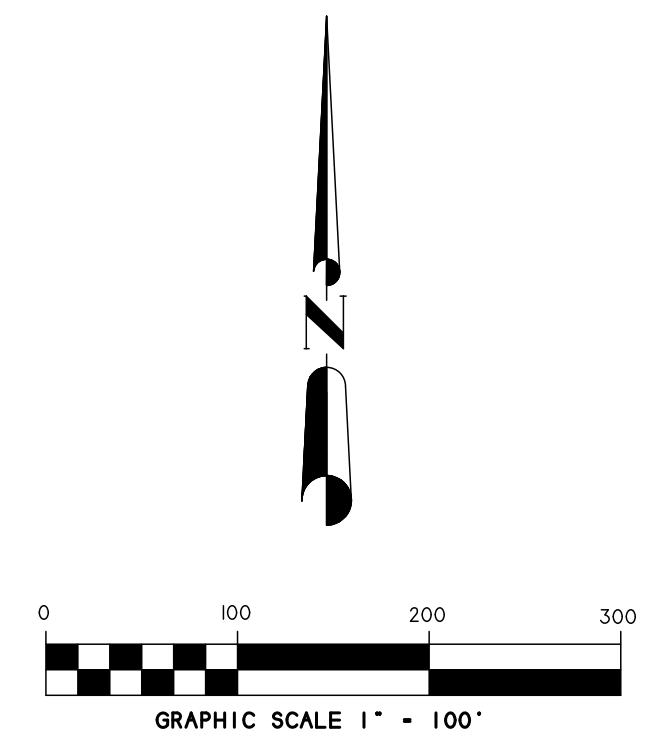
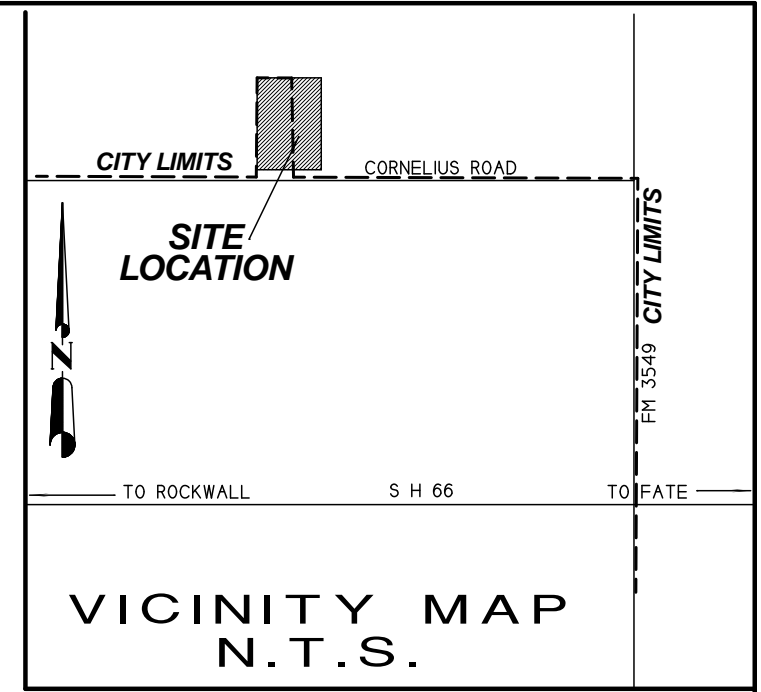
WINDING CREEK SUBDIVISION
DOC#2024000000457

CRAIG MCCALLUM
PAMELA MCCALLUM
VOL. 5422, PG. 28

N 89°26'06" E 327.76' N 89°43'03" E 278.28'

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0035L 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 SYSTEMS ON SITE.

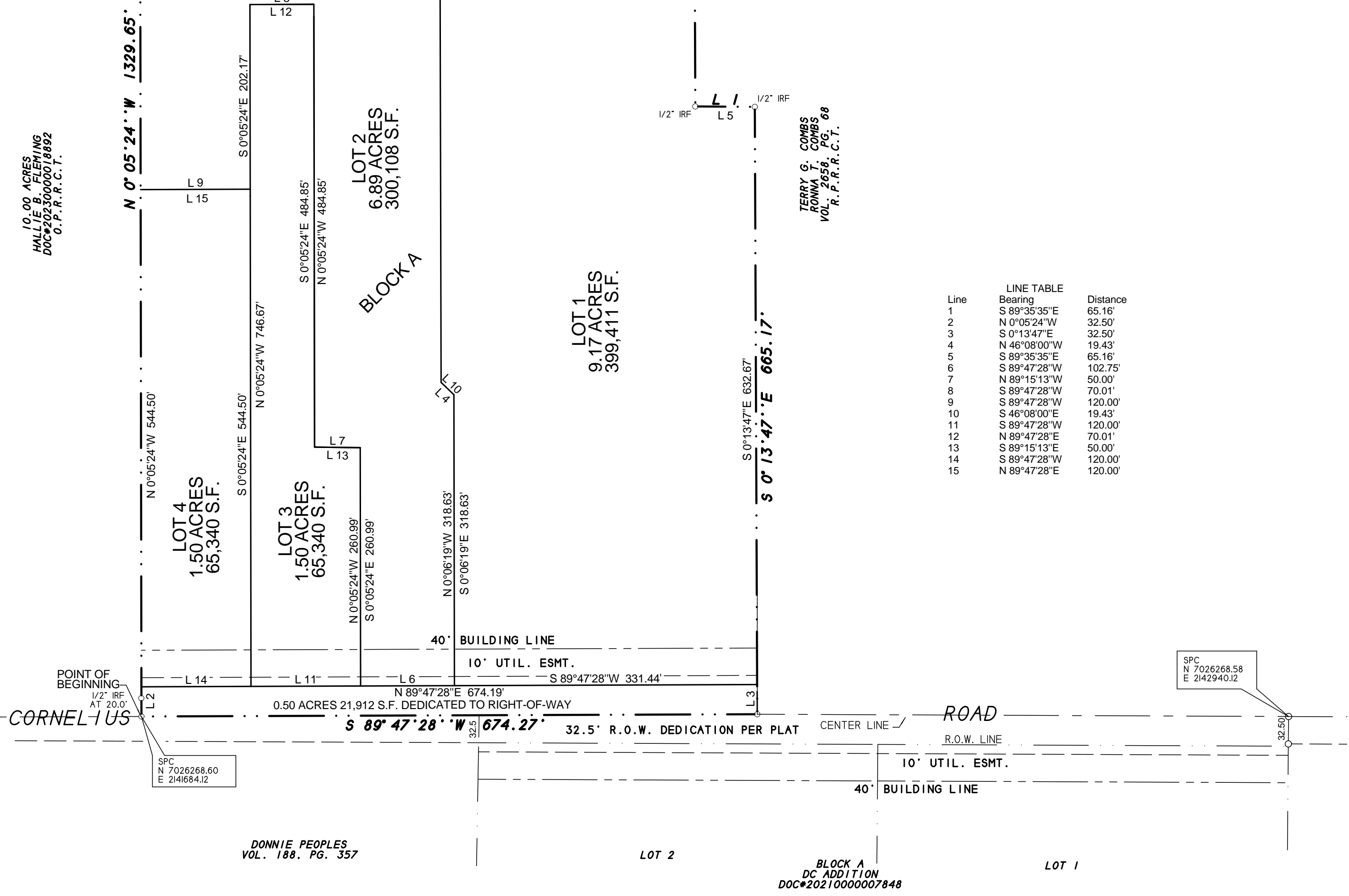
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within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



10.00 ACRES
HALLIE B. FLEMING
DOC#2023000018892
O.P.R.R.C.T.

TERRY G. COMBS
DONNA COMBS
VOL. 2658, PG. 68
R.P.R.R.C.T.

Line	Bearing	Distance
1	S 89°35'35"E	65.16'
2	N 0°05'24"W	32.50'
3	S 0°13'47"E	32.50'
4	N 46°08'00"W	19.43'
5	S 89°35'35"E	65.16'
6	S 89°47'28"W	102.75'
7	N 89°15'13"W	50.00'
8	S 89°47'28"W	70.01'
9	S 89°47'28"W	120.00'
10	S 46°08'00"E	19.43'
11	S 89°47'28"W	120.00'
12	N 89°47'28"E	70.01'
13	S 89°15'13"E	50.00'
14	S 89°47'28"W	120.00'
15	N 89°47'28"E	120.00'



FINAL PLAT
LOTS 1, 2, 3 & 4, BLOCK A
LEE ACRES ADDITION
4 LOTS
BEING 19.56 ACRES OR 852,112 S.F.
TRACTS 5 AND 22-01 IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
JAMES H. LEE
BARBARA LEE
RONNY M. PEWITT
JENNIFER L. PEWITT
628 CORNELIUS ROAD
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

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FH	PP
TELEVISION	SAS	PHONE	PIPE	POWER
CABLE RISER	METER	RISER	HYDRANT	POLE
ELEC.	WATER	UP	1/2" IRS	NON-ROD FOUND
ELECTRIC	BIOT	WATER	LIGHT	1" CORNER
METER	SUBSURFACE	METER	PILE	
	JUNCTION BOX			
—	EXISTENT LINE	—	PROPRANE	TANK
—	PROPERTY LINES	—		

SURVEY DATE FEBRUARY 19, 2024
SCALE 1" = 100' FILE # 2024/992020-FP
CLIENT LEE

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

WHEREAS, JAMES H. LEE, BARBARA P. LEE, RONNY M. PEWITT & JENNIFER L. PEWITT, 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 WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being all of a 10.00 acres tract of land as described in a Warranty deed to James H. Lee and Barbara P. Lee, as recorded in Document no. 2017000015627 of the Official Public Records of Rockwall County, Texas; and also all of that 9.58 acres tract of land as described in a Warranty deed to Ronny M. Pewitt and Jennifer L. Pewitt, as recorded in Document no. 2021000003975 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the southwest corner of said 10.00 acres Lee tract and being the southeast corner of a 10.00 acres tract of land as described in a Warranty deed to Hallie B. Fleming, as recorded in Document no. 2023000018892 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing along the west line of said 10.00 acres Lee tract for a total distance of 1329.65 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 1/2" iron rod found at fence post for corner at the northeast corner of said Lee tract and northwest corner of Pewitt tract;

THENCE N. 89 deg. 43 min. 03 sec. E. a distance of 278.28 feet to a 1/2" iron rod found for corner at the northeast corner of Pewitt tract;

THENCE S. 00 deg. 12 min. 58 sec. E. a distance of 666.17 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 89 deg. 35 min. 35 sec. E. a distance of 65.16 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 00 deg. 13 min. 47 sec. E. at 645.13 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 665.17 feet to a point in the center of Cornelius Road and being the southeast corner of said Pewitt tract;

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 674.27 feet to the POINT OF BEGINNING and containing 852,112 square feet or 19.56 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOTS 1, 2, 3 & 4 BLOCK A, LEE ACRES ADDITION, 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 the LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, 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, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements.
- 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 We may have as a result of the dedication of exaction's made herein.

JAMES H. LEE _____ BARBARA P. LEE _____

RONNY M. PEWITT _____ JENNIFER L. PEWITT _____

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the _____ day of _____, 2024 as shown of record in the Minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the _____ day of _____, 2024.

Frank New
Rockwall County Judge

ATTEST:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared JAMES H. LEE 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: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared BARBARA P. LEE 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: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared RONNY M. PEWITT 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: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me on this day personally appeared JENNIFER L. PEWITT 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 LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, 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
LOTS 1, 2, 3 & 4, BLOCK A
LEE ACRES ADDITION
4 LOTS
BEING 19.56 ACRES OR 852,112 S.F.
TRACTS 5 AND 22-01 IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNERS:
JAMES H. LEE
BARBARA LEE
RONNY M. PEWITT
JENNIFER L. PEWITT
628 CORNELIUS ROAD
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
⊙	TELEVISION CABLE
⊙	GAS METER
⊙	PHONE METER
⊙	WATER METER
⊙	ELECTRIC METER
⊙	ELECTRIC BOX
⊙	WATER METER
⊙	SUBSPACE JUNCTION BOX
⊙	TEL. HYDRANT
⊙	FIRE HYDRANT
⊙	POWER POLE
⊙	UP
⊙	DOWN
⊙	IR
⊙	RF
⊙	IRON ROD FOUND
⊙	LIGHT POLE
⊙	FLOOR
⊙	A/C UNIT
⊙	PROPANE TANK
---	EASEMENT LINE
---	PROPERTY LINE
---	FENCE

SURVEY DATE FEBRUARY 19, 2024
SCALE 1" = 100' FILE # 2024/992020-FP
CLIENT LEE

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

CITY CASE NO. P2024-

From: [Charisa Hauser](#)
To: [Guevara, Angelica](#)
Cc: [Ron Merritt](#)
Subject: RE: Plat Comments for Case P2024-020
Date: Tuesday, June 4, 2024 4:38:14 PM

Angelica,
After reviewing the plat and speaking with Ryan we are good with the plat but with a disclaimer for Lot #3. Lot #3 will need to have a drip system installed for its On-Site Sewage Facility.

Charisa Hauser

Environmental Health | Chief Assistant
D.R. OS0038705

Office: 972-204-7600
Office Text Number: 682-800-1834

915 Whitmore Dr, Suite D
Rockwall, Tx 75087



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 1, 2024
APPLICANT: Antonio Borjas
CASE NUMBER: P2024-021; *Final Plat for Lots 1 & 2, Block A, Borjas Addition*

SUMMARY

Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 9.441-acre tract of land (*i.e. Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Borjas Addition*) on the subject property.
- Background. According to the Rockwall Central Appraisal District (RCAD) a 2,814 SF single-family home was constructed on the subject property in 2006. The subject property was annexed by the City Council on December 22, 2008 by *Ordinance No. 08-65 [i.e. Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 18, 2024, the City Council denied a zoning case (*i.e. Case No. Z2024-009*) without prejudice due to the applicant's failure to attend the City Council public hearing meeting. On June 3, 2024, City Council approved a zoning case (*i.e. Case No. Z2024-020; Ordinance No. 24-24*) changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District.
- Conformance to the Subdivision 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. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for *Lots 1 & 2, Block A, Borjas 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 Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

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

PLANNING AND ZONING COMMISSION

On June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 172 Zollner Rd

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI ? SPE 1.5

CURRENT USE Residential

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 Antonio Borges

APPLICANT _____

CONTACT PERSON SAME

CONTACT PERSON _____

ADDRESS 172 Zollner Rd.

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE 214-926-7934

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Antonio Borges [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."

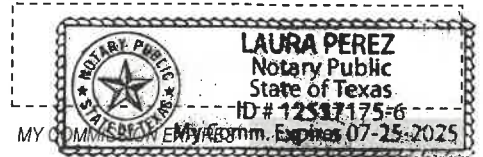
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF June, 2024

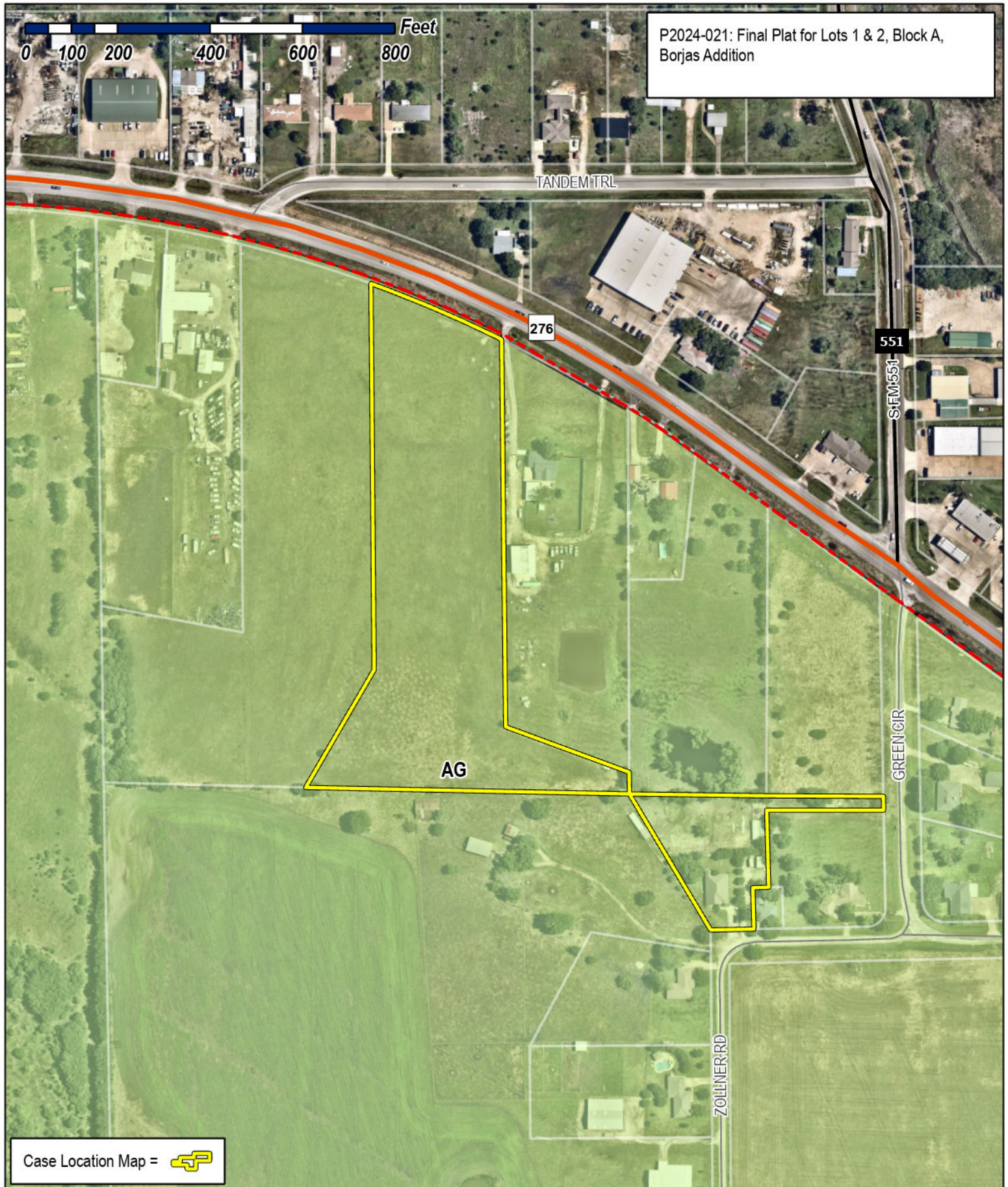
OWNER'S SIGNATURE

Antonio Borges

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2024-021: Final Plat for Lots 1 & 2, Block A, Borjas Addition

0 100 200 400 600 800 Feet

TANDEM TRL

276


551

S FM 551

GREEN CIR

AG

ZOLLNER RD

Case Location Map = 

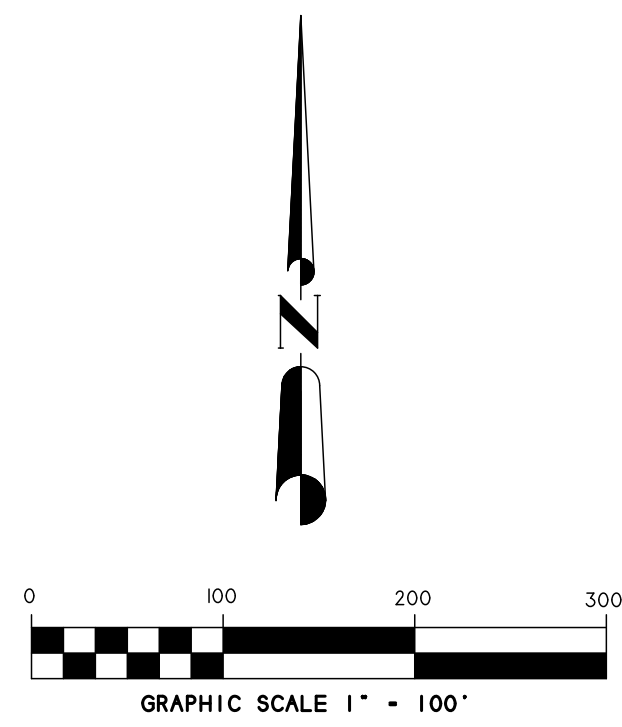
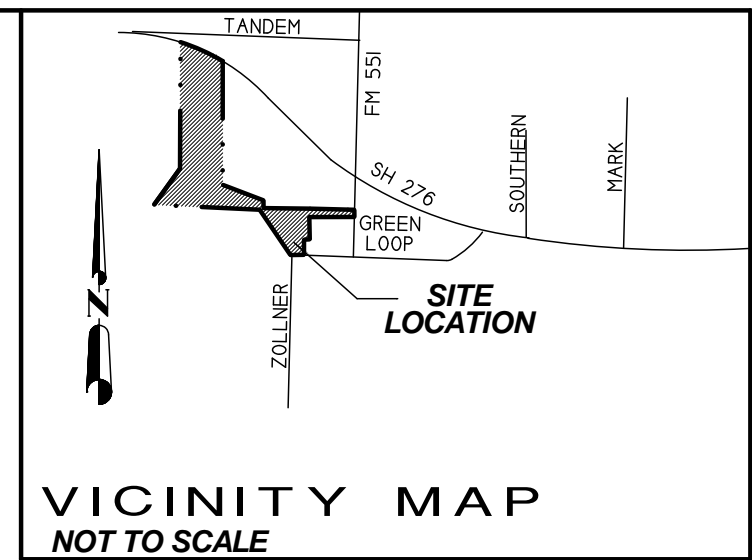


City of Rockwall

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

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



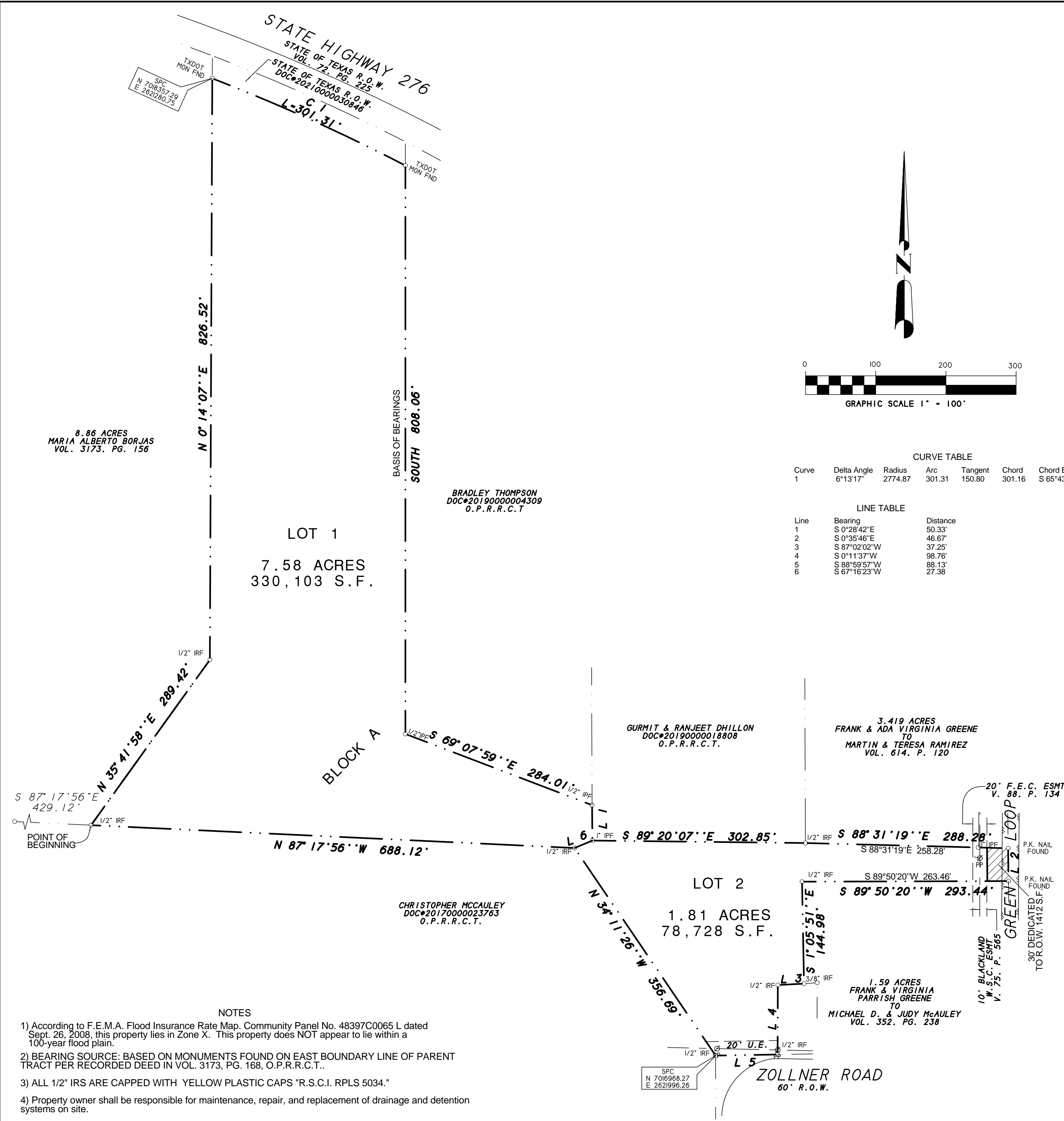


CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38'



CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A
 CONTAINING A TOTAL OF
 9.42 ACRES/410,243 S.F.
 (2 LOTS)
 J.H. BAILEY SURVEY, A-45
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L 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: BASED ON MONUMENTS FOUND ON EAST BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 3173, PG. 168, O.P.R.R.C.T..
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

OWNER:
 ANTONIO BORJAS
 172 ZOLLNER ROAD
 ROCKWALL, TEXAS 75032

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

SYMBOL LEGEND

TV	GAS	TEL	HI	FF
CABLE	METER	POLE	HYDRANT	POLE
ELEC	BOX	W/M	LP	1/2" IRF
ELECTRIC	SUBSURFACE	SOIL	METER	1/2" IRF
METER	JUNCTION	BOX	POLE	1/2" IRF
BOX	POLE	POLE	1/2" IRF	1/2" IRF
1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF
1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF
1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF	1/2" IRF

SURVEY DATE FEBRUARY 16, 2024
 SCALE 1" = 100' FILE #20031589-P
 CLIENT BORJAS GF # NONE

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANTONIO BORJAS, 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 JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of the Official Public Records of Rockwall County, Texas, 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" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg. 17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E., a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec., a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the East line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 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 BORJAS ADDITION, LOT 1 & LOT 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. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, 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, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I 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.

ANTONIO BORJAS

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 BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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 _____

CONVEYANCE PLAT

BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, 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, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ANTONIO BORJAS 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: _____

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEPHONE	METER	METER	METER	POLE							
CABLE RISER	ELEC	ELEC	WATER	HYDRANT							
ELEC	ELEC	WATER	LP	1/2" BF							
ELECTRIC	BOX	WATER	METER	POLE AND FOUND							
METER	SUBSURFACE	JUNCTION	BOX	CORNER							
—	—	—	—	—							
FENCE	EASEMENT LINE	AIR COND. UNIT	PROPRANE TANK								

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE

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

CITY CASE NO. P2024-____



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 1, 2024

APPLICANT: Clay Cristy; *ClayMoore Engineering*

CASE NUMBER: P2024-023; *Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition*

SUMMARY

Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Tim Thompson of Metroplex Acquisition Fund, LP for the approval of a Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition being a 5.16-acre parcel of land identified as Lot 13, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Bordeaux Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 5.16-acre parcel of land (*i.e. Lot 13, Block A, Stone Creek Retail Addition*) to establish two (2) non-residential lots (*i.e. Lots 14 & 15, Block A, Stone Creek Retail Addition*) for the purpose of establishing utility and drainage easements on the subject property.
- Background. The subject property was annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. On December 7, 1993, the City's historic zoning map indicates the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council approved a zoning change for the subject property changing the zoning designation from an Agricultural (AG) District to Planned Development District 70 (PD-70) [*i.e. Ordinance No. 07-13*] for limited General Retail (GR) District land uses. On October 5, 2020, the City Council approved a replat [*i.e. Case No. P2020-038*] that replatted the subject property as Lot 11, Block A, Stone Creek Retail Addition. On May 2, 2022, the City Council approved a replat [*i.e. Case No. P2022-013*] that established the subject property as a portion of Lot 13, Block A, Stone Creek Retail Addition. On November 6, 2023, the City Council approved a Specific Use Permit (SUP) [*i.e. Case No. Z2023-048; Ordinance No. 23-62, S-319*] to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In* on the subject property. On December 12, 2023, the Planning and Zoning Commission approved a Site Plan (*i.e. SP2023-038*) to allow a *Restaurant with less than 2,000 SF with Drive-Through or Drive-In (i.e. HTeaO)* on the subject property.
- Conformance to the Subdivision 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. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for *Lots 14 & 15, Block A, Stone Creek Retail Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; 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 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with a vacant seat.



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]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
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- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² 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 3068 N GOLIAD ST.

SUBDIVISION STONE CREEK RETAIL

LOT 13R/14 BLOCK A

GENERAL LOCATION NORTH EAST CORNER OF N. GOLIAD ST. AND BORDEAUX DR.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-070

CURRENT USE UNDEVELOPED

PROPOSED ZONING PD-070

PROPOSED USE RESTAURANT

ACREAGE 5.16 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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

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

OWNER METROPLEX ACQUISITION FUND, LP

APPLICANT CLAYMOORE ENGINEERING

CONTACT PERSON TIM THOMPSON

CONTACT PERSON CLAY CRISTY

ADDRESS 1717 WOODSTEAD CT.

ADDRESS 1903 CENTRAL DR.

STE. 207

STE. 406

CITY, STATE & ZIP THE WOODLANDS, TX 77380

CITY, STATE & ZIP BEDFORD, TX 76021

PHONE 214.343.4477

PHONE 817.281.0572

E-MAIL tthompson@crestviewcompanies.com

E-MAIL CLAY@CLAYMOOREENG.COM

NOTARY VERIFICATION [REQUIRED]

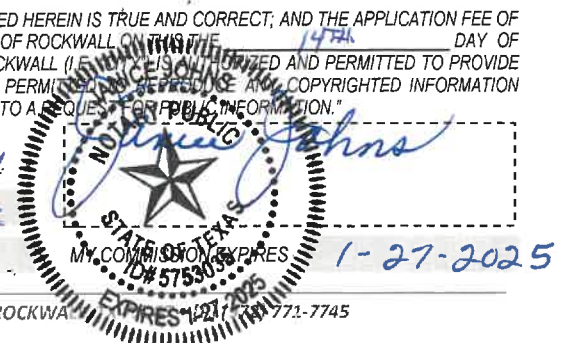
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILLY J. BRICE, III [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

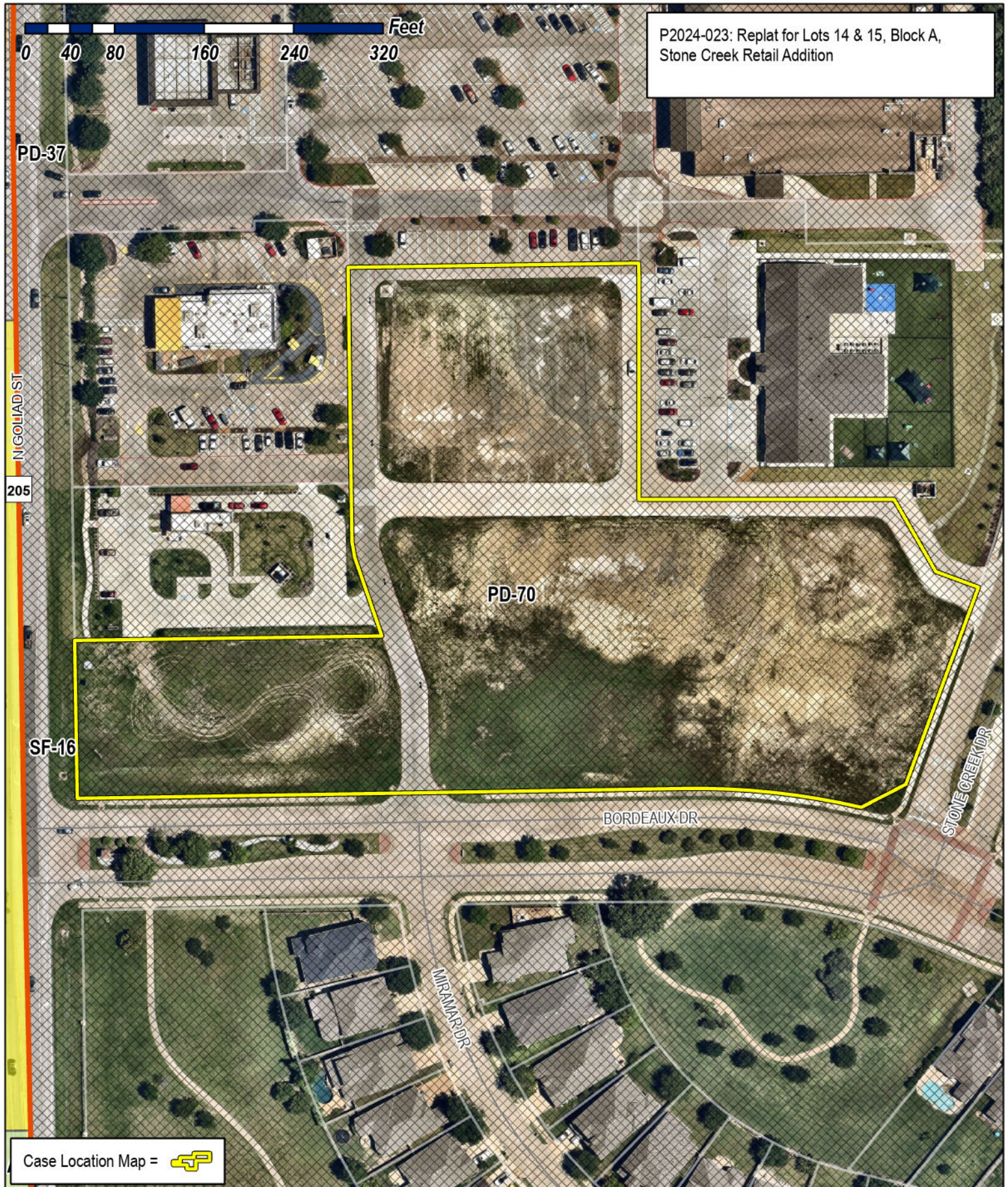
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE JUNE DAY OF 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. THE 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 11th DAY OF June, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-023: Replat for Lots 14 & 15, Block A, Stone Creek Retail Addition

0 40 80 160 240 320 Feet

PD-37

N GOLIAD ST

205

PD-70

SF-16

BORDEAUX DR

STONE CREEK DR

MIRAMOR DR

Case Location Map = 



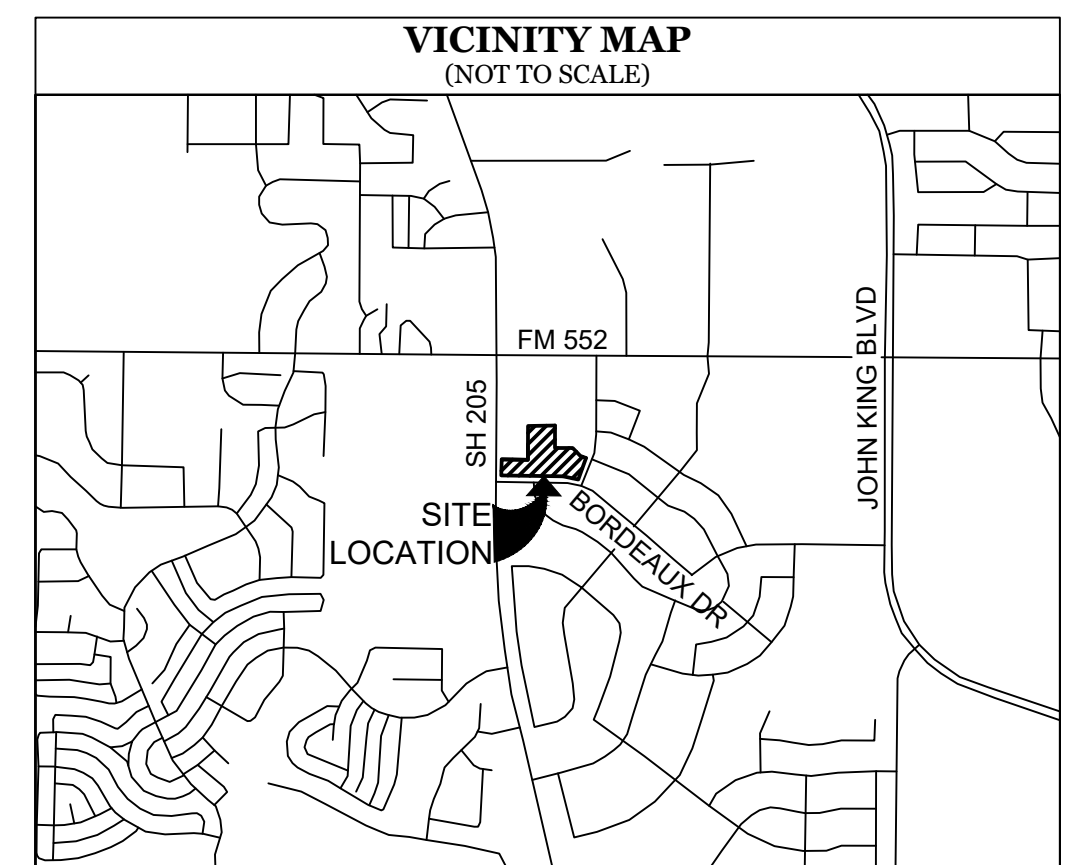
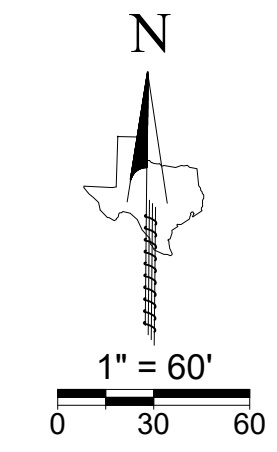
City of Rockwall

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

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

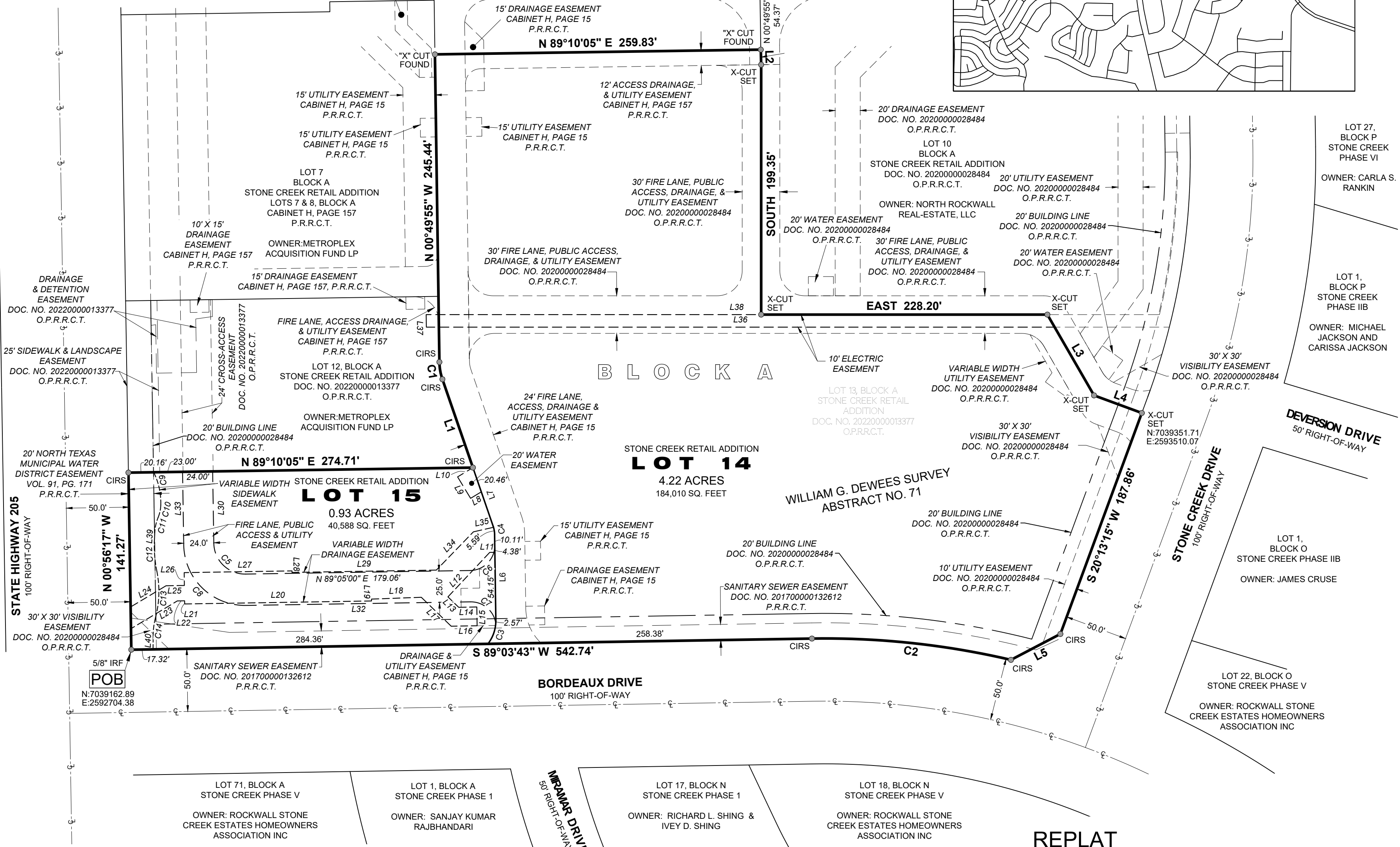


CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.98'	44.00'	18°12'25"	N 09°56'08" W	13.92'
C2	159.98'	650.00'	14°06'07"	N 83°53'12" W	159.58'
C3	20.26'	30.00'	38°41'10"	N 18°30'41" E	19.87'
C4	6.37'	20.00'	18°14'51"	N 09°57'20" W	6.34'
C5	39.27'	25.00'	90°00'00"	N 45°55'00" W	35.36'
C6	29.92'	19.88'	86°14'03"	N 46°05'59" E	27.18'
C7	28.98'	20.00'	83°00'40"	N 49°24'40" W	26.51'
C8	76.97'	49.00'	90°00'00"	N 45°55'00" W	69.30'
C9	26.99'	55.24'	27°59'22"	S 12°12'55" E	26.72'
C10	10.31'	28.37'	20°48'55"	S 12°11'13" W	10.25'
C11	12.43'	34.41'	20°42'23"	S 12°14'29" W	12.37'
C12	25.79'	102.47'	14°25'08"	S 04°14'41" E	25.72'
C13	37.35'	81.64'	26°12'56"	S 01°39'13" W	37.03'
C14	15.88'	57.34'	15°52'04"	S 06°49'39" W	15.83'



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

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°02'20" W	74.57'
L2	S 01°27'38" E	12.00'
L3	S 30°00'00" E	74.41'
L4	S 69°46'45" E	40.60'
L5	S 62°21'14" W	44.50'
L6	N 00°49'54" W	68.64'
L7	N 19°02'20" W	49.57'
L8	S 58°48'44" W	9.98'
L9	N 31°11'16" W	20.00'
L10	N 58°48'44" E	14.28'
L11	S 89°45'14" W	4.09'
L12	S 43°12'02" W	48.68'
L13	S 45°55'00" E	11.85'
L14	N 89°09'25" E	14.52'
L15	S 00°56'57" E	15.00'
L16	S 88°57'16" W	20.68'
L17	N 45°55'00" W	33.16'
L18	S 87°56'13" W	39.76'
L19	S 00°55'00" E	1.50'
L20	S 89°05'00" W	149.00'
L21	N 00°55'00" W	5.00'
L22	S 89°05'00" W	5.84'
L23	S 59°05'00" W	43.04'
L24	N 59°05'00" E	32.90'
L25	N 89°05'00" E	14.63'
L26	N 00°55'00" W	9.05'
L27	N 89°05'00" E	86.00'
L28	S 00°55'00" E	1.20'
L29	N 89°05'00" E	115.06'
L30	N 00°55'05" W	57.32'
L31	N 89°05'00" E	179.98'
L32	S 89°05'00" W	178.89'
L33	N 00°55'00" W	58.36'
L34	N 44°05'00" E	42.48'
L35	N 77°14'52" E	16.45'
L36	West	500.93'
L37	N 00°49'55" W	10.00'
L38	East	495.30'
L39	S 02°57'53" W	5.06'
L40	S 00°32'04" W	9.61'

REPLAT LOTS 14 & 15, BLOCK A STONE CREEK RETAIL ADDITION

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
P2024-023
PAGE 1 OF 3

Project	1910.030-24
Date	06/25/2024
Drafter	TAR

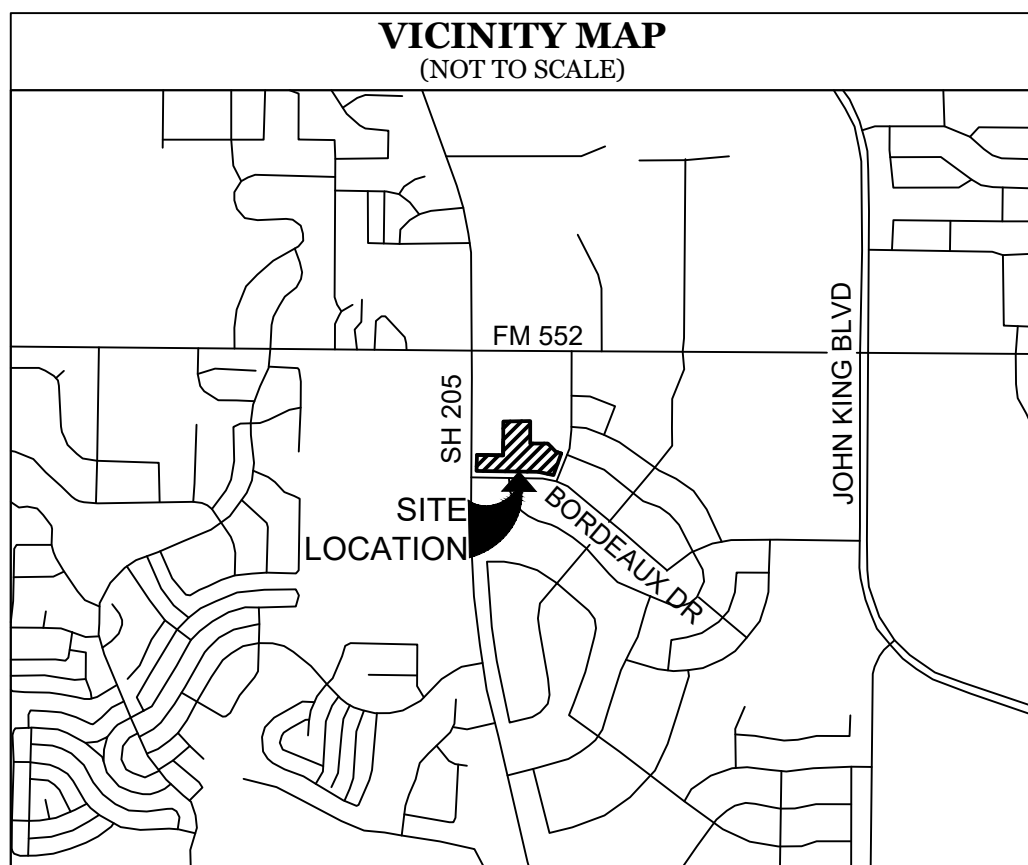
EAGLE SURVEYING, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

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

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

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

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

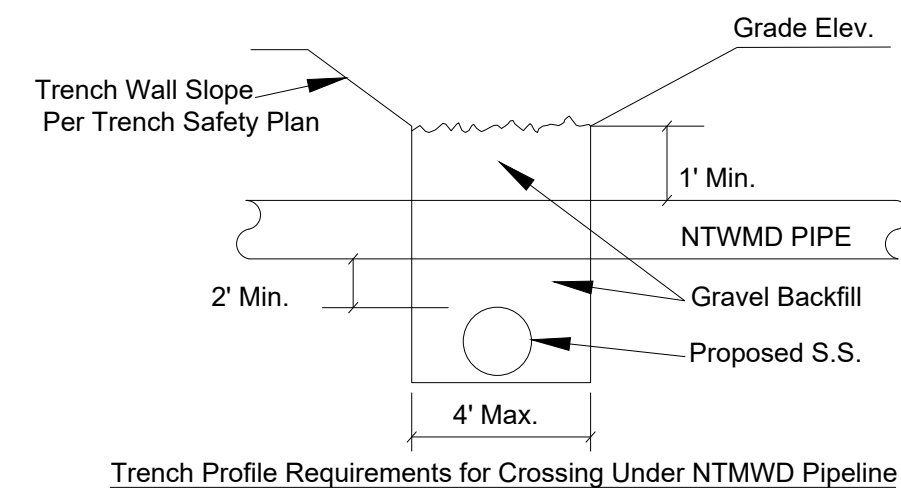


GENERAL NOTES

- 1.) The purpose of this plat is to subdivide a single lot of record creating two (2) lots and dedicating easements for site development.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 as shown on Map Number 48397C0030L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, North American Datum of 1983 (adjustment realization 2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, North American Datum of 1983 (adjustment realization 2011).
- 7.) The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- 8.) It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 9.) All decorative sign and light poles to be maintained, repaired, and replaced by property owner.
- 10.) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements

NTMWD NOTES

- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 20-INCH WATER PIPELINE IS LOCATED WITHIN THE LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
- C. TO ASSURE THE PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, LIME STABILIZED IS NOT PERMITTED AND A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR-FOOT CLEARANCE.
- H. BORE CROSSINGS SHALL ONLY BE PERFORMED BETWEEN 9:00 AM AND 4:00 PM TUESDAY THRU THURSDAY.
- I. NO TREES ARE ALLOWED WITHIN THE NTMWD EASEMENT, ONLY CREPE MYRTLES, SHRUBS, AND BUSHES.
- J. A NTMWD REPRESENTATIVE IS REQUIRED TO BE ON-SITE FOR ANY WORK IN THE VICINITY OF NTMWD PIPELINES, FEATURES, OR FACILITIES.
- K. THE CONTRACTOR SHALL CONTACT NTMWD LINE LOCATES AT (469) 626 - 4569 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD PIPELINES, FEATURES, OR FACILITIES.
- L. FOR CROSSING UNDER NTMWD PIPELINES BY OPEN CUT, SHORING IS TO BE USED TO MINIMIZE EXPOSING THE NTMWD LINE. TRENCH WILL BE LIMITED TO FOUR FEET WIDE MAXIMUM.



