

## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, March 07, 2022 - 6:00 PM

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

- I. Call Public Meeting to Order
- II. Invocation and Pledge of Allegiance - Councilmember Macalik
- III. Proclamations / Awards / Recognitions

1. "Theatre in Our Schools" Month

- IV. Open Forum

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

- V. Consent Agenda

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

- 1. Consider approval of the minutes from the February 22, 2