**REPLAT
LOTS 14 & 15, BLOCK A
STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF
LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
BEING TWO (2) LOTS
5.16 ACRES OR 224,598 SF
SITUATED IN THE
WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

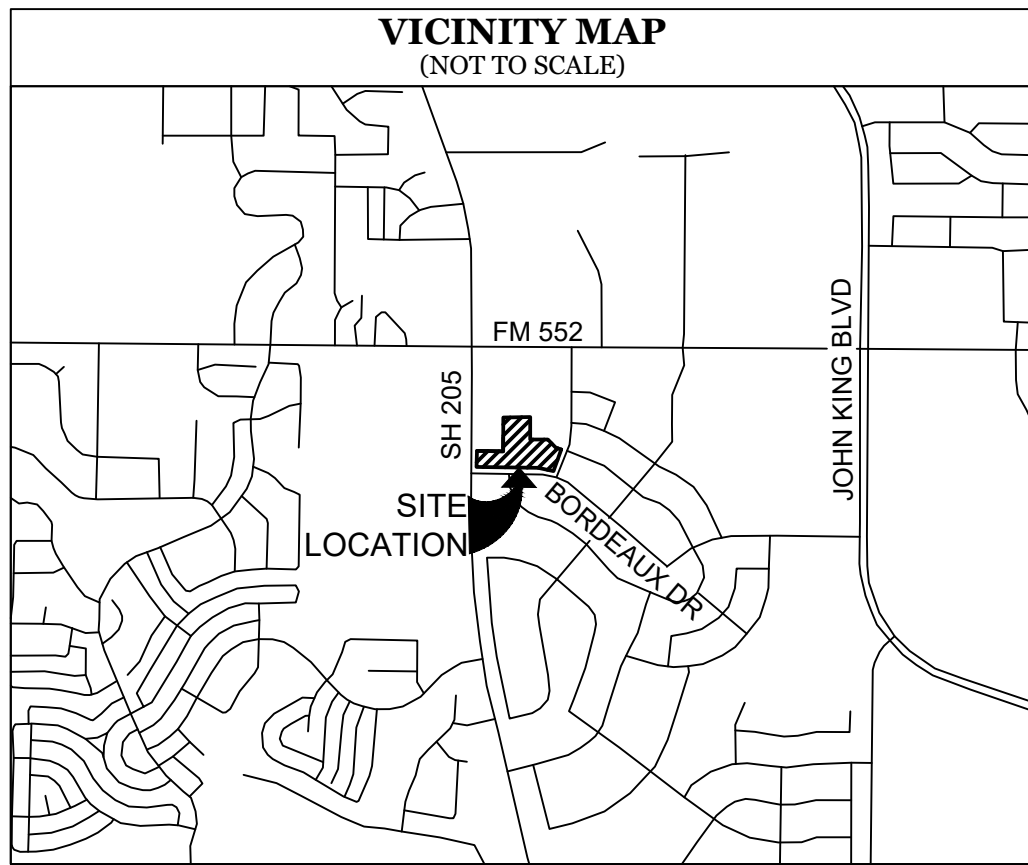
CASE NO.
P2024-023
PAGE 2 OF 3

Project 1910.030-24		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 06/25/2024		
Drafter TAR		

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

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

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



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, **METROPLEX ACQUISITION FUND, L.P.**, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being 5.16 acres out of the William G. Dewees Survey, Abstract Number 71, situated in the City of Rockwall, Rockwall County, Texas, being all of Lot 13, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2022000013377 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 5/8" iron rod found at the intersection of the East right-of-way line of State Highway 205 (SH 205, a 100' right-of-way) and the North right-of-way line of Bordeaux Drive (a 100' right-of-way), also being the Southwest corner of said Lot 13;

THENCE, N00°56'17"W, along the East right-of-way line of SH 205, being the common West line of said Lot 13, a distance of 141.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 12, Block A of said Stone Creek Retail Addition, also being the Northwest corner of said Lot 13;

THENCE, along the irregular North line of said Lot 13, the following ten (10) courses and distances:

- N89°10'05"E, along the South line of said Lot 12, a distance of 274.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 12;
- N19°02'20"W, in part along the East line of said Lot 12, a distance of 74.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right;
- Along said tangent curve to the right along the East line of said Lot 12, having a radius of 44.00 feet, a chord bearing of N09°56'08"W, a chord length of 13.92 feet, a delta angle of 18°12'25", an arc length of 13.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N00°49'55"W, in part along the East line of said Lot 12, also being in part the East line of Lot 7, Block A of Stone Creek Retail Addition Lots 7 & 8, Block A, a subdivision of record in Cabinet H, Page 157 of said Plat Records, a distance of 245.44 feet to an X cut found in the irregular South line of Lot 2, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Page 15 of said Plat Records;
- N89°10'05"E, along the irregular South line of said Lot 2, a distance of 259.83 feet to an X cut found in the West line of Lot 10, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 2020000028484 of said Official Public Records;
- S01°27'38"E, along the West line of said Lot 10, a distance of 12.00 feet to an X cut set;
- SOUTH, along the West line of said Lot 10, a distance of 199.35 feet to an X cut set at the Southwest corner of said Lot 10;
- EAST, along the South line of said Lot 10, a distance of 228.20 feet to an X cut set;
- S30°00'00"E, along the South line of said Lot 10, a distance of 74.41 feet to an X cut set;
- S69°46'45"E, along the South line of said Lot 10, a distance of 40.60 feet to an X cut set in the West right-of-way line of Stone Creek Drive (a 100' right-of-way) at the Southeast corner of said Lot 10, also being the Northeast corner of said Lot 13;

THENCE, S20°13'15"W, along the West right-of-way line of said Stone Creek Drive, being the common East line of said Lot 13, a distance of 187.86 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a corner clip at the intersection of the West right-of-way line of said Stone Creek Drive and the North right-of-way line of Bordeaux Drive;

THENCE, S62°21'14"W, along said corner clip, a distance of 44.50 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a non-tangent curve to the left;

THENCE, along the North right-of-way line of Bordeaux Drive, being the common South line of said Lot 13, the following two (2) course and distances:

- Along said non-tangent curve to the left having a radius of 650.00 feet, a chord bearing of N83°53'12"W, a chord length of 159.58 feet, a delta angle of 14°06'07", an arc length of 159.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S89°03'43"W, a distance of 542.74 feet to the **POINT OF BEGINNING** and containing an area of 5.16 Acres, or (224,598 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

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

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

BY: _____ Date
 Billy J. Brice, III

STATE OF _____ §
 COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of _____

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Registered Professional Land Surveyor

STATE OF TEXAS §
 COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

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

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHARIMAN

CITY SECRETARY

CITY ENGINEER

**REPLAT
 LOTS 14 & 15, BLOCK A
 STONE CREEK RETAIL ADDITION**

BEING A REPLAT OF
 LOT 13, BLOCK A OF STONE CREEK RETAIL ADDITION
 BEING TWO (2) LOTS
 5.16 ACRES OR 224,598 SF
 SITUATED IN THE
 WILLIAM G. DEWEES SURVEY, ABSTRACT No. 71,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.
 P2024-023
 PAGE 3 OF 3

Project 1910.030-24	<p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p>
Date 06/25/2024	
Drafter TAR	

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite 200
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ENGINEER
 ClayMoore Engineering
 1903 Central Drive, Suite 406
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OWNER
 Metroplex Acquisition Fund, L.P.
 1717 Woodstead Court, Suite 207
 The Woodlands, TX 77380
 (855) 408-3390



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 1, 2024
APPLICANT: Hani Elkady; *Tarina Group, Inc.*
CASE NUMBER: P2024-024; *Replat for Lot 8, Block A, Walmart Supercenter Addition*

SUMMARY

Consider a request by Hani Elkady of Tarina Group, Inc. on behalf of Michael Eido of Travelers Plaza, LLC for the approval of a Replat for Lot 8, Block A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 2.003-acre parcel of land (*i.e. Lot 4, Block A, Wal-Mart Super Center Addition*) for the purpose of establishing the required easements for the development of a *Carwash and Commercial Retail Shopping Center* on the subject property.
- Background. On November 7, 1960 the subject property was annexed by *Ordinance 60-03 [Case No. A1960-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between November 7, 1960 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2015-039*] for a *Residence Hotel*; however, this Specific Use Permit (SUP) has since expired. On April 11, 2023, the Planning and Zoning Commission approved a site plan (*Case No. SP2023-011*) for a *Carwash and Commercial/Retail Shopping Center*.
- Conformance to the Subdivision Ordinance. 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. 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 of the Replat for *Lots 8, Block A, Wal-Mart Super Center 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 the filing of this Replat; 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 25, 2024, the Planning and Zoning Commission recommended approval of the Replat by a vote of 6-0, with one (1) vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 607 White Hills Drive, Rockwall, TX

SUBDIVISION Wal-Mart Super Center Addition LOT 4 BLOCK A

GENERAL LOCATION Southeast corner of White Hills Drive & Suncrest Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C(Commercial/IH30 Overlay) CURRENT USE Vacant lot

PROPOSED ZONING C(Commercial/IH30 Overlay) PROPOSED USE Retail & Carwash

ACREAGE 2.003 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input checked="" type="checkbox"/> OWNER	Travelers Plaza LLC	<input checked="" type="checkbox"/> APPLICANT	Tarina Group, Inc
CONTACT PERSON	Michael Eido	CONTACT PERSON	Hani Elkady
ADDRESS	1324 Somerset Court	ADDRESS	3120 Ashwood Ct.
CITY, STATE & ZIP	Rockwall, Texas 75032	CITY, STATE & ZIP	Richardson, Texas 75082
PHONE	972-800-4443	PHONE	214-213-7192
E-MAIL	m.eido@hotmail.com	E-MAIL	elkady422@aol.com

NOTARY VERIFICATION [REQUIRED]

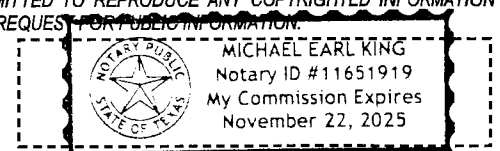
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Eido [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ June 2024 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF June 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF June, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

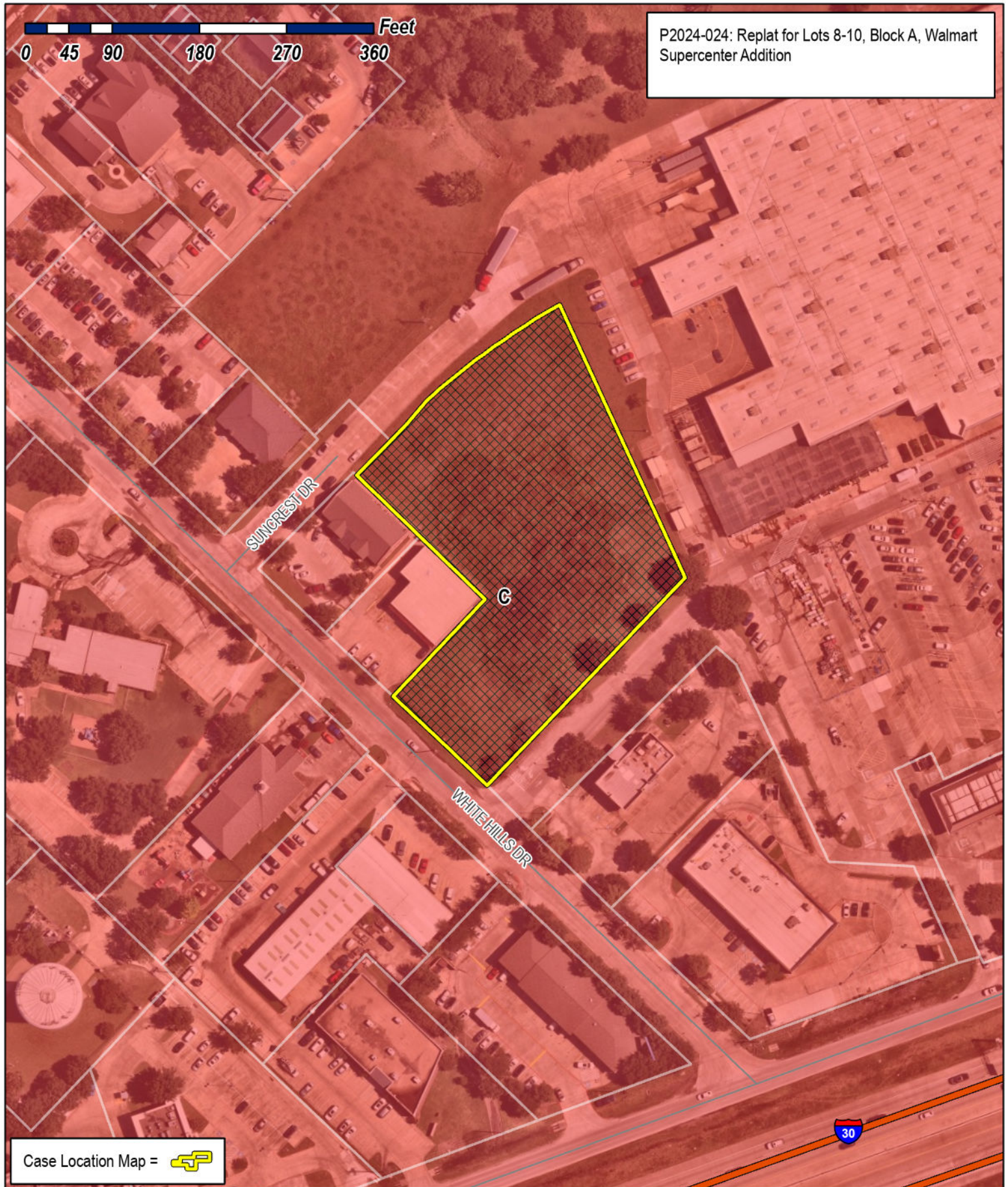



MY COMMISSION EXPIRES

11-22-2025



P2024-024: Replat for Lots 8-10, Block A, Walmart Supercenter Addition



Case Location Map = 

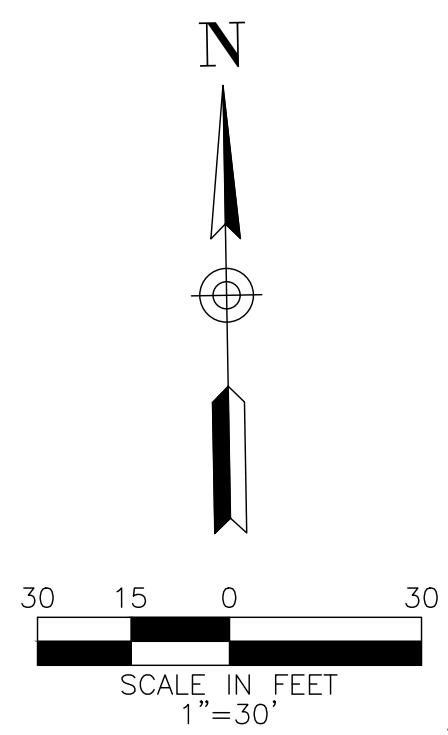


City of Rockwall

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

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



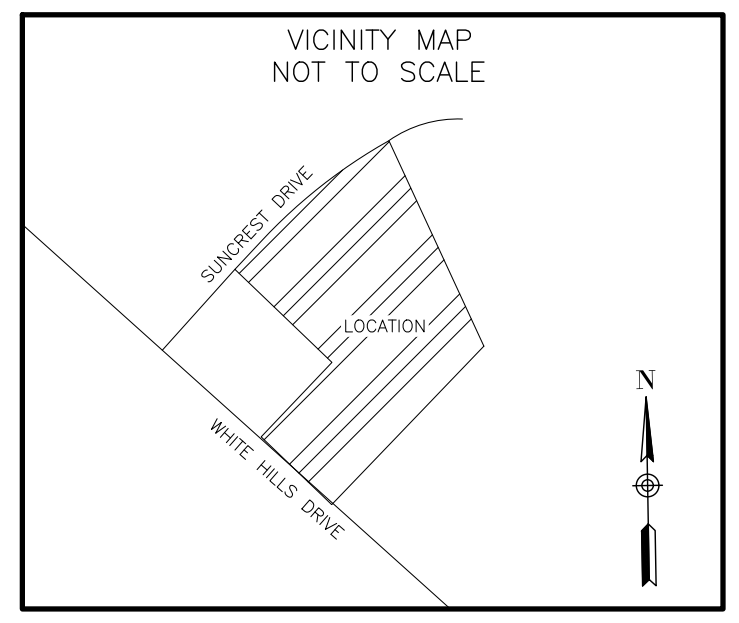
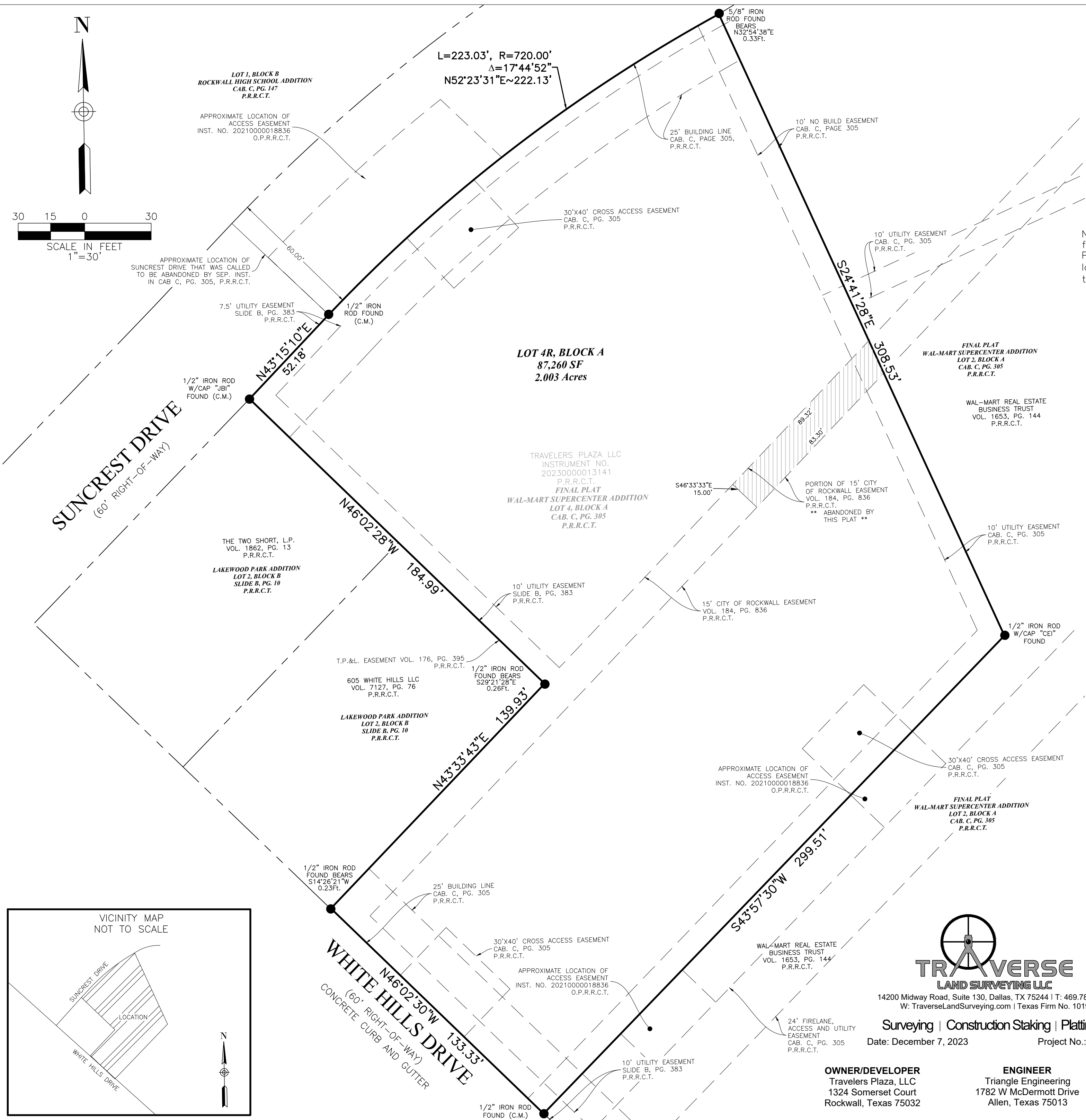


GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to abandon a portion of an existing easement.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0040L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



**REPLAT
LOT 4R, BLOCK A
WAL-MART
SUPERCENTER
ADDITION**

BEING 2.003 ACRES
SITUATED IN THE E.P. GAINES CHISUM SURVEY
ABSTRACT NUMBER 64
BEING ALL OF LOT 4, BLOCK A OF WAL-MART
SUPERCENTER ADDITION, AN ADDITION TO THE
CITY OF ROCKWALL, AS RECORDED IN
CABINET C, PAGE 305, P.R.R.C.T.
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
DECEMBER 2023



TRaverse
LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: December 7, 2023 Project No.: TR-157-23

OWNER/DEVELOPER
Travelers Plaza, LLC
1324 Somerset Court
Rockwall, Texas 75032

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 2.003 acre tract of land situated in the E. P. Gaines Chisum Survey, Abstract Number 64, City of Rockwall, Rockwall County, Texas, and same being all of Lot 4, Block A, of Wal-Mart Supercenter Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Page 305, Public Records, Rockwall County, Texas (P.R.R.C.T.), and same being all of a tract of land described to Traveler's Plaza, LLC, by the Deed recorded in Instrument Number 20230000013141, P.R.R.C.T., and same being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the most westerly corner of Lot 2, Block A, of said Wal-Mart Supercenter Addition, and being a point on the northeasterly right-of-way boundary line of White Hills Drive (60' right-of-way);

THENCE North 46 degrees 02 minutes 30 seconds West along the northeasterly right-of-way boundary line of said White Hills Drive, a distance of 133.33 feet to a point for corner, from which a 1/2" iron rod found bears South 14 degrees 26 minutes 21 seconds West a distance of 0.23 feet, and same being the most southerly corner of Lot 2, Block B, of Lakewood Park Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 10, P.R.R.C.T.;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

North 43 degrees 33 minutes 43 seconds East a distance of 139.93 feet to a point for corner, from which a 1/2" iron rod found bears South 29 degrees 21 minutes 28 seconds East a distance of 0.26 feet;

North 46 degrees 02 minutes 28 seconds West a distance of 184.99 feet to a 1/2" iron rod found with a cap stamped "JBI" for the most northerly corner of said Lot 2, and same being a point on the southeasterly right-of-way boundary line of Suncrest Drive (60' right-of-way);

THENCE along a common boundary line of said Lot 4, and the southeasterly right-of-way boundary line of said Suncrest Drive, the following courses and distances:

North 43 degrees 15 minutes 10 seconds East a distance of 52.18 feet to a 1/2" iron rod found for corner, and same being the beginning of a curve to the right with a central angle of 17 degrees 44 minutes 52 seconds, and a radius of 720.00 feet whose chord bears North 52 degrees 23 minutes 31 seconds East a chord distance of 222.13 feet;

Along said curve and arc distance of 223.03 feet to a point for corner, from which a 5/8" iron rod found bears North 32 degrees 54 minutes 38 seconds East a distance of 0.33 feet;

THENCE along a common boundary line of said Lot 2 and said Lot 4, the following courses and distances:

South 24 degrees 41 minutes 28 seconds East a distance of 308.53 feet to a 1/2" iron rod found with a cap stamped "CEI" for corner;

South 43 degrees 57 minutes 30 seconds West a distance of 299.51 feet to the POINT OF BEGINNING containing 2.003 acres (87,260 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Travelers Plaza, LLC do hereby adopt this plat designating the hereinabove described property as Wal-Mart Supercenter Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building 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, 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 or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities and maintenance to provided 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 the 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 required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This ____ day of _____, 20____.

Signature - Travelers Plaza, LLC Representative

Printed Name

Title / Date

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that i prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____, 20____.

Notary Public in and for the State of Texas

SUBDIVISION STATEMENT

Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulations of Subdivisions and property Development of the Texas Local Government Code and shall be subject to the City of Rockwall withholding utilities and building permits.

PUBLIC IMPROVEMENT STATEMENT

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

DRAINAGE AND DETENTION EASEMENTS

The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

FIRE LANES

All Fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane Improvements.

STREET APPURTENANCES

All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired and replaced by Home Owners Association.

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat, being an addition to the City of Rockwall, Texas, was approved by City Council on the City of Rockwall, Texas, on the _____ day of _____, 20____.

Mayor, City of Rockwall

Director of Planning and Zoning

Planning and Zoning Commission Chariman

City Engineer

City Secretary



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: December 7, 2023

Project No.: TR-157-23

OWNER/DEVELOPER
Travelers Plaza, LLC
1324 Somerset Court
Rockwall, Texas 75032

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

REPLAT LOT 4R, BLOCK A WAL-MART SUPERCENTER ADDITION

BEING 2.003 ACRES

SITUATED IN THE E.P. GAINES CHISUM SURVEY
ABSTRACT NUMBER 64

BEING ALL OF LOT 4, BLOCK A OF WAL-MART
SUPERCENTER ADDITION, AN ADDITION TO THE
CITY OF ROCKWALL, AS RECORDED IN
CABINET C, PAGE 305, P.R.R.C.T.

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
DECEMBER 2023



T: 469.784.9321 | W: TraverseLandSurveying.com | O: 14200 Midway Road, Suite 130, Dallas, TX 75244

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,019,228.6017' East: 2,591,162.1707'

Segment# 1: Line

Course: N43° 15' 10.49"E Length: 52.180'

North: 7,019,266.6063' East: 2,591,197.9255'

Segment# 2: Curve

Length: 223.025' Radius: 720.000'

Delta: 17.7478 (d) Tangent: 112.413'

Chord: 222.135' Course: N52° 23' 31.49"E

Course In: S46° 28' 54.51"W Course Out: N28° 44' 02.51"W

RP North: 7,018,770.8252' East: 2,591,720.0376'

End North: 7,019,402.1650' East: 2,591,373.9017'

Segment# 3: Line

Course: S24° 41' 27.51"E Length: 308.530'

North: 7,019,121.8426' East: 2,591,502.7820'

Segment# 4: Line

Course: S43° 57' 30.49"W Length: 299.510'

North: 7,018,906.2424' East: 2,591,294.8811'

Segment# 5: Line

Course: N46° 02' 29.51"W Length: 133.330'

North: 7,018,998.7917' East: 2,591,198.9044'

Segment# 6: Line

Course: N43° 33' 43.49"E Length: 139.930'

North: 7,019,100.1889' East: 2,591,295.3358'

Segment# 7: Line

Course: N46° 02' 27.51"W Length: 184.994'

North: 7,019,228.6013' East: 2,591,162.1704'

Perimeter: 1,341.500' Area: 87,260.43Sq.Ft.

Error Closure: 0.0005 Course: S34° 14' 34.24"W

Error North : -0.00040 East: -0.00027

Precision 1: 2,682,998.000



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 1, 2024

APPLICANT: Samuel F. Sofronie

CASE NUMBER: Z2024-024; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 9 Amity Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 9 of the Greenlee Subdivision on September 25, 1972. On March 16, 1998, the subject property was annexed into the City of Rockwall by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. According to the City's historic zoning maps, the subject property was zoned Agricultural (AG) District as of April 5, 2005. Between April 5, 2005 and April 25, 2007, the subject property was rezoned from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. The subject property has remained vacant since its annexation into the City of Rockwall.

PURPOSE

The applicant -- *Samuel F. Sofronie* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 9 Amity Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are six (6) residential lots (*i.e. 11, 13, 15, 17, 19, 21 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (F-10) District. Beyond this are four (4) residential lots (*i.e. 135, 195, 255, 315 Rolling Meadows Circle*), developed with single-family homes, that are zoned Single-Family Estate 4.0 (SFE-4.0) District. North of this is a vacant 20.268-acre tract of land (*i.e. Tract 9 of the E.M. Elliott Survey, Abstract No. 77*), which is zoned Agricultural (AG) District.

South: Directly south of the subject property are four (4) residential lots (*i.e. 1, 3, 5, 7 Amity Lane*), developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is a 2.716-acre tract of land (*i.e. Tract 11 of the E.M. Elliott Survey, Abstract No. 77*), developed with a single-family home, that is zoned Agricultural (AG) District.

East: Directly east of the subject property is Amity Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are ten (10) residential lots (*i.e. 2, 4, 6, 8, 10, 12, 14, 16, 20, 22 Amity Lane*),

developed with single-family homes, that are zoned Single-Family 10 (SF-10) District. East of this is the Ridgcrest Subdivision, which consists of 42 residential lots that have been in existence since December 22, 2016.

West: Directly west of the subject property are several lots that make up the Airport Acres Subdivision, which consists of 20 single-family residential lots that have been in existence since June 15, 1984. All of these homes are zoned Single-Family 10 (SF-10) District. Beyond this is Indian Trail, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Greenlee Subdivision, which has been in existence since September 25, 1972, consists of 21 residential lots, and is more than 90.00% developed (*i.e. 95.24% developed*). The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of Amity Lane compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Amity Lane and the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented Amity Lane.	The front elevation of the home will face onto Amity Lane.
Year Built	1972-2016	N/A
Building SF on Property	2,363 SF – 3,830 SF	4,087 SF
Building Architecture	Single Family Homes	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6-Feet	6-Feet
Rear	10-Feet	10-Feet
Building Materials	Brick, Siding, and Stone	Stucco and Stone
Paint and Color	Red, Brown, White, Tan	N/A
Roofs	Composite and Asphalt Shingles	Composite Shingle
Driveways/Garages	Homes consist of side-entry garages or no garages.	The garage will be attached and will be a side-entry garage.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages, unless it is a j-swing garage where the garage door is perpendicular to the street.” In this case, the applicant’s proposed garage is considered to be a side-entry garage which is characteristic of other homes along Amity Lane.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Amity Lane along with the proposed building elevations in the attached packet. Staff should note the proposed request appears to meet most of the requirements for *Residential Infill*

in an Established Subdivision, and the zoning requirements for a property in a Single-Family 10 (SF-10) District; however, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On May 20, 2024, staff mailed 63 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Rolling Meadows Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: 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 9 AMITY LN, ROCKWALL, TX, 75087

SUBDIVISION GREENLEE LOT 9 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING INFILL LOT IN ESTABLISHED SUB. CURRENT USE _____

PROPOSED ZONING SINGLE-FAMILY HOME PROPOSED USE SINGLE-FAMILY HOME

ACREAGE 0.362 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]

<input checked="" type="checkbox"/> OWNER <u>SAMUEL F SOFRONIE</u>	<input checked="" type="checkbox"/> APPLICANT _____
CONTACT PERSON <u>SAMUEL F SOFRONIE</u>	CONTACT PERSON _____
ADDRESS <u>2608 TRUMPET DR</u>	ADDRESS _____
CITY, STATE & ZIP <u>ROCKWALL, TX 75089</u>	CITY, STATE & ZIP _____
PHONE <u>832-991-9990</u>	PHONE _____
E-MAIL _____	E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

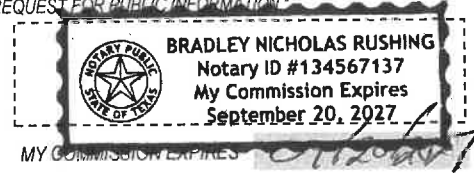
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL SOFRONIE [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 7th DAY OF May, 2024

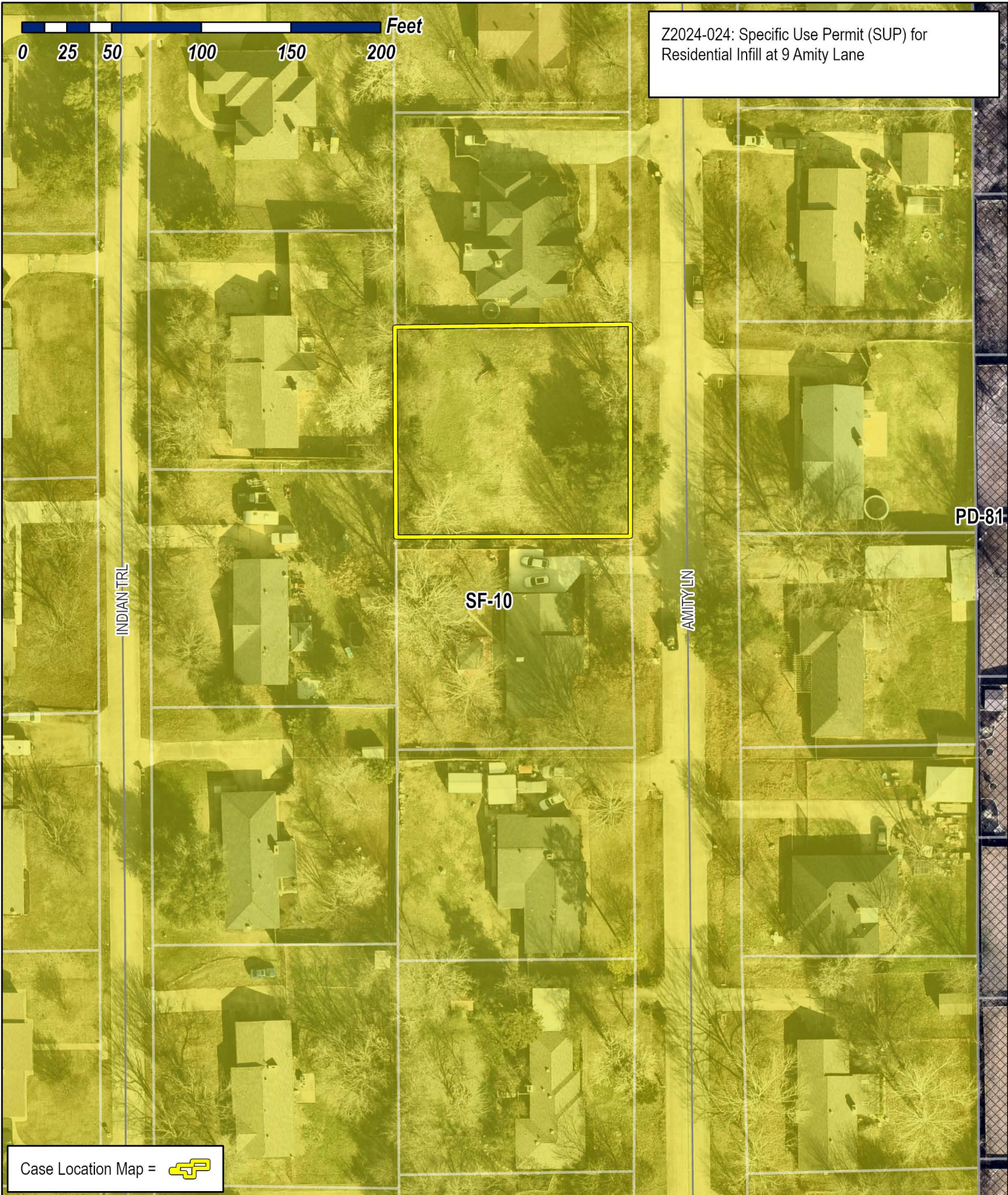
OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2024-024: Specific Use Permit (SUP) for Residential Infill at 9 Amity Lane



Case Location Map =



City of Rockwall

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

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

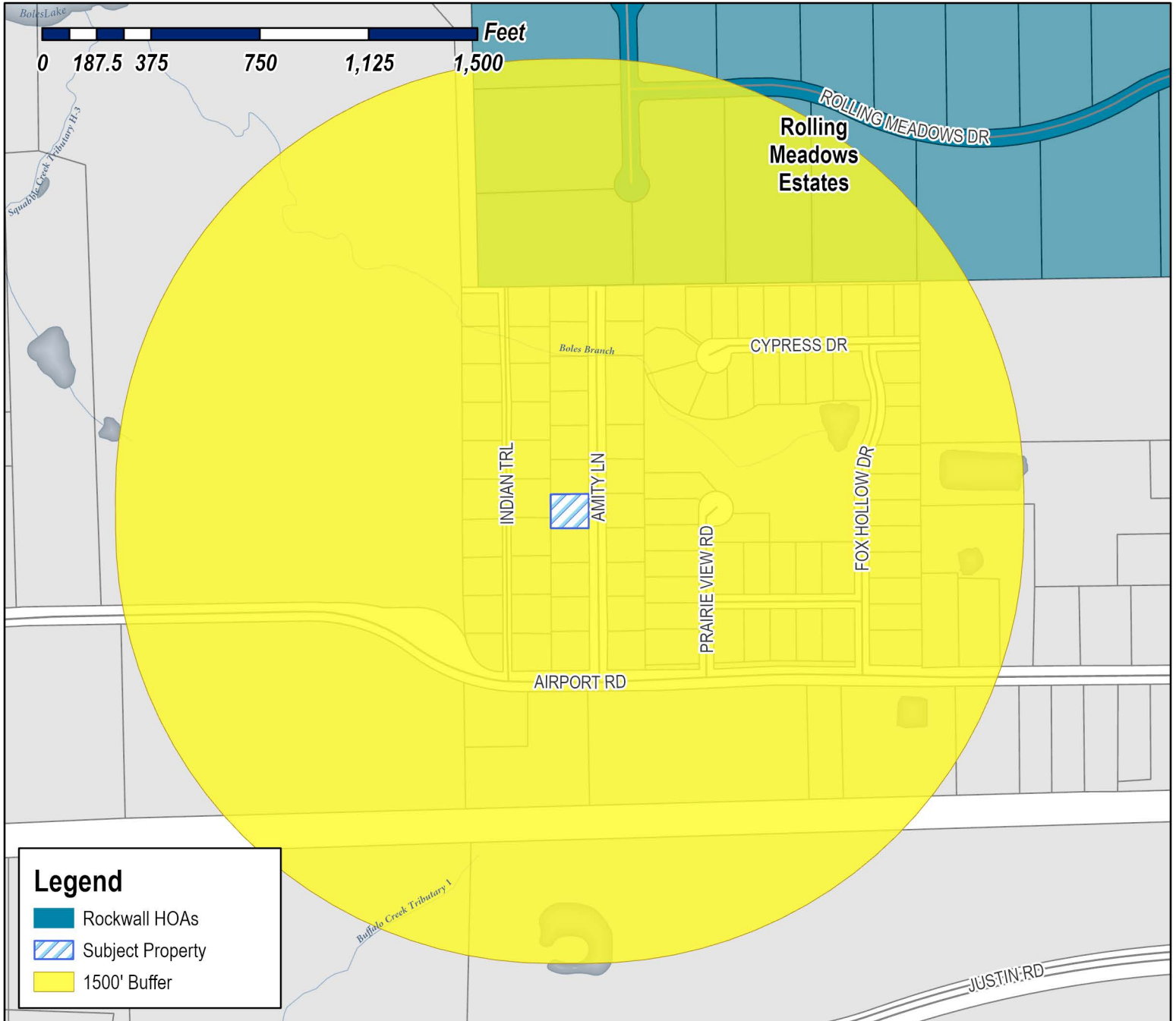




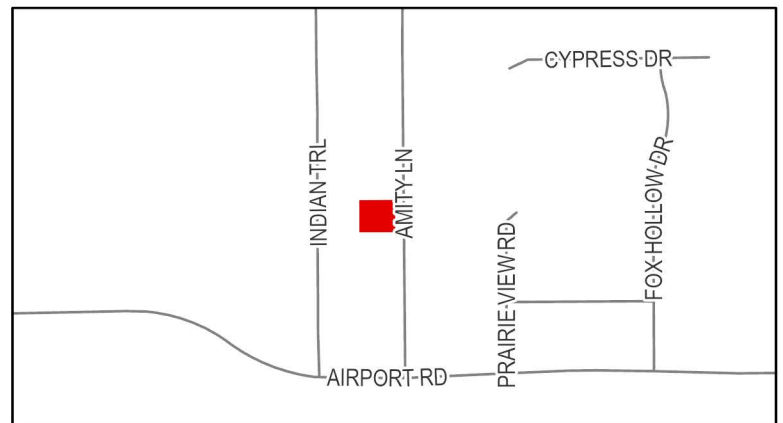
City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane



Date Saved: 5/17/2024
 For Questions on this Case Call (972) 771-7745

From: [Guevara, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Bcc: dlo-rls@sbcglobal.net; donnalorrtx@gmail.com; gary@hi-linesupply.com; donnalorrtx@gmail.com
Subject: Neighborhood Notification Program [Z2024-024]
Date: Monday, May 20, 2024 2:23:00 PM
Attachments: [HOA Map \(05.17.2024\).pdf](#)
[Public Notice \(05.20.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday May 24, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-024: SUP for Residential Infill at 9 Amity Lane

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

Thank you,

Angelica Guevara

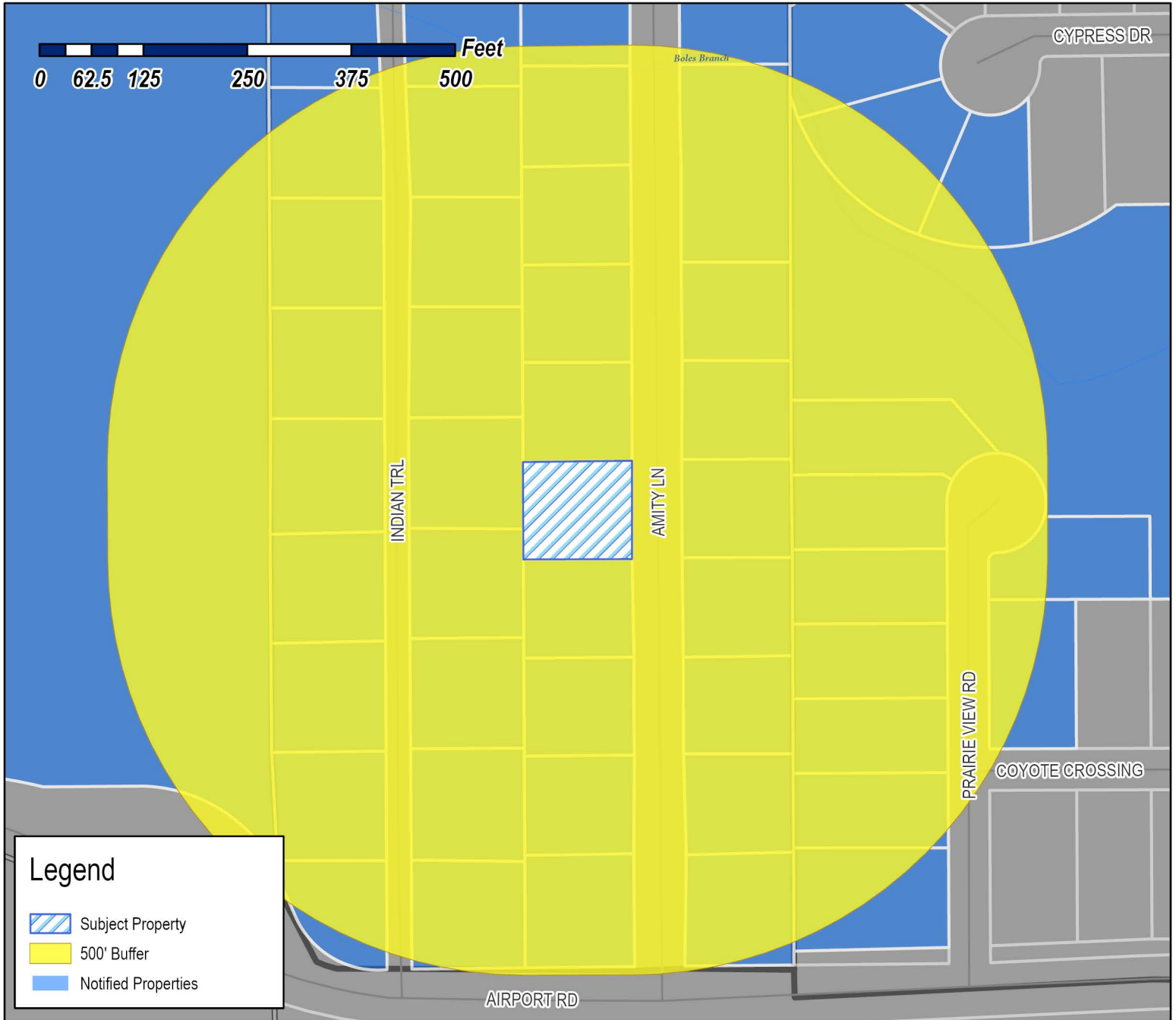
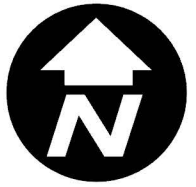
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438



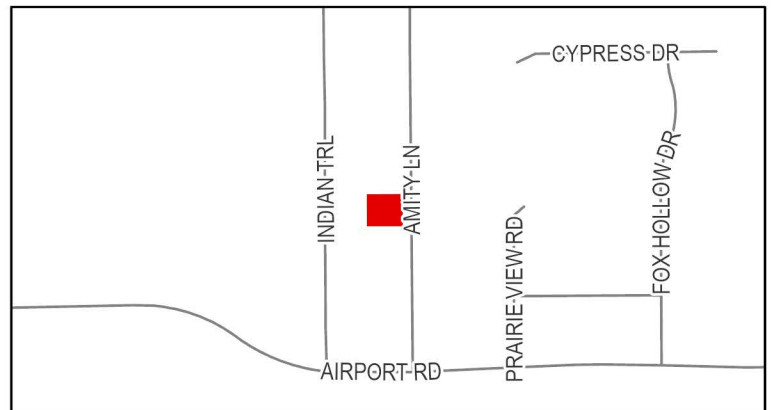
City of Rockwall

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

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Case Number: Z2024-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 9 Amity Lane



Date Saved: 5/17/2024

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

TABIRA JACOB M & MARIA A
574 GARRETT DR
ROCKWALL, TX 75087

HOWLAND JERRY
5 INDIAN TRL
ROCKWALL, TX 75087

MASON KAREN
6 INDIAN TRL
ROCKWALL, TX 75087

JOHNSON JOHN
16 AMITY LANE
ROCKWALL, TX 75087

SANCHEZ MARISELA
17 AMITY LN
ROCKWALL, TX 75087

BENTLEY THOMAS R AND HERTA
15869 COUNTY ROAD 605
FARMERSVILLE, TX 75442

LEVVIS MARC
20 AMITY LN
ROCKWALL, TX 75087

MIXON DEMPSEY W JR & DEANNA
3 INDIAN TRL
ROCKWALL, TX 75087

ZHANG CHUNSHENG
1075 WEST ROAD
LA HABRA HEIGHTS, CA 90631

HOMES NOW LLC
718 DEEP WELL DRIVE
ALLEN, TX 75002

CHEPETLA JORGE LUIS DOMINGUEZ AND SARAI
8 AMITY LN
ROCKWALL, TX 75087

HERNANDEZ GERARDO & KARLA
1320 BLAIR DR
MESQUITE, TX 75150

HARRELL AMY
PO BOX 1601
ROCKWALL, TX 75087

MARIENAU ALLYSON
11 AMITY LANE
ROCKWALL, TX 75087

LAWRENCE KELLY D
12 AMITY LANE
ROCKWALL, TX 75087

SIMONITCH MARK S
13 AMITY LN
ROCKWALL, TX 75087

HARRISON-RASHIN IAN G & SUSAN ASHLEY HALE
14 AMITY LN
ROCKWALL, TX 75087

PARRISH ELSIE JOAN
1601 SUNSET HILL DR
ROCKWALL, TX 75087

HARRELL JEFFREY WARREN
4 AMITY LN
ROCKWALL, TX 75087

STEPHENS MARK B & JULIANNE S
5 AMITY LN
ROCKWALL, TX 75087

TUGGLE JEREMY EUGENE AND AMY MICHELLE
6 AMITY LN
ROCKWALL, TX 75087

GRIFFIN PATTY CORNELIUS
PO BOX 511
FATE, TX 75132

FINK JAMI
12 INDIAN TRL
ROCKWALL, TX 75087

KIMBRELL MIKE
13 INDIAN TRL
ROCKWALL, TX 75087

TOVAR JULIAN AND ERIKA
14 INDIAN TRAIL
ROCKWALL, TX 75087

3600 INVESTMENTS LLC
206 WELLINGTON RD
IRVING, TX 75063

SALAZAR ALFRED
16 INDIAN TRL
ROCKWALL, TX 75087

MANROSS ROBERT AND AVERY
17 INDIAN TRL
ROCKWALL, TX 75087

TAYLOR JAMES AND
JILL MARIE ROGERS
2 INDIAN TRAIL
ROCKWALL, TX 75087

GARCIA SELENA YESENIA
590 SUN VALLEY DRIVE
FATE, TX 75189

GUZMAN JOSE ANTONIO
7 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

VOTH DOUGLAS & LEAH
8 INDIAN TRL
ROCKWALL, TX 75087

LAVOIE SHAUN AND AMANDA
2 AMITY LANE
ROCKWALL, TX 75087

WALN ASHLEY
1 AMITY LANE
ROCKWALL, TX 75087

HERRERA SARAH E AND DANIEL O
11 INDIAN TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RIDGECREST HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANEY FAMILY 2014 TRUST
STEVEN A RANEY AND CATHERINE E RANEY -
TRUSTEES
406 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

WOODS PATRICK LAFRONCE AND JOANETTE Y
2601 CYPRESS DR
ROCKWALL, TX 75087

PATEL TIMIRKUMAR
321 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CURRY CHRISTOPHER AND MICHELLE
314 PRAIRIE VIEW RD
ROCKWALL, TX 75087

BLANTON RACHEL LAUREN AND
MATTHEW THOMAS MITCHELL
322 PRAIRIE VIEW RD
ROCKWALL, TX 75087

HALTER JO DENISE
326 PRAIRIE VIEW RD
ROCKWALL, TX 75087

CRENSHAW SAMUEL C & LAUREN B
330 PRAIRIE VIEW ROAD
ROCKWALL, TX 75087

AMPIL JAMES
402 PRAIRIE VIEW RD
ROCKWALL, TX 75087

SAFRANEK TIMOTHY
318 PRAIRIE VIEW RD
ROCKWALL, TX 75087

GLAZE STEPHEN PETER AND JULIA ANN
WILLIAMS-GLAZE
2603 COYOTE CROSSING
ROCKWALL, TX 75087

2019 S M JEFFUS REVOCABLE TRUST
STANLEY EUGENE JEFFUS & MELBA LOUISE
JEFFUS - TRUSTEES
2006 CYPRESS DR
ROCKWALL, TX 75087

OFFUTT LYNZIE AND ELMO M
2602 CYPRESS DR
ROCKWALL, TX 75087

RESIDENT
4 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
19 AMITY LN
ROCKWALL, TX 750587

RESIDENT
15 AMITY LN
ROCKWALL, TX 750587

RESIDENT
7 AMITY LN
ROCKWALL, TX 750587

RESIDENT
9 AMITY LN
ROCKWALL, TX 750587

RESIDENT
10 AMITY LN
ROCKWALL, TX 750587

RESIDENT
3 AMITY LN
ROCKWALL, TX 750587

RESIDENT
1 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
15 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
18 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
9 INDIAN TRL
ROCKWALL, TX 750587

RESIDENT
1815 AIRPORT RD
ROCKWALL, TX 750587

RESIDENT
312 FOX HOLLOW DR
ROCKWALL, TX 750587

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2024-024: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Samuel F. Sofronie for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, June 17, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-024: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

To:

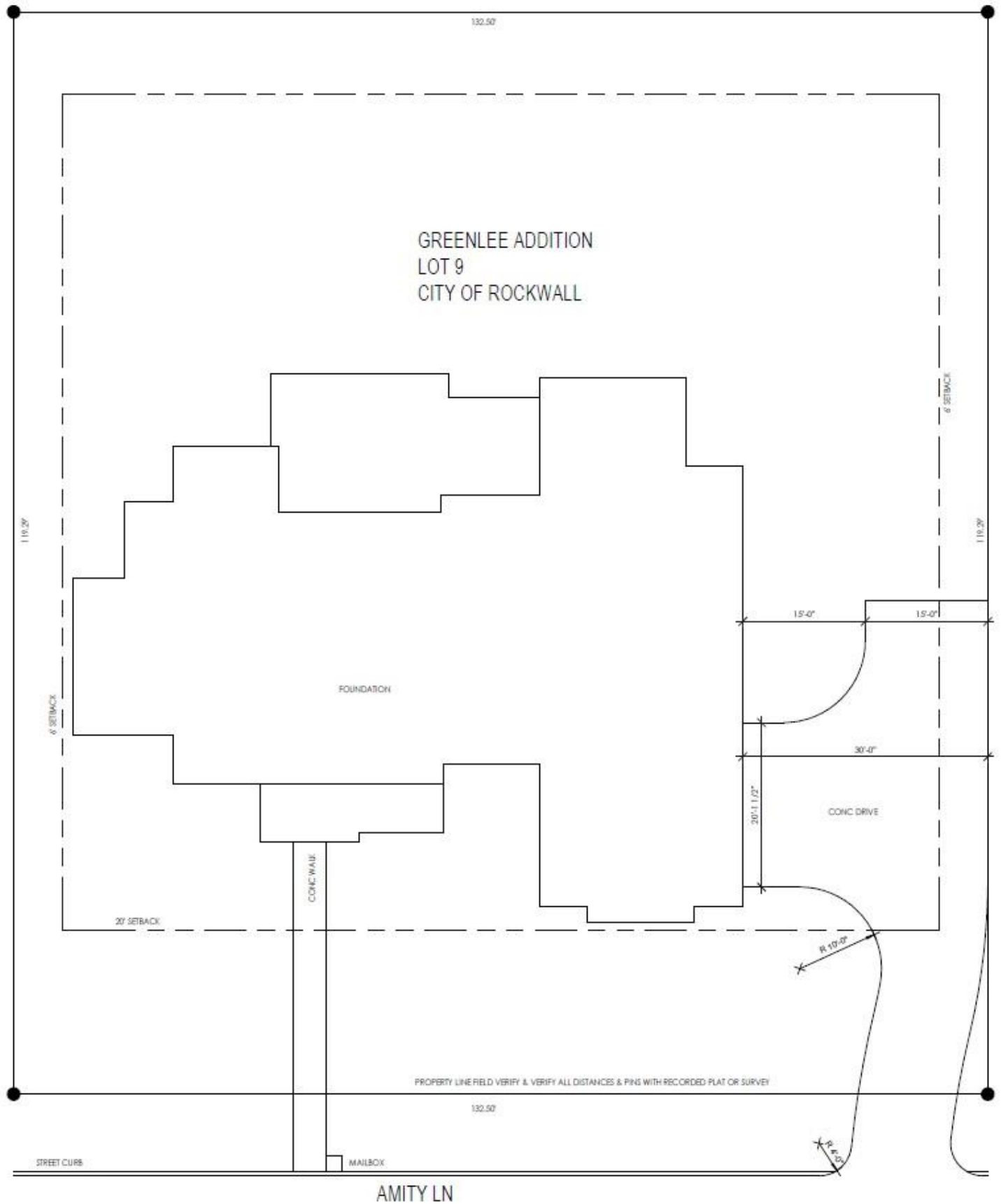
City of Rockwall,

Samuel F. Sofronie,

The reason for this Specific Use Permit (SUP) application is to request the approval of a change in zoning from Residential Infill in an Established Subdivision to Single-family home on a 0.36-acre parcel of land described as Lot 9, Greenlee Sub-division, (SF-10) District, situated at the following address 9 Amity Ln, Rockwall, TX 75087.

Thank you

Exhibit "C" Residential Plot Plan





1 ELEVATION FRONT
1/4" = 1'-0"



2 ELEVATION BACK
1/4" = 1'-0"

11' PLATE
11'-1 1/8"

10' PLATE
10'-1 1/8"

9' PLATE
9'-1 1/8"

FINISHED FLOOR
0"

ROOFING AS SEL OVER 15# OR 30# FELT OVER 7/16 MIN
DECKING NO TEARS OR MISSING PATCHES IN FELT WILL
BE ALLOWED PLACE DECKING CLIPS BETWEEN EACH
RAFTER ACROSS TOP AND BOTTOM OF DECKING

RAFTERS @ 24" O.C.
CLG JOISTS @ 16" O.C.
REF INTERNATIONAL BUILDING CODES
FOR BRACING (PURLINS AND STRONGBACKS, ETC)
REF SPAN TABLE CHARTS IN SAID CODES
TO DETERMINE SIZE OF RAFTERS AND JOIST

INSULATION IN ATTIC

DOUBLE TOP PLATE AVOID NAILING
TOGETHER BETWEEN STUDS FASTEN
CORNERS WITH 5 16# NAILS

METAL DRIP EDGING

1 X 2 TRIM OVER 1 X 6 OR 1 X 8 FASCIA
OVER 2 X 6 OR 2 X 8 SUBFASCIA

WHEN 1 HR RATING IS REQ'D INSERT 5/8"
FIRE RATED GYP BD BEHIND 1/4" HARDIE
SOFFIT & INSTALL 3/4" HARDIE FASCIA

2 X 4 OUTRIGGERS @ 24" O.C.

SOFFIT VENTS IF NOT FOAM INSULATION

1 X 4 FRIEZE BOARD

2 X 4 STUDS @ 16" O.C.
OR 2 X 6 STUDS @ 24" O.C.
REF FLOOR PLAN FOR THICKNESS

INSULATION
R13 IN 2 X 4 WALLS
R19 2 X 6 WALLS

EXTERIOR GRADE SHEATHING
(7/16) THICKNESS MIN.)
CAULK JOINTS, OR INSTALL
BUILDING WRAP IF FOIL FACED,
TAPE JOINTS WITH FOIL TAPE

STUCCO :
DRAIN MAT BEHIND THE SCRATCH COAT
ELASTOMERIC COATING ON THE OUTSIDE LAYER
METAL TERMINATION AIR/VENT TRIM PIECE AT THE BOTTOM

MOISTURE RESISTANT BASE PLATE
FASTEN STUDS WITH 3 16# NAILS

WALL - WOOD FRAMING WITH STUCCO
1" = 1'-0"

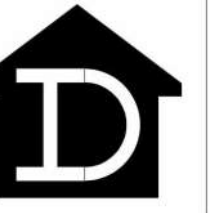
COPYRIGHT BY IMAGINATION DESIGNS, LLC

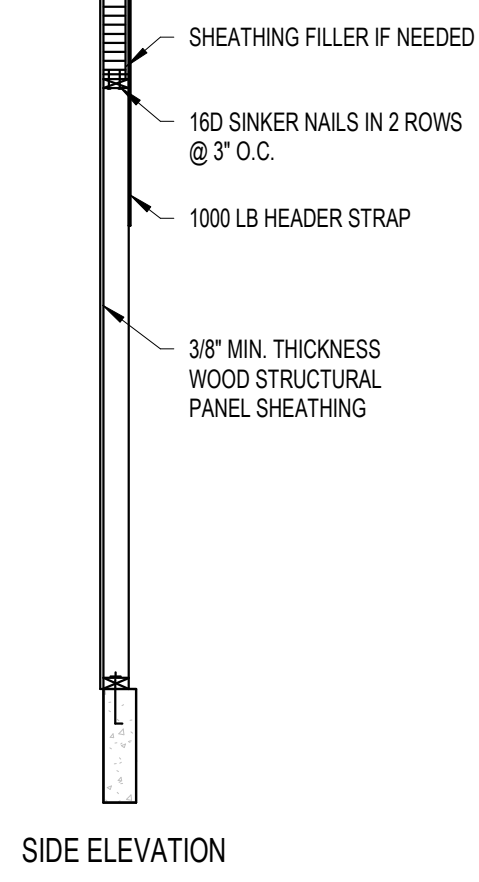
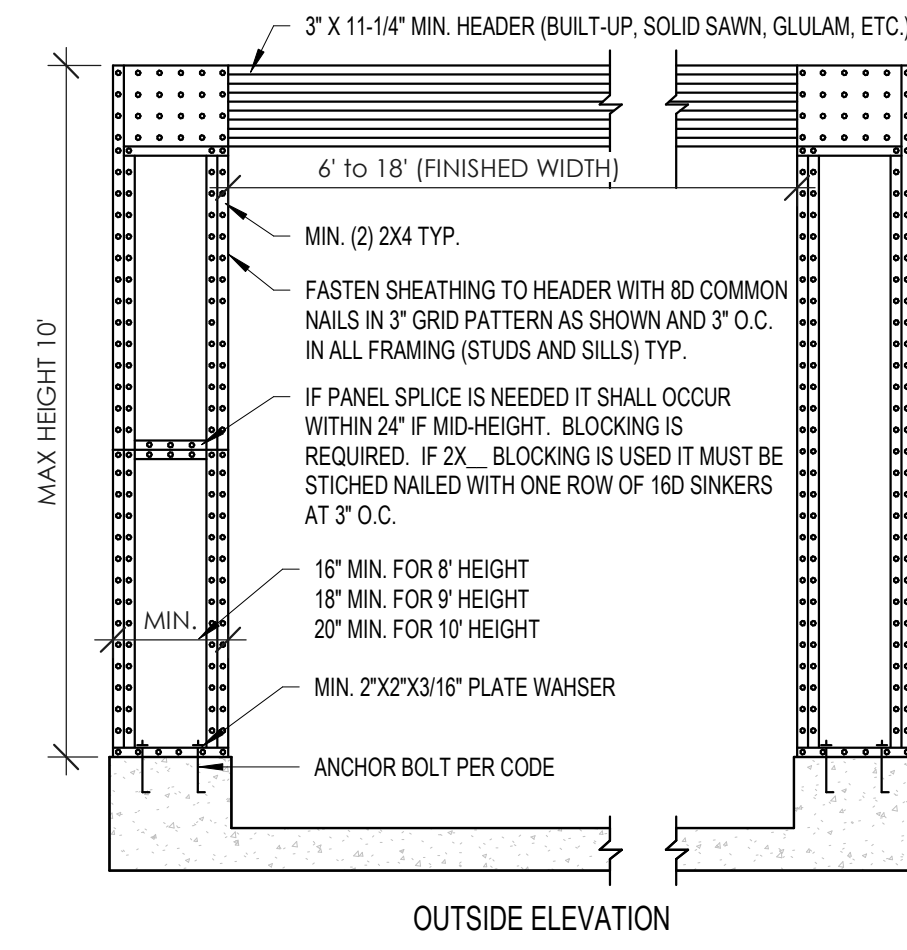


① ELEVATION LEFT
1/4" = 1'-0"



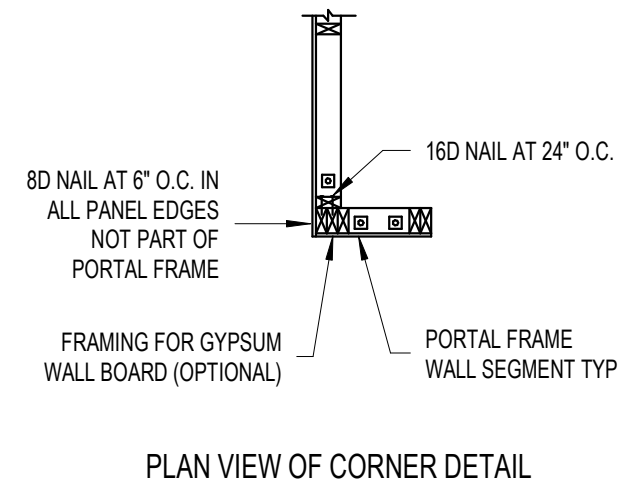
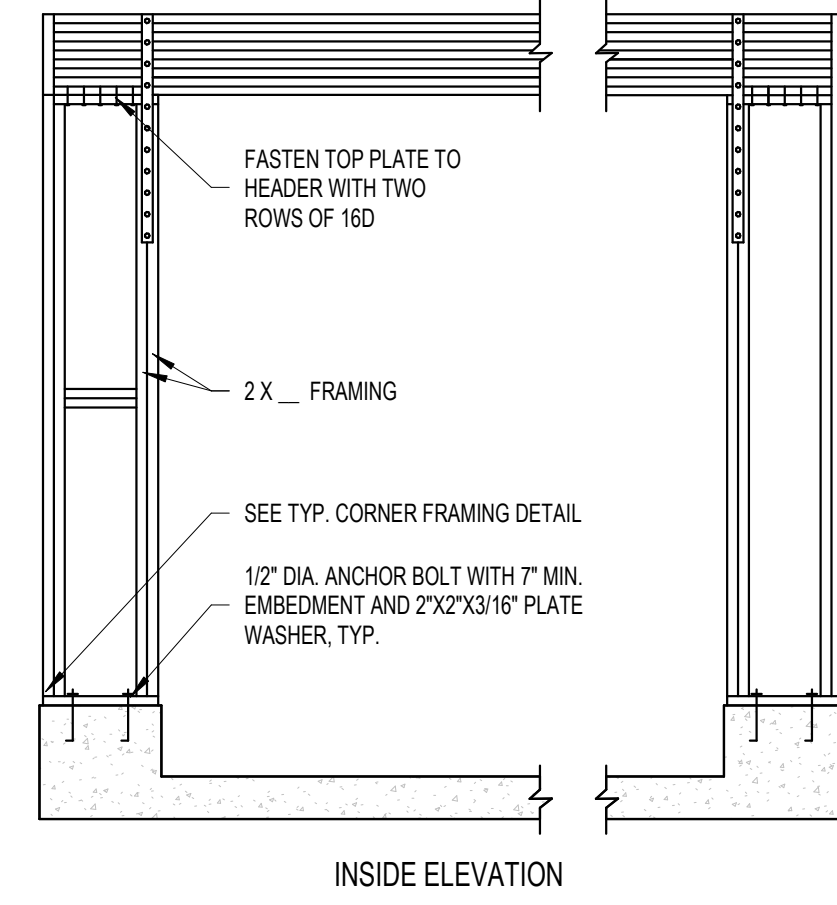
② ELEVATION RIGHT
1/4" = 1'-0"





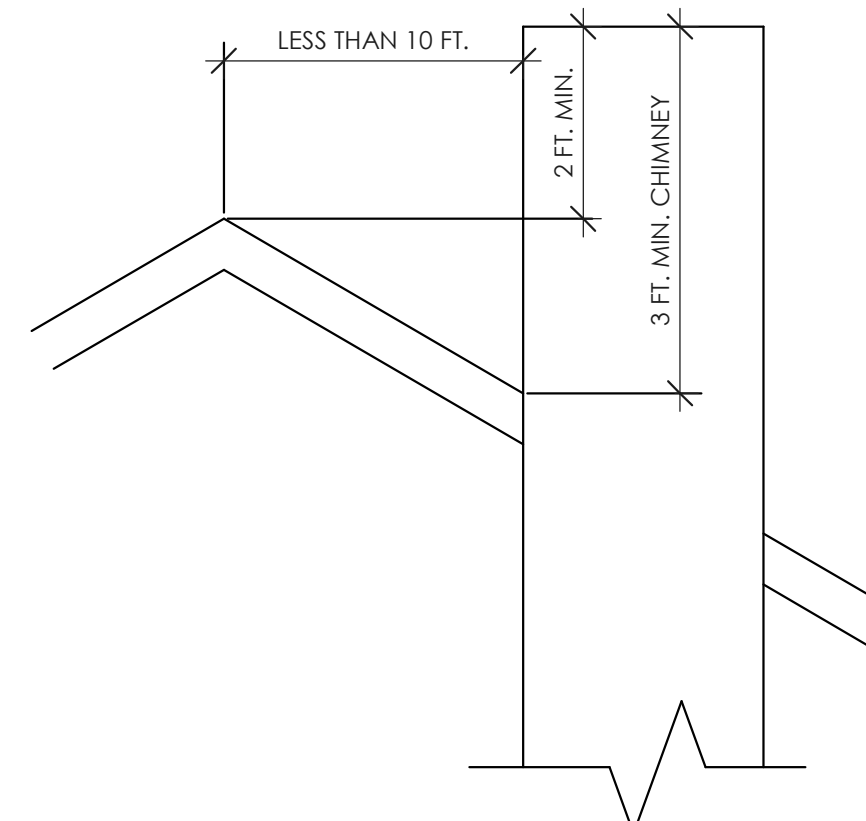
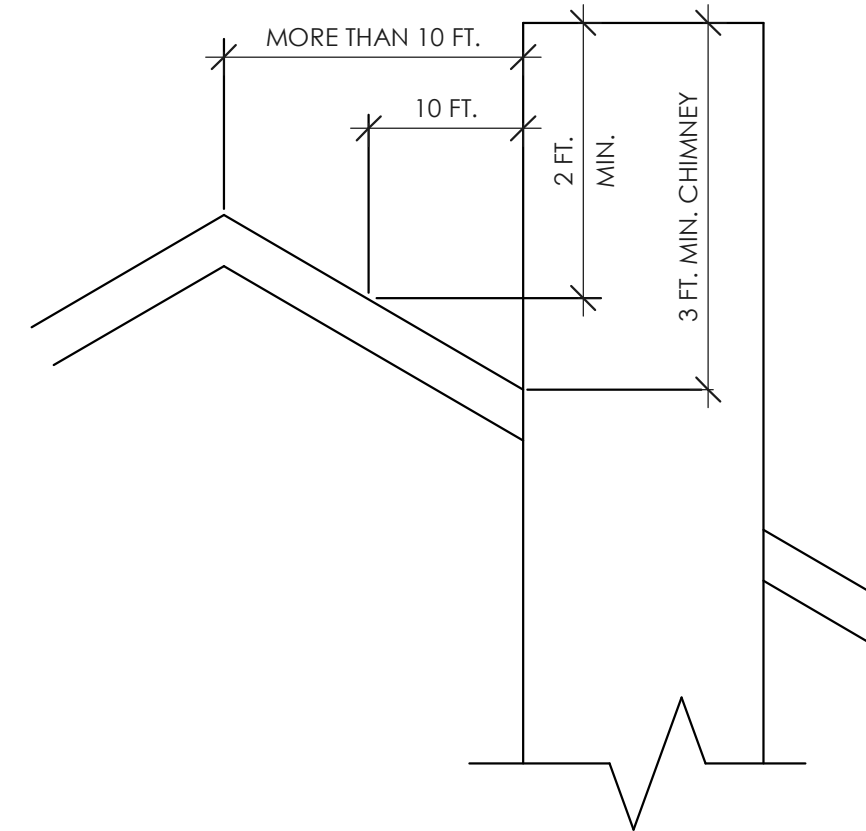
NOTE:
 IMAGINATION DESIGNS, LLC DOES NOT MAKE A SITE VISIT OR INVESTIGATE THE SLOPE OF THE LAND OR OTHER OBSTACLES THAT REQUIRE ADJUSTMENT TO THE PLACEMENT OF THE HOME, SIDEWALKS, FENCES, DRIVEWAYS, TREES, OR MAILBOXES ON THE LOT. BUILDER TO VERIFY ALL SETBACKS AND EASEMENTS AND PROPERTY LINES ARE CORRECT AND NOTIFY THE DESIGNER OF ANY CORRECTIONS NECESSARY. CONTRACTOR AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS IMAGINATION DESIGNS, LLC FOR ANY PROBLEMS THAT MAY ARISE BEFORE, DURING, OR AFTER THE CONSTRUCTION OF THIS RESIDENCE, AND SHALL ASSUME FULL RESPONSIBILITY FOR ALL ENGINEERING AND CITY CODE CONSTRUCTION PARAMETERS. CONTRACTOR SHALL VERIFY AND ASSUME FULL RESPONSIBILITY FOR ALL DIMENSIONS AND SPECIFICATIONS ON THESE PLANS. START OF WORK SHALL MEAN FULL ACCEPTANCE OF THESE TERMS.

COPYRIGHT BY IMAGINATION DESIGNS, LLC

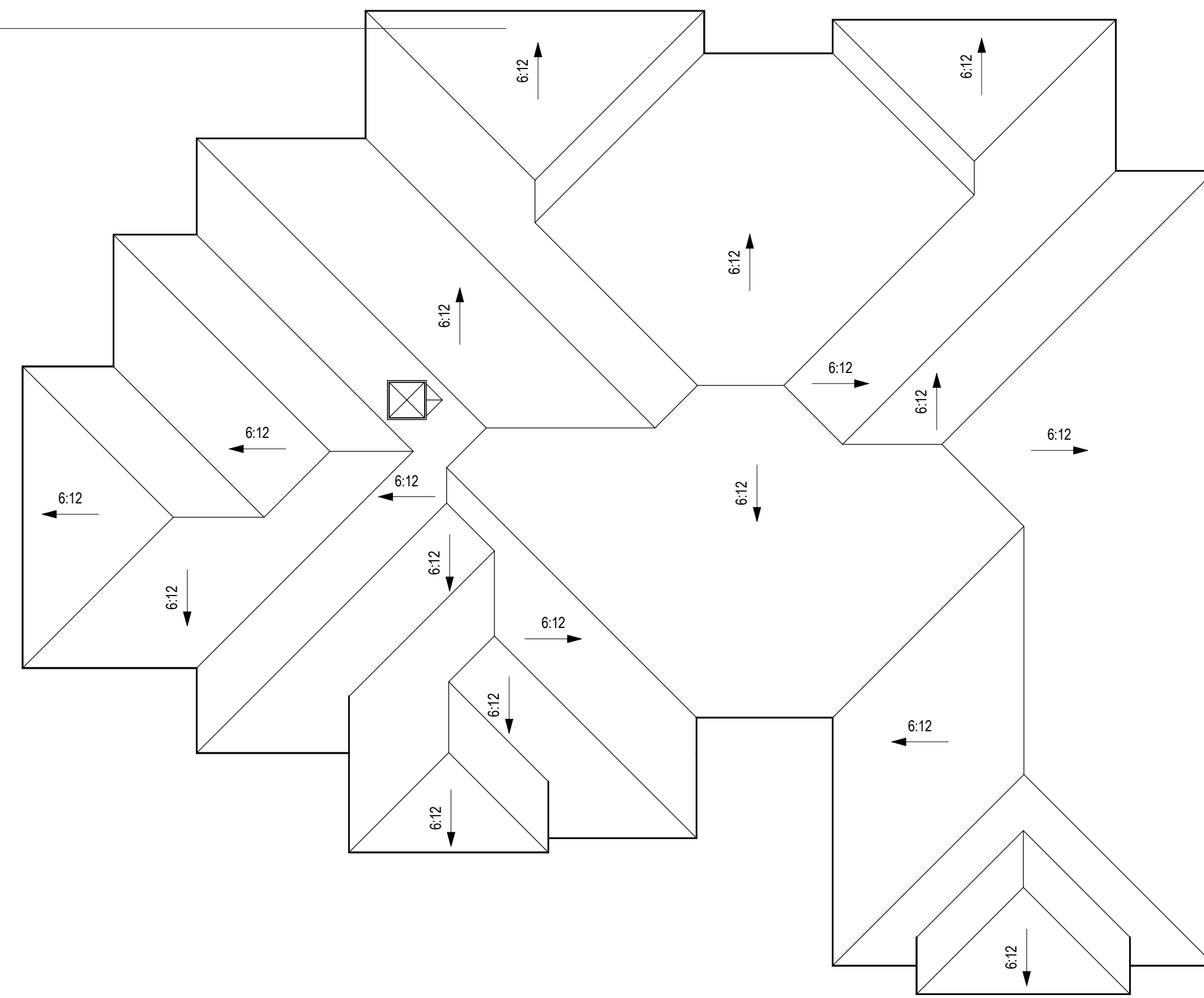


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALLS FULLY SHEATHED WITH PLYWOOD OR OSB

NARROW WALL FRAMING
 1/2" = 1'-0"

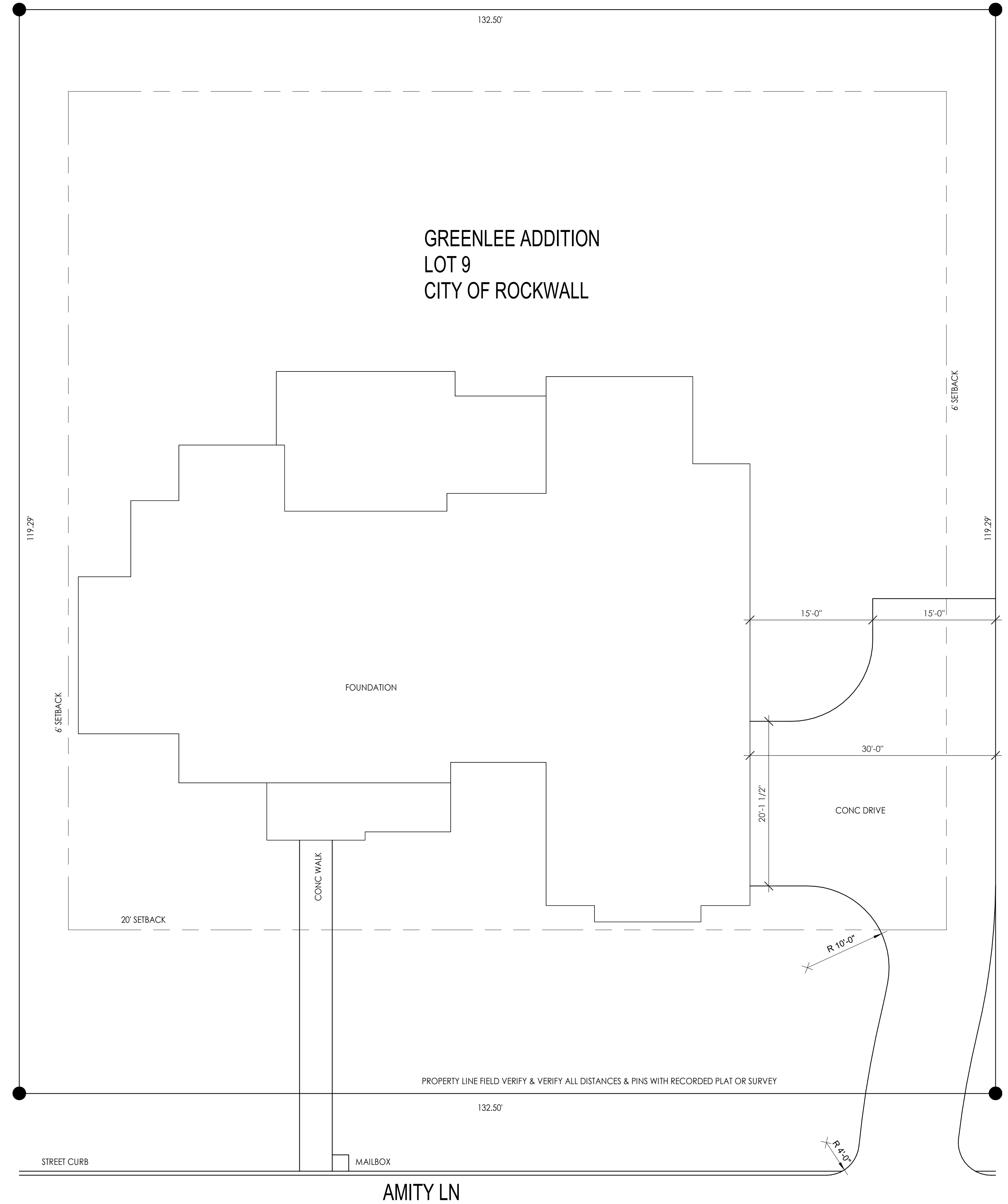


CHIMNEY REQUIREMENTS
 1/2" = 1'-0"

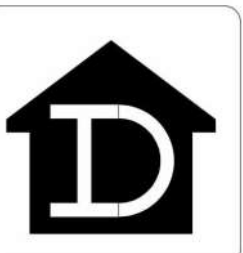


NOTE: INSTALL ICE SHIELD UNDERLAYMENT ON ALL LOW PITCH ROOFS, SHED ROOFS, LOW SLOPE VALLEYS, OR ANY AREA THAT MAY GET AN ICE DAM

1 ROOF PLAN
 1/8" = 1'-0"



2 SITE PLAN
 1/8" = 1'-0"





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

**EBENEZER M. ELLIOTT SURVEY
ABSTRACT No. 77**

LOT 11

N89°43'10"E 132.50'

1/2" IRON
ROD SET

3/8" IRON
ROD FOUND

CONCRETE
DRIVE

**LOT 9
15,806 SQ.FT**

VACANT LOT

S00°16'50"E 119.29'

S00°16'50"E 119.29'

**AMITY LN
(60' R.O.W.)**

OWNER:
GERARDO HERNANDEZ AND
KARLA HERNANDEZ
VOL. 6257, PAGE 248
O.P.R.R.C.T.

1/2" IRON
ROD SET

S89°43'10"W 132.50'

3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

1. BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983.
2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON PANEL NO. 48397C0045L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN COMMITMENT GF NO. JB0001919, OF WFG NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2023 ISSUED SEPTEMBER 6, 2023. USE





BOUNDARY SURVEY

LOT 9

**GREENLEE ADDITION
EBENEZER M. ELLIOTT SURVEY
ABSTRACT NUMBER 77
ROCKWALL COUNTY, TEXAS**

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VOL. 6257, PAGE 248
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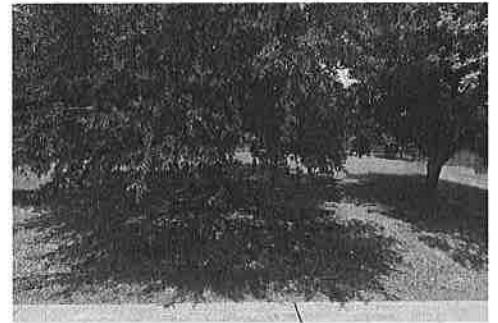
3/8" IRON
ROD FOUND

LOT 7

ACCEPTED BY _____

NOTES

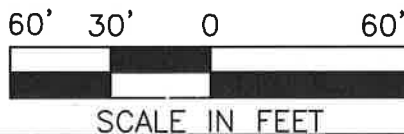
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4. PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS AS RECORDED IN CAB. A, SLIDE 151.



LEGAL DESCRIPTION

Being Lot 9 of GREENLEE ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 151, Plat Records, Rockwall County, Texas.

**JACKSON
LAND
SURVEYING**



Jim Jackson
JIM W. JACKSON
REGISTERED PROFESSIONAL
LAND SURVEYOR No.6981
TBPELS # 10194824



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-024

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
5 Amity Lane	Single-Family Home	1972	2,498	256	Brick
6 Amity Lane	Single-Family Home	1981	2,385	520	Brick
7 Amity Lane	Single-Family Home	1986	2,824	0	Brick
8 Amity Lane	Single-Family Home	1978	2,537	480	Brick
9 Amity Lane	Vacant	N/A	N/A	N/A	N/A
10 Amity Lane	Single-Family Home	1978	2,363	N/A	Brick and Siding
11 Amity Lane	Single-Family Home	2016	3,830	N/A	Brick and Stone
12 Amity Lane	Single-Family Home	1980	2,736	N/A	Brick
13 Amity Lane	Single-Family Home	1990	2,668	576	Brick
14 Amity Lane	Single-Family Home	1984	3,114	N/A	Brick
AVERAGES:		1985	2,773	366	



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5 Amity Lane



6 Amity Lane



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7 Amity Lane



8 Amity Lane



CITY OF ROCKWALL

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9 Amity Lane



10 Amity Lane



CITY OF ROCKWALL

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11 Amity Lane



12 Amity Lane



CITY OF ROCKWALL

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13 Amity Lane



14 Amity Lane

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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 SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE 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 by Samuel F. Sofronie for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] 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 single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.07, *Single-Family 10 (SF-10) 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 single-family home and on the *Subject Property* and conformance to these operational conditions are required:

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

Exhibit 'A':
Location Map

Address: 9 Amity Lane

Legal Description: Lot 9 of the Greenlee Addition



Exhibit 'B':
Residential Plot Plan

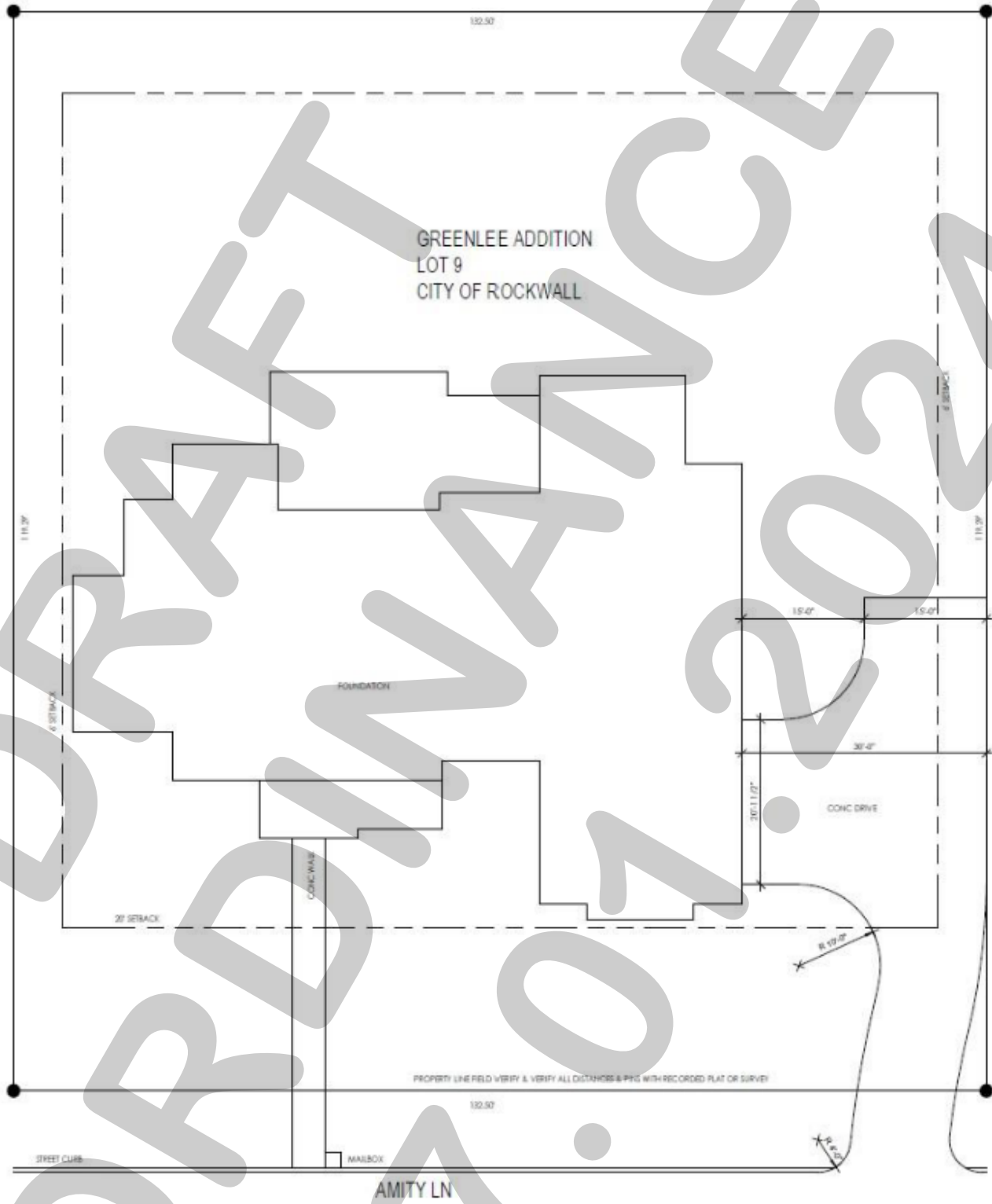


Exhibit 'C':
Building Elevations

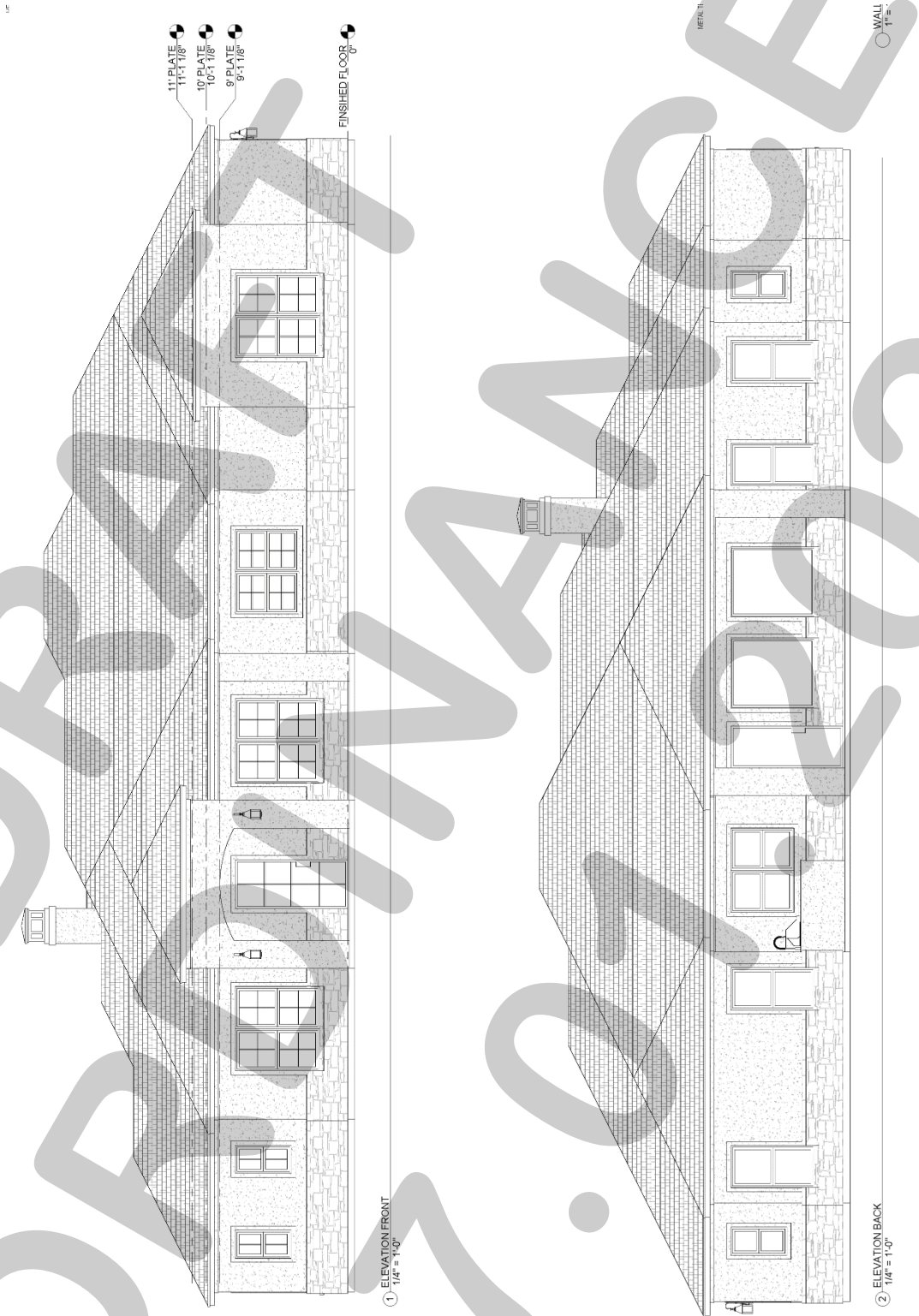
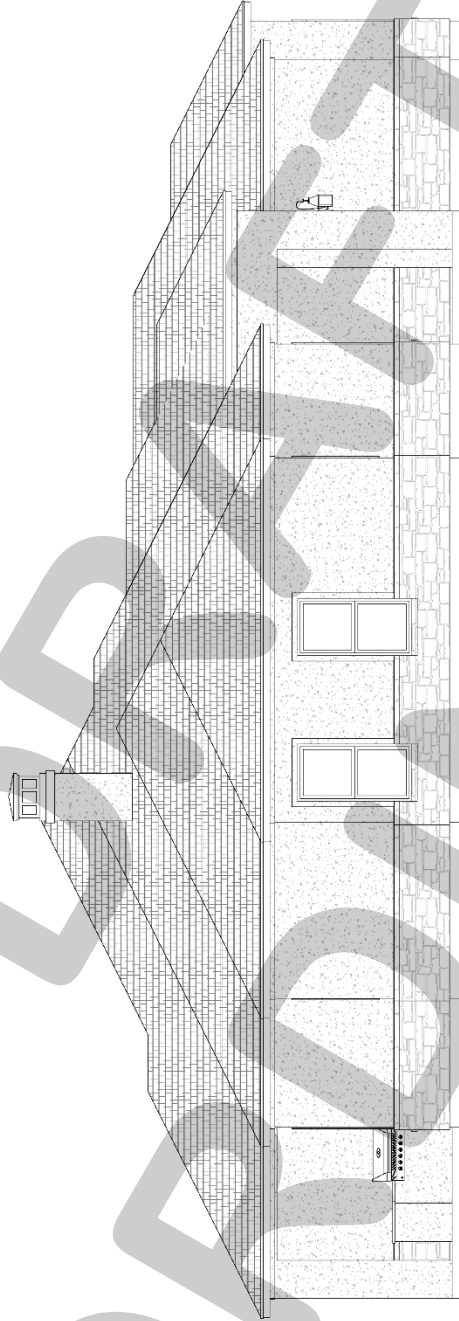
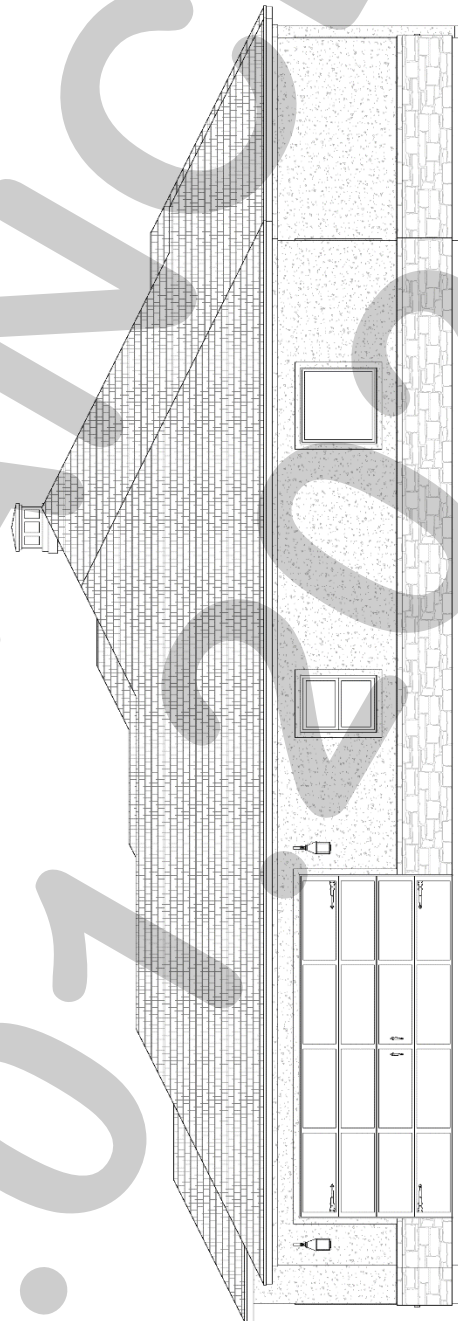


Exhibit 'C':
Building Elevations



① ELEVATION LEFT
1/4" = 1'-0"



② ELEVATION RIGHT
1/4" = 1'-0"



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 1, 2024

APPLICANT: Tashia Brown

CASE NUMBER: Z2024-025; *Specific Use Permit (SUP) for Solar Collector Energy Panels at 1290 E. IH-30*

SUMMARY

Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (*i.e. Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on September 5, 1960 by *Ordinance No. 60-02 [Case No. A1960-002]*. Based on the City's historic zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and January 3, 1972. In addition, at some point between January 3, 1972 and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Light Industrial (LI) District. On October 17, 1989, the City Council approved a final plat (*Case No. PZ1989-023-01*) that established the subject property as Lot 1, Block A, Park Place Business Centre Addition. According to Rockwall County Appraisal District (RCAD), the 74,660 SF *Indoor Commercial Amusement Facility* was constructed in 1990. On July 2, 2008, an amended site plan was administratively approved by staff (*Case No. SP2008-013*) allowing new parking lot landscaping and lighting. On August 4, 2008, the City Council approved a replat (*Case No. P2008-027*) that establish the subject property as Lot 2, Block A, Park Place Business Centre Addition.

PURPOSE

On May 17, 2024, the applicant -- *Teshia Brown* -- submitted an application requesting approval of a Specific Use Permit (SUP) to allow *Solar Energy Collector Panels* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the E. IH-30 Frontage Road and T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

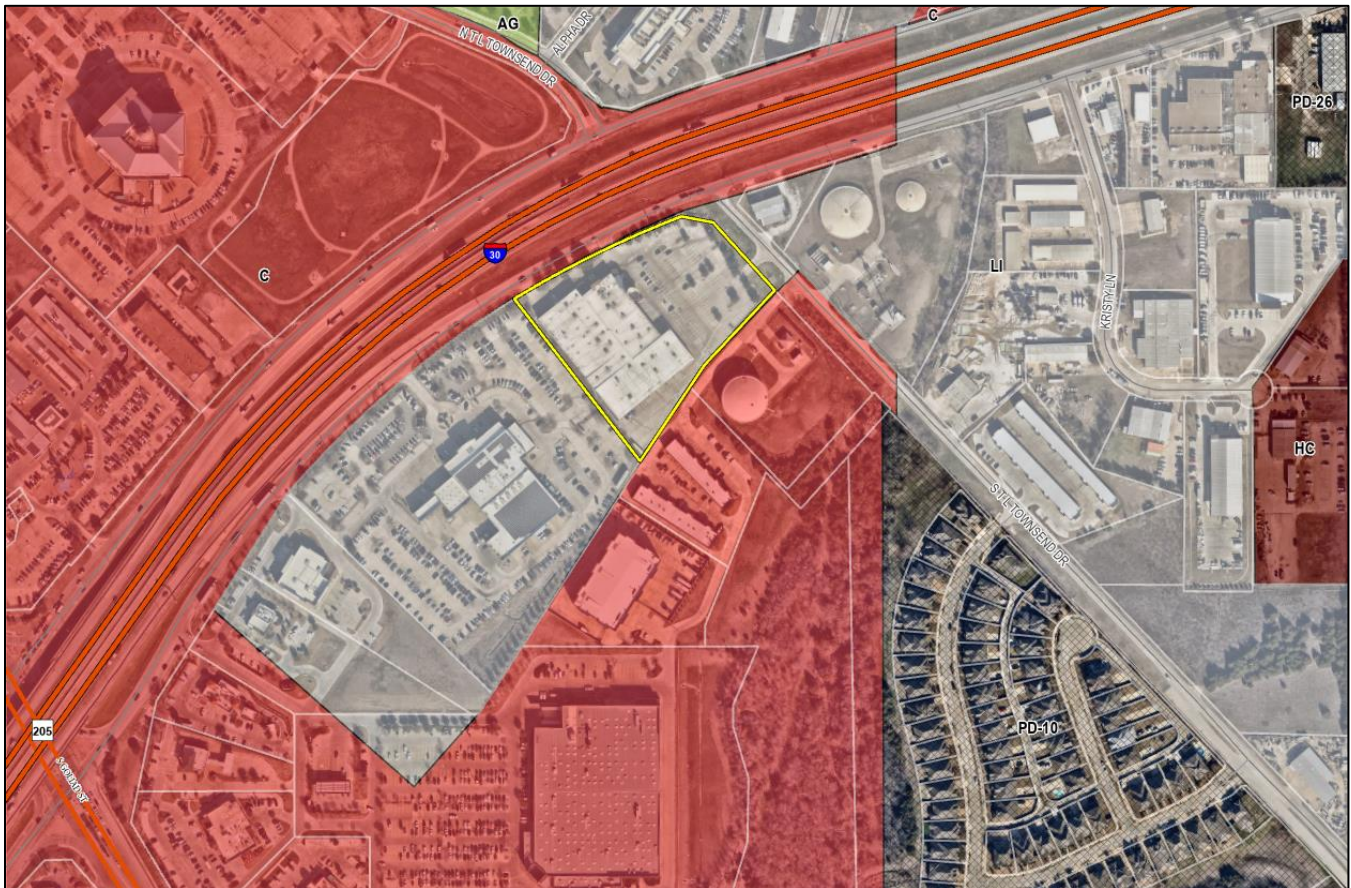
North: Directly north of the subject property are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Following this is a 4.194-acre parcel of land (*i.e. Lot 1, Block A, Emerus Emergency Hospital Addition*) zoned Light Industrial (LI) District and developed with a *Hospital*.

South: Directly south of the subject property is a 3.0047-acre tract of land (*i.e. Tract 2-2 of the J. Cadle Survey, Abstract No. 65*) owned by the City of Heath. Also, south of the subject property is a 2.692-acre parcel of land (*i.e. Lot 5, Block A, Platinum Storage Addition*) developed with two (2) multi-tenant *Office Buildings*. Following this is a 2.857-acre parcel of land (*i.e. Lot 4, Block A, Platinum Storage Addition*) developed with a *Mini-Warehouse Facility*. South of this is a 20.2904-acre parcel of land (*i.e. Lot 1R, Block 1, Rockwall Centre Corners Addition*) developed with a wholesale grocery store (*i.e. Costco*). All of these properties are zoned Commercial (C) District.

East: Directly east of the subject property is T. L. Townsend Drive, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.6010-acre parcel of land (i.e. Lot 1, Block 1, Cullins Subdivision) developed with a Major Auto Repair Garage. Beyond this is a 4.967-acre parcel of land (i.e. Lot 4, Bodin Industrial Tract Addition) owned by the City of Rockwall. Beyond this are several parcels of land developed with Light Industrial (LI) District land uses that make up the remainder of the Bodin Industrial Tract Subdivision. All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 11.2560-acre parcel of land (i.e. Lot 1, Block 1, Toyota of Rockwall Addition) zoned Light Industrial (LI) District and developed with an Automotive Dealership. Following this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

On March 28, 2024, the applicant submit a building permit (Case No. COM2024-1392) detailing the proposed instillation of a 539.32 kW roof mounted solar panel system. Staff informed the applicant that proper screening would be required, otherwise a Specific Use Permit (SUP) would need to be requested. In response to this, on May 17, 2024 the applicant submitted an application requesting approval of a Specific Use Permit (SUP) to allow *Solar Energy Collector Panels* on the existing 74,660 SF *Indoor Commercial Amusement Facility*. Included with the applicant’s submittal was a site plan, roof plan, photometric plan, and building elevations. Based on the provided roof plan, the *Solar Energy Collector Panels* will occupy the vast majority of the roof (see Figure 1). According to the building elevations, the solar panels will be 9.75-inches tall and there is a 1½-foot tall parapet on two (2) sides of the building. Given that the *Solar Energy Collector Panels* will be visible on two (2) sides of the building the applicant is requesting approval of the Specific Use Permit (SUP) in accordance with the Unified Development Code (UDC).

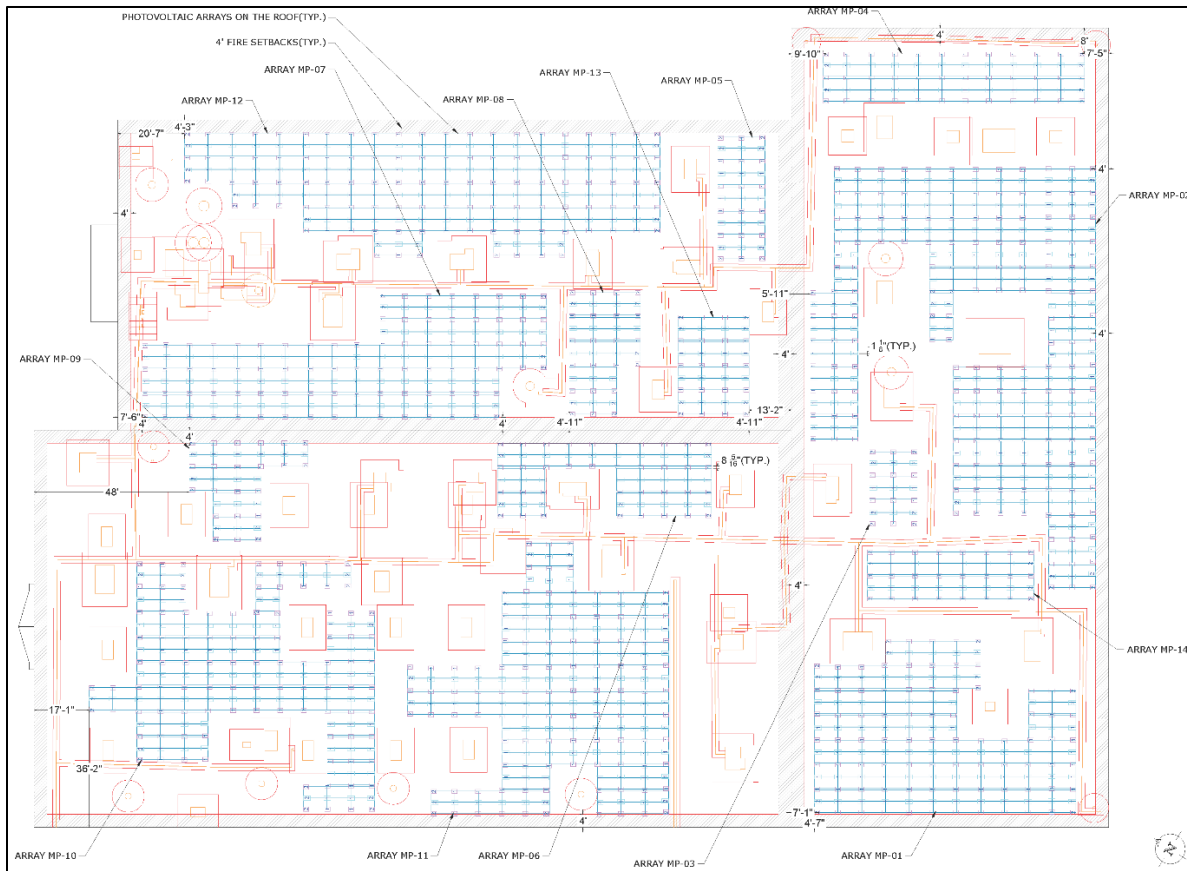


FIGURE 1. ROOF PLAN

CONFORMANCE WITH THE CITY’S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), *Solar Energy Collector Panels and Systems* are defined as “(a) ground- or building-mounted solar collection system consisting of solar photovoltaic cells, panels, or arrays and related equipment that relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation, and that supplies electrical power independently of an electrical production and distribution network.” In this case, the proposed *Solar Energy Collector Panels* meet this definition. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Solar Energy Collector Panels and Systems* are permitted as an accessory use in a Light Industrial (LI) District. The purpose of this requirement is to ensure solar installations are integrated into the existing built environment or are incorporated as only one (1) component in a new development. In addition, Article 04 establishes several conditional land use standards that dictate how *Solar Energy Collector Panels* may be established on non-residential properties. More specifically on flat roofs *Solar Energy Collector Panels* must be screened, where “(t)he height of such screening, at the minimum, shall be the height of the *Solar Energy Collector Panel*.” In this case, the proposed *Solar Energy Collector Panels* are 9.75-inches tall and the existing parapet is 1½-feet tall and is only located on a portion of the building. The panels will be fully visible from the southwest and southeast sides of the building. Given that the applicant does not meet this conditional land use standard, they are requesting a Specific Use Permit (SUP) in accordance with Subsection 02.03(K)(7)(c)(8), of Article 04, of the Unified Development Code (UDC).

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being “...intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region...” According to the *District Strategies* for the *IH-30 Corridor District* properties designated for *Special Commercial Corridor* land uses “...will continue to be the City’s primary retail corridor in the future...” and “...large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields.” In this case, the *Indoor Commercial Amusement Facility*

is existing on the subject property. Given this, the applicant is not changing the conformance of the subject property to the OURHometown Vision 2040 Comprehensive Plan

STAFF ANALYSIS

The documents provided by the applicant for their Specific Use Permit (SUP) request generally meet the requirements outlined within the Unified Development Code (UDC), with the exception of the *Solar Energy Collector Panel* screening. Based on the building elevations provided by the applicant, the proposed *Solar Energy Collector Panels* will be screened on the northeast, northwest, and a portion of the southwest side of the building. Staff should note, that the northeast and northwest sides of the building are the sides that face E. IH-30 and T. L. Townsend Drive. Given this, the *Solar Energy Collector Panels* should be mostly screened from the adjacent roadways. With that being said, the *Solar Energy Collector Panels* will still have limited visibility from E. IH-30 and the eastbound IH-30 Frontage Road, due to the curvature of the roadways; however, the trees within the landscape buffers along E. IH-30 should mitigate the majority of this visibility. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 22, 2024, staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow *Solar Energy Collector Panels* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (A) The development or redevelopment of the *Subject Property* shall generally conform to the *Site Plan* and *Building Elevations* depicted in *Exhibits 'B' and 'C'* of this ordinance.
 - (B) Reflective glare of Solar Energy Collector Panels shall be minimized by the positioning of the Solar Collector Panels or by the use of non-glare glazing
 - (C) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted Solar Energy Collector Panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

22024-025

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

² 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 1290 I-30 Rockwall TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Townsend Dr. & I-30 Frontage rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE

CTE Entertainment LP

PROPOSED ZONING LI

PROPOSED USE

Solar

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 Justin Ripp

CONTACT PERSON Teshia Brown

ADDRESS 1290 E I-30

ADDRESS 4801 Freidrich LN. Ste 109

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Austin, TX 78744

PHONE 972-839-8196

PHONE 940-594-9718

E-MAIL justin@elevatedvg.com

E-MAIL teshiabrown@freedomssolarpower.com

NOTARY VERIFICATION [REQUIRED]

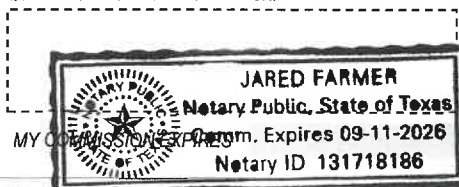
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin Ripp [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

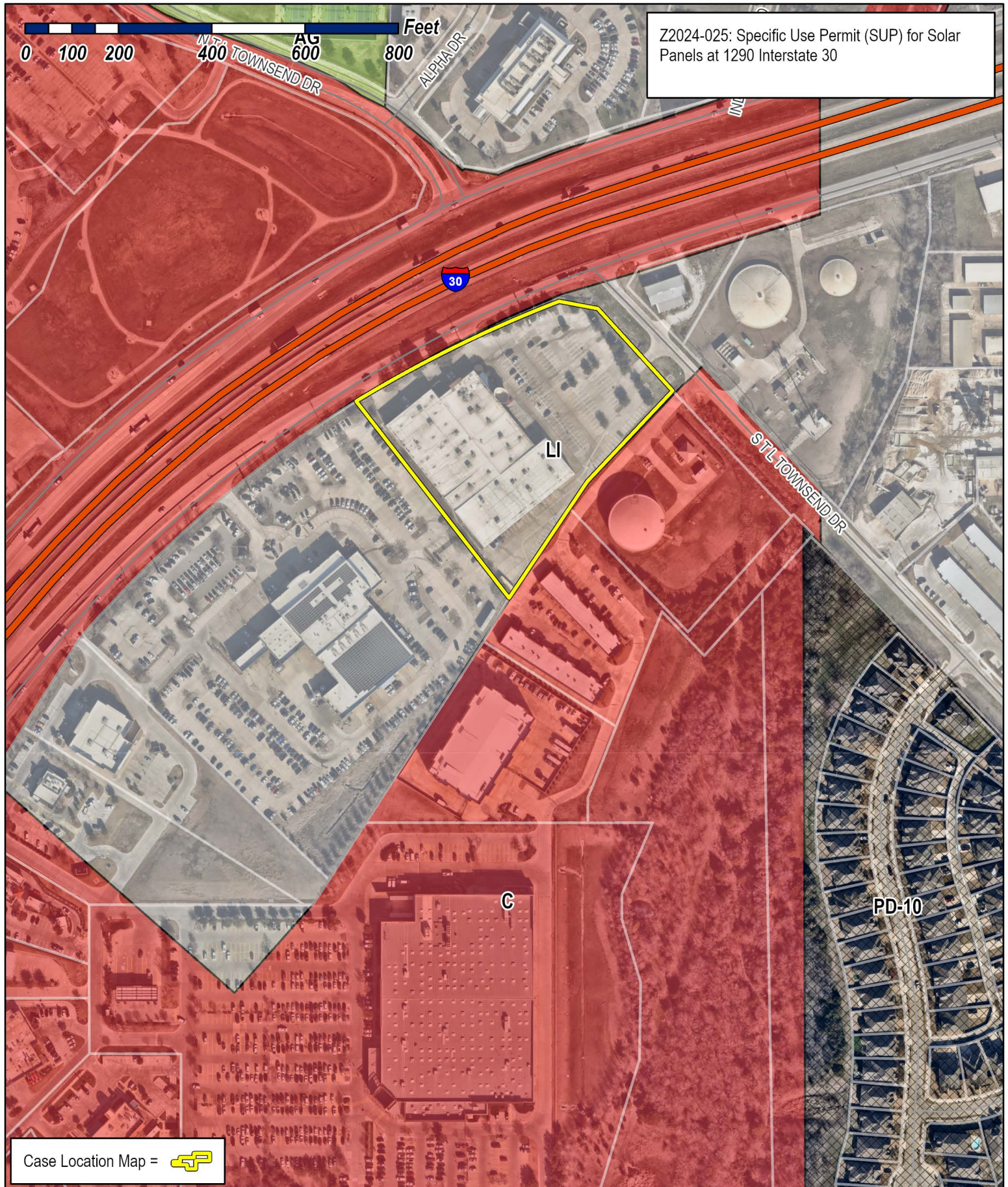
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF May 2024 BY SIGNING THIS APPLICATION, I 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 DAY OF May 2024


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-025: Specific Use Permit (SUP) for Solar Panels at 1290 Interstate 30

Case Location Map = 



City of Rockwall

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

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

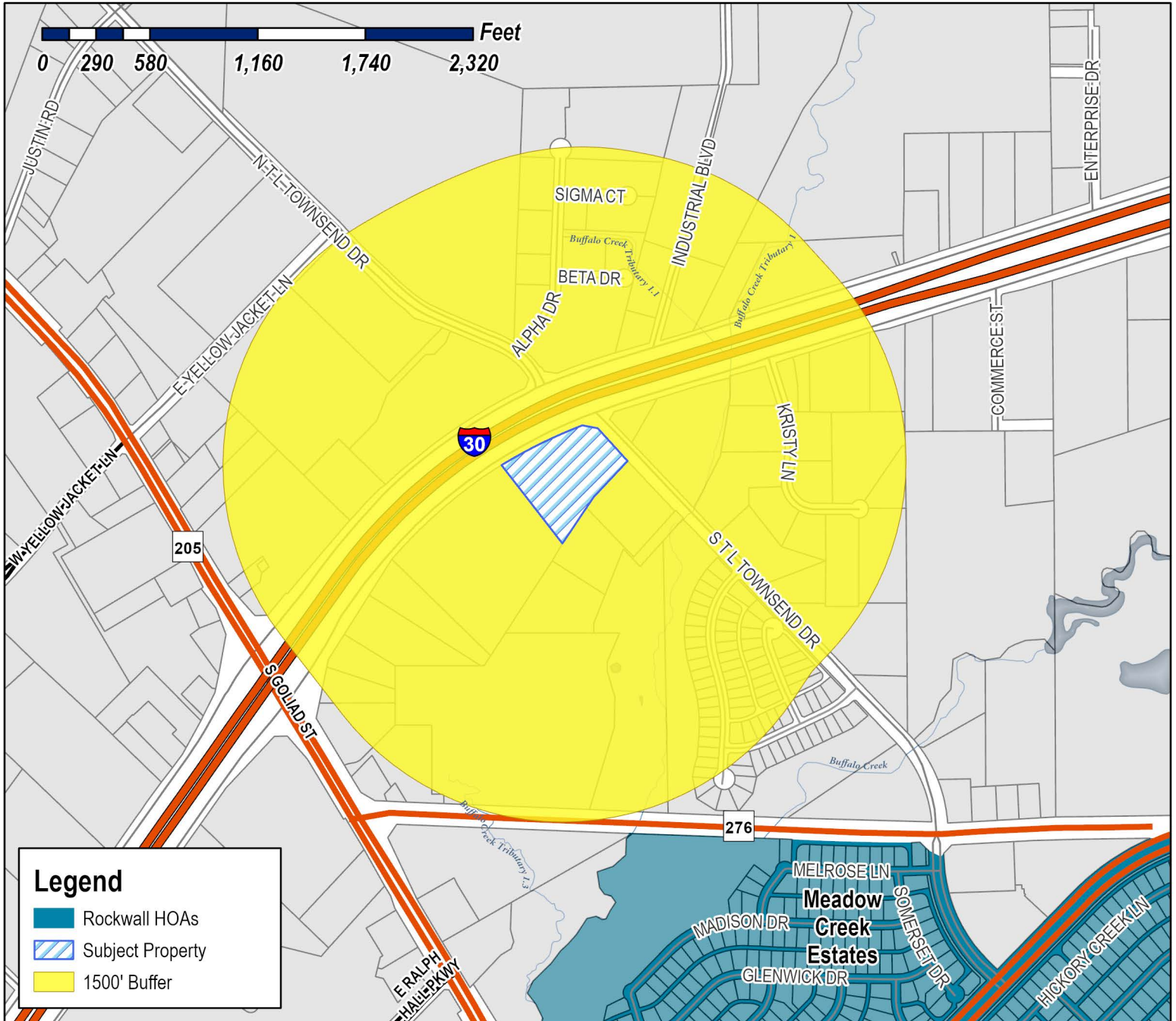




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Legend

-  Rockwall HOAs
-  Subject Property
-  1500' Buffer

Case Number: Z2024-025
Case Name: SUP for Solar Panels
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1290 Interstate 30



Date Saved: 5/17/2024

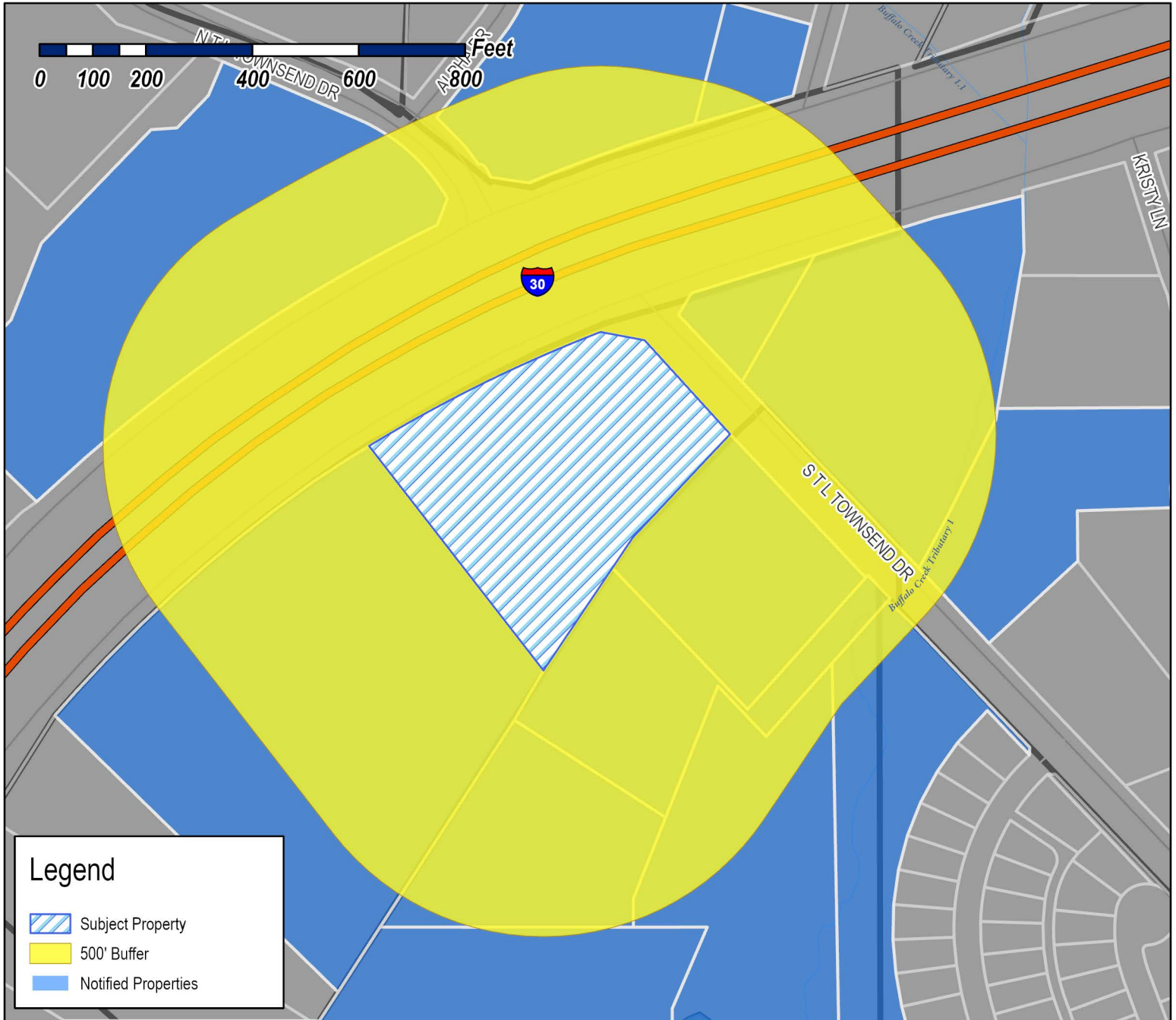
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2024-025
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Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1290 Interstate 30



Date Saved: 5/17/2024

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

RESIDENT
S T L TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
T L TOWNSEND
ROCKWALL, TX 75087

RESIDENT
TOWNSEND DR
ROCKWALL, TX 75087

MCCALLUM V LLC
1 SOAPBERRY LN
ROCKWALL, TX 75087

ROCKWALL COUNTY
1101 RIDGE RD
STE 105
ROCKWALL, TX 75087

RESIDENT
1225 HWY 276
ROCKWALL, TX 75087

RESIDENT
1245 HWY276 DR
ROCKWALL, TX 75087

JACKSON AUTOMOTIVE REAL ESTATE INV LLC
1250 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1290 I30
ROCKWALL, TX 75087

RESIDENT
1301 I30
ROCKWALL, TX 75087

RESIDENT
1401 E I30
ROCKWALL, TX 75087

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

RESIDENT
1460 S TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
1480 S T L TOWNSEND DR
ROCKWALL, TX 75087

MOTA SAMUEL
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

MOTA SAMUEL
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

PRITCHARD DONNA CULLINS &
1610 SHORES BLVD
ROCKWALL, TX 75087

HTA ROCKWALL MEDICAL CENTER LLC
16435 NORTH SCOTTSDALE ROAD SUITE 320
SCOTTSDALE, AZ 85254

RESIDENT
1975 ALPHA RD
ROCKWALL, TX 75087

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

RESIDENT
2010 KRISTY LN
ROCKWALL, TX 75087

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

REDI MIX LLC
331 N MAIN STREET
EULESS, TX 76039

MSC ROCKWALL LLC
725 PARK CENTER DRIVE
MATTHEWS, NC 28105

COSTCO WHOLESALE CORP
999 LAKE DR
ISSAQUAH, WA 98027

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels

Hold a public hearing to discuss and consider a request by Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for Solar Energy Collector Panels on the roof of an existing Commercial Indoor Amusement facility (i.e. Shenanigans) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, June 17, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-025: Specific Use Permit (SUP) for Solar Energy Collector Panels

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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

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

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

RECEIVED
MAY 24 2024

BY:

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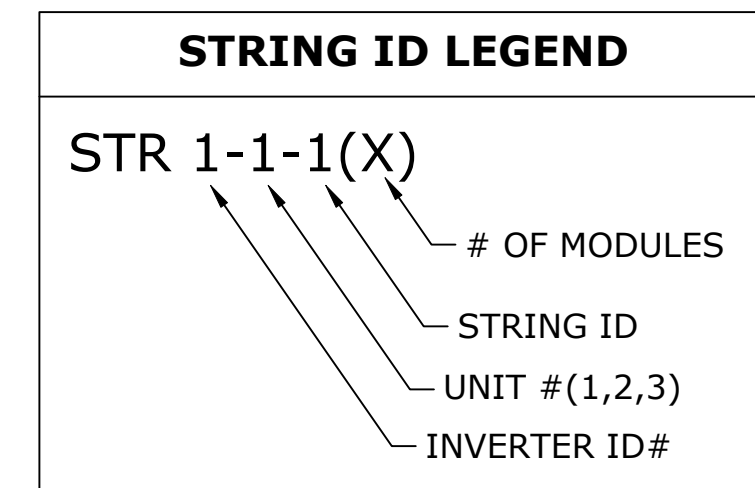
I think they should be entitled to pursue if its on their building + property and does NOT infringe on the rights of other property owners.

Name: *SIGNATURE Staff Resources LLC*
Address: *1460 TL TOWNSEND DR #104 ROCKWALL TX 75082*

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

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

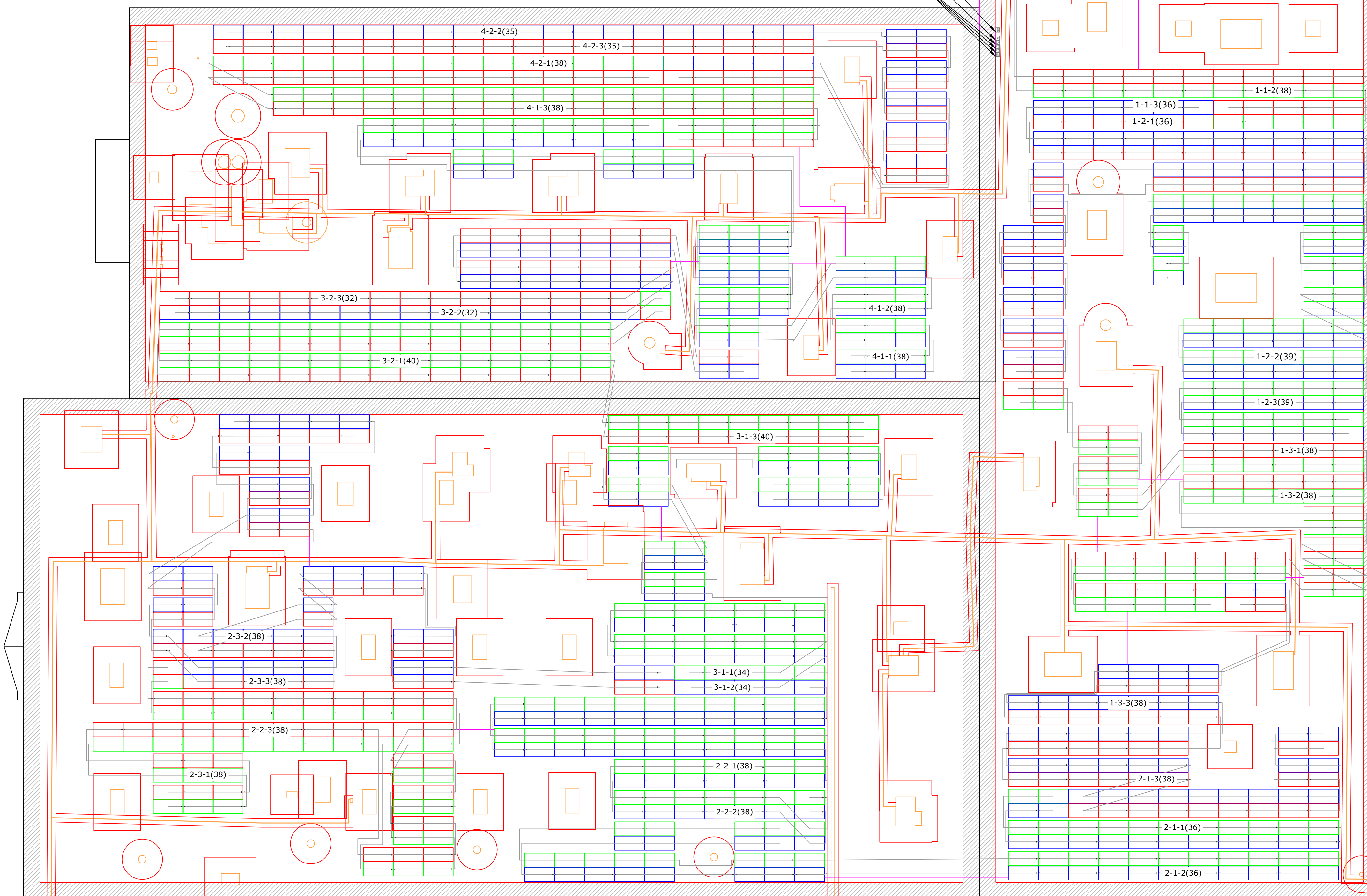
STRINGING DIAGRAM:



(E) 750kVA UTILITY TRANSFORMER WITH ONCOR METER (PAD MOUNTED)

(N) 800A FUSED VISIBLE LOCKABLE LABELED DISCONNECT SWITCH (EXTERIOR WALL OF THE BUILDING)
 (E) MAIN DISTRIBUTION PANEL (INSIDE THE ELECTRICAL ROOM)
 (N) AC ACCUMULATION PANEL (INSIDE THE ELECTRICAL ROOM)
 (N) PV INVERTER 01 TO 04 (INSIDE THE ELECTRICAL ROOM)

STRING STARTS HERE



SCALE: 1"=15'-0"

WIRING AND WIRING METHODS:

1. EXPOSED PV SOLAR MODULE WIRING AND PV SOURCE CIRCUITS TO BE UV RESISTANT 2,000V PV WIRE, 90° C, AND RATED FOR WET CONDITIONS.
2. ALL EXPOSED CABLES, SUCH AS MODULE LEADS SHALL BE SECURED IN A NEAT WORKMAN LIKE MANNER TO PREVENT CHAFFING, SWINGING, AND EXCEEDING MINIMUM BEND RADIUS WITH PROPER MECHANICAL SUNLIGHT RESISTANT MEANS AND ROUTED TO AVOID DIRECT EXPOSURE TO SUNLIGHT AT ALL TIMES.
3. ALL FIELD WIRING THAT IS NOT COLOR CODED SHALL BE TAGGED AT BOTH ENDS WITH PERMANENT WIRE MARKERS TO IDENTIFY POLARITY AND GROUND.
4. FLEXIBLE METAL CONDUIT IS SUITABLE FOR INSTALLATION IN DRY LOCATIONS. SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS OR CONDUIT FITTING) AND NO MORE THAN 48 INCHES APART.
5. LIQUID TIGHT FLEXIBLE METAL AND NON-METALLIC CONDUIT IS SUITABLE FOR INSTALLATION IN WET AND DRY LOCATIONS. SHOULD IT BE EMPLOYED, SUPPORTS WILL BE NO MORE THAN 12 INCHES FROM BOXES (JUNCTION BOX, CABINETS, OR CONDUIT FITTING) AND NO MORE THAN 36 INCHES APART.
6. PVC CONDUIT AND FITTINGS SHALL NOT BE USED ON ROOFTOP CONDITIONS OR EXPOSED TO DIRECT SUNLIGHT. WHEN USED IN ACCEPTABLE LOCATION CONDUIT SHALL BE SCHEDULE 80 UV RESISTANT UNLESS NOTED OTHERWISE.
7. FUSES AND WIRES SUBJECT TO TEMPERATURES CONDITIONS GREATER THAN 100°F OR TRANSFORMER INRUSH CURRENT SHALL BE SIZED ACCORDINGLY.
8. THE PHOTOVOLTAIC SOURCE CIRCUITS AND PHOTOVOLTAIC OUTPUT CIRCUITS OF THIS PROPOSED SOLAR SYSTEM SHALL NOT BE CONTAINED IN THE SAME RACEWAY CABLE TRAY, CABLE, OUTLET BOX, JUNCTION BOX, OR SIMILAR FITTING AS FEEDERS OR BRANCH CIRCUITS OF OTHER SYSTEMS UNLESS THE CONDUCTORS OF THE DIFFERENT SYSTEMS ARE SEPARATED BY A PARTITION OR ARE CONNECTED TOGETHER.
9. ALL TERMINATIONS SHALL HAVE ANTI-OXIDANT COMPOUND AND BE TORQUED PER DEVICE LISTING, OR MANUFACTURER'S RECOMMENDATIONS.
10. SPLIT BOLTS / SPLICES / CONNECTORS ARE PERMITTED ON THE AC CONDUCTORS AND SHALL BE INSULATED WITH APPROVED MEANS. SPLICES ON THE DC CONDUCTORS IS NOT PERMITTED IN ANY LOCATION.
11. NO PVC CONDUIT ALLOWED ON ROOF, UNLESS OPEN ENDED WIRE MANAGEMENT <10'.

INVERTER 1, 120kW			INVERTER 2, 120kW		
STRING	MOD. QTY.	OPT. QTY.	STRING	MOD. QTY.	OPT. QTY.
UNIT 01			UNIT 01		
1-1-1	38	19	2-1-1	36	18
1-1-2	38	19	2-1-2	36	18
1-1-3	36	18	2-1-3	38	19
UNIT 02			UNIT 02		
1-2-1	36	18	2-2-1	38	19
1-2-2	39	20	2-2-2	38	19
1-2-3	39	20	2-2-3	38	19
UNIT 03			UNIT 03		
1-3-1	38	19	2-3-1	38	19
1-3-2	38	19	2-3-2	38	19
1-3-3	38	19	2-3-3	38	19

INVERTER 3, 80kW			INVERTER 4, 80kW		
STRING	MOD. QTY.	OPT. QTY.	STRING	MOD. QTY.	OPT. QTY.
UNIT 01			UNIT 01		
3-1-1	34	17	4-1-1	38	19
3-1-2	34	17	4-1-2	38	19
3-1-3	40	20	4-1-3	38	19
UNIT 02			UNIT 02		
3-2-1	40	20	4-2-1	38	19
3-2-2	32	16	4-2-2	35	18
3-2-3	32	16	4-2-3	35	18
GRAND TOTAL			1112 558		



SYSTEM INFORMATION
 DC SYSTEM SIZE: 539.32kW
 AC SYSTEM SIZE: 400.00kW
 MODULES:
 (1112) HANWHA Q CELLS
 Q.PEAK DUO XL-G10.3/BFG
 485W
 INVERTERS:
 (2) SOLAREEDGE TECHNOLOGIES
 SE120KUS (480/277V, 3PH)
 (2) SOLAREEDGE TECHNOLOGIES
 SE80K-US (480/277V, 3PH)
 OPTIMIZER:
 (558) SOLAREEDGE P1101
 POWER OPTIMIZER
 WIND SPEED: 105MPH
 SNOW LOAD: 5PSF
 MINIMUM TEMPERATURE: -8°C
 MAXIMUM TEMPERATURE: 37°C



SOLAR PV PROJECT FOR CTE ENTERTAINMENT, LP COM-41783
 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
 32.912126, -96.445302

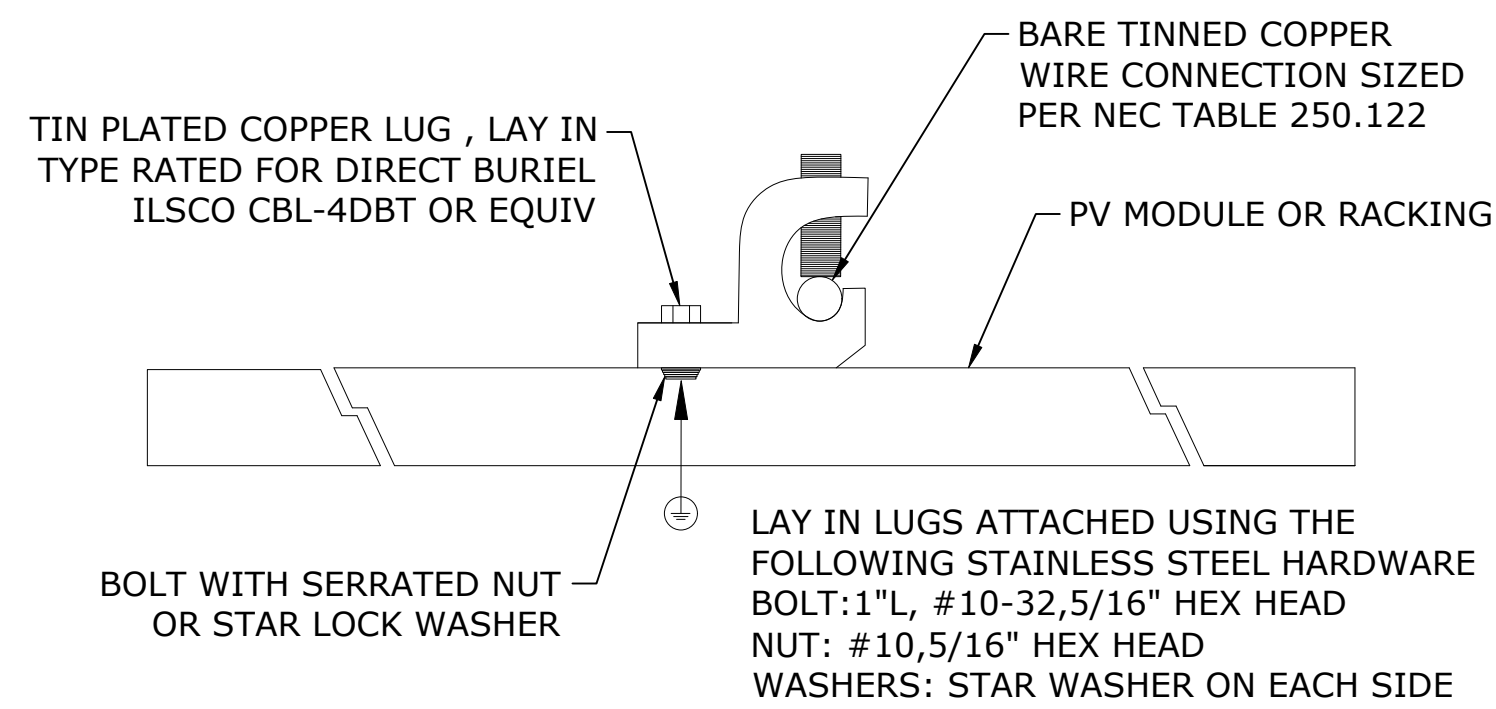
REVISION

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

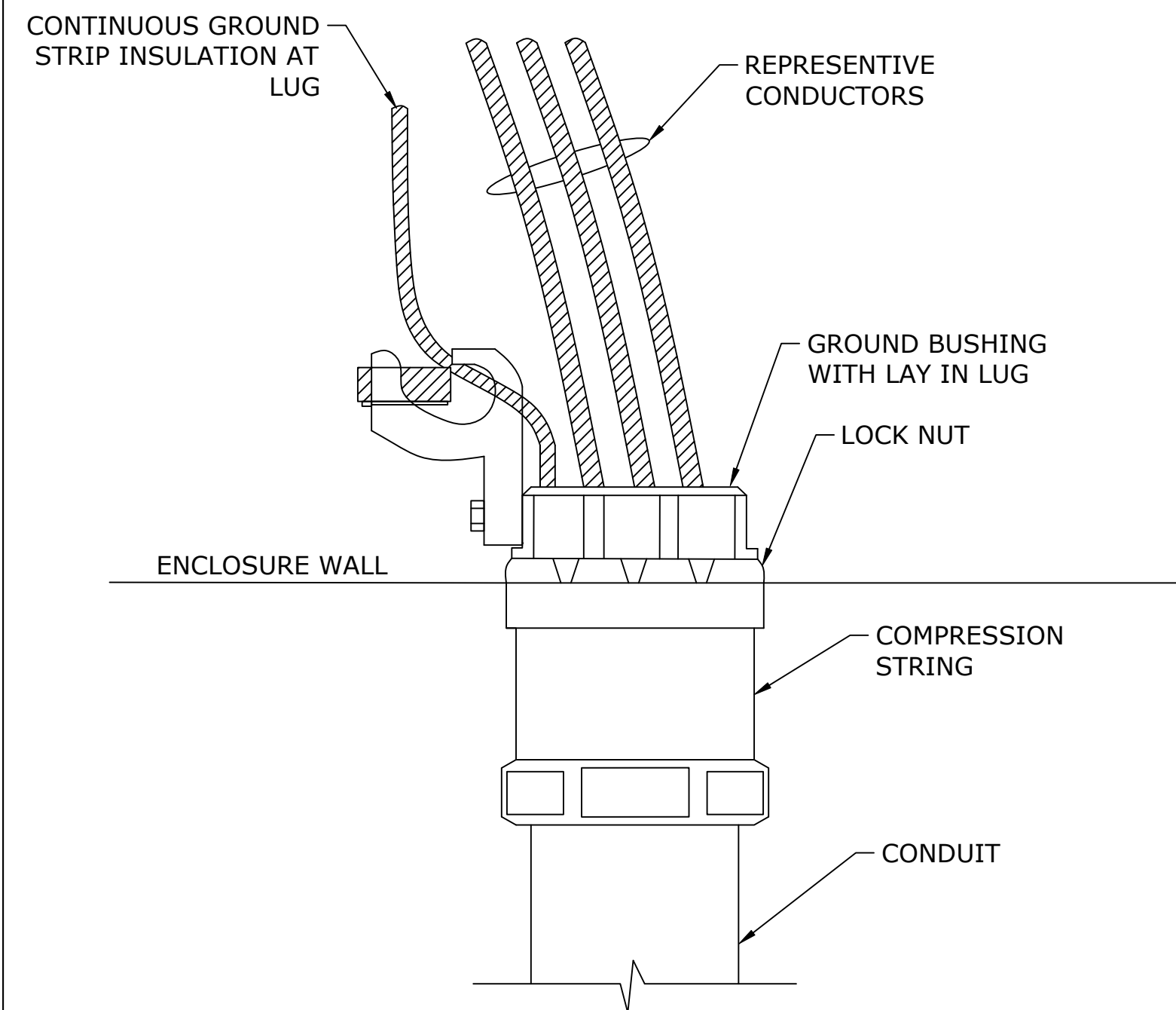
PROJECT INFORMATION
 NAME: CTE ENTERTAINMENT, LP COM-41783
 ADDRESS: 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
 EST. ID: 10443720006363900
 32.912126, -96.445302
 APN: 33829
 AHJ: TX-CITY OF ROCKWALL
 UTILITY: ONCOR
 PRN NUMBER: FMS-CU-2023-1688

ILLUMINE i
 STRINGING MAP
 DRAFTED BY/QC'ED BY: NAVANEETHAN.C/MANISH A
 SCALE: AS NOTED REV: B
 DATE: 05/16/2024 E-01

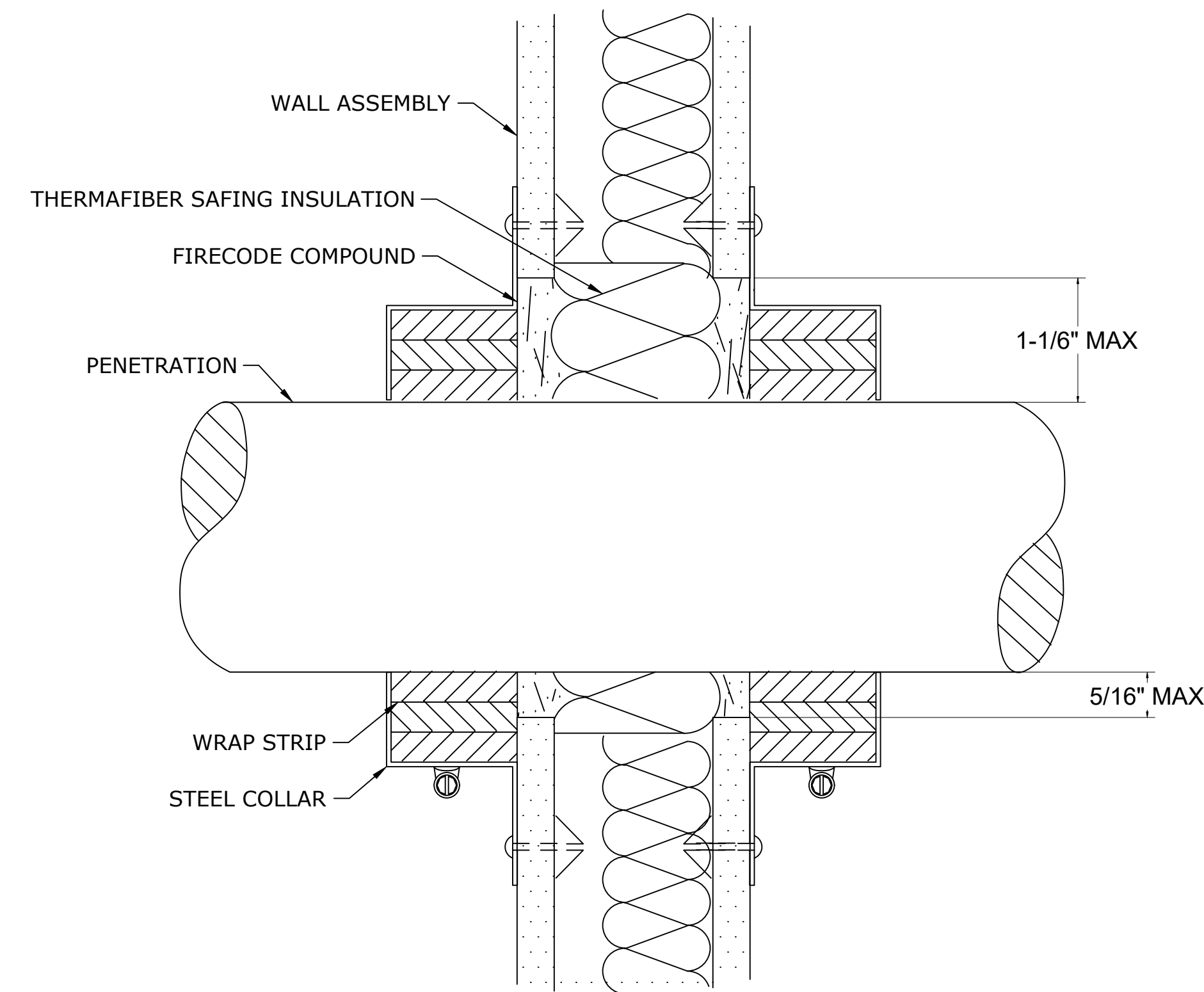
GROUND LUG DETAIL:



CONDUIT BODY GROUNDING DETAIL:

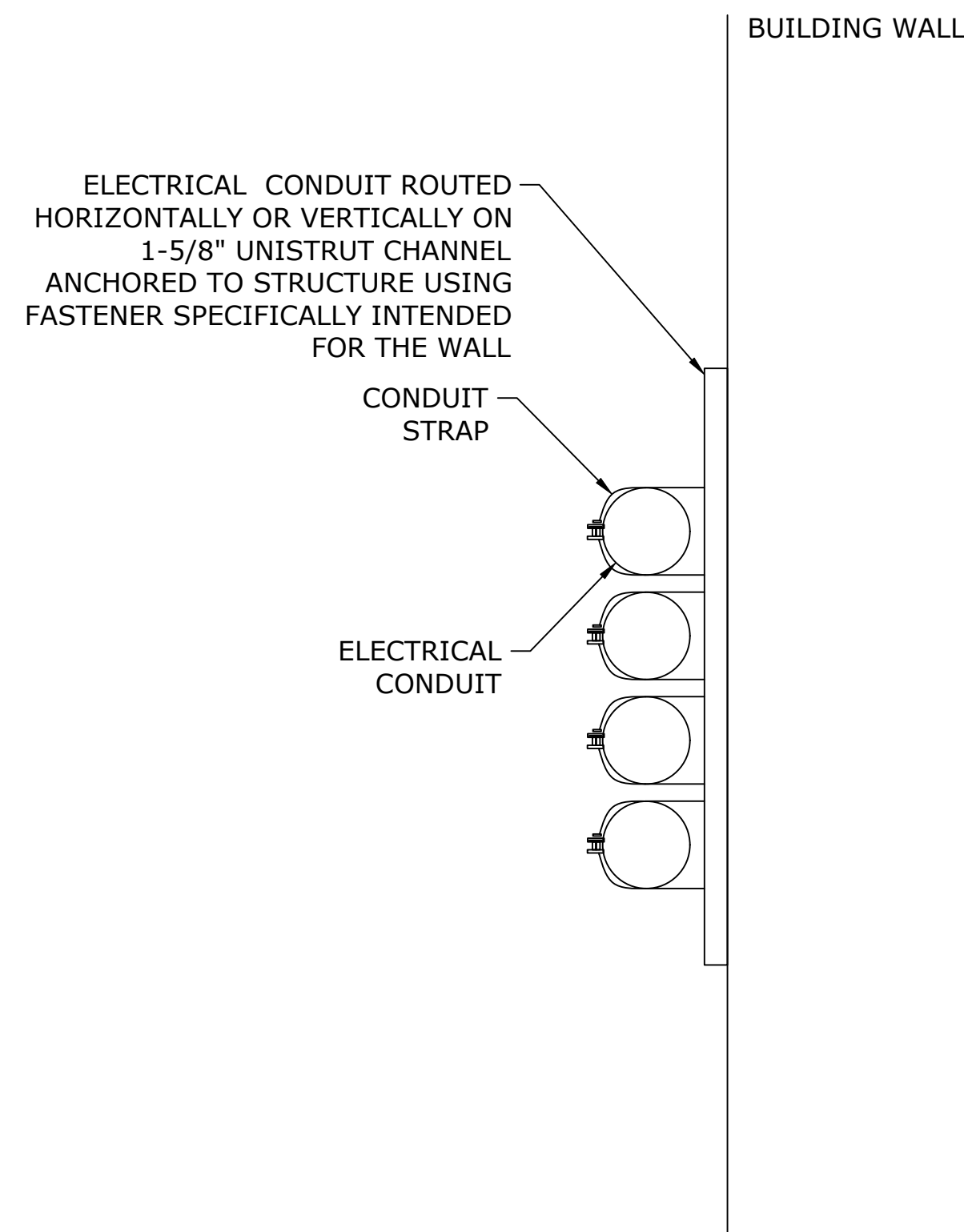


FIRE WALL PENETRATION DETAIL:

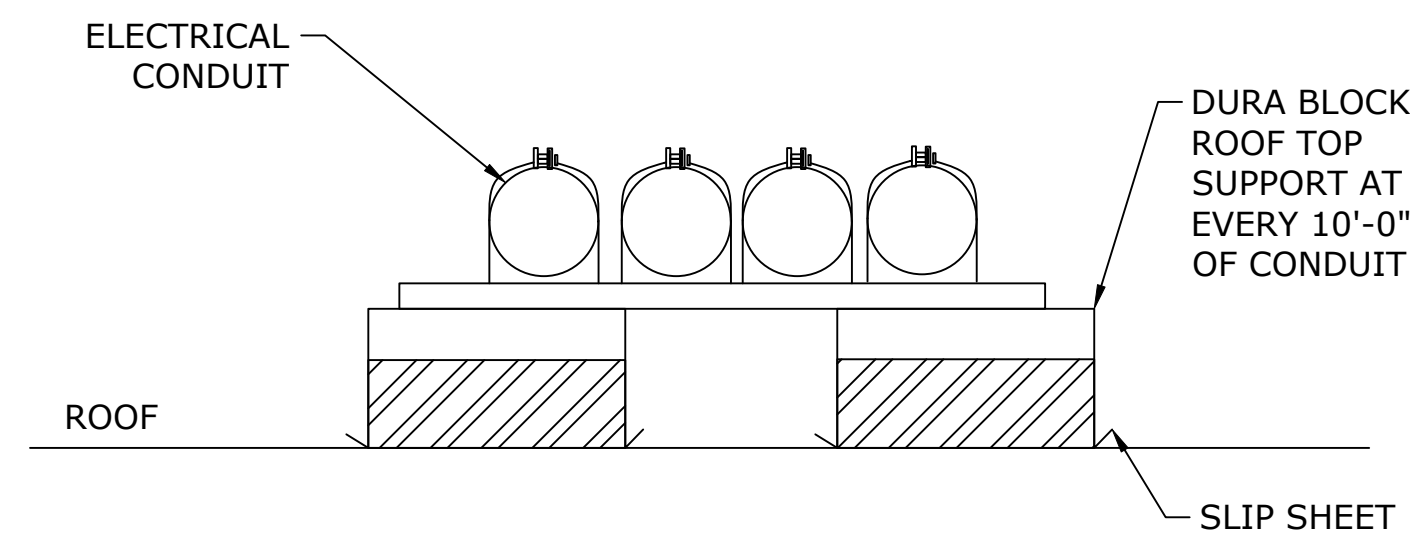


SCALE: NTS

CONDUIT WALL ANCHORING:



TYPICAL DURA-BLOCK CONDUIT SUPPORT DETAIL:



NOTE: DETAIL DRAWINGS ARE FOR REFERENCE ONLY

GROUNDING - SEE ELECTRICAL DIAGRAM AND ELECTRICAL DETAILS FOR MORE GROUNDING INFORMATION:

1. ONLY ONE CONNECTION TO DC CIRCUITS AND AC CIRCUITS WILL BE USED FOR SYSTEM GROUNDING (REFERENCED TO THE SAME POINT).
2. EQUIPMENT GROUNDING CONDUCTORS AND SYSTEM GROUNDING ELECTRODE CONDUCTORS WILL HAVE AS SHORT A DISTANCE TO THE GROUNDING CONNECTION POINT AS PRACTICABLE AND A MINIMUM NUMBER OF TURNS.
3. TO ENSURE PROPER GROUNDING, NON-CURRENT CARRYING METAL PARTS SHALL BE INSTALLED, NOTING THAT PAINT AND FINISH SHALL BE PROPERLY REMOVED WHERE IT MAY INSULATE AN ENCLOSURES BONDING CONNECTION. APPLY NO-LOX OR OTHER SIMILAR ANTI-OXIDANT COMPOUND TO EXPOSED SURFACES.
4. THE CONNECTION TO THE MODULE OF THE PROPOSED SOLAR ELECTRIC SYSTEM SHALL BE SO ARRANGED THAT REMOVAL OF A MODULE FROM THE PHOTOVOLTAIC SOURCE CIRCUIT DOES NOT INTERRUPT A GROUND TO ANOTHER PHOTOVOLTAIC SOURCE CIRCUIT.
5. GROUNDING SYSTEM COMPONENTS SHALL BE APPROVED FOR THEIR PURPOSE, INCLUDING BUT NOT LIMITED TO GROUND RODS, GROUNDING LUGS, GROUNDING CLAMPS, ETC. GROUNDING DEVICES EXPOSED TO THE ENVIRONMENT SHALL BE RATED FOR DIRECT BURIAL.
6. UNDERGROUND OR INACCESSIBLE CONNECTIONS OF GROUNDING CONDUCTORS SHALL ONLY BE MADE VIA EXO-THERMIC WELDS. THE USE OF MECHANICAL CONNECTIONS ARE ACCEPTABLE FOR ACCESSIBLE ABOVE GROUND LOCATIONS.
7. ALL METALLIC CONDUITS SHALL BE INSTALLED AND TERMINATED WITH INSULATED GROUND BUSHINGS.



4801 FRIEDRICH LN. SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomssolarpower.com

SYSTEM INFORMATION
DC SYSTEM SIZE: 539.32KW
AC SYSTEM SIZE: 400.00KW
MODULES:
(1112) HANWHA Q CELLS
Q.PEAK DUO XL-G10.3/BFG
485W
INVERTERS:
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SE120KUS (480/277V, 3PH)
(2) SOLAREEDGE TECHNOLOGIES
SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558) SOLAREEDGE P1101
POWER OPTIMIZER
WIND SPEED: 105MPH
SNOW LOAD: 5PSF
MINIMUM TEMPERATURE: -8°C
MAXIMUM TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION		
DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION

NAME: CTE ENTERTAINMENT, LP
COM-41783
ADDRESS: 1290 I-30 FRONTAGE RD,
ROCKWALL, TX 75032
EST ID: 10443720006363900
32.912126, -96.445302
APN: 33829

AHJ: TX-CITY OF ROCKWALL

UTILITY: ONCOR

PRN NUMBER: FMS-CU-2023-1688



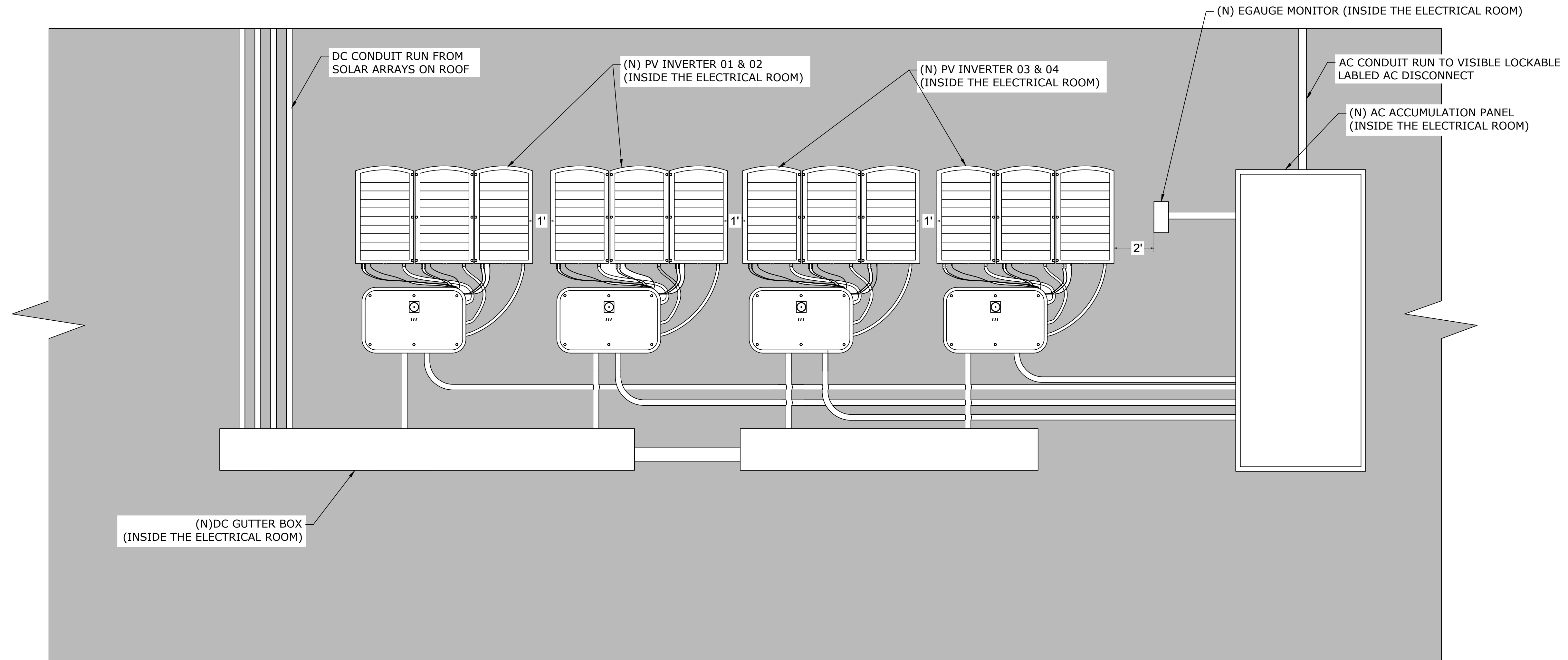
ELECTRICAL MOUNTING DETAILS

DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A

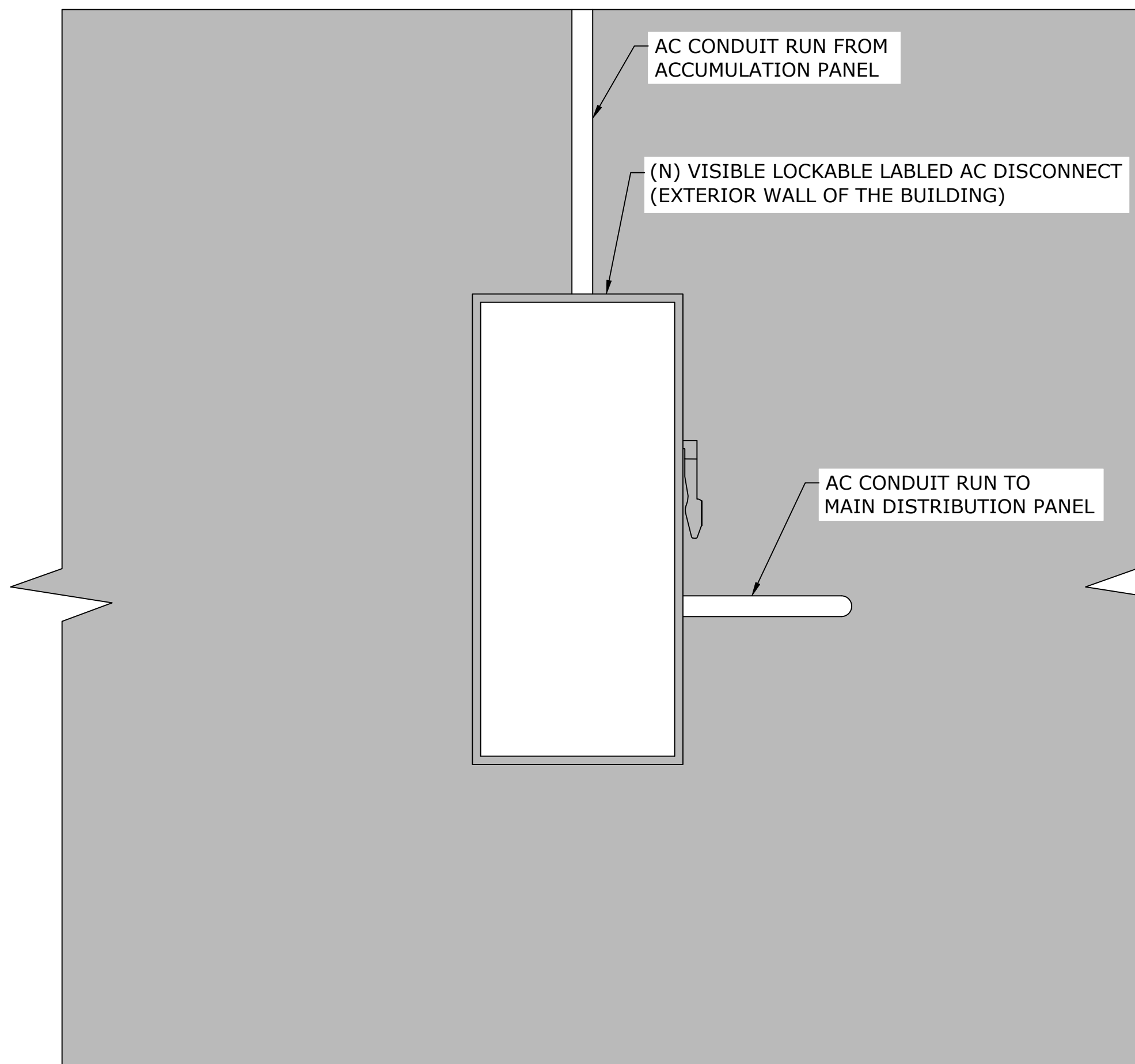
SCALE: AS NOTED REV: B

DATE: 05/16/2024 E-02

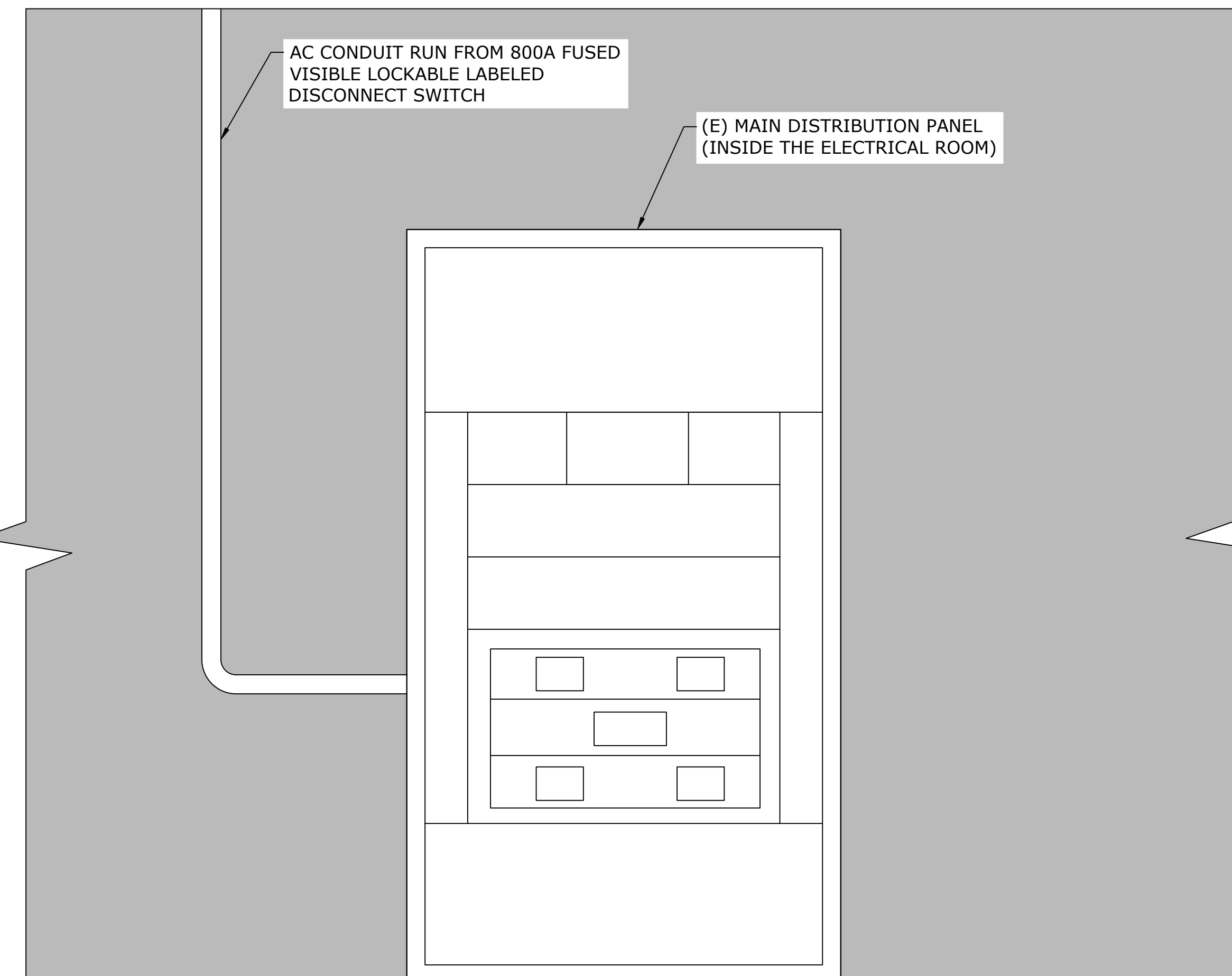
ELECTRICAL EQUIPMENT ELEVATION VIEW :



SCALE: NTS

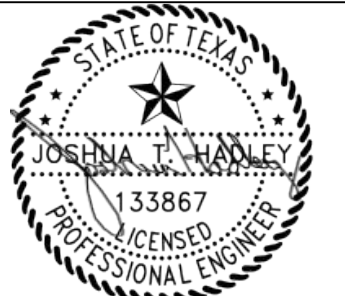


SCALE: NTS



4801 FRIEDRICH LN. SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedomssolarpower.com

SYSTEM INFORMATION
DC SYSTEM SIZE: 539.32kW
AC SYSTEM SIZE: 400.00kW
MODULES:
(1112) HANWHA Q CELLS
Q.PEAK DUO XL-G10.3/BFG
485W
INVERTERS:
(2) SOLAREDGE TECHNOLOGIES
SE120KUS (480/277V, 3PH)
(2) SOLAREDGE TECHNOLOGIES
SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558) SOLAREDGE P1101
POWER OPTIMIZER
WIND SPEED: 105MPH
SNOW LOAD: 5PSF
MINIMUM
TEMPERATURE: -8°C
MAXIMUM
TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION		
DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

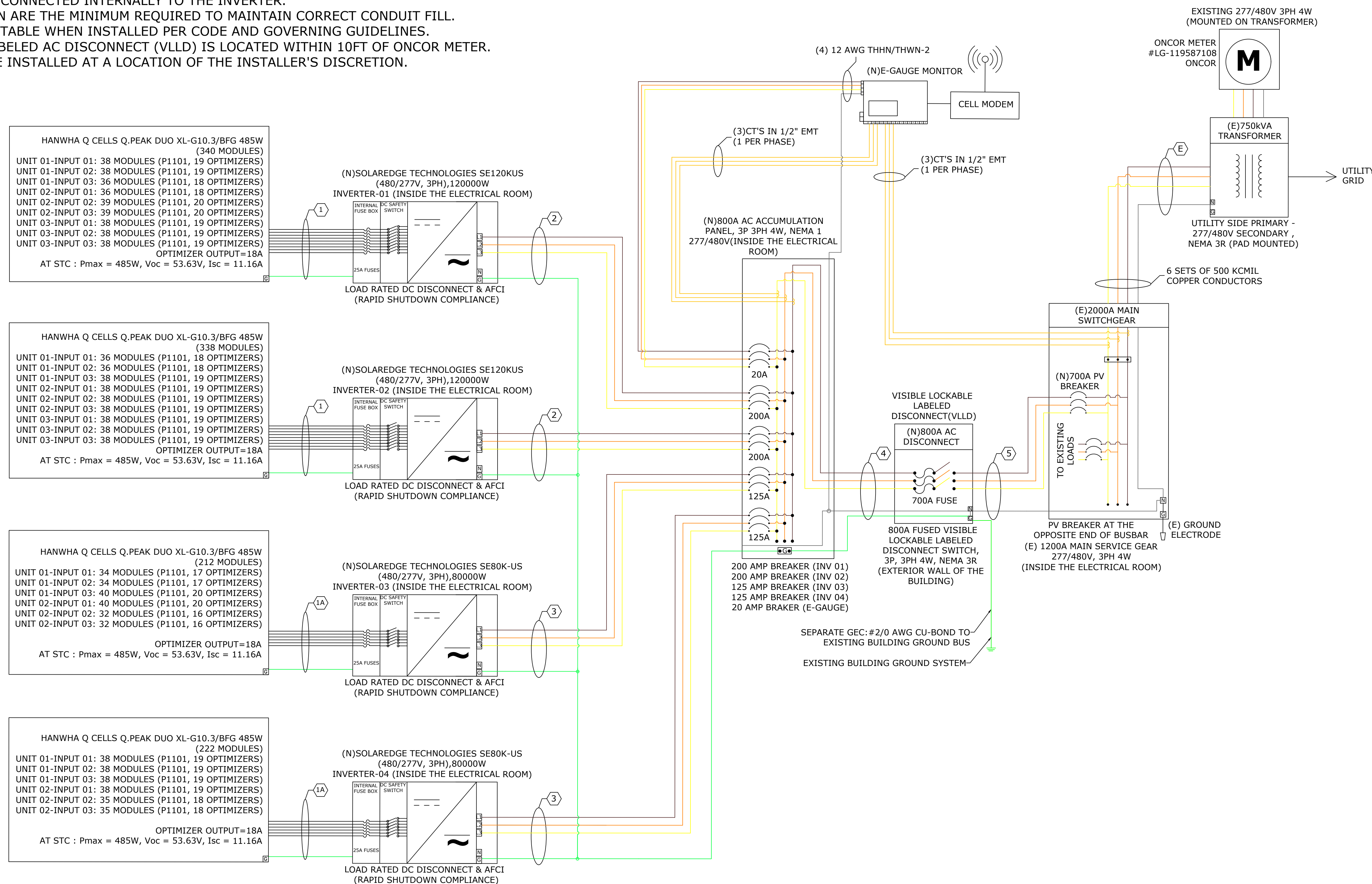
PROJECT INFORMATION
NAME: CTE ENTERTAINMENT, LP
COM-41783
ADDRESS: 1290 I-30 FRONTAGE RD,
ROCKWALL, TX 75032
EST ID: 10443720006363900
32.912126, -96.445302
APN: 33829
AHJ: TX-CITY OF ROCKWALL
UTILITY: ONCOR
PRN NUMBER: FMS-CU-2023-1688



EQUIPMENT ELEVATION VIEW
DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A
SCALE: AS NOTED
REV: B
DATE: 05/16/2024
E-03

ELECTRICAL DIAGRAM: DC SYSTEM SIZE: **539.32kW**, AC SYSTEM SIZE: **400.00kW**

- NOTE:**
1. TYPICALLY EACH SOLAREEDGE P1101 POWER OPTIMIZER IS CONNECTED TO TWO MODULES.
 2. EACH SOLAREEDGE P1101 POWER OPTIMIZER IS RAPID SHUTDOWN COMPLIANT.
 3. ALL DC FUSES SHOWN ARE CONNECTED INTERNALLY TO THE INVERTER.
 4. ALL CONDUIT SIZES SHOWN ARE THE MINIMUM REQUIRED TO MAINTAIN CORRECT CONDUIT FILL.
 5. LARGER CONDUIT IS ACCEPTABLE WHEN INSTALLED PER CODE AND GOVERNING GUIDELINES.
 6. THE VISIBLE LOCKABLE, LABELED AC DISCONNECT (VLLD) IS LOCATED WITHIN 10FT OF ONCOR METER.
 7. MONITORING DEVICE TO BE INSTALLED AT A LOCATION OF THE INSTALLER'S DISCRETION.



CONDUIT SCHEDULE					
TAG ID	NO OF PARALLEL FEEDER	CONDUIT SIZE	CONDUCTOR	NEUTRAL	GROUND
1	1	1-1/4" EMT 1-1/4" EMT 1-1/4" EMT	(6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV	NONE	(1) 6 AWG THHN/THWN-2
1A	1	1-1/4" EMT 1-1/4" EMT	(6) 10 AWG PV WIRE 2kV (6) 10 AWG PV WIRE 2kV	NONE	(1) 6 AWG THHN/THWN-2
2	1	2" EMT	(3) 3/0 AWG THHN/THWN-2	NONE	(1) 6 AWG THHN/THWN-2
3	1	1-1/4" EMT	(3) 1 AWG THHN/THWN-2	NONE	(1) 6 AWG THHN/THWN-2
4	2	3" EMT	(3) 500 KCMIL THHN/THWN-2	(1) 1/0 AWG THHN/THWN-2	(1) 1/0 AWG THHN/THWN-2
5	2	3" EMT	(3) 500 KCMIL THHN/THWN-2	(1) 500 KCMIL THHN/THWN-2	NONE



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SYSTEM INFORMATION
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MODULES:
(1112) HANWHA Q CELLS
Q.PEAK DUO XL-G10.3/BFG
485W
INVERTERS:
(2) SOLAREEDGE TECHNOLOGIES
SE120KUS (480/277V, 3PH)
(2) SOLAREEDGE TECHNOLOGIES
SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558) SOLAREEDGE P1101
POWER OPTIMIZER
WIND SPEED: 105MPH
SNOW LOAD: 5PSF
MINIMUM
TEMPERATURE: -8°C
MAXIMUM
TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS
TX FIRM: F-26320
SEALED: 05/16/2024

SOLAR PV PROJECT
FOR
CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
32.912126, -96.445302

REVISION		
DATE	DESCRIPTION	REV
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05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION
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COM-41783
ADDRESS: 1290 I-30 FRONTAGE RD,
ROCKWALL, TX 75032
EST ID: 10443720006363900
32.912126, -96.445302
APN: 33829
AHJ: TX-CITY OF ROCKWALL
UTILITY: ONCOR
PRN NUMBER: FMS-CU-2023-1688
ILLUMINE i
THREE LINE DIAGRAM
DRAFTED BY/QC'ED BY:
NAVANEETHAN.C/MANISH A
SCALE: AS NOTED REV: B
DATE: 05/16/2024 E-05

ELECTRICAL CALCULATION: DC SYSTEM SIZE: **539.32kW**, AC SYSTEM SIZE: **400.00kW**

OCPD CALCULATIONS:
 MAIN PANEL RATING:2000A,
 LINE SIDE INTERCONNECTION ALLOWABLE BACKFEED IS =2000A
 OCPD CALCULATIONS: INVERTER OVERCURRENT PROTECTION= INVERTER O/P I X 1.25
 =(144.3AX2)+(96.5AX2)X1.25=602.00A=>PV BREAKER/FUSE = 700A
 TOTAL REQUIRED PV BREAKER/FUSE SIZE =>700A PV BREAKER/FUSE

ELECTRICAL CALCULATIONS:

SYSTEM INFO:
539.32 kW DC SYSTEM SIZE
(1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W MODULES
(2)SOLAREEDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2)SOLAREEDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
(558)SOLAREEDGE P1101 POWER OPTIMIZER

SYSTEM CHARACTERISTICS:(INV 01 & 02)
 VMP - MAXIMUM POWER POINT VOLTAGE = 850V
 VOC - MAXIMUM INVERTER SYSTEM VOLTAGE = 1000V
 IMP - RATED MAXIMUM POWER-POINT CURRENT = 144.75A
 ISC - MAXIMUM CIRCUIT CURRENT = 144.75A

SYSTEM CHARACTERISTICS:(INV 03 & 04)
 VMP - MAXIMUM POWER POINT VOLTAGE = 850V
 VOC - MAXIMUM INVERTER SYSTEM VOLTAGE = 1000V
 IMP - RATED MAXIMUM POWER-POINT CURRENT = 96.50A
 ISC - MAXIMUM CIRCUIT CURRENT = 96.50A

DC WIRE SIZING (TAG 1):
 MAX CIRCUIT CURRENT = OPTIMIZER MAX OUTPUT X HIGH IRRADIANCE [NEC 690.8(A)(1)] X 1.25 [NEC 690.53]
 =18A X 1 X 1.25= 22.5A
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 0.8 X 40A = 29.12A
 TERMINAL RATING, [PER 110.14(C)] - 10 AWG , 75°C RATED = 35A
 30A ≥ 22.5A SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
 ALSO, 29.12A ≥ 18A, AND **10 AWG** IS SUFFICIENT.

AC WIRE SIZING (TAG 2):
 MAX AC OUTPUT CURRENT = MAX INVERTER OUTPUT X 1.25 [PER NEC 690.52] = 144.3A X 1.25 = 180.38A
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 225A = 204.75A
 TERMINAL RATING, [PER 110.14(C)] - 3/0 AWG , 75°C RATED = 200A
 200A ≥ 180.38A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
 ALSO, 204.75A ≥ 144.3A, AND **3/0 AWG** IS SUFFICIENT.
 INVERTER OVER CURRENT PROTECTION = INVERTER MAX OUTPUT CURRENT X 1.25
 = 144.3A X 1.25 = 200A --> 200A OVERCURRENT PROTECTION

AC WIRE SIZING (TAG 3):
 MAX AC OUTPUT CURRENT = MAX INVERTER OUTPUT X 1.25 [PER NEC 690.52] = 96.5A X 1.25 = 120.63A
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 145A = 131.95A
 TERMINAL RATING, [PER 110.14(C)] - 1 AWG , 75°C RATED = 130A
 130A ≥ 120.63A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
 ALSO, 131.95A ≥ 96.5A, AND **1 AWG** IS SUFFICIENT.
 OVER CURRENT PROTECTION = MAX OUTPUT CURRENT X CONTINUOUS LOAD
 = 96.5A X 1.25 = 125A --> 125A OVERCURRENT PROTECTION

AC WIRE SIZING (TAG 4 & 5): (NO OF PARALLEL FEEDER =2)
 OVER CURRENT PROTECTION = MAX OUTPUT CURRENT X 1.25
 =(144.3A X 2)+(96.5A X 2)X 1.25 =602.00A/2 = 301A
 ADJUSTED CONDUCTOR AMPACITY = (HIGH TEMP) [PER TABLE 310.15(B)(1)] X (CONDUIT FILL) [PER TABLE 310.15(C)(1)]
 X (CONDUCTOR AMPACITY) (PER TABLE 310.16) = 0.91 X 1 X 430A = 391.30A
 TERMINAL RATING, [PER 110.14(C)] - 500 KCMIL , 75°C RATED = 380A
 380A ≥ 301A, SO THE TERMINAL RATING GOVERNS THE CONDUCTOR SIZING
 ALSO, 391.30A ≥ 240.8A, AND **500 KCMIL** IS SUFFICIENT.

NOTE:
 1.THIS INSTALLATION IS TO BE CONSIDERED SUPERVISED.ALL NEW ADDITIONS AND ALTERATIONS TO ANY EQUIPMENT IDENTIFIED IN THIS DOCUMENT MUST BE MADE WITH ENGINEERING SUPERVISION AND ALL WORK MUST BE COMPLETED BY QUALIFIED PERSONNEL.
 2.ALL EQUIPMENT AND TERMINALS MUST BE MINIMUM 75°C RATED.
 3.ALL CONDUCTORS ARE COPPER, UNLESS OTHERWISE SPECIFIED.

MODULE SPECIFICATIONS	
MODEL	HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
MODULE POWER @ STC	485W
OPEN CIRCUIT VOLTAGE: Voc	53.63V
MAX POWER VOLTAGE: Vmp	45.63V
SHORT CIRCUIT CURRENT: Isc	11.16A
MAX POWER CURRENT: Imp	10.63A

INVERTER-01 & 02 SPECIFICATIONS	
MODEL	SOLAREEDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
POWER RATING	120000W
MAX OUTPUT CURRENT	144.3A
CEC WEIGHTED EFFICIENCY	98.5%
MAX INPUT CURRENT	144.75A
MAX DC VOLTAGE	1000V

OPTIMIZER CHARACTERISTICS	
MODEL	SOLAREEDGE P1101 POWER OPTIMIZER
MAX INPUT VOLTAGE	125 VDC
MAX INPUT CURRENT	14.1 ADC
MAX OUTPUT CURRENT	18 ADC

INVERTER-03 & 04 SPECIFICATIONS	
MODEL	SOLAREEDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
POWER RATING	80000W
MAX OUTPUT CURRENT	96.5A
CEC WEIGHTED EFFICIENCY	98.5%
MAX INPUT CURRENT	96.5A
MAX DC VOLTAGE	1000V

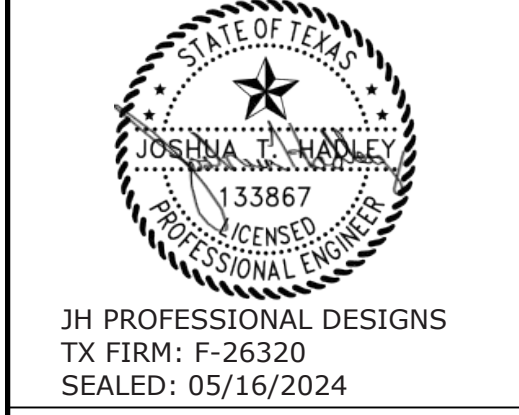
VOLTAGE DROP CALCULATIONS:

DC VOLTAGE DROP CALCULATION												
SOURCE	TERMINATION	TAG	CONDUIT TYPE	OPTIMIZER CURRENT (IMP)	STRING VOLTAGE AT 2%DB (VMP)	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTANCE AT 75 DEG C	RESISTANCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
MODULES	INVERTER 01	1	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	230	1.06%
MODULES	INVERTER 02	1	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	390	1.80%
MODULES	INVERTER 03	1A	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	260	1.20%
MODULES	INVERTER 04	1A	EMT	18	850	1	C AWG 10	Cu	0.00124	0.001087802	200	0.92%
											MAX Vdrop	1.80%
3 PHASE AC VOLTAGE DROP CALCULATION												
SOURCE	TERMINATION	TAG	CONDUIT TYPE	CURRENT	VOLTAGE	#SET OF PARALLEL CONDUCTOR	CONDUCTOR	CONDUCTOR MATERIAL	RESISTANCE AT 75 DEG C	RESISTANCE AT 2%DB	MAX CONDUTOR LENGTH(ft)	%V.DROP
INVERTER TO POI												
INVERTER 01	AC ACCUMULATION	2	EMT	144.3	480	1	L AWG 3/0	Cu	0.000082	0.000071935	10	0.04%
INVERTER 02	AC ACCUMULATION	2	EMT	144.3	480	1	L AWG 3/0	Cu	0.000082	0.000071935	10	0.04%
INVERTER 03	AC ACCUMULATION	3	EMT	96.5	480	1	L AWG 3/0	Cu	0.000082	7.19353E-05	10	0.03%
INVERTER 04	AC ACCUMULATION	3	EMT	96.5	480	1	L AWG 3/0	Cu	0.000082	7.19353E-05	10	0.03%
AC ACCUMULATION	AC DISCONNECT	4	EMT	481.6	480	1	I AWG 01	Cu	0.00016	0.000140362	25	0.61%
AC DISCONNECT	POI	5	EMT	481.6	480	2	R 500 KCMIL	Cu	0.000032	0.000028072	15	0.04%
											MAX Vdrop	0.84%
											TOTAL SYSTEM VDROD	2.64%



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SYSTEM INFORMATION
 DC SYSTEM SIZE: 539.32KW
 AC SYSTEM SIZE: 400.00kW
 MODULES:
 (1112)HANWHA Q CELLS Q.PEAK DUO XL-G10.3/BFG 485W
 INVERTERS:
 (2)SOLAREEDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
 (2)SOLAREEDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
 OPTIMIZER:
 (558)SOLAREEDGE P1101 POWER OPTIMIZER
 WIND SPEED:105MPH
 SNOW LOAD:5PSF
 MINIMUM TEMPERATURE: -8°C
 MAXIMUM TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS
 TX FIRM: F-26320
 SEALED: 05/16/2024

SOLAR PV PROJECT
 FOR
CTE ENTERTAINMENT, LP COM-41783
 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
 32.912126, -96.445302

REVISION		
DATE	DESCRIPTION	REV
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 NAME:CTE ENTERTAINMENT, LP COM-41783
 ADDRESS:1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032
 EST ID: 10443720006363900
 32.912126, -96.445302
 APN:33829
 AHJ:TX-CITY OF ROCKWALL
 UTILITY:ONCOR
 PRN NUMBER:FMS-CU-2023-1688

ILLUMINE i

ELECTRICAL CALCULATION

DRAFTED BY/QC'ED BY:
 NAVANEETHAN.C/MANISH A

SCALE:AS NOTED REV:B

DATE:05/16/2024 E-06

PLACARDS

1. WARNING
ELECTRIC SHOCK HAZARD
 TERMINALS ON BOTH LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

INSTALLED ON: AC DISCONNECT, LOAD CENTERS, COMBINER PANELS, POINT OF INTERCONNECTION
 APPLICABLE CODE(S): NEC 690.13(B)

2. WARNING: PHOTOVOLTAIC POWER SOURCE

INSTALLED ON: CONDUIT, RACEWAYS, AND J-BOXES (LABELED EVERY 10'). REFLECTIVE. MIN 3/8" WHITE TEXT ON BLACK BACKGROUND.
 APPLICABLE CODE(S): NEC 690.31(D)(2)

3. PHOTOVOLTAIC DC DISCONNECT

INSTALLED ON: DC DISCONNECT(S)
 APPLICABLE CODE(S): NEC 690.13(B)

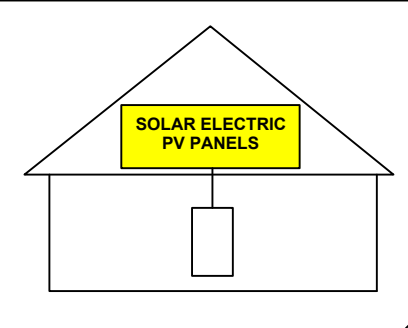
INVERTER 1 & 2

4. MAXIMUM DC VOLTAGE OF PV SYSTEM
1000 V

INSTALLED ON: INVERTER
 APPLICABLE CODE(S): NEC 690.53

5. SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



INSTALLED ON: WITHIN 3 FT OF SERVICE DISCONNECTING MEANS. MIN 3/8" BLACK TEXT ON YELLOW BACKGROUND & 3/16" BLACK TEXT ON WHITE BACKGROUND.
 APPLICABLE CODE(S): NEC 690.56(C)

6. RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

INSTALLED ON: RAPID SHUTDOWN SWITCH
 APPLICABLE CODE(S): NEC 690.56(C)(2)

7. PHOTOVOLTAIC SYSTEM AC DISCONNECT SWITCH
 RATED AC OPERATING CURRENT 481.6 AMPS AC
 AC NOMINAL OPERATING VOLTAGE 480 VAC

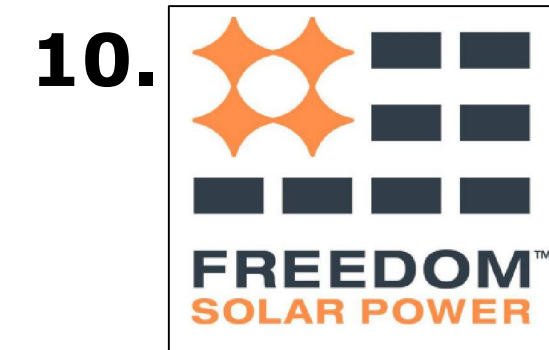
INSTALLED ON: AC DISCONNECT(S), POINT OF INTERCONNECTION.
 APPLICABLE CODE(S): NEC 690.54

8. WARNING DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

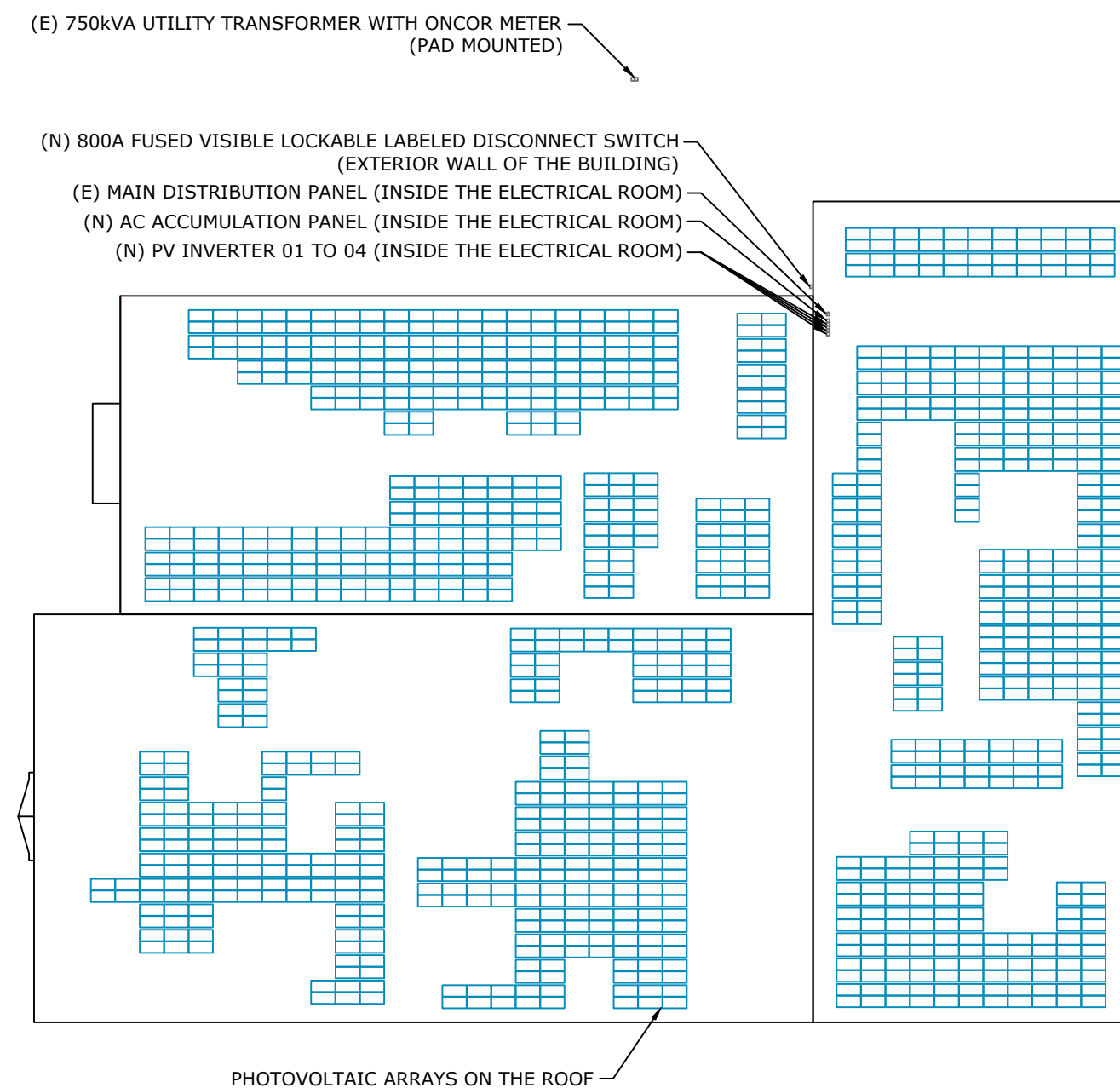
INSTALLED ON: POINT OF INTERCONNECTION
 APPLICABLE CODE(S): NEC 705.12(C)

9. DEDICATED PHOTOVOLTAIC SYSTEM COMBINER PANEL NO LOAD SHALL BE ADDED TO THIS PANEL

INSTALLED ON: COMBINER PANEL



11. WARNING: !
 POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN



1290 I-30 FRONTAGE RD, ROCKWALL, TX 75032

ALL PLACARDS SHALL BE OF WEATHER PROOF CONSTRUCTION, BACKGROUND ON ALL PLACARDS SHALL BE RED WITH WHITE LETTERING U.O.N. PLACARD SHALL BE MOUNTED DIRECTLY ON THE EXISTING UTILITY ELECTRICAL SERVICE. FASTENERS APPROVED BY THE LOCAL JURISDICTION

LABEL LOCATION
 SERVICE PANEL
 PER CODE: NEC 705.10

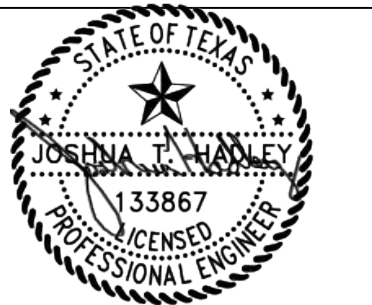
KEY	QTY.	LOCATION
1.	3	AC DISCONNECT, LOAD CENTER, POINT OF INTERCONNECTION
2.	10	CONDUIT
3.	4	DC DISCONNECTS
4.	4	INVERTER
5.	6	AC DISCONNECT, DC DISCONNECT, POINT OF INTERCONNECTION
6.	4	INVERTER
7.	2	AC DISCONNECT, POINT OF INTERCONNECTION
8.	1	POINT OF INTERCONNECTION
9.	1	COMBINER PANEL
10.	1	POINT OF INTERCONNECTION
11.	1	POINT OF INTERCONNECTION

NOTES: ROOFTOP TRIP HAZARDS ON ROOF SHALL BE IDENTIFIED WITH REFLECTIVE MATERIAL. MARKING CONTENT AND FORMAT RED BACKGROUND WHITE LETTERING MINIMUM 3/8" LETTER HEIGHT ALL CAPITAL LETTERS, ARIAL OR SIMILAR FONT, NON-BOLD. WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (DURABLE ADHESIVE MATERIALS MUST MEET THIS REQUIREMENT).



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SYSTEM INFORMATION
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 MODULES:
 (1112) HANWHA Q CELLS
 Q.PEAK DUO XL-G10.3/BFG 485W
 INVERTERS:
 (2) SOLAREEDGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
 (2) SOLAREEDGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
 OPTIMIZER:
 (558) SOLAREEDGE P1101 POWER OPTIMIZER
 WIND SPEED: 105MPH
 SNOW LOAD: 5PSF
 MINIMUM TEMPERATURE: -8°C
 MAXIMUM TEMPERATURE: 37°C



JH PROFESSIONAL DESIGNS
 TX FIRM: F-26320
 SEALED: 05/16/2024

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 UTILITY: ONCOR
 PRN NUMBER: FMS-CU-2023-1688



ELECTRICAL PLACARDS

DRAFTED BY/QC'ED BY:
 NAVANEETHAN, C/MANISH A
 SCALE: AS NOTED REV: B
 DATE: 03/22/2024 E-06

powered by **Q.ANTUM / Duo / Z**



Q.PEAK DUO XL-G10.3 / BFG 470-485

BIFACIAL DOUBLE GLASS MODULE WITH EXCELLENT RELIABILITY AND ADDITIONAL YIELD

EUPD RESEARCH TOP BRAND PV MODULES 2020

Q CELLS Yield Security

BIFACIAL ENERGY YIELD GAIN OF UP TO 20%
Bifacial Q.ANTUM solar cells with zero gap cell layout make efficient use of light shining on the module rear-side for radically improved LCOE.

LOW ELECTRICITY GENERATION COSTS
Q.ANTUM DUO Z combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology for higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 21.2%.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behavior.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti-LID and Anti-PID Technology¹, Hot-Spot Protect and Traceability Quality Tra Q™.

FRAME FOR VERSATILE MOUNTING OPTIONS
High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (2400 Pa).

A RELIABLE INVESTMENT
Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty².

¹ APT test conditions according to IEC 75 62804-1-2015 method B1 - 1500V, 18h including post treatment according to IEC 61215-1-1 Ed. 2.0 (C1)
² See data sheet on rear for further information.

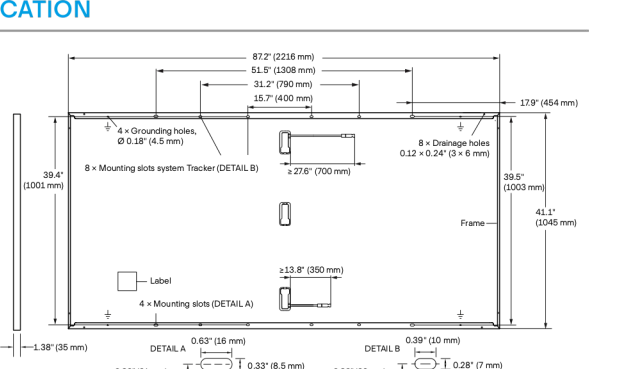
THE IDEAL SOLUTION FOR:
Ground-mounted solar power plants

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	87.2n x 41.1n x 1.38n (including frame)
Weight	(2216mm x 1045mm x 35mm)
Front Cover	0.08n (2.0mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08n (2.0mm) semi-tempered glass
Frame	Anodized aluminum
Cell	6 x 26 monocrystalline Q.ANTUM solar half cells
Junction Box	2.00 x 3.98n x 1.26-2.36n x 0.59-0.71n
Cable	4mm² solar cable (UL1274n (700mm), C1) ±13.8n (350mm)
Connector	SMA4 MC4-Evo2, Hanwha Q CELLS HG24, IP68



ELECTRICAL CHARACTERISTICS

POWER CLASS	470	475	480	485					
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC* AND BSTC* (POWER TOLERANCE: ±0.5% / -0.5%)									
Power at MPP ¹	P _{MPP} [W]	470	514.1	475	519.6	480	526.0	485	530.5
Short Circuit Current ¹	I _{sc} [A]	11.04	12.08	11.08	12.12	11.12	12.17	11.16	12.21
Open Circuit Voltage ¹	V _{oc} [V]	52.91	53.10	53.15	53.34	53.39	53.58	53.63	53.82
Current at MPP	I _{MPP} [A]	10.51	11.50	10.55	11.54	10.59	11.58	10.63	11.63
Voltage at MPP	V _{MPP} [V]	44.73	44.72	45.03	45.02	45.33	45.32	45.63	45.62
Efficiency ¹	η [%]	±20.3	±22.2	±20.5	±22.4	±20.7	±22.7	±20.9	±22.9

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²

POWER CLASS	470	475	480	485	
Power at MPP	P _{MPP} [W]	363.8	357.6	361.4	365.1
Short Circuit Current	I _{sc} [A]	8.89	8.92	8.96	8.99
Open Circuit Voltage	V _{oc} [V]	50.04	50.27	50.49	50.72
Current at MPP	I _{MPP} [A]	8.27	8.30	8.34	8.37
Voltage at MPP	V _{MPP} [V]	42.77	43.06	43.35	43.63

Q CELLS PERFORMANCE WARRANTY

At least 88% of nominal power during first year. Thereafter max. 0.45% degradation per year. At least 93.85% of nominal power up to 10 years. At least 84.85% of nominal power up to 30 years.

At least 88% of nominal power during first year. Thereafter max. 0.45% degradation per year. At least 93.85% of nominal power up to 10 years. At least 84.85% of nominal power up to 30 years.

All data within measurement tolerance. Full warranties in accordance with the warranty terms of the Q CELLS sales organization of your respective country.

TEMPERATURE COEFFICIENTS

Temperature Coefficient of P _{MPP}	α [%/K]	+0.04	Temperature Coefficient of V _{oc}	β [%/K]	-0.27
Temperature Coefficient of I _{sc}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	108 ± 5.4 (42 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V _{MV} [V]	1500	PIV module classification	Class B
Maximum Series Fuse Rating [A DC]	20	Fuse Rating based on ANSI/UL 61730	TYPE 29 ¹
Max. Design Load, Push/Pull ¹ [lbs/ft ²]	75 (3600 Pa) / 33 (1600 Pa)	Permitted Module Temperature on Continuous Duty	-40°F up to +135°F (-40°C up to +55°C)
Max. Test Load, Push/Pull ¹ [lbs/ft ²]	113 (5400 Pa) / 50 (2400 Pa)		

¹ See Installation Manual. ² New Type is similar to Type 3 but with metallic frame.

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE, IEC 61215-1, IEC 61730-2016, IEC 61853, IEC 61853-2, IEC 61853-3, IEC 61853-4, IEC 61853-5, IEC 61853-6, IEC 61853-7, IEC 61853-8, IEC 61853-9, IEC 61853-10, IEC 61853-11, IEC 61853-12, IEC 61853-13, IEC 61853-14, IEC 61853-15, IEC 61853-16, IEC 61853-17, IEC 61853-18, IEC 61853-19, IEC 61853-20, IEC 61853-21, IEC 61853-22, IEC 61853-23, IEC 61853-24, IEC 61853-25, IEC 61853-26, IEC 61853-27, IEC 61853-28, IEC 61853-29, IEC 61853-30, IEC 61853-31, IEC 61853-32, IEC 61853-33, IEC 61853-34, IEC 61853-35, IEC 61853-36, IEC 61853-37, IEC 61853-38, IEC 61853-39, IEC 61853-40, IEC 61853-41, IEC 61853-42, IEC 61853-43, IEC 61853-44, IEC 61853-45, IEC 61853-46, IEC 61853-47, IEC 61853-48, IEC 61853-49, IEC 61853-50, IEC 61853-51, IEC 61853-52, IEC 61853-53, IEC 61853-54, IEC 61853-55, IEC 61853-56, IEC 61853-57, IEC 61853-58, IEC 61853-59, IEC 61853-60, IEC 61853-61, IEC 61853-62, IEC 61853-63, IEC 61853-64, IEC 61853-65, IEC 61853-66, IEC 61853-67, IEC 61853-68, IEC 61853-69, IEC 61853-70, IEC 61853-71, IEC 61853-72, IEC 61853-73, IEC 61853-74, IEC 61853-75, IEC 61853-76, IEC 61853-77, IEC 61853-78, IEC 61853-79, IEC 61853-80, IEC 61853-81, IEC 61853-82, IEC 61853-83, IEC 61853-84, IEC 61853-85, IEC 61853-86, IEC 61853-87, IEC 61853-88, IEC 61853-89, IEC 61853-90, IEC 61853-91, IEC 61853-92, IEC 61853-93, IEC 61853-94, IEC 61853-95, IEC 61853-96, IEC 61853-97, IEC 61853-98, IEC 61853-99, IEC 61853-100.

Power Optimizer For North America

P1101

25 YEAR WARRANTY



POWER OPTIMIZER

PV power optimization at the module level
The most cost-effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- High efficiency with module-level MPPT, for maximized system energy production and revenue, and fast project ROI
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRS)
- Balance of System cost reduction: 50% less cables, fuses, and combiner boxes; over 2x longer string lengths possible

solaredge.com

Power Optimizer For North America P1101

Power Optimizer Model (Typical Module Compatibility)	P1101 (for up to 2 x high power or bi-facial modules)	Units
INPUT		
Rated Input DC Power ¹	1000	W
Connection Method	Single input for series connected modules	
Absolute Maximum Input Voltage (V _{oc} at lowest temperature)	125	Vdc
MPPT Operating Range	12.5 - 105	Vdc
Maximum Short Circuit Current (I _{sc})	14.1	Adc
Maximum Short Circuit Current per Input (I _{sc})	-	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	98.6	%
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREGE INVERTER)		
Maximum Output Current	18	Adc
Maximum Output Voltage	80	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREGE INVERTER OR SOLAREGE INVERTER OFF)		
Safety Output Voltage per Power Optimizer	1 ± 0.1	Vdc
STANDARD COMPLIANCE		
Photovoltaic Rapid Shutdown System	Compliant with NEC 2014, 2017, 2020	
EMC	FCC Part 15 Class A, IEC 61000-6-2, IEC 61000-6-3	
Safety	IEC 62109-1 (class II safety), UL1741, UL3741, CSA C22.2 #107.1	
Material	UL94 V-0, UV resistant	
RoHS	Yes	
INSTALLATION SPECIFICATIONS		
Compatible SolarEdge Inverters	All commercial three phase inverters	
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	129 x 162 x 59 / 5.1 x 6.4 x 2.32	mm / in
Weight	1094 / 2.34	g / lb
Input Connector	MC4 ²	
Input Wire Length Options		m / ft
1	1.6 / 5.2	
2		
3		
Output Wire Type / Connector	Double insulated, MC4	
Output Wire Length	2.4 / 7.8	m / ft
Operating Temperature Range ³	-40 to +85 / -40 to +195	°C / °F
Protection Rating	IP68 / NEMA4P	
Relative Humidity	0 - 100	%

¹ Rated power of the module at STC will not exceed the Power Optimizer "Rated Input DC Power". Modules with up to +5% power tolerance are allowed.
² For other connector types please refer to the [Power Optimizer Input Connector Compatibility Technical Note](#).
³ For ambient temperatures above +100°C power derating is applied. Refer to the [Power Optimizer Input Connector Compatibility Technical Note](#) for more details.

PV System Design Using a SolarEdge Inverter¹

	200V Grid 50Hz	200V Grid 60Hz	277/480V Grid 50Hz	277/480V Grid 60Hz
Compatible Power Optimizers	P1101			
Minimum String	8	10	14	14
Length	15	19	27	27
Maximum String	30	30	30	30
Length	60	60	60	60
Maximum Continuous Power per String	7200	8800	15300	15300
Maximum Allowed Connected Power per String ²	1 string - 8400 2 strings or more - 9900	1 string - 10200 2 strings or more - 12000	1 string - 17550 2 strings or more - 20300	1 string - 17550 2 strings or more - 20300
Parallel Strings of Different Lengths or Orientations	Yes			
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit	5 Power Optimizers			

¹ The same rules apply for Synergy units of equivalent power ratings, that are part of the modular Synergy Technology inverter.
² For each string, a Power Optimizer may be connected to a single PV module or 2) a single PV module or 3) the only Power Optimizer connected to a single PV module in the string.
³ Design with three phase 200V inverters is limited. Use the [Voltage Drop Design](#) for verification.
⁴ To correct more DC power per string, design your project using SolarEdge Inverter.

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RoHS

FREEDOM SOLAR POWER

4801 FRIEDRICH LN, SUITE 100 AUSTIN, TX 78744
P: 512.640.3864
freedom.solarpower.com

SYSTEM INFORMATION

DC SYSTEM SIZE: 539.32kW
AC SYSTEM SIZE: 400.00kW
MODULES:
(1112) HANWHA Q CELLS
Q.PEAK DUO XL-G10.3/BFG 485W
INVERTERS:
(2) SOLAREGE TECHNOLOGIES SE120KUS (480/277V, 3PH)
(2) SOLAREGE TECHNOLOGIES SE80K-US (480/277V, 3PH)
OPTIMIZER:
(558) SOLAREGE P1101
POWER OPTIMIZER
WIND SPEED: 105MPH
SNOW LOAD: 5PSF
MINIMUM TEMPERATURE: -8°C
MAXIMUM TEMPERATURE: 37°C

SOLAR PV PROJECT FOR CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75082
32.912126, -96.445502

REVISION

DATE	DESCRIPTION	REV
03/22/2024	PERMIT PLAN	A
05/16/2024	EQUIPMENT UPDATE	B

PROJECT INFORMATION

NAME: CTE ENTERTAINMENT, LP COM-41783

ADDRESS: 1290 I-30 FRONTAGE RD, ROCKWALL, TX 75082
ESI ID: 10443720006363900
32.912126, -96.445502
APN: 33829

AHJ: TX-CITY OF ROCKWALL

UTILITY: ONCOR

PRN NUMBER: FMS-CU-2023-1688

ILLUMINE i

SPEC SHEETS 01

DRAFTED BY/ QC'ED BY:
NAVANEETHAN, C/MANISH A

SCALE: AS NOTED

REV: B

DATE: 05/16/2024

SS-01


Page 110 of 173

Three Phase Inverter with Synergy Technology

For the 277/480V Grid for North America

SE80KUS / SE100KUS / SE110KUS / SE120KUS

12-20 YEAR WARRANTY



INVERTER

Powered by unique pre-commissioning process for rapid system installation

- Pre-commissioning feature for automated validation of system components and wiring during the site installation process and prior to grid connection
- Easy 2-person installation with lightweight modular design (each inverter consists of 2 or 3 Synergy units and 1 Synergy Manager)
- Independent operation of each Synergy unit enables higher uptime and easy serviceability
- Built-in thermal sensors detect faulty wiring, ensuring enhanced protection and safety
- Built-in arc fault protection and rapid shutdown
- Built-in PID mitigation for maximized system performance
- Monitored² and field-replaceable surge protection devices, to better withstand surges caused by lightning or other events
- Built-in module-level monitoring with Ethernet or cellular communication for full system visibility

solaredge.com

Three Phase Inverter with Synergy Technology For the 277/480V Grid for North America

SE80KUS / SE100KUS / SE110KUS / SE120KUS

MODEL NUMBER	SE80KUS	SE100KUS	SE110KUS	SE120KUS	UNITS
OUTPUT					
Rated AC Active Output Power	80000	100000	110000	120000	W
Maximum AC Apparent Output Power	80000	100000	100000	120000	VA
AC Output Line Connections	3W + PE, 4W + PE				
Supported Grids	WYE: TN-C, TN-S, TN-C-S, TT, IT; Delta: T				
AC Output Voltage Minimum-Nominal-Maximum ¹ (L-N)	240 - 277 - 305				
AC Output Voltage Minimum-Nominal-Maximum ¹ (L-L)	422.5 - 480 - 529				
AC Frequency Min-Nom-Max ¹	59.5 - 60 - 60.5				
Maximum Continuous Output Current (per Phase, PF=1)	96.5	120	144.3		A
GFDI Threshold	1				
Utility Monitoring, Islanding Protection, Configurable Power Factor, Country Configurable Thresholds	Yes				
Total Harmonic Distortion	≤ 3				
Power Factor Range	+/- 0.2 to 1				
INPUT					
Maximum DC Power (Module STC) Inverter / Synergy Unit	140000 / 70000	175000 / 87500	210000 / 105000		W
Transformer-less, Ungrounded	Yes				
Maximum Input Voltage DC+ to DC-	1000				
Operating Voltage Range	850 - 1000				
Maximum Input Current	2 x 48.25	3 x 40	3 x 48.25		A
Reverse-Polarity Protection	Yes				
Ground-Fault Isolation Detection	167C sensitivity per Synergy Unit ²				
CEC Weighted Efficiency	98.5				
Nighttime Power Consumption	< 8				
ADDITIONAL FEATURES					
Supported Communication Interfaces ³	2 x RS485, Ethernet, Wi-Fi (optional), Cellular (optional)				
Smart Energy Management	Export Limitation				
Inverter Commissioning	With the SEApp mobile application using built-in Wi-Fi access point for local connection				
ARC Fault Protection	Built-in, User Configurable (According to UL1699B)				
Photovoltaic Rapid Shutdown System	EC 2014, 2017 and 2020; Built-in				
PID Rectifier	Nighttime, built-in				
RS485 Surge Protection (ports 1-2)	Type II, field replaceable, integrated				
AC, DC Surge Protection	Type II, field replaceable, integrated				
DC Fuses (Single Pole)	25A, integrated				
DC SAFETY SWITCH					
DC Disconnect	Built-in				
STANDARD COMPLIANCE					
Safety	UL1699B, UL1741, UL1741 SA, UL1741 SB, UL1998, CSA C22.2 #107.1				
Grid Connection Standards	Canadian AECI according to T.I.L. M-07 IEEE 1547-2018, Rule 21, Rule 14 (H)				
Emissions	FCC part 15 class A				

¹ For other regional settings please contact SolarEdge support.
² Where permitted by local regulations.
³ For specifications of the optional communication options, visit the [Communication product page](#) or the [Resource Library](#) to download the relevant product database.

Three Phase Inverter with Synergy Technology For the 277/480V Grid for North America

SE80KUS / SE100KUS / SE110KUS / SE120KUS

MODEL NUMBER	SE80KUS	SE100KUS	SE110KUS	SE120KUS	UNITS
INSTALLATION SPECIFICATIONS					
Number of Synergy Units per Inverter	2	3			
AC Max Conduit Size	2 1/2"				
Max AWG Line / PE	4/0 / 1/0				
DC Max Conduit Size	1 x 3", 2 x 2"				
DC Input Inverter/ Synergy Unit					
Dimensions (H x W x D)	Synergy Unit: 22 x 12.9 x 10.75 / 558 x 328 x 273 Synergy Manager: 18.17 x 22.4 x 11.6 / 460 x 560 x 295				
Weight	Synergy Unit: 70.4 / 32 Synergy Manager: 39.6 / 18				
Operating Temperature Range	-40 to +140 / -40 to +60 ²				
Cooling	Fan (user replaceable)				
Noise	< 67				
Protection Rating	NEMA 3R				
Mounting	Brackets provided				

¹ For power derating information refer to the [Temperature Derating - Technical Note North America](#).

SOLAR PV PROJECT FOR CTE ENTERTAINMENT, LP COM-41783
1290 I-30 FRONTAGE RD, ROCKWALL, TX 75082
32.912126, -96.445502

REVISION

DATE	DESCRIPTION	REV
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PROJECT INFORMATION

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PRN NUMBER: FMS-CU-2023-1688

ILLUMINE i

SPEC SHEETS 01

DRAFTED BY/ QC'ED BY:
NAVANEETHAN, C/MANISH A

SCALE: AS NOTED

REV: B

DATE: 05/16/2024

SS-01

Page 110 of 173

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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) TO ALLOW SOLAR ENERGY COLLECTOR PANELS ON THE ROOF OF AN EXISTING BUILDING SITUATED ON A FIVE (5) ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, PARK PLACE BUSINESS CENTRE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Teshia Brown on behalf of Justin Ripp for the approval of a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing building situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and being more specifically depicted and described 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) allowing *Solar Energy Collector Panels* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 04.01, *General Commercial District Standards*, and Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code

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

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to *Solar Energy Collector Panels* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the *Site Plan* and *Building Elevations* depicted in *Exhibits 'B' and 'C'* of this ordinance.
- (2) Reflective glare of Solar Energy Collector Panels shall be minimized by the positioning of the Solar Collector Panels or by the use of non-glare glazing.
- (3) Piping, wiring and other mechanical accessories shall be concealed within a roof mounted Solar Energy Collector Panel. If some portion of the piping, wiring or other mechanical accessories cannot be practically concealed then those portions shall be painted so as to blend with the roofing material.

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 compliance to the following:

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15th DAY OF JULY, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

Exhibit 'A'
Zoning Exhibit

Address: 1290 E. IH-30

Legal Description: Lot 2, Block A, Park Place Business Centre Addition

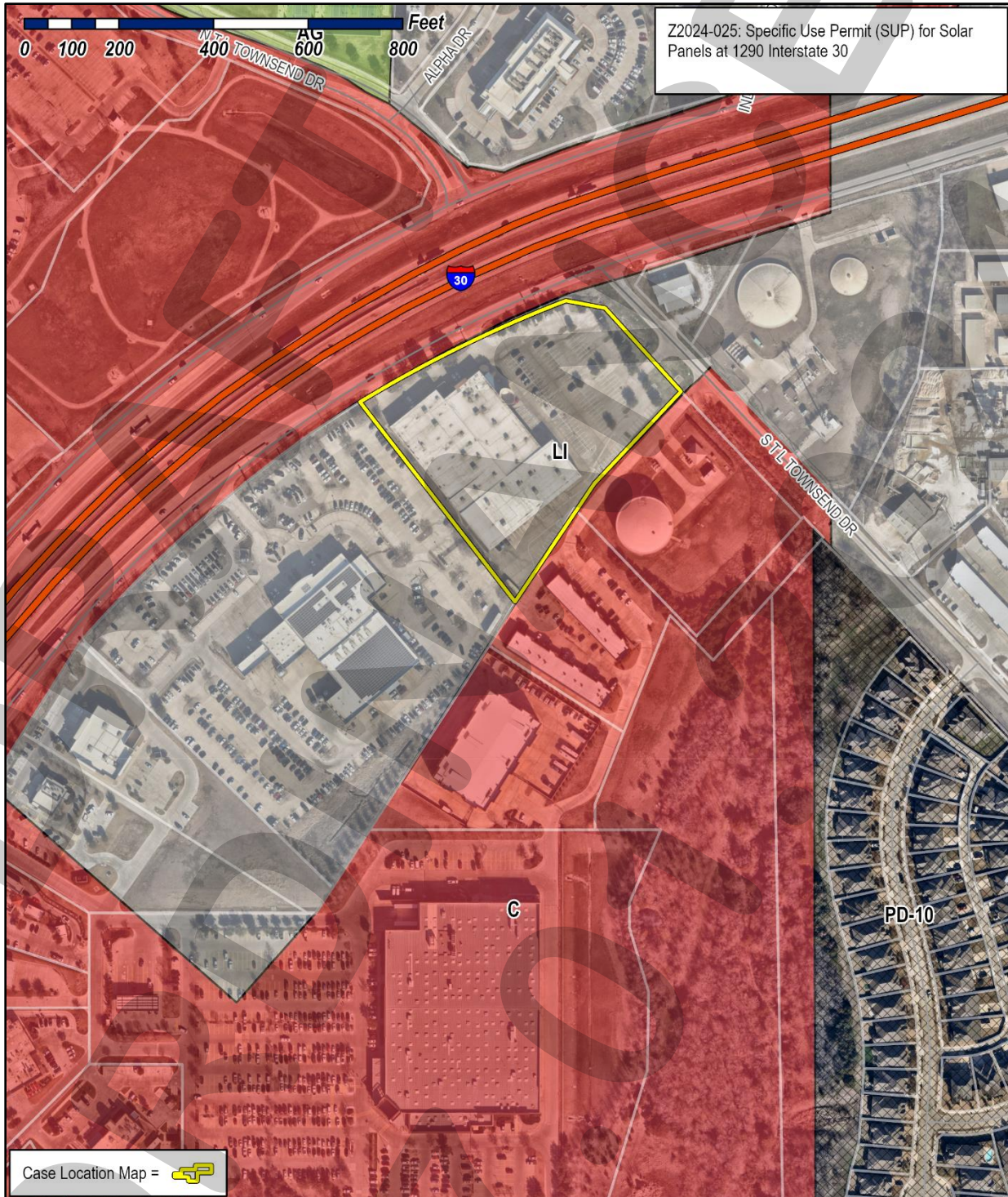
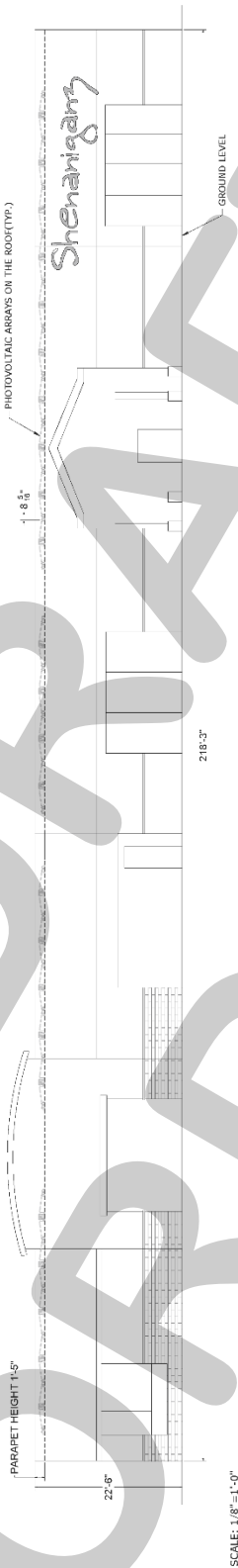


Exhibit 'B':
Concept Plan

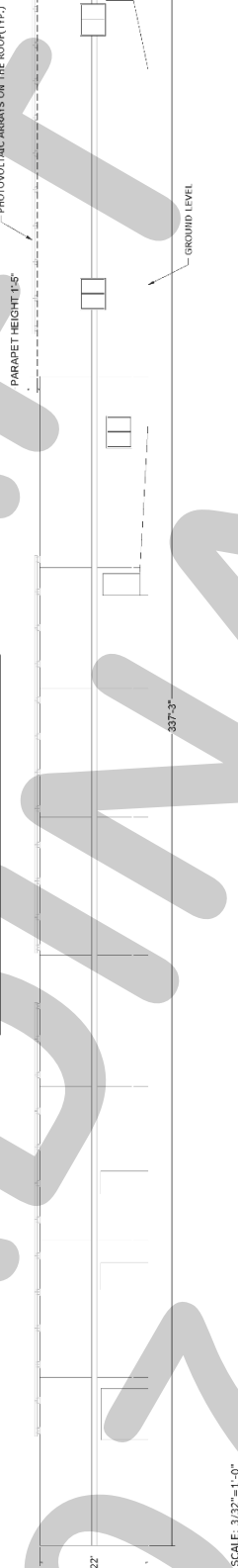


Exhibit 'C':
Building Elevations

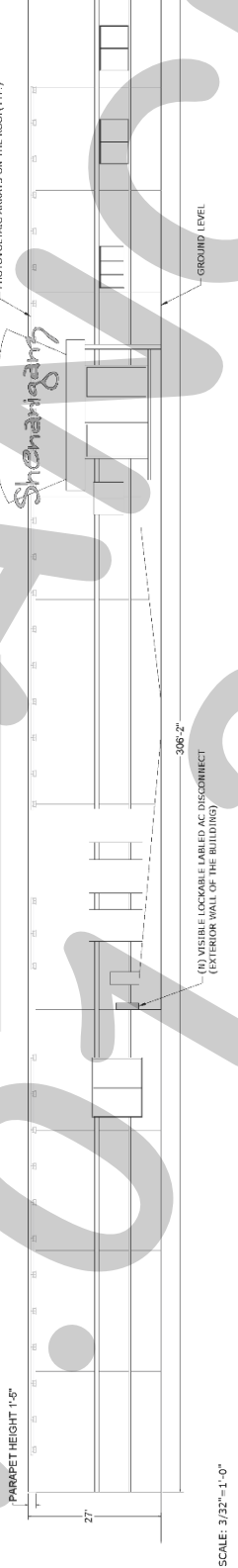
VIEW FROM NORTH WEST SIDE OF THE BUILDING



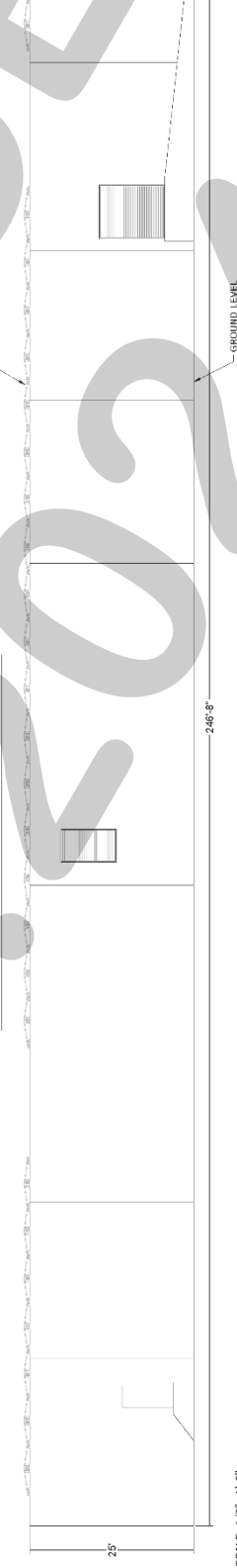
VIEW FROM SOUTH WEST SIDE OF THE BUILDING



VIEW FROM NORTH EAST SIDE OF THE BUILDING



VIEW FROM SOUTH EAST SIDE OF THE BUILDING





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 1, 2024
APPLICANT: Ryszond Waszczvk
CASE NUMBER: Z2024-026; *Specific Use Permit (SUP) for a Residential Infill for 711 Lamar Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959 and after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and July 11, 1985, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. The subject property is currently vacant.

PURPOSE

The applicant -- *Ryszond Waszczvk* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 711 Lamar Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are eight (8) single-family residential lots (*i.e. 704, 706, 708, 710, 712, 714 Sherman Street & 608, 610 E. Boydston Avenue*) that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Boydston Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a vacant 0.1460-acre parcel of land (*i.e. Lot 10, Block 111, B.F. Boydston Addition*) that is vacant and owned by Rockwall Habitat for Humanity. Beyond this is a 1.10-acre parcel of land (*i.e. Lot 1, Block 1, Lamar Street Habitat No. 1 Addition*) developed with a single-family home. South of this are two (2) vacant parcels of land (*i.e. Lot 2, Block 1, Lamar Street Habitat No. 1 Addition & Lot G, Block 112, B.F. Boydston Addition*) which are also owned by the Rockwall Habitat for Humanity. All of these properties are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are two (2) residential lots (*i.e. 711 & 713 Sherman Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this are three (3) parcels of land (*i.e. Lots A & C, Block 110, B.F. Boydston Addition & Lot 110-B of the Ridgell Addition*), that are owned by Kaufmann

Properties, LLC, and are zoned Planned Development District 52 (PD-52). East of this is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Lamar Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) residential lots (*i.e. 605 & 609 E. Ross Street & 725 Peters Colony*) developed with single-family lots that are zoned Single-Family 7 (SF-7) District. West of this is Peters Colony, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY’S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the B. F. Boydston Subdivision, and situated within 500-feet of the Ridgell and Robbins Additions, which have been in existence more than ten (10) years, consist of more than five (5) residential lots, and are more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being adjacent to an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of Sherman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sherman Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward Sherman Street.	The front elevation of the home will face Sherman Street.
Year Built	1974-2007	N/A
Building SF on Property	980 SF – 2,942 SF	2,553 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet	6- Feet
Rear	10-Feet	35-Feet, 11 ½-inches
Building Materials	Brick and Siding	Siding, Brick, and Stone
Paint and Color	Red, Tan, White, Brown, Yellow	N/A
Roofs	Composite Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located approximately 22-feet, 9-inches in front of the front façade.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant’s proposed garage is oriented approximately 22-feet, 9-inches in front of the front façade of the proposed single-family home; however, staff should point out that this is not atypical for this area or properties

located within the Southside Neighborhood Residential Overlay (SRO) District. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 7 (SF-7) District and the Southside Residential Neighborhood Overlay (SRO) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Sherman Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On May 20, 2024, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners Associations (HOAs) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² 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 714 Sherman St.

SUBDIVISION _____ LOT 9 BLOCK 111

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]

<input type="checkbox"/> OWNER	<u>Ryszard Waszczuk, Dagmara Plaza</u>	<input type="checkbox"/> APPLICANT	<u>R. Waszczuk, D. Plaza</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>Ryszard Waszczuk</u>
ADDRESS	<u>820 E Heath St.</u>	ADDRESS	<u>820 E Heath St.</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972-400-8047</u>	PHONE	<u>972-400-8047</u>
E-MAIL	_____	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

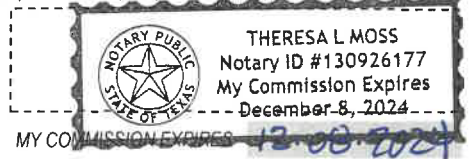
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryszard Waszczuk / Dagmara Plaza [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5/17/2024 DAY OF May 2024 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 17 DAY OF May 2024.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street

Case Location Map = 



City of Rockwall

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

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

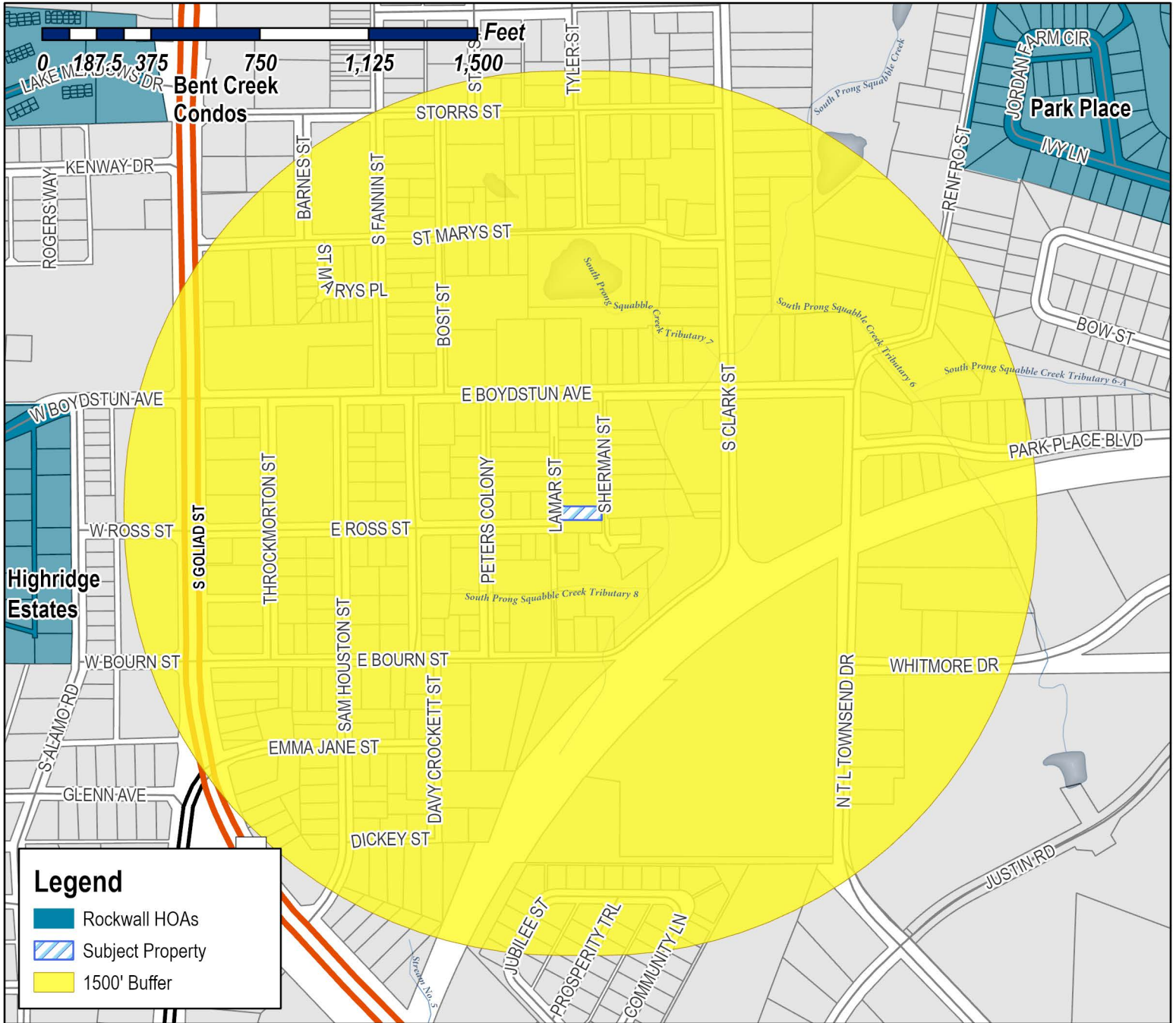




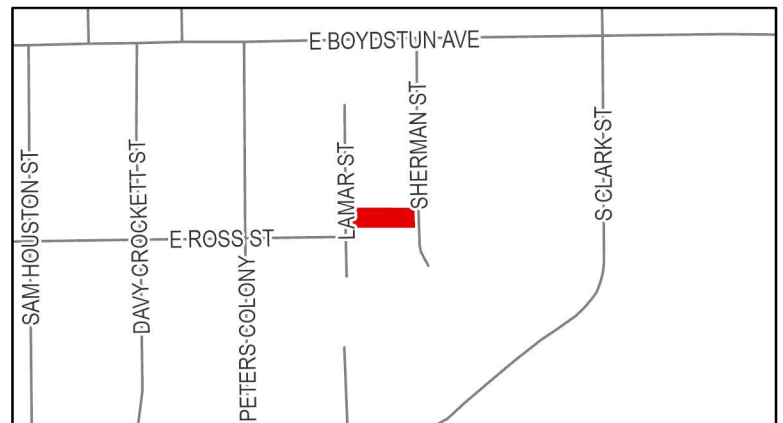
City of Rockwall

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Case Number: Z2024-026
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Lamar Street



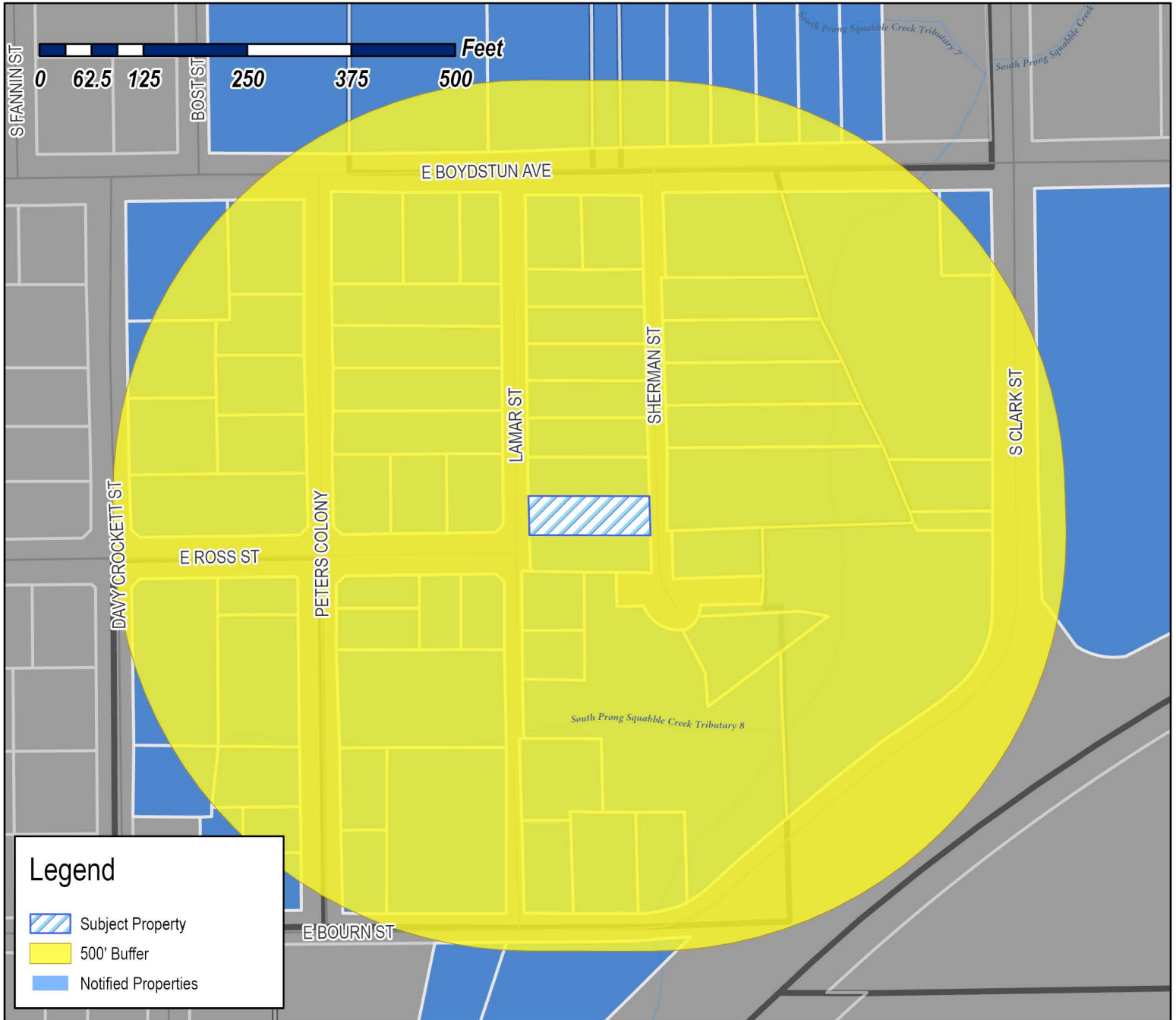
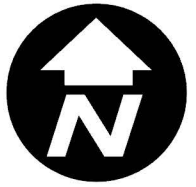
Date Saved: 5/20/2024
 For Questions on this Case Call (972) 771-7745



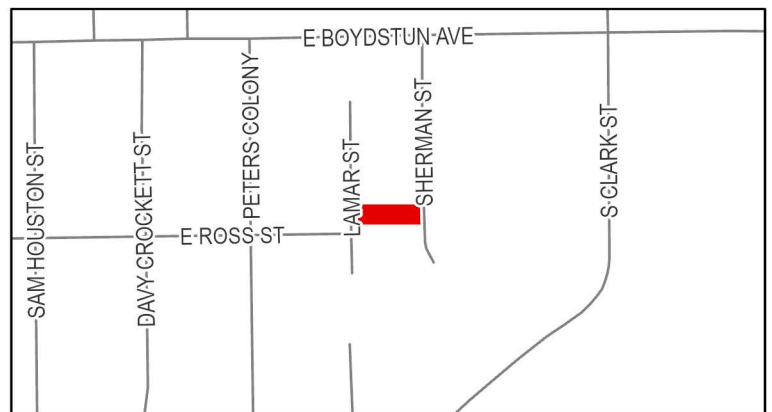
City of Rockwall

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Case Number: Z2024-026
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 711 Lamar Street



Date Saved: 5/20/2024

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

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

WELCH CHRISTOPHER & HAZEL
1212 CLIFFTOP LN
DALLAS, TX 75208

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

RSR CAPITAL LLC
1321 CRESENT COVE DRIVE
ROCKWALL, TX 75087

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
1940 ENCHANTED WAY 201
GRAPEVINE, TX 76051

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

OFF MARKET LLC
DBA BIG STATE HOME BUYERS
2800 N LOOP WEST #925
HOUSTON, TX 77092

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 S ROSS
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
607 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
611 E BOYDSTUN AVE
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN
615 E BOYDSTUN AVENUE
ROCKWALL, TX 75032

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

RANDOLPH JAMES R JR
621 E. BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
705 PETERS COLONY
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN
LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
711 LAMAR
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL
DISTRICT PUBLIC FACILITY CORP
801 E WASHINGTON ST
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street

Hold a public hearing to discuss and consider a request by Ryszond Waszczvk for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 11, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 17, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, June 17, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2024-026: Specific Use Permit (SUP) for Residential Infill at 711 Lamar Street

Please place a check mark on the appropriate line below:

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

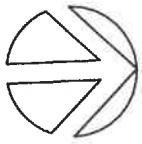
I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: _____
Address: _____

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

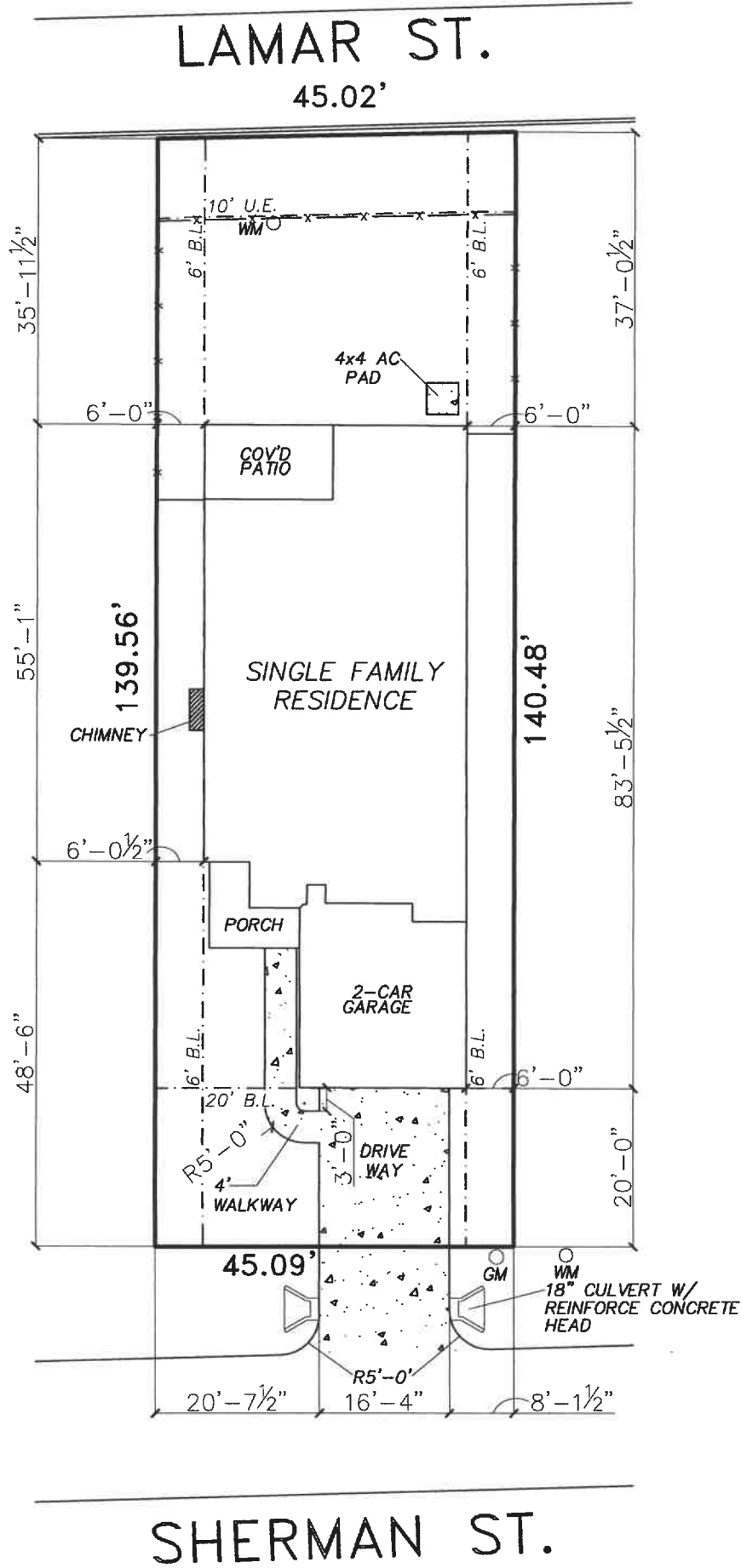
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



NORTH
SCALE: 1" = 20'-0"

AREA CALCULATIONS	
LOT AREA	6307 SF
SLAB COVERAGE	2545 SF
% BUILDING COVERAGE	40.4 % COVERAGE
TOTAL IMP. COVERAGE	2993 SF
% TOTAL IMP. COVERAGE	47.5 % COVERAGE
DRIVEWAY COVERAGE	327 SF
% DRIVEWAY COVERAGE	5.2 % COVERAGE
WALKWAY COVERAGE	105 SF
% WALKWAY COVERAGE	1.7 % COVERAGE
4'X4' A.C. PAD COVERAGE	16 SF
% 4'X4' A.C. PAD COVERAGE	0.25 % COVERAGE
FLAT WORK	0 SF
SOD GRASS	377 SQ YARD
SIDEWALK COVERAGE	0 SF
APPROACH COVERAGE	228 SF
LOT FRONTAGE	305 SF
FENCE	148 LINEAR SF

* THE PERCENT CALCULATION IS A REFERENCE TO THE COVERAGE AS A PERCENT ESTIMATION OF THE SQ. FT. COVERAGE OF ANY GIVEN STRUCTURE FROM THE TOTAL SQ. FOOT OF THE LOT AREA.



CUSTOMER SIGNATURE: _____

DATE: _____

NOTES: _____

LEGEND	—>	- DRAINAGE FLOW
	-x-x-	- PROPOSED FENCE
-o-o-	- EXISTING FENCE	
|||||	- CURLEX	
|||||	- RETAINING WALL	
●	- REQUIRED TREE PLANTING	
■	- REQUIRED BUSH	
B.L. - BUILDING LINE		
D.E. - DRAINAGE EASEMENT		
P.A.E. - PEDESTRIAN ACCESS EASEMENT		
S.S.E. - SANITARY SEWER EASEMENT		
T.E. - TRANSFORMER EASEMENT		
U.E. - UTILITY EASEMENT		
W.M.E. - WALL MAINT. EASEMENT		
M.E. - MAINTENANCE EASEMENT		
V.E. - VISIBILITY EASEMENT		
△ - EXPOSED AGGREGATE CONCRETE		

BUILDER: RICHARD EXPO

DATE: 05-25-2024

ADDITION: N/A

DRAWN BY: DDSG-HR

ADDRESS: 714 SHERMAN STREET

CITY: ROCKWALL

LOT: 9 BLOCK: 111

PLAN: N/A ELEVATION: A

PHASE: N/A

SWING: RIGHT

OPTION: N/A

NOTE: ARCHITECTURAL PLANS TAKES PRECEDENCE OVER ALL DRAWINGS, ALL FINAL DECISIONS REFER TO PLANS PROVIDED BY DDSG ARCHITECTURAL DEPARTMENT. PLOT PLAN IS APPROPRIATE PLACEMENT ONLY. BUILDER CAN VARY DUE TO ACTUAL BUILDING CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ADHERING TO ANY AND ALL BUILDING LINES OR EASEMENTS OF RECORD OR THAT MAY NOT BE NOTED ON THE RECORDED PLAT. BUILDER TO CONFIRM THAT THIS LAYOUT HAS NO CONFLICTS WITH THE INLETS OF UTILITY SERVICES. FINAL SURVEY WILL SHOW PLACEMENT OF HOUSE AND ALL FLATWORK, SUCH AS SIDEWALKS AS PRESCRIBED BY THE BUILDER, FLATWORK IS ONLY A REPRESENTATION.



PLOT PLAN

SP1

ISSUED FOR REVIEW:
05-16-24

BUYER:
RICHARD EXPO

ADDRESS:
714 SHERMAN ST
BLK 111 / LOT 9
ROCKWALL, TX.



PLAN: 714 SHERMAN ST

ELEVATION: A

INDEX:

C1	COVER PAGE: INDEX, GENERAL NOTES & ABBRV.
R1	REVISION LOG & WALL LEGEND
SP1	SITE PLAN
S1	SLAB FORM & PLUMBING PLAN
S1.1	SECOND FLOOR PLUMBING PLAN
A1	FIRST FLOOR PLAN
A1.1	SECOND FLOOR
A2	INTERIOR ELEVATION
A3	FRONT & RIGHT ELEVATION
A4	REAR & LEFT ELEVATION
A5	ROOF PLAN
A6	FIRST FLOOR ELECTRICAL PLAN
A6.1	SECOND FLOOR ELECTRICAL PLAN
F1	FOUNDATION PLAN
F2	FOUNDATION DETAILS
R1	FIRST FLOOR CEILING JOIST PLAN
R2	FIRST FLOOR RAFTER SUPPORT
R3	ROOF RAFTER PLAN
R4	FRAMING DETAILS
R5	FRAMING DETAILS
R6	FRAMING DETAILS
S1	FIRST FLOOR SHEAR WALL PLAN
S2	SHEAR WALL DETAILS
MEP1	MECHANICAL ROOF PLAN
MEP2	MECHANICAL SPECIFICATIONS
MEP3	FIRST FLOOR MECHANICAL PLAN
1	RES-CHECK SINGLE FAMILY HOUSE ENERGY REPORT
2	RES-CHECK PROJECT INFORMATION
3	RES-CHECK ESTIMATED ANNUAL ENERGY USAGE

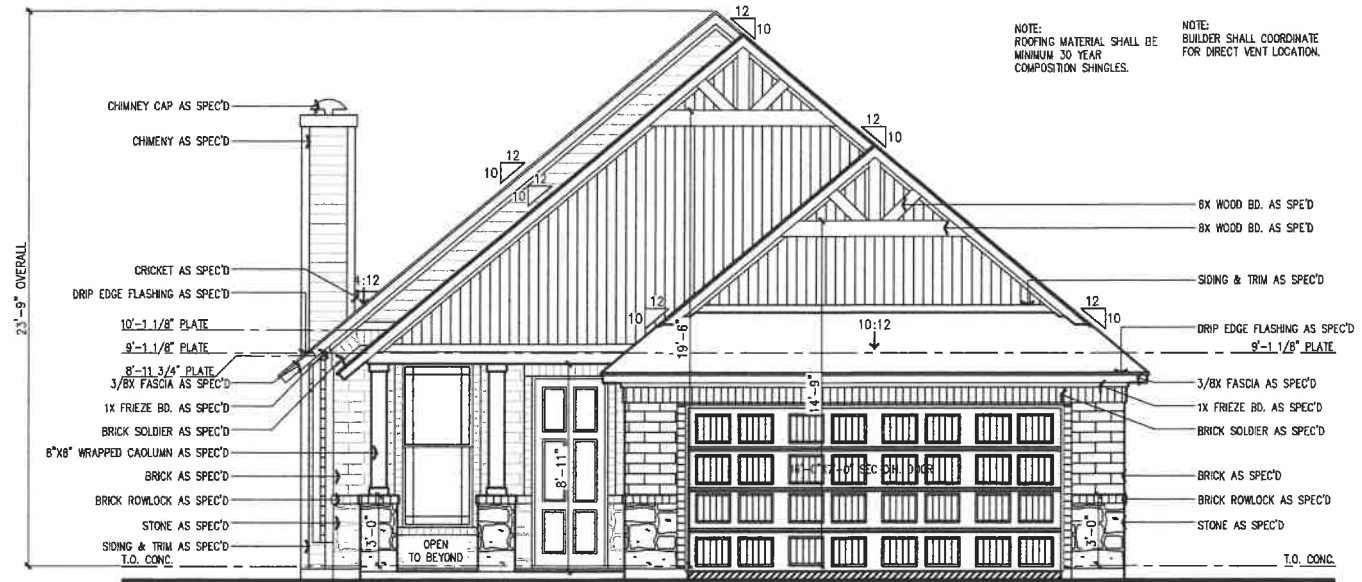
GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS AND ORDINANCES, AND ACCEPTED LOCAL PRACTICE, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.
2. CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL REQUIREMENTS OF THE LOCAL JURISDICTION, INCLUDING, BUT NOT LIMITED TO, PERMITS PRIOR TO COMMENCING CONSTRUCTION, INSPECTIONS AT VARIOUS STAGES DURING CONSTRUCTION, AND CERTIFICATE OF OCCUPANCY AFTER COMPLETION.
3. CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL, WATERTIGHT, AND SOUND WORKMANLIKE PROJECT, PROVIDING ANY ITEMS OR WORK NEEDED TO ACHIEVE THE ABOVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, SAFETY PROCEDURES, AND MATERIALS.
4. THE CONTRACTOR AND ALL SUBCONTRACTORS/TRADES ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLANS AND SPECIFICATIONS, TO INCLUDE DIMENSIONS AND SECTIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL-SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND NOTIFY BUILDER OF ANY DISCREPANCIES OR VARIANCES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.
5. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS/RECOMMENDATIONS.
6. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FOUNDATION, UNLESS NOTED OTHERWISE. ARCHITECTURAL BUILDING AND WALL SECTIONS ARE DIAGRAMMATIC. CONSULT ENGINEER FOR ACTUAL FRAMING CONFIGURATIONS, SIZES, SPACING, ANCHORS, SHEATHING TYPE AND THICKNESS, ETC. FOUNDATION DESIGN SHALL BE PER ENGINEER.
7. CONTRACTOR SHALL ENSURE COMPLIANCE WITH BEST PRACTICES FOR RESIDENTIAL CONSTRUCTION AS DEFINED BY THE CURRENT AND ADOPTED IRC AND NAHB BUILDING STANDARDS.

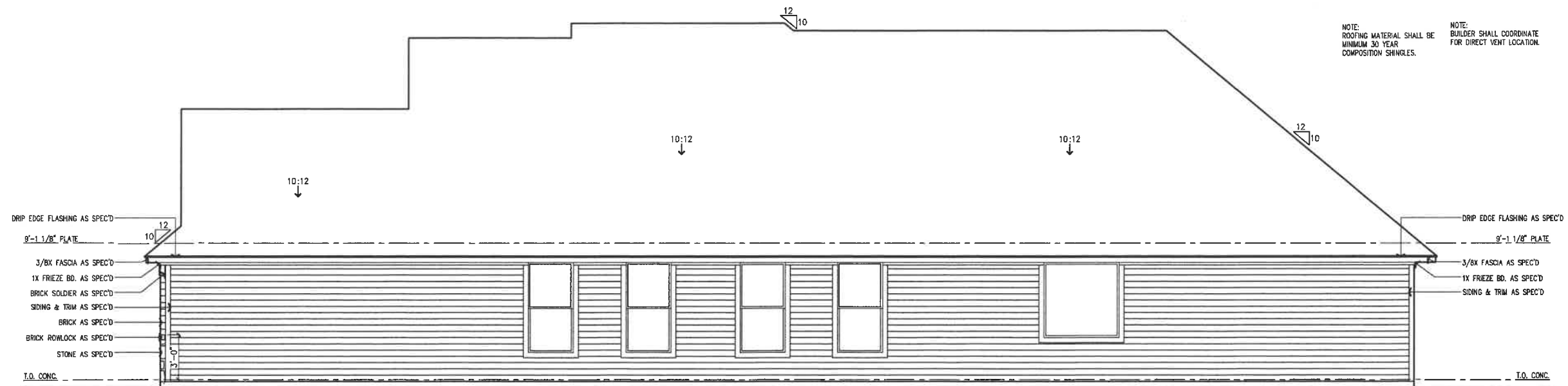
ABBREVIATIONS:

R & S	ROD & SHELF
X-SH	SHELF/SHELVES
ABV.	ABOVE
A.F.F.	FINISH FLOOR
APRX.	APPROXIMATE
CAB	CABINET
CL	CENTER LINE
CLG	CEILING
COV'D	COVERED
CPT	CARPET
DL	DIVIDED LITE
EXT'D	EXTENDED
FLUOR	FLUORESCENT
FX	FIXED
HB	HOSE BIB
HDR	HEADER
HZ	HORIZONTAL
ILO	IN LIEU OF
MTL	METAL
OBS.	OBSCURE
OPQ	OPAQUE
OPT.	OPTIONAL
PL	PLATE HEIGHT
PWDR	POWDER ROOM
RAD/R	RADIUS
REF.	REFERENCE
STD.	STANDARD
TEMP	TEMPERED
TRANS	TRANSOM
TYP.	TYPICAL
W.C.	WATER CLOSET
WD	WOOD
W.I.C.	WALKING CLOSET
WP	WATER PROOF

MATERIAL AREA TABULATIONS		714 SHERMAN ST									
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL	
Front Elevation	82	S.F.	25.00%	34	S.F.	10.37%	212	S.F.	64.63%	328	S.F.
Right Side Elevation	2	S.F.	0.36%	1	S.F.	0.18%	552	S.F.	99.46%	555	S.F.
Rear Elevation	0	S.F.	0.00%	0	S.F.	0.00%	207	S.F.	100.00%	207	S.F.
Left Side Elevation	130	S.F.	22.38%	77	S.F.	13.25%	374	S.F.	64.37%	581	S.F.
Total Area	214	S.F.		112	S.F.		1,345	S.F.		1,671	S.F.
Total Brick Area							214	S.F.		12.81%	
Total Stone Area							112	S.F.		6.70%	
Total Siding Area							1,345	S.F.		80.49%	
Overall Width = 34'-10"						Overall Depth = 83' 5 1/2"					



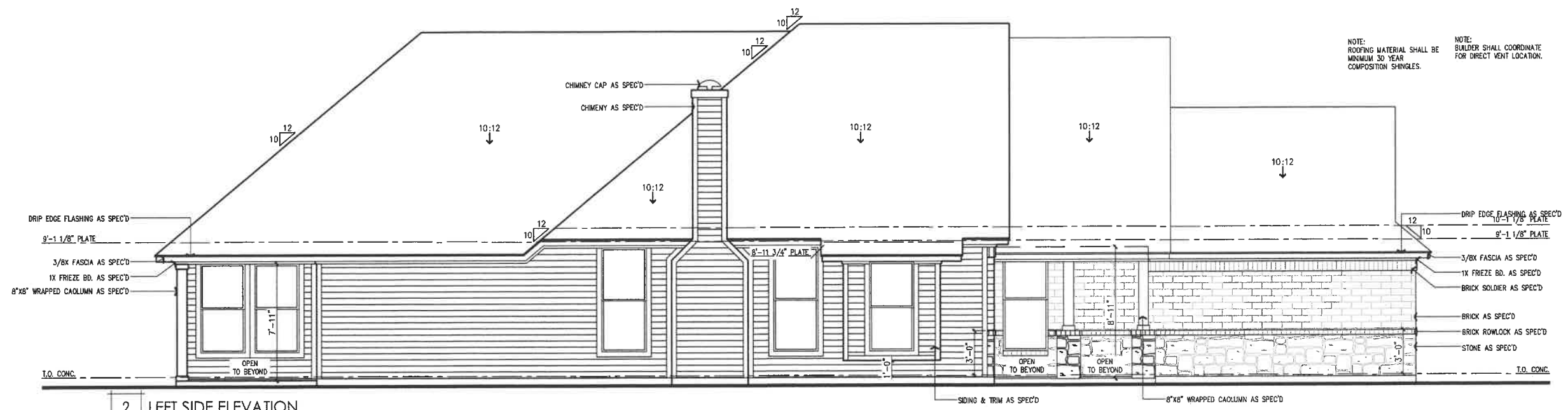
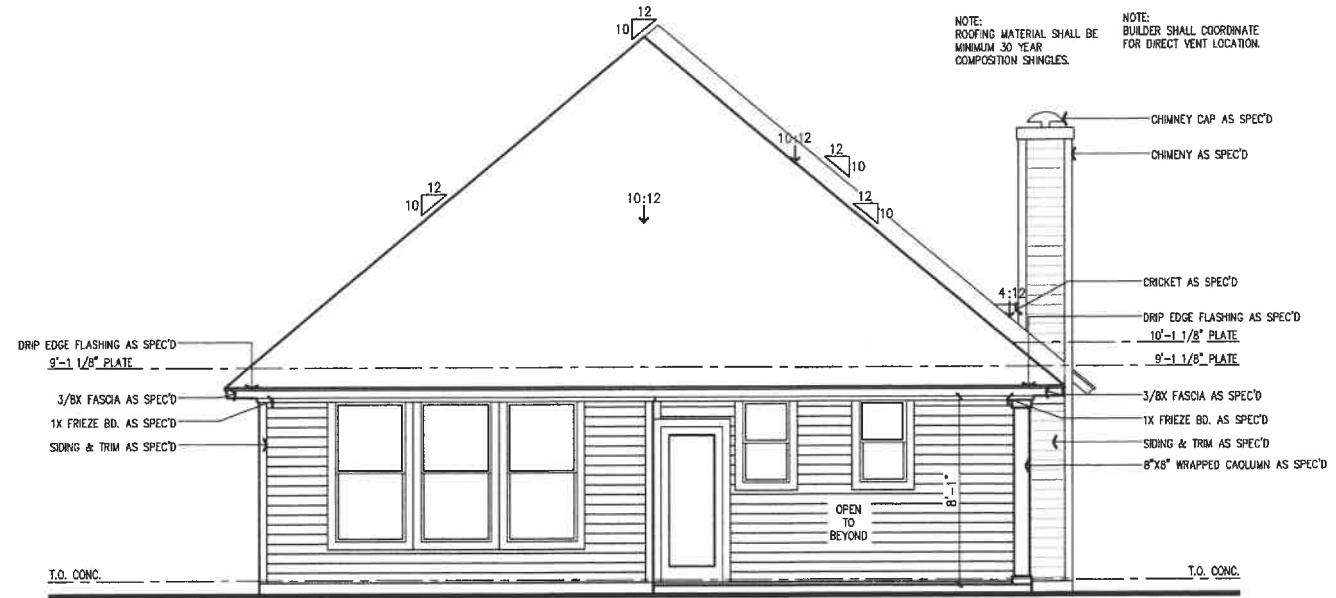
1 FRONT ELEVATION
A3 SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"

MATERIAL AREA TABULATIONS		714 SHERMAN ST									
	BRICK VENEER			STONE VENEER			SIDING/STUCCO			TOTAL	
Front Elevation	82	S.F.	25.00%	34	S.F.	10.37%	212	S.F.	64.63%	328	S.F.
Right Side Elevation	2	S.F.	0.36%	1	S.F.	0.18%	552	S.F.	99.46%	555	S.F.
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Total Siding Area							1,345	S.F.		80.49%	
Overall Width = 34'-10"											Overall Depth = 83' 5 1/2"

1 REAR ELEVATION
A4 SCALE: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
A4 SCALE: 1/8" = 1'-0"

Y:\RICHARD EXP\714 SHERMAN ST\CONSTRUCTION DOCUMENTS\714 SHERMAN ST ARCHITECTURAL 2024-05-15.DWG

GENERAL NOTES

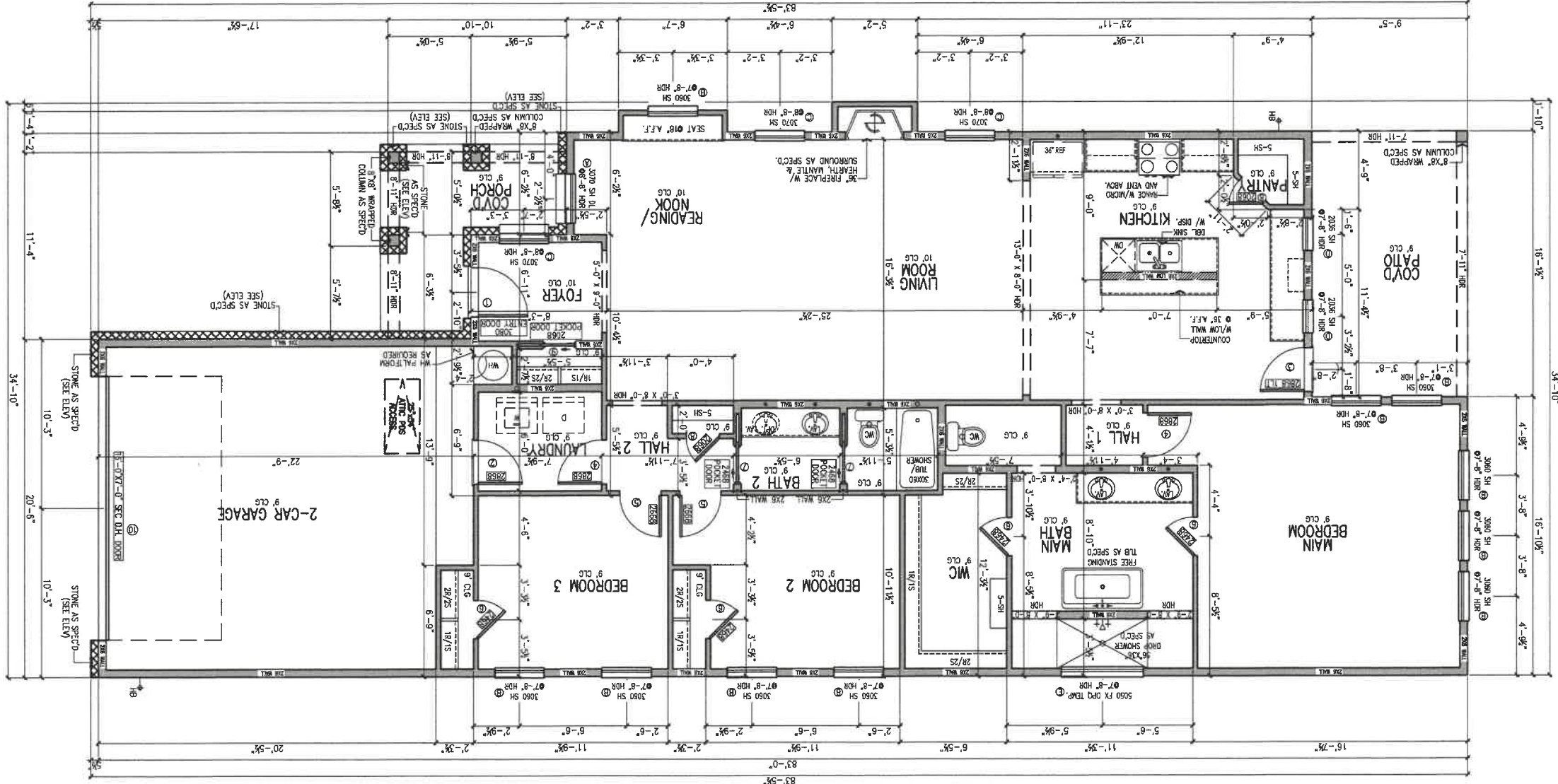
- REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
- SUCH ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF TRUSSES. THIS DOES NOT RELIEF THE PLUMBER OF LIABILITY IF NOT DONE.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
- DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
- WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
- U.N.O. ALL ANGLED WALLS TO BE AT 45° DEGREES.
- FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE U.N.O.
- ALL WALLS AT OPEN SIDES ON STAIRS (NO 1/2 WALL NOTED) TO BE UNDER TREADS (WATERFALL STYLE).
- "CORNERS" AND "T'S" SHALL BE TRUE, NOT CALIFORMA STYLE.
- ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
- PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
- ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
- PROVIDE FIRE-RATED SHEETROCK AT UTILITY/ GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
- SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- U.N.O. FIREPLACE BOX TO BE SET ON 8" CONC. BLOCK W/ OPENING AS REQUIRED BY CODE.

DOOR SCHEDULE

D.O.T.Y.	TYPE	DESCRIP.
1	1	3080 EXTERIOR INSULATED DOOR
2	1	2868 EXTERIOR INSULATED DOOR
3	1	2868 LT EXTERIOR DOOR W/GLASS
4	2	2868 INTERIOR
5	2	2668 INTERIOR
6	4	2468 INTERIOR
7	2	2468 INTERIOR
8	2	2068 INTERIOR
9	1	16070 GARAGE OVERHEAD

WINDOW SCHEDULE

D.O.T.Y.	TYPE	DESCRIP.
A	1	3070 VINYL 3 STAR ENERGY - SINGLE HUNG DL
B	10	3060 VINYL 3 STAR ENERGY - SINGLE HUNG
C	3	3070 VINYL 3 STAR ENERGY - SINGLE HUNG
D	2	2056 VINYL 3 STAR ENERGY - SINGLE HUNG
E	1	5050 VINYL 3 STAR ENERGY - FIXED OPO. TEMP



SQUARE FOOTAGE TABLE

AREA	1,839 SF
FIRST FLOOR	1,839 SF
TOTAL LIVING	476 SF
GARAGE	86 SF
FRONT PORCH	152 SF
COVERED PATIO	152 SF
TOTAL COMBINED	2,553 SF
TOTAL SLAB	2553 SF

MASONRY LEGEND

	STONE
	BRICK

ELEVATION: **A**

SHEET NUMBER: **A1**

714 SHERMAN ST
ROCKWALL, TX.

DESIGNER: **DDS GROUP**

PROJECT #: **183858**

DESIGN AND DRAFT SERVICES GROUP

WWW.DDSG.US SERVICES-DDSG.US

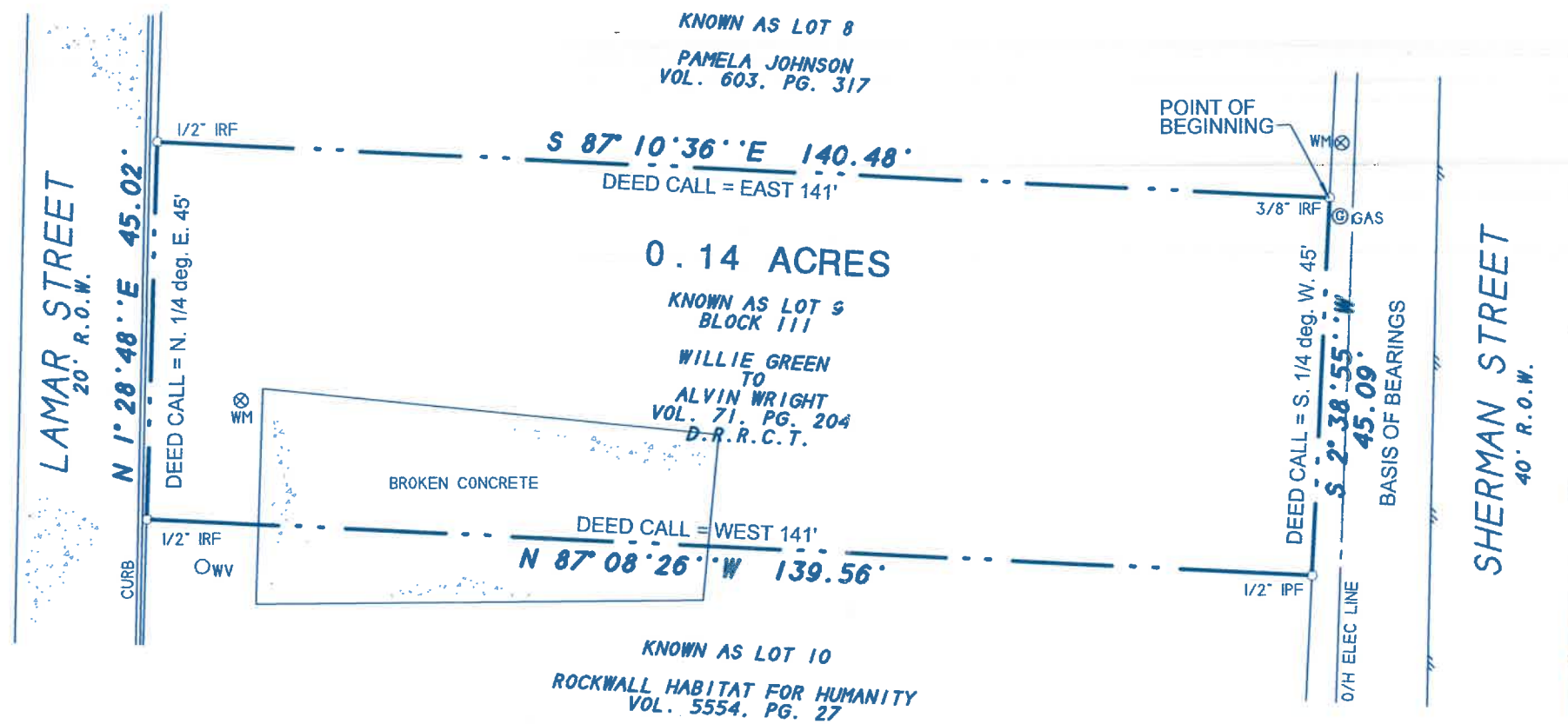
PH-469-999-0800 PH-214-966-0550

123 W. MAIN ST., SUITE 120

GRAND PRAIRE, TX 75050



PLAT OF SURVEY



DESCRIPTION

All that certain lot, tract or parcel of land situated in the N.M. BALLARD SURVEY, ABSTRACT NO. 48, City of Rockwall, Rockwall County, Texas, and being known as Lot 9, Block 111, and being the same tract of land as described in a Warranty deed from Willie Green, et al to Alvin Wright, dated November 25, 1964 and being recorded in Volume 71, Page 204 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner in the west right-of-way of Sherman Street, being the northeast corner of Wright tract and the southeast corner of Lot 8, Block 111 as described in a Deed to Pamela Johnson, as recorded in Volume 603, Page 317 of the Real Property Records of Rockwall County, Texas;

THENCE S. 02 deg. 38 min. 55 sec. W. along the west right-of-way of Sherman Street, a distance of 45.09 feet to a 1/2" iron pipe found for corner at the northeast corner of a tract of land as described in a Warranty deed to Rockwall Habitat for Humanity, as recorded in Volume 5554, Page 27 of the Official Public Records of Rockwall County, Texas;

THENCE N. 87 deg. 08 min. 26 sec. W. along the south boundary of said Wright tract, a distance of 139.56 feet to a 1/2" iron rod found for corner in the east right-of-way line of Lamar Street;

THENCE N. 01 deg. 28 min. 48 sec. E. along said right-of-way line, a distance of 45.02 feet to a 1/2" iron rod found for corner;


THENCE S. 87 deg. 10 min. 36 sec. E. along the south boundary of said Johnson tract, a distance of 140.48 feet to the POINT OF BEGINNING and containing 0.14 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L 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: RECORDED DEED.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company, Old Republic National Title Insurance Company and Richard Expo at 711 Lamar Street, Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 6th day of April, 2021.


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



SYMBOL LEGEND			
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT
POWER POLE	ELECTRIC METER	ELEC. BOX	LIGHT POLE
WATER METER	SUBSURFACE JUNCTION BOX		IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE	AIR COND. UNIT	PROPANE TANK

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

SURVEY DATE APRIL 6, 2021
SCALE 1" = 20' FILE # 20210120
CLIENT EXPO GF # 21118784-10GH

SURVEY ACCEPTED BY:

DATE _____

DATE _____



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
707 Sherman Street	Single-Family Home	2007	1,494	N/A	Brick and Siding
708 Sherman Street	Single-Family Home	1974	1,400	480	Siding
709 Sherman Street	Single-Family Home	2007	1,494	40	Brick and Siding
710 Sherman Street	Single-Family Home	1994	1,200	N/A	Siding
711 Sherman Street	Single-Family Home	1982	2,942	N/A	Siding
712 Sherman Street	Vacant	N/A	N/A	N/A	N/A
713 Sherman Street	Single-Family Home	1990	1,896	N/A	Brick
715 Sherman Street	Vacant	N/A	N/A	N/A	N/A
716 Sherman Street	Vacant	N/A	N/A	N/A	N/A
711 Lamar Street	Vacant	N/A	N/A	N/A	N/A
AVERAGES:		1992	1,738	260	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



707 Sherman Street



708 Sherman Street



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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709 Sherman Street



710 Sherman Street



CITY OF ROCKWALL

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PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



711 Sherman Street



712 Sherman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



713 Sherman Street



715 Sherman Street



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-026

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



716 Sherman Street



711 Lamar Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1450-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 111, B. F. BOYDSTUN 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 by Ryszond Waszczvk for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar 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 Adjacent to an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.09, *Single-Family 7*

(SF-7) 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 single-family home and on the *Subject Property* and conformance to these operational conditions are required:

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

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 15th DAY OF JULY, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 1, 2024

2nd Reading: July 15, 2024

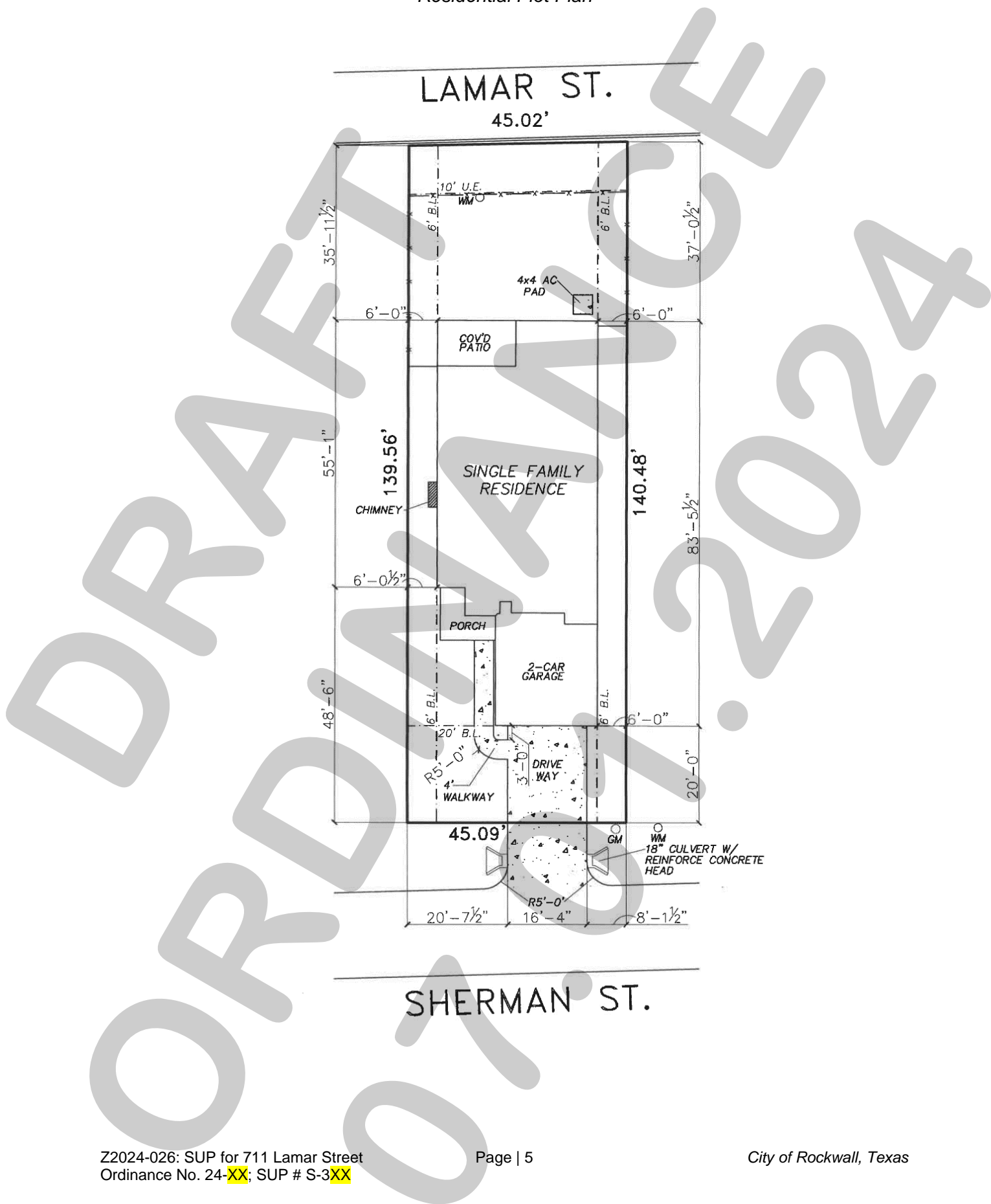
**Exhibit 'A':
Location Map**

Address: 711 Lamar Street

Legal Description: Lot 9, Block 111, B. F. Boydston Addition



Exhibit 'B':
Residential Plot Plan





City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council members
FROM: Mary Smith, City Manager
DATE: June 28, 2024
SUBJECT: Increased Brush Volumes - Update

As we are all aware Rockwall endured a storm on May 28th which led to tremendous numbers of fallen and damaged tree. After Council approved funding to assist Republic Waste on June 3rd additional trucks and crews were brought in and the work began in earnest on June 10th.

Since that date, the contractors have done exceptional work and as of Thursday June 27th had collected 611 tons of brush which they off-loaded to rolloffs and made 248 round-trips to the landfill.

Midway through this process and after the last Council meeting Republic notified me that the additional \$78,000 approved by Council would not be enough to cover the remainder of the disaster cleanup as they worked North to South and West to East. In fact, they are still trying to finish south of I-30 at this time but expect to get done in a few more days. I made the decision to authorize additional funds on an emergency basis of \$150,000 with the knowledge that I would need to seek Council approval to ratify this action.

Therefore, I'm requesting that Council authorize the expenditure of the additional \$150,000 as Republic works to mitigate this disaster cleanup.

Staff will be available to answer Council's questions at the meeting and have update to date information on the ongoing efforts.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

May 2024

Permits

Total Permits Issued:	302
Building Permits:	38
Contractor Permits:	264
Total Commercial Permit Values:	\$19,951,389.28
Building Permits:	\$19,951,389.28
Contractor Permits:	
Total Fees Collected:	\$283,718.89
Building Permits:	\$230,262.70
Contractor Permits:	\$53,456.19

Board of Adjustment

Board of Adjustment Cases: 0

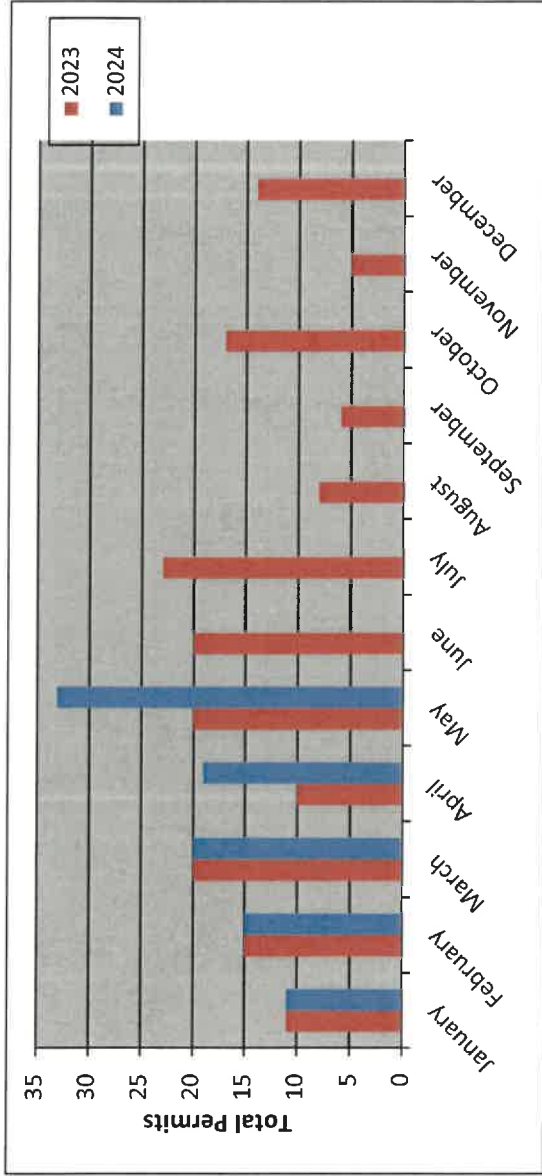
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 5/1/2024 to 5/31/2024

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	45	\$19,951,389.28	\$30,914.83
Certificate of Occupancy	2		\$151.50
Electrical Permit	4	759,074.99	\$5,388.98
Fence Permit	1	1.00	\$51.00
Irrigation Permit	2		\$153.00
Plumbing Permit	6	41,050.00	\$914.83
Remodel	8	18,884,980.00	\$20,916.69
Roofing Permit	2	200,000.00	\$1,330.33
Sign Permit	19	66,283.29	\$1,906.50
Temporary Construction Trailer	1		\$102.00
Residential Building Permit	256		\$252,294.06
Accessory Building Permit	3		\$1,027.60
Addition	1		\$127.50
Backflow Permit	1		\$76.50
Concrete Permit	7		\$1,192.45
Deck Permit	1		\$127.50
Driveway Permit	5		\$849.05
Electrical Permit	8		\$816.00
Fence Permit	32		\$1,625.00
Fire pit/Fireplace	1		\$51.00
Generator	5		\$765.00
Irrigation Permit	15		\$1,147.50
Mechanical Permit	30		\$3,720.50
New Single Family Residential	33		\$228,597.60
Patio Cover/Pergola	11		\$1,393.32
Plumbing Permit	37		\$2,926.50
Pool	8		\$1,224.00
Remodel	3		\$431.46
Retaining Wall Permit	4		\$203.00
Roofing Permit	26		\$1,986.00
Solar Panel Permit	7		\$3,088.58
Window & Door Permit	18		\$918.00
Short Term Rental	1		\$510.00
Non-Owner-Occupied	1		\$510.00
Totals:	302		\$283,718.89

New Residential Permits

Calendar Year

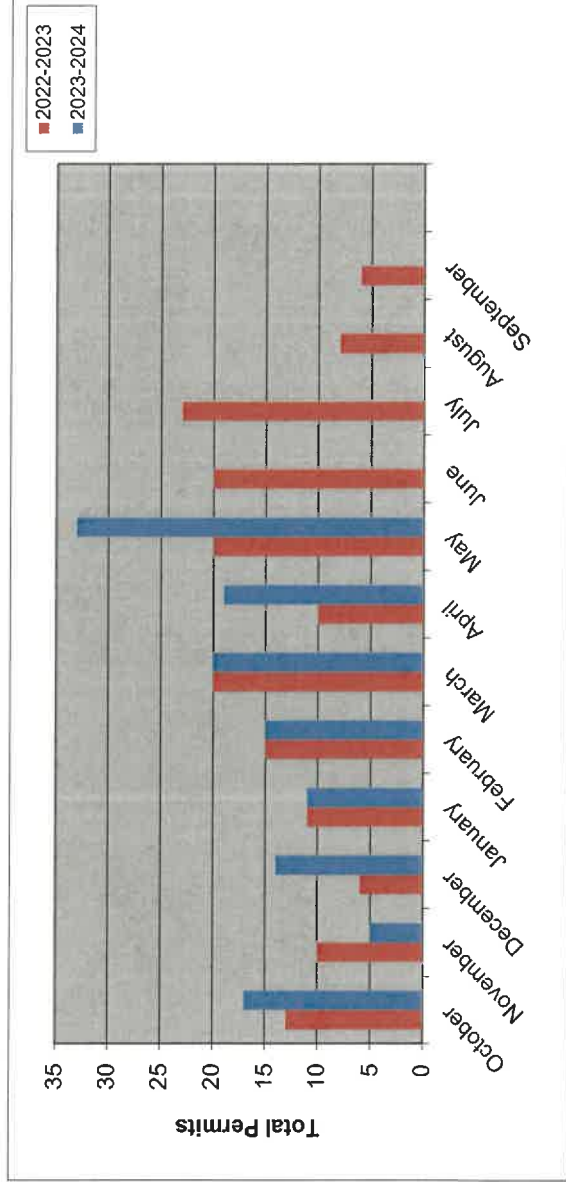
	Year	
	2023	2024
January	11	11
February	15	15
March	20	20
April	10	19
May	20	33
June	20	
July	23	
August	8	
September	6	
October	17	
November	5	
December	14	
Totals	169	98



New Residential Permits

Fiscal Year

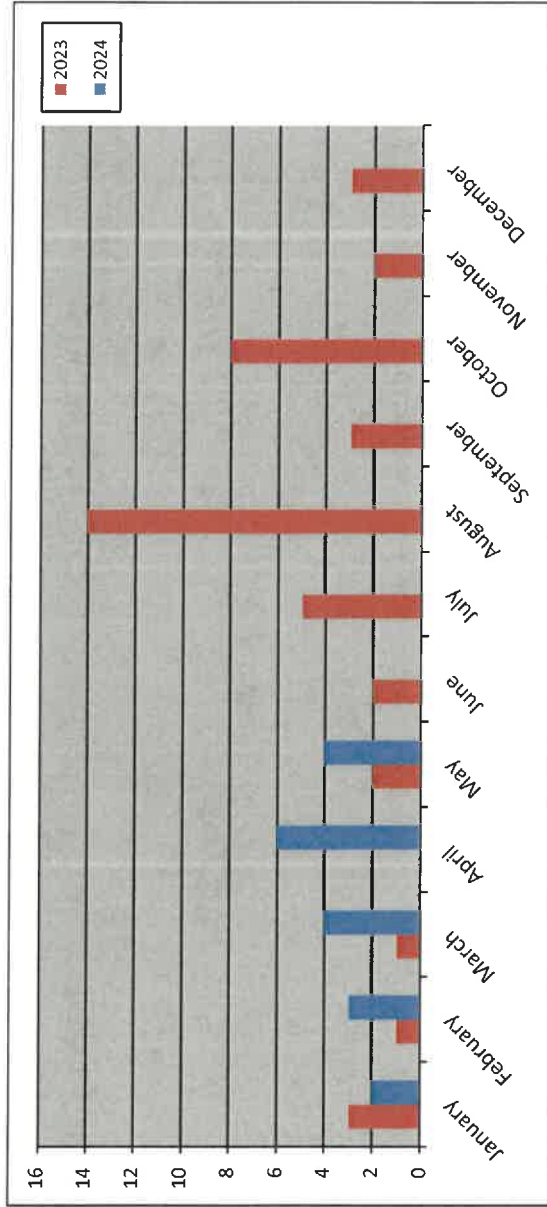
	Year	
	2022-2023	2023-2024
October	13	17
November	10	5
December	6	14
January	11	11
February	15	15
March	20	20
April	10	19
May	20	33
June	20	
July	23	
August	8	
September	6	
Totals	162	134



Residential Remodel/Additions Permits

Calendar Year

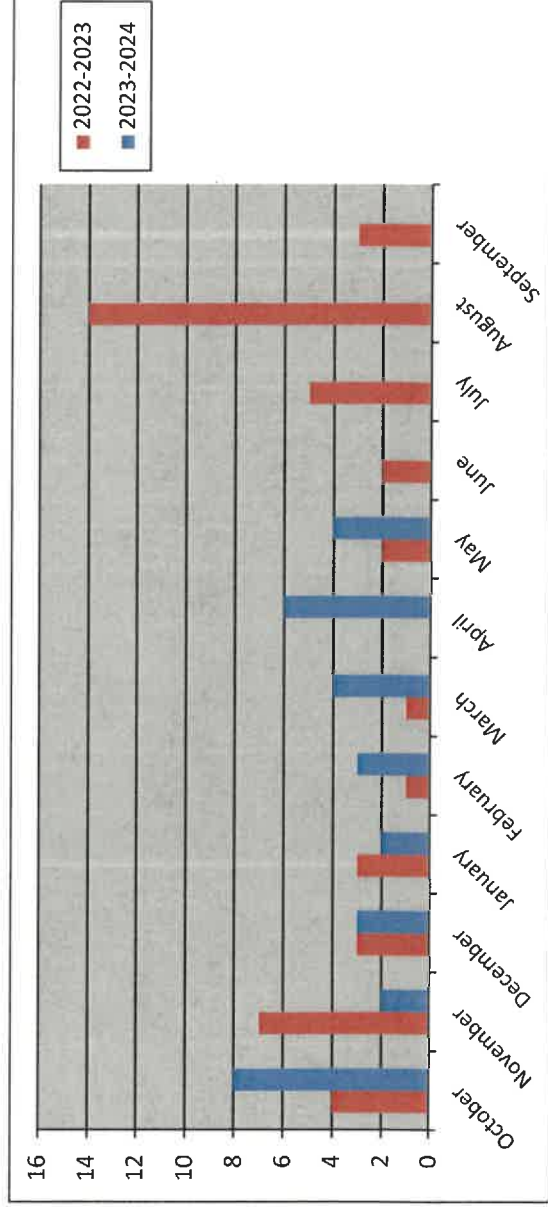
	Year	
	2023	2024
January	3	2
February	1	3
March	1	4
April	0	6
May	2	4
June	2	
July	5	
August	14	
September	3	
October	8	
November	2	
December	3	
Totals	44	19



Residential Remodel/Additions Permits

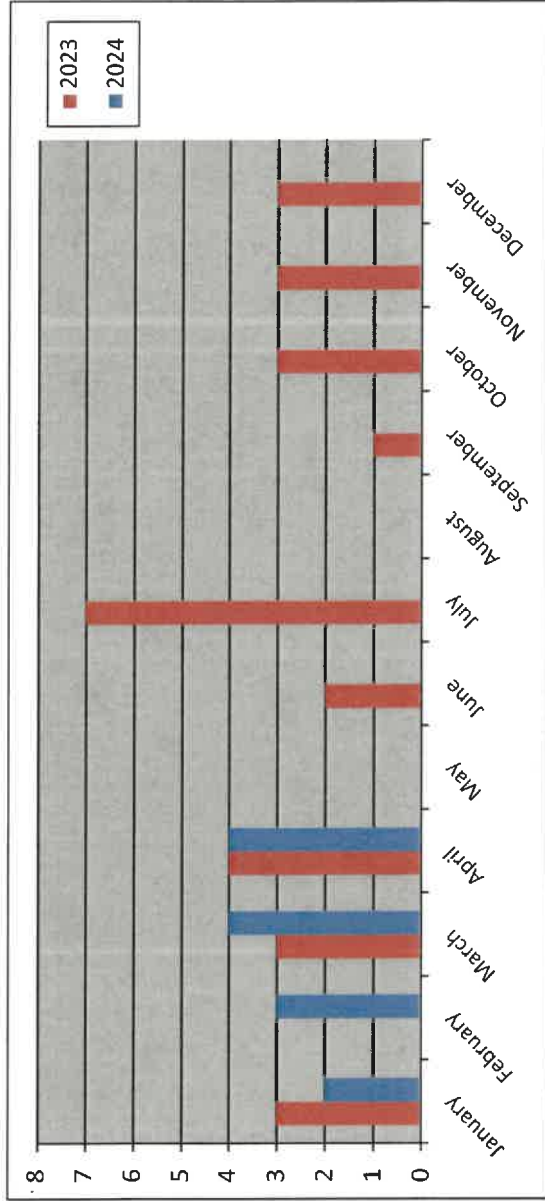
Fiscal Year

	Year	
	2022-2023	2023-2024
October	4	8
November	7	2
December	3	3
January	3	2
February	1	3
March	1	4
April	0	6
May	2	4
June	2	
July	5	
August	14	
September	3	
Totals	45	32



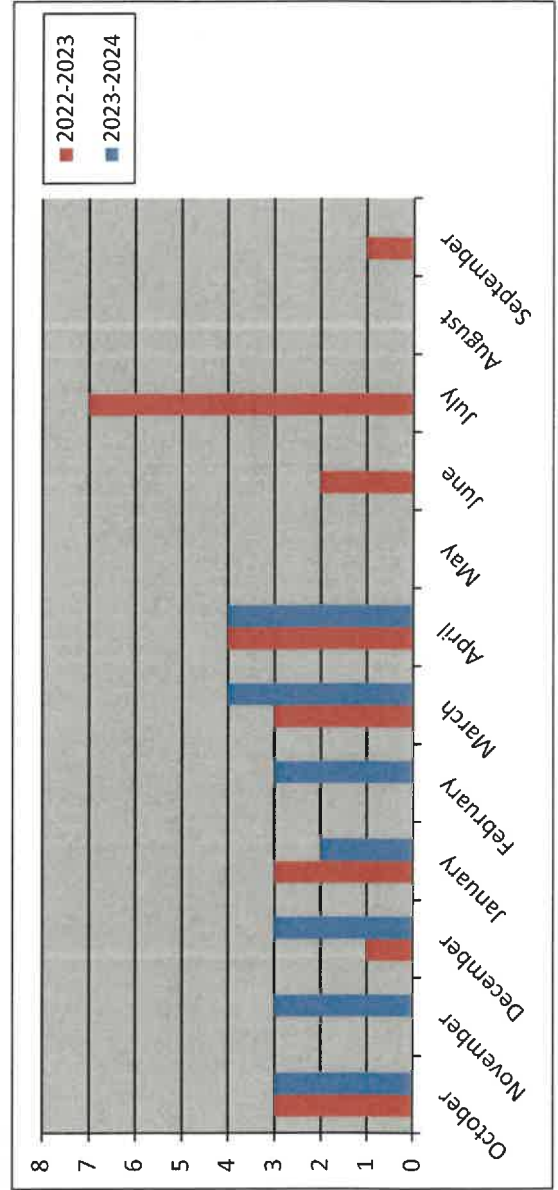
New Commercial Permits Calendar Year

	Year	
	2023	2024
January	3	2
February	0	3
March	3	4
April	4	4
May	0	0
June	2	
July	7	
August	0	
September	1	
October	3	
November	3	
December	3	
Totals	29	13



New Commercial Permits Fiscal Year

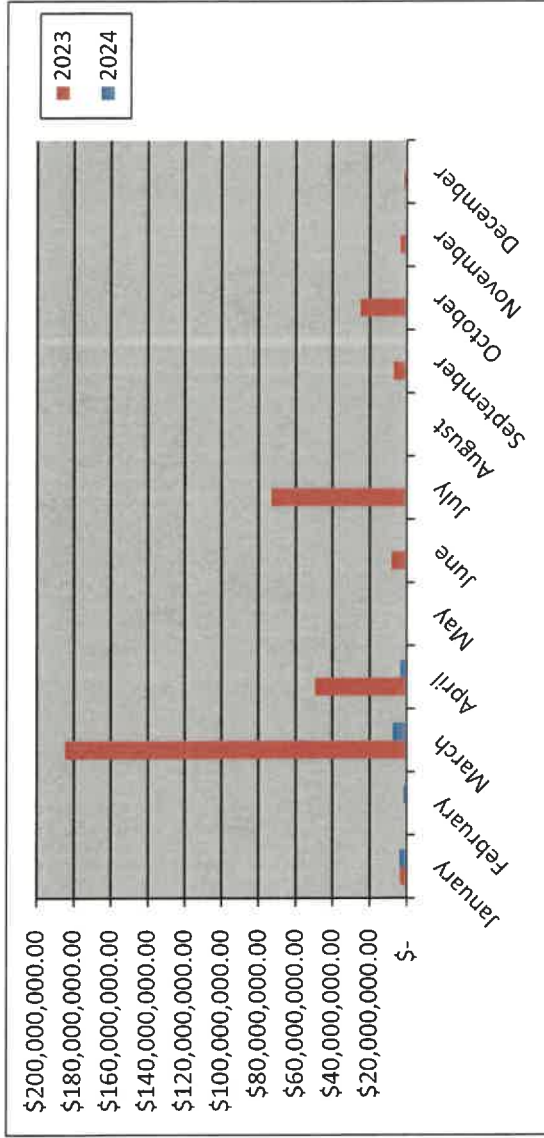
	Year	
	2022-2023	2023-2024
October	3	3
November	0	3
December	1	3
January	3	2
February	0	3
March	3	4
April	4	4
May	0	0
June	2	
July	7	
August	0	
September	1	
Totals	24	22



New Commercial Value

Calendar Year

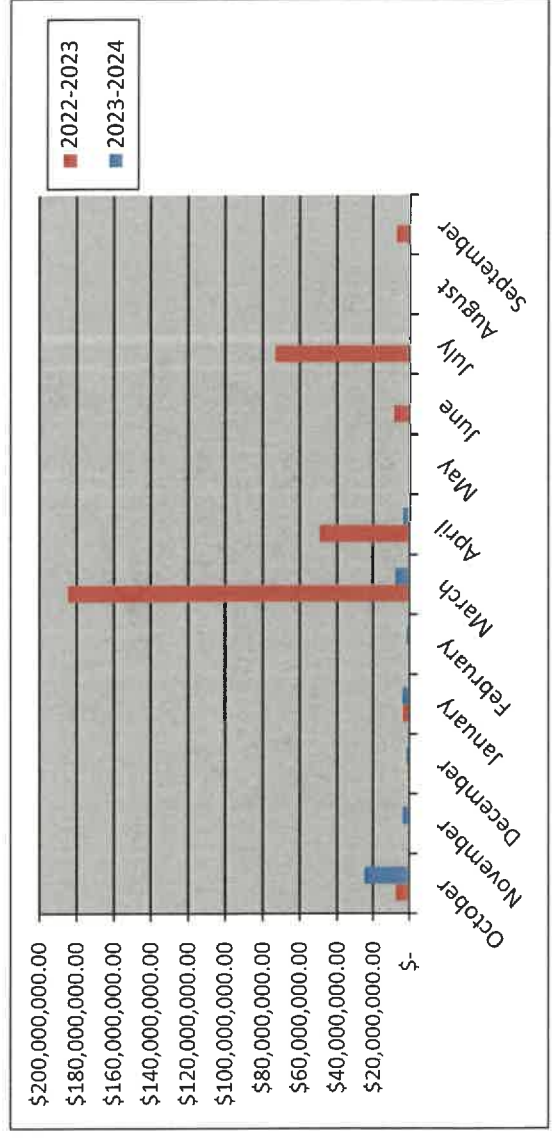
	Year	
	2023	2024
January	\$ 3,684,500.00	\$ 3,628,000.00
February	\$ -	\$ 1,600,000.00
March	\$ 184,834,500.00	\$ 7,573,400.00
April	\$ 49,466,652.00	\$ 3,400,000.00
May	\$ -	\$ -
June	\$ 8,450,000.00	
July	\$ 73,254,209.00	
August	\$ -	
September	\$ 7,200,000.00	
October	\$ 25,014,439.00	
November	\$ 3,500,000.00	
December	\$ 1,539,000.00	
Totals	\$ 356,943,300.00	\$ 16,201,400.00



New Commercial Value

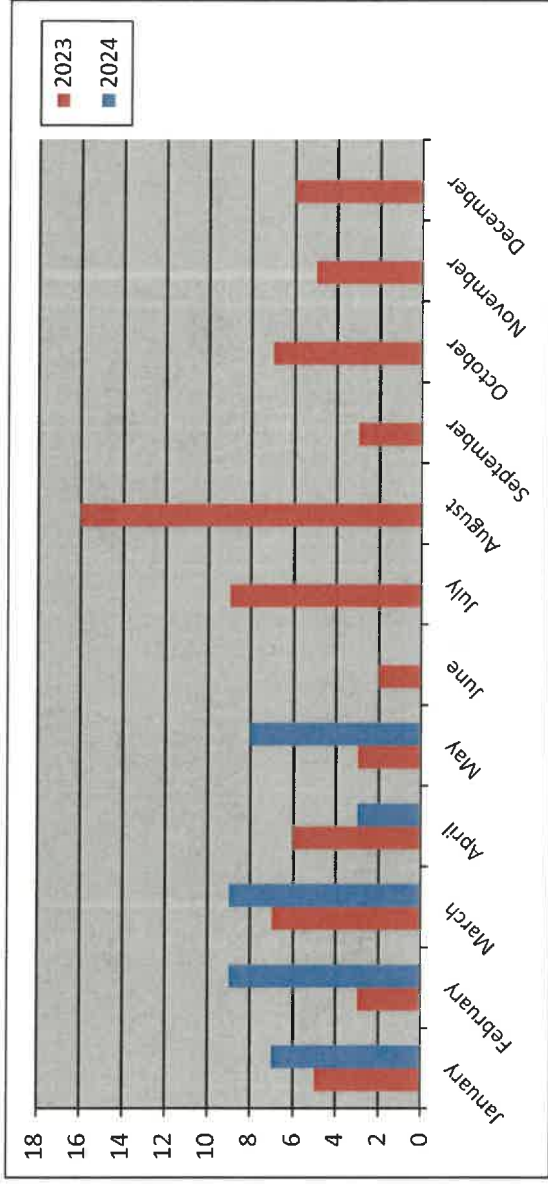
Fiscal Year

	Year	
	2022-2023	2023-2024
October	\$ 7,472,450.00	\$ 25,014,439.00
November	\$ -	\$ 3,500,000.00
December	\$ 1,000,000.00	\$ 1,539,000.00
January	\$ 3,684,500.00	\$ 3,628,000.00
February	\$ -	\$ 1,600,000.00
March	\$ 184,834,500.00	\$ 7,573,400.00
April	\$ 49,466,652.00	\$ 3,400,000.00
May	\$ -	\$ -
June	\$ 8,450,000.00	
July	\$ 73,254,209.00	
August	\$ -	
September	\$ 7,200,000.00	
Totals	\$ 335,362,311.00	\$ 46,254,839.00



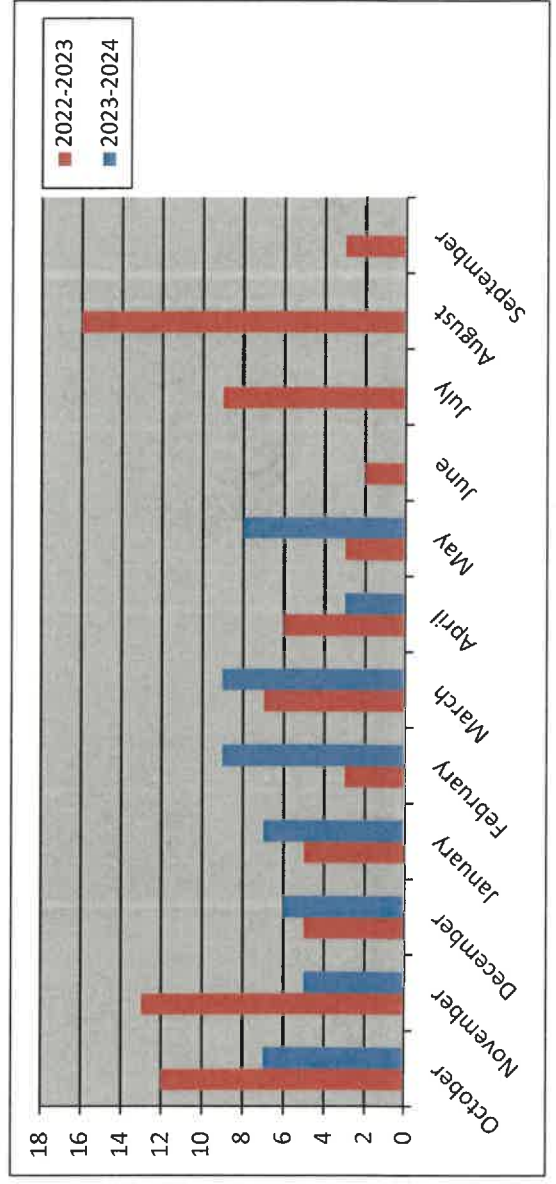
Commercial Remodel Permits Calendar Year

	Year	
	2023	2024
January	5	7
February	3	9
March	7	9
April	6	3
May	3	8
June	2	
July	9	
August	16	
September	3	
October	7	
November	5	
December	6	
Totals	72	36



Commercial Remodel Permits Fiscal Year

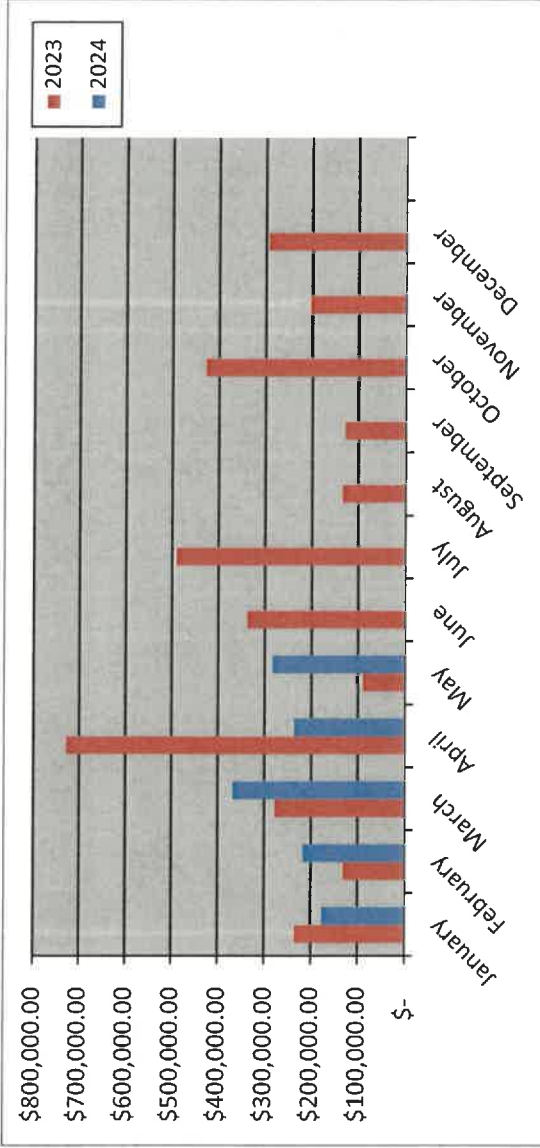
	Year	
	2022-2023	2023-2024
October	12	7
November	13	5
December	5	6
January	5	7
February	3	9
March	7	9
April	6	3
May	3	8
June	2	
July	9	
August	16	
September	3	
Totals	84	54



Total Fees Collected

Calendar Year

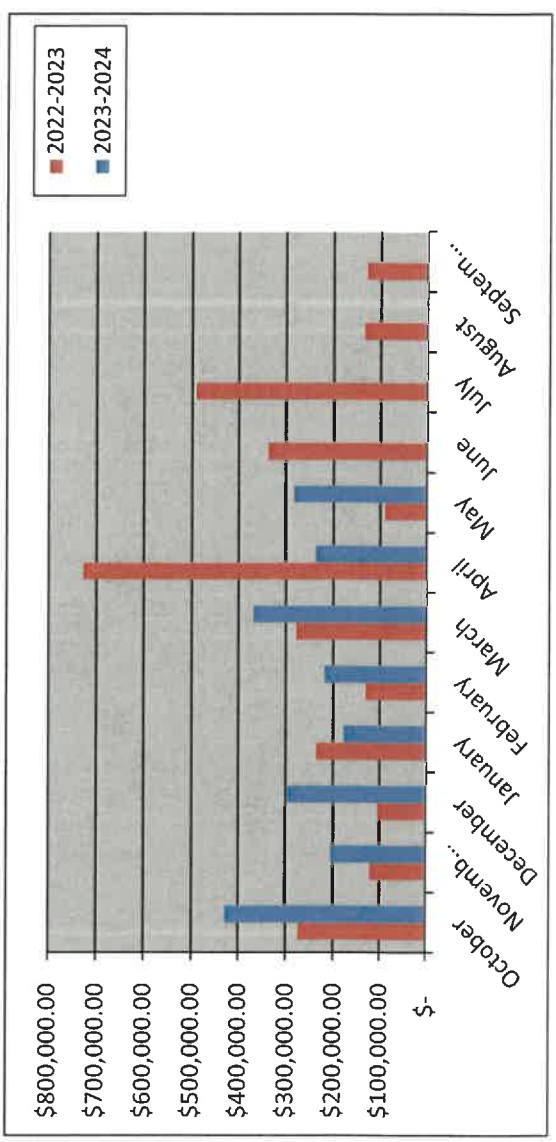
	Year	
	2023	2024
January	\$ 235,769.45	\$ 177,441.82
February	\$ 131,295.33	\$ 217,495.76
March	\$ 278,577.39	\$ 368,481.32
April	\$ 727,627.76	\$ 236,650.24
May	\$ 91,036.40	\$ 283,718.89
June	\$ 338,892.45	
July	\$ 491,588.49	
August	\$ 135,201.61	
September	\$ 129,729.04	
October	\$ 428,622.49	
November	\$ 204,858.87	
December	\$ 295,452.22	
Totals	\$ 3,488,651.50	\$ 1,283,788.03



Total Fees Collected

Fiscal Year

	Year	
	2022-2023	2023-2024
October	\$ 274,314.07	\$ 428,622.49
November	\$ 122,821.42	\$ 204,858.87
December	\$ 105,480.50	\$ 295,452.22
January	\$ 235,769.45	\$ 177,441.82
February	\$ 131,295.33	\$ 217,495.76
March	\$ 278,577.39	\$ 368,481.32
April	\$ 727,627.76	\$ 236,650.24
May	\$ 91,036.40	\$ 283,718.89
June	\$ 338,892.45	
July	\$ 491,588.49	
August	\$ 135,201.61	
September	\$ 129,729.04	
Totals	\$ 3,062,333.91	\$ 2,212,721.61



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2024 to 5/31/2024

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	Total SQFT
Issue Date	Status of Permit	Subdivision Name	Fees Paid
	Business Name	Plan Number	Valuation
CO2024-20	Certificate of Occupancy		
01/22/2024			\$76.50
05/08/2024	ISSUED	2922 S GOLIAD ST, 202, ROCKWALL, TX 75032	\$76.50
	Roll City Painting LLC		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Dennis Yudich/Roll City Painting LLC	1851 Navarre Way	Rockwall	TX	75032
Business Owner	Dennis Yudich	1851 Navarre Way	Rockwall	TX	75032
Property Owner	LAYZA & LUNA REAL ESTATE LLC	2922 S Goliad St	Rockwall	TX	75032
Inspection Report C	Dennis Yudich	1851 Navarre Way	Rockwall	TX	75032
Project Manager	Perla	2922 S GOLIAD ST, ROCKWALL, TX 75032			

Contractors

CO2024-28	Certificate of Occupancy		
01/31/2024			\$76.50
05/14/2024	ISSUED	1117 RIDGE RD, ROCKWALL, TX, 75087	\$76.50
	Dollar Tree		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Carter Culbertson	764 Hwy 84 W	Brookhaven	MS	39601
Business Owner	Dollar Tree	500 Volvo Parkway	Chesapeake	VA	23320
Property Owner	Pretium Property Management LLC	30 Washington Ave	Haddonfield	NJ	08033
Inspection Report C	Jordan Rushing				

Contractors

CO2024-30	Certificate of Occupancy		
02/01/2024			\$76.50
05/30/2024	ISSUED	2065 KRISTY LN, ROCKWALL, TX, 75032	\$76.50
	Texas Pool Supply		

City of Rockwall
CERTIFICATES OF OCCUPANCY ISSUED
For the Period 5/1/2024 to 5/31/2024

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid
	Business Name	Plan Number	Valuation		
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Gayla Davis	123 Farnsworth Ave	Bordentown	NJ	08505
Business Owner	Heritage Supply Group	7440 State Highway 121	McKinney	TX	75070
Property Owner	Crystal Mac Andrew	5840 Red Bug Lake Rd #405	Winter Springs	FL	32708
Inspection Report C	Desiree Grunow	PO Box 620430	Oviedo	FL	32762

Contractors

CO2024-55	Certificate of Occupancy				
03/13/2024		811 E YELLOW JACKET			\$76.50
05/30/2024	ISSUED	LN, 122, ROCKWALL, 75087			\$76.50
	Ruby Baking Co.				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Chelsea Gannon	2110 Slow Stream Dr	Royse City	TX	75189
Business Owner	Chelsea Gannon	2110 Slow Stream Dr	Royse City	TX	75189
Property Owner	David Lowrey	2070 Pontchartrain Dr.	Rockwall	TX	75087
Inspection Report C	Chelsea Gannon	2110 Slow Stream Dr	Royse City	TX	75189

Contractors

CO2024-60	Certificate of Occupancy				
03/25/2024		449 E INTERSTATE 30,			\$76.50
05/02/2024	ISSUED	ROCKWALL, TX 75087			\$76.50
	Radiant Yoga				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	robin adams	251 country club	heath	tx	75032
Business Owner	Brad Turner	449 E INTERSTATE 30	ROCKWALL	TX	75032
Property Owner	rockwall village S/C , LTD	16475 Dallas Parkway suite 880	addison	tx	75001
Inspection Report C	robin adams	251 country club	heath	tx	75032

Contractors

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2024 to 5/31/2024

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		Total SQFT	
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
CO2024-62	Certificate of Occupancy				
03/27/2024		108 W INTERURBAN ST,		\$76.50	\$76.50
05/01/2024	ISSUED	Suite A, ROCKWALL,			
	Tiny Hearts of Rockwall	75087			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Tiny Hearts of Rockwall	108 W. Interurban St.	Rockwall	Tx	75087
Business Owner	Gabriella Sullivan	108 W. Interurban St	Rockwall	Tx	75087
Property Owner	Rayway Properties LLC	801 E I 30 Suite B	Rockwall	Tx	75087
Inspection Report C	Carrie Riggall	108 W. Interurban St	Rockwall	Tx	75087

Contractors

CO2024-69	Certificate of Occupancy				
04/04/2024		108 W INTERURBAN ST,		\$75.00	\$0.00
05/07/2024	ISSUED	SUITE C, ROCKWALL,			
	Barbara Ilaoa, CPA	75087			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	BARBARA ILAOA	108 W INTERURBANB ST, SUITE C&D	ROCKWALL	TX	75087
Business Owner	BARBARA ILAOA 214-361-2022	108 W INTERURBANB ST, SUITE C&D	ROCKWALL	TX	75087
Property Owner	Rayway Properties	801 E Interstate 30, Ste B	Rockwall	TX	75087
Inspection Report C	BARBARA ILAOA	108 W INTERURBANB ST, SUITE C&D	ROCKWALL	TX	75087

Contractors

CO2024-70	Certificate of Occupancy				
04/04/2024		108 W INTERURBAN ST,		\$75.00	\$0.00
05/07/2024	ISSUED	SUITE D, ROCKWALL,			
	Barbara Ilaoa, CPA	75087			

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2024 to 5/31/2024

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number	Valuation	Total SQFT	Fees Paid
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number			
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	BARBARA ILAOA	108 W INTERURBANB ST, SUITE C&D	ROCKWALL	TX	75087
Business Owner	BARBARA ILAOA 214-361-2022	108 W INTERURBANB ST, SUITE C&D	ROCKWALL	TX	75087
Property Owner	Rayway Properties	801 E Interstate 30, Ste B	Rockwall	TX	75087
Inspection Report (	BARBARA ILAOA	108 W INTERURBANB ST, SUITE C&D	ROCKWALL	TX	75087

Contractors

CO2024-72	Certificate of Occupancy				
04/05/2024		105 W WASHINGTON ST, 101, ROCKWALL, TX 75087			\$75.00
05/28/2024	ISSUED				\$0.00
	Ensurtel LLC DBA Area Wide Technical Support				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Rick Johnson	1530 Thornhill Lane	Little Elm	Tx	75068
Business Owner	Marc Kusinski	233 Hickory Court	Union Valley	Tx	75474
Property Owner	Lorne Liechtuy	105 W Washington Street	Rockwall	Tx	75087
Inspection Report (	Rick Johnson	105 W Washington Street	Rockwall	TX	75087

Contractors

CO2024-75	Certificate of Occupancy				
04/11/2024		105 W WASHINGTON ST, 102, ROCKWALL, TX 75087			\$75.00
05/02/2024	ISSUED				\$0.00
	The Bling Lounge by Seema & Co.				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Seema Patel	105 W Washington St Suite 102 E	Rockwall	TX	75087
Business Owner	Seema Patel	105 W WASHINGTON ST, 102	ROCKWALL	TX	75087
Property Owner	Mary and Lorne Liechty	105 W Washington St	Rockwall	TX	75087
Inspection Report (	Seema Patel	5355 Dallas Pkwy, Suite 615	Frisco	TX	75034

Contractors

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2024 to 5/31/2024

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	Total SQFT
Issue Date	Status of Permit	Subdivision Name	Fees Paid
	Business Name	Plan Number	Valuation
CO2024-78	Certificate of Occupancy		
04/15/2024		303 E. Rusk St, Ste 2A &	\$75.00
05/09/2024	ISSUED	2B, Rockwall, TX, 75087	\$0.00
	Choose to Soar Ministries		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Tanya Magnus	303 East Rusk Street Ste 2D	Rockwall	tx	75088
Business Owner	Tanya Magnus	303 E. Rusk, Ste 2D	Rockwall	TX	75087
Property Owner	Annette Laul/The Shops at Legacy Village	303 E Rusk	Rockwall	Tx	75088
Inspection Report C	Tanya Magnus	303E. Rusk, STE 2D	Rockwall	TX	75087

Contractors

COM2022-5882	Commercial Building Permit				
09/15/2022	Certificate of Occupancy	102 KENWAY DR,		\$76.50	\$76.50
05/31/2024	ISSUED	ROCKWALL, TX 75087		1,918.00	
	Lone Star Casa Inc				

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Lauren Rowe 972-772-5858	108 Kenway St	Rockwall	TX	75087
Property Owner	ST MATTHIAS OLD CATHOLIC CHURCH	116 KENWAY DR	ROCKWALL	TX	75087

Contractors

COM2023-3875	Commercial Building Permit				
08/11/2023	Certificate of Occupancy	1410 S GOLIAD ST,		\$75.00	\$75.00
05/20/2024	ISSUED	ROCKWALL, 75087		504,557.0C	
	Eastbank Apartments				

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	BRP CP Pebble Property LLC 972-771-8501	1410 S Goliad St	Rockwall	TX	75087
Property Owner	BRP CP Pebble Property LLC	1410 S Goliad St	Rockwall	TX	75087

Contractors

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 5/1/2024 to 5/31/2024

Permit Number	Permit Type	Site Address	Total Fees
Application Date	Subtype	Parcel Number	
Issue Date	Status of Permit	Subdivision Name	
	Business Name	Plan Number	Valuation
			Total SQFT
			Fees Paid
TCO2024-80	Temporary Certificate of Occupancy		
04/16/2024		901 S Goliad St,	\$76.50
05/11/2024	ISSUED	Rockwall, TX 75087	\$76.50
	Rockwall Ice Train		

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Tim Moore	903 S. Goliad St	Rockwall	TX	75087
Business Owner	Tim Moore	901 S Goliad St, Rockwall, TX 75087			
Property Owner	Tim Moore	903 S. Goliad St	Rockwall	TX	75087
Inspection Report (	Michael Henry	903 S. Goliad St	Rockwall	TX	75087

Contractors

TCO2024-95	Temporary Certificate of Occupancy				
05/03/2024		1351 CORPORATE			\$306.00
05/21/2024	ISSUED	CROSSING, 101,			\$306.00
	Flex Pipe MATTR	ROCKWALL, 75032			

Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Chris Payne	14500 Trinity Blvd. #180	Fort Worth	TX	76155
Business Owner	Flex Pipe Systems US LLC	1351 CORPORATE CROSSING, 101	ROCKWALL	TX	75032
Property Owner	Westcore Bravo AC, LLC	4350 LaJolla Village DR	San Diego	CA	92122
Inspection Report (	Chris Payne	14500 Trinity Blvd	Fort Worth	TX	76155

Contractors

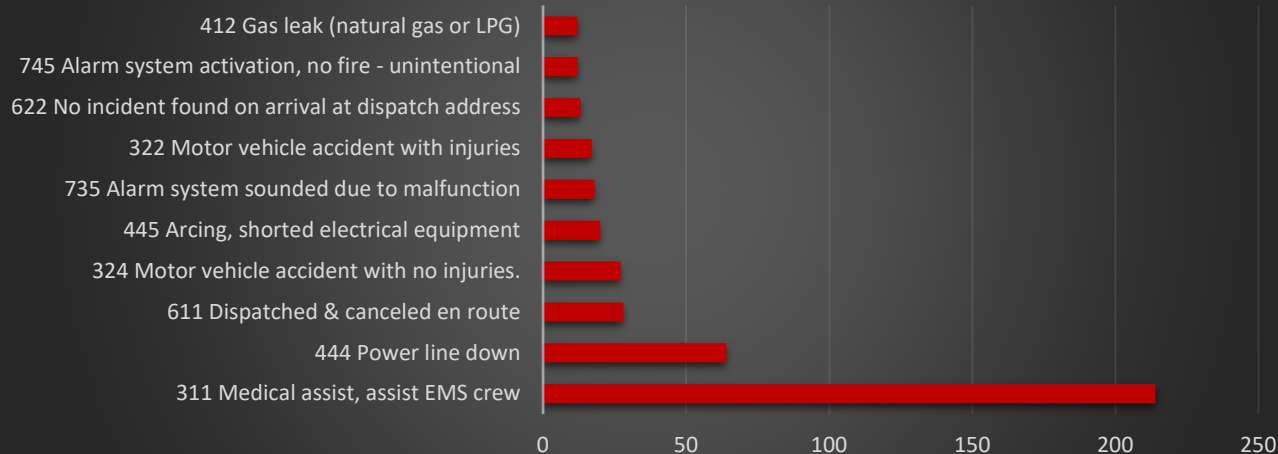
Total Valuation:
Total Fees: \$1,368.00
Total Fees Paid: \$993.00



May 2024

Monthly Report

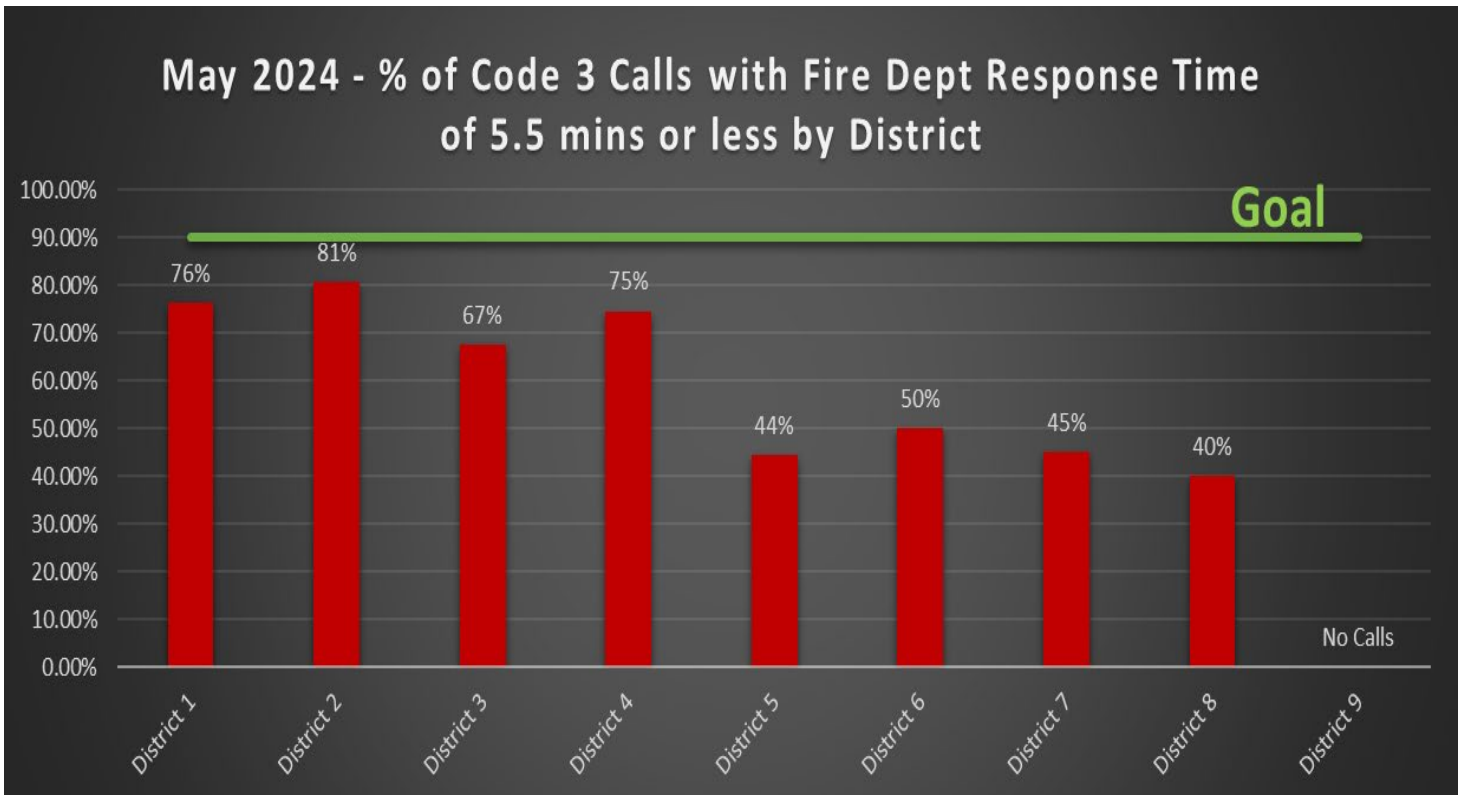
Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
111 Building fire	2
113 Cooking fire, confined to container	2
131 Passenger vehicle fire (cars, pickups, SUV's)	3
140 OTHER Natural vegetation fire	1
143 Grass fire	1
154 Dumpster or other outside trash receptacle fire	1
251 Excessive heat, scorch burns with no ignition	1
300 Rescue, EMS incident, other	2
311 Medical assist, assist EMS crew	214
322 Motor vehicle accident with injuries	17
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	27
342 Search for person in water	2
353 Removal of victim(s) from stalled elevator	1
365 Watercraft rescue	1
400 Hazardous condition, other	2
412 Gas leak (natural gas or LPG)	12
440 Electrical wiring/equipment problem, other	1
444 Power line down	64
445 Arcing, shorted electrical equipment	20
510 Person in distress, other	1
511 Lock-out	2
520 Water problem, other	1
531 Smoke or odor removal	4
550 Smoke Detector Battery Change/Install	10
551 Assist police or other governmental agency	3
553 Public service	4
600 Good intent call, other	1
611 Dispatched & canceled en route	28
622 No incident found on arrival at dispatch address	13
651 Smoke scare, odor of smoke	5
653 Smoke from barbecue, tar kettle	1
671 HazMat release investigation w/no HazMat	3
700 False alarm or false call, other	2
711 Municipal alarm system, malicious false alarm	1
733 Smoke detector activation due to malfunction	3
735 Alarm system sounded due to malfunction	18
736 CO detector activation due to malfunction	4
740 Unintentional transmission of alarm, other	2
743 Smoke detector activation, no fire - unintentional	4
744 Detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	12
746 Carbon monoxide detector activation, no CO	2
814 Lightning strike (no fire)	1
Grand Total	501

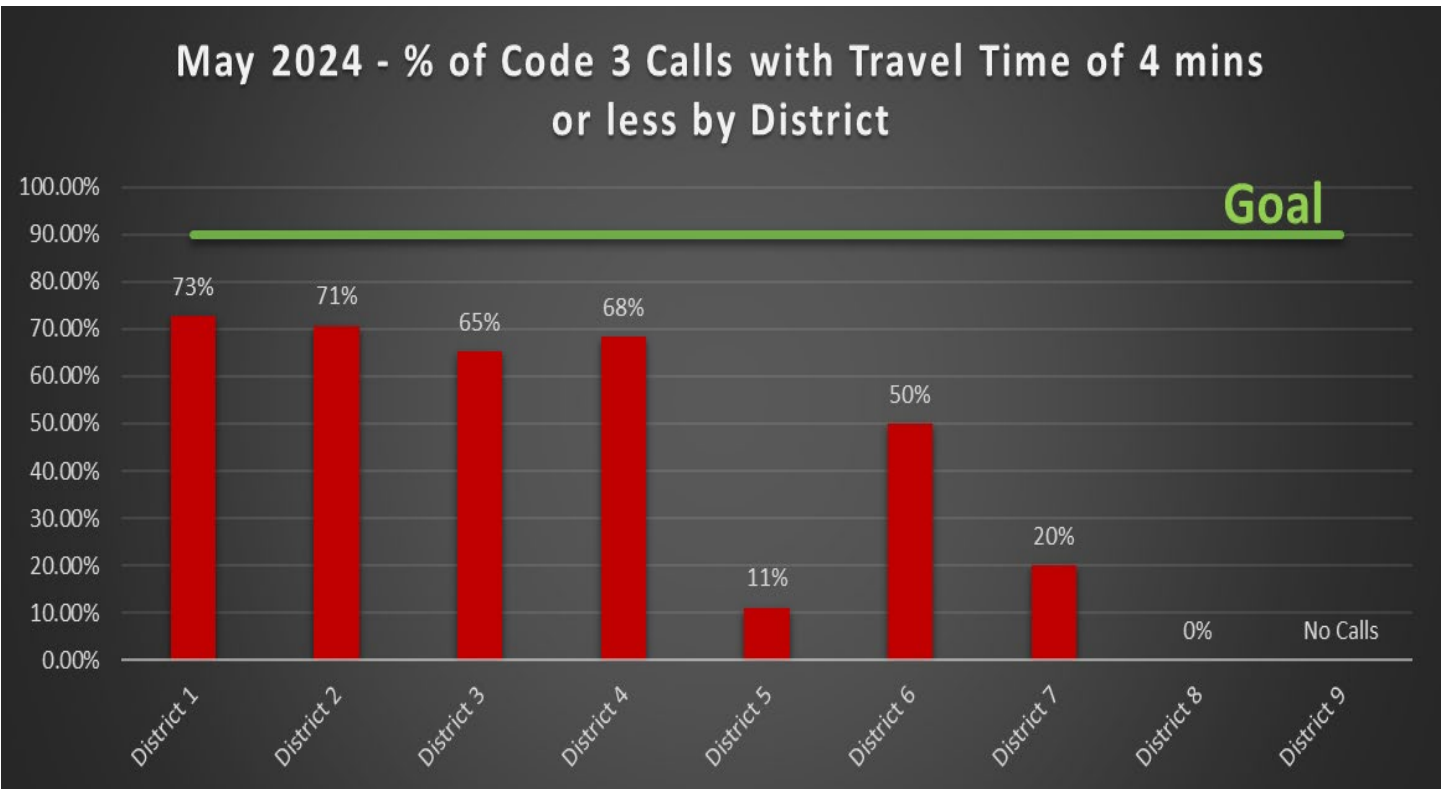
May 2024 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	143	36%	109	0:04:52	76%	90%
District 2	99	25%	80	0:04:47	81%	90%
District 3	43	11%	29	0:04:45	67%	90%
District 4	63	16%	47	0:04:49	75%	90%
District 5	18	5%	8	0:06:30	44%	90%
District 6	4	1%	2	0:05:04	50%	90%
District 7	20	5%	9	0:06:51	45%	90%
District 8	5	1%	2	0:06:49	40%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	395	100%	286	0:05:02	72%	90%



May 2024 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	143	36%	104	0:04:03	73%	90%
District 2	99	25%	70	0:03:51	71%	90%
District 3	43	11%	28	0:03:52	65%	90%
District 4	63	16%	43	0:03:47	68%	90%
District 5	18	5%	2	0:05:11	11%	90%
District 6	4	1%	2	0:04:14	50%	90%
District 7	20	5%	4	0:05:22	20%	90%
District 8	5	1%	0	0:06:06	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	395	100%	253	0:04:05	64%	90%





Total Dollar Losses

May 2024



City of Rockwall
The New Horizon

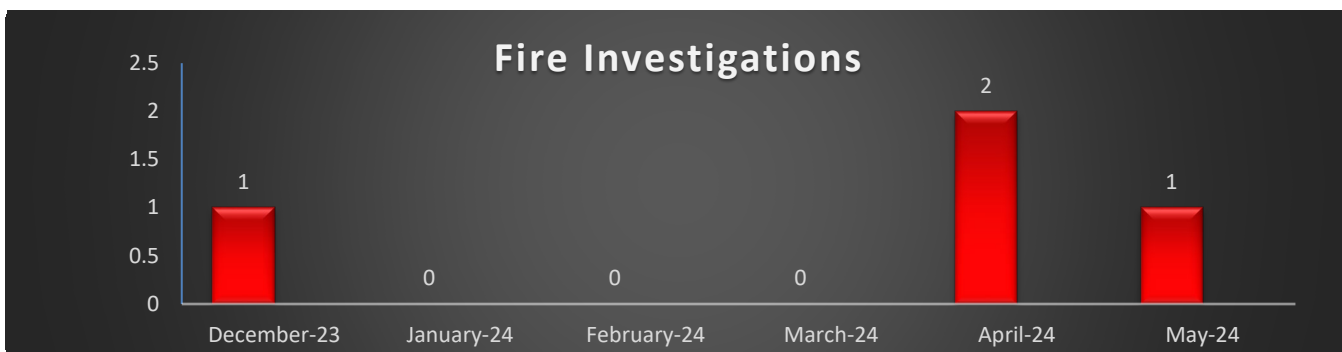
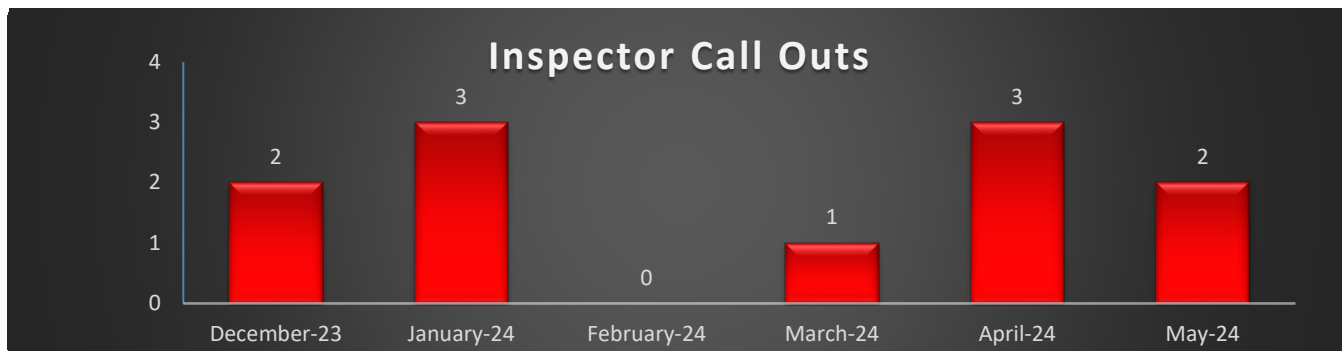
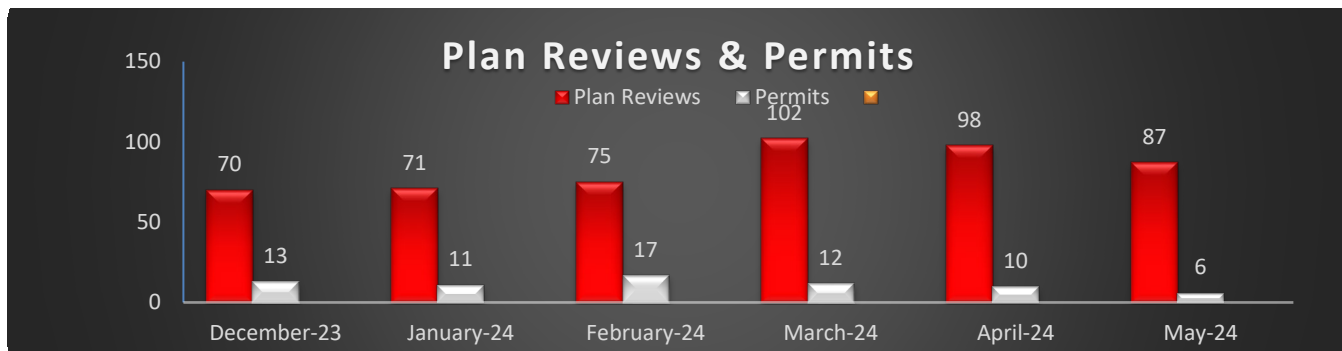
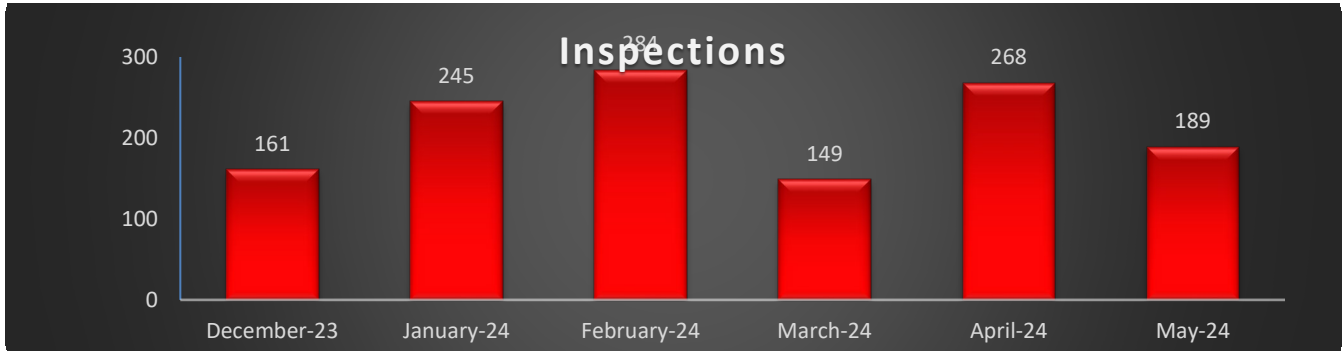
Rockwall Fire Department

Print Date/Time: 06/12/2024 11:35
Login ID: rck\ldgang
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	\$8,000.00	\$0.00	\$38,000.00	\$994,430.00
Total Content Loss:	\$0.00	\$3,000.00	\$0.00	\$13,000.00	\$1,714,100.00
Total Property Pre-Incident Value:	\$0.00	\$0.00	\$0.00	\$518,574.00	\$57,340,990.00
Total Contents Pre-Incident Value	\$0.00	\$0.00	\$0.00	\$35,000.00	\$24,213,828.00
Total Losses:	\$0.00	\$11,000.00	\$0.00	\$51,000.00	\$0.00
Total Value:	\$0.00	\$0.00	\$0.00	\$553,574.00	\$81,554,818.00

Fire Prevention, Education, & Investigations Division Monthly Report May 2024





Monthly Report May 2024



FOUNDERS DAY FESTIVAL
6000 ATTENDEES



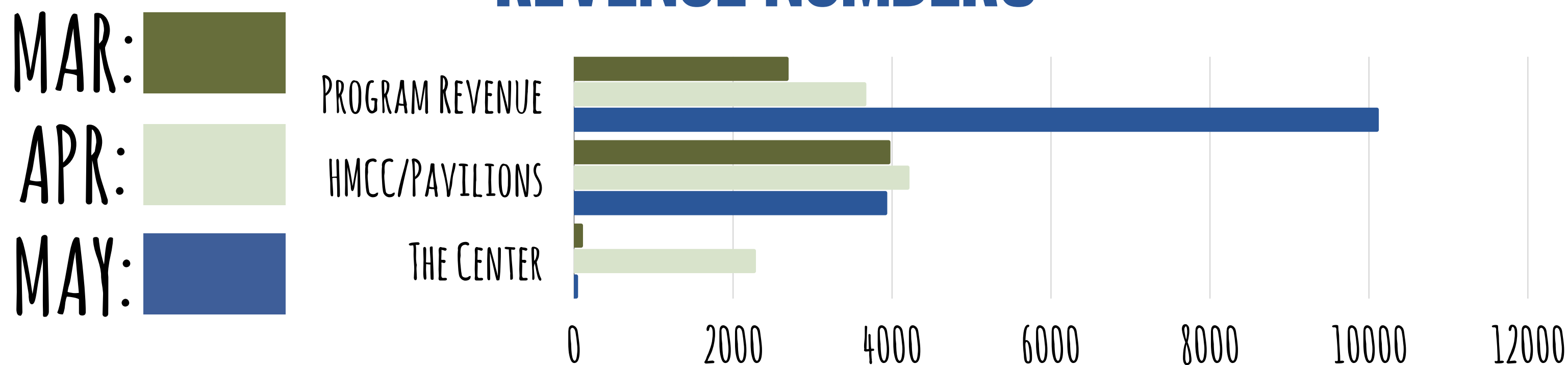
MAY SENIOR LUNCHEON
65 ATTENDEES



FISHING DERBY
150 ATTENDEES



REVENUE NUMBERS



Upcoming:

Concerts by the Lake	Thursdays in June
July 4th Parade & Fireworks	July 4, 2024

PARKS PROJECT UPDATE – MAY 2024



HARRY MYERS DISC GOLF
FAIRWAY REPAIRS



HARRY MYERS
ADDITIONAL PARKING SIGNS



EMERALD BAY EROSION REPAIR



SAN JACINTO PLAZA
BOLLARD

Other Projects

PREP FOR JULY 4TH &
CONCERT BY THE LAKE

Rockwall Police Department

Monthly Activity Report

May-2024

ACTIVITY	CURRENT MONTH MAY	PREVIOUS MONTH APRIL	YTD 2024	YTD 2023	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	2	5	-60.00%
Robbery	1	2	4	6	-33.33%
Aggravated Assault	0	2	13	11	18.18%
Burglary	7	2	29	18	61.11%
Larceny	56	60	249	256	-2.73%
Motor Vehicle Theft	7	0	14	36	-61.11%
TOTAL PART I	65	69	311	332	-6.33%
TOTAL PART II	69	119	535	623	-14.13%
TOTAL OFFENSES	134	188	846	955	-11.41%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	21	9	65	52	25.00%
D.W.I.	16	14	62	56	10.71%

ARRESTS

FELONY	13	29	99	122	-18.85%
MISDEMEANOR	17	51	223	256	-12.89%
WARRANT ARREST	5	6	33	33	0.00%
JUVENILE	4	8	28	31	-9.68%
TOTAL ARRESTS	39	94	383	442	-13.35%

DISPATCH

CALLS FOR SERVICE	2378	2075	12093	12299	-1.67%
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ACCIDENTS

INJURY	2	0	8	8	0.00%
NON-INJURY	102	254	654	432	51.39%
FATALITY	0	0	0	0	0.00%
TOTAL	104	254	662	440	50.45%

FALSE ALARMS

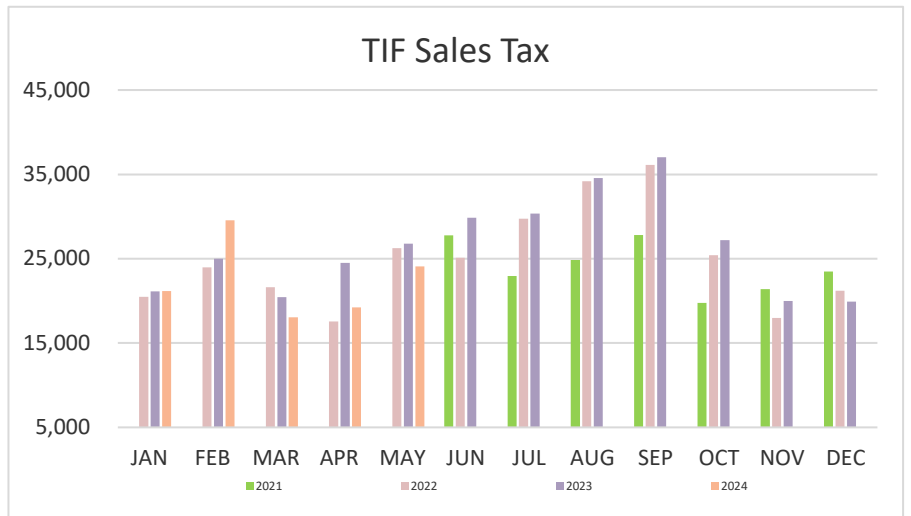
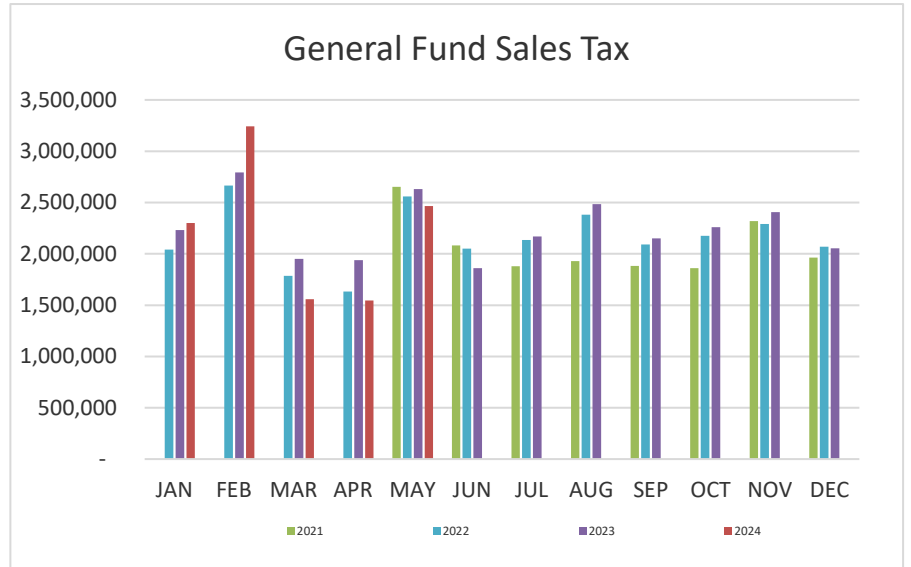
RESIDENT ALARMS	41	50	212	212	0.00%
BUSINESS ALARMS	158	141	715	711	0.56%
TOTAL FALSE ALARMS	199	191	927	923	0.43%
Estimated Lost Hours	131.34	126.06	611.82	609.18	0.43%
Estimated Cost	\$3,124.30	\$2,998.70	\$14,553.90	\$14,491.10	0.43%

ROCKWALL NARCOTICS UNIT

	Number of Cases	4
	Arrests	3
	Arrest Warrants	0
	Search Warrants	2
	Seized	
	Methamphetamine	60 kilos
	Currency	\$55,000

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u>	<u>TIF</u>
	<u>Sales Tax</u>	<u>Sales Tax</u>
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	24,076



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

821,404.59
3,285,618.36
2,464,213.77

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962

Source: SCADA Monthly Reports generated at the Water Pump Stations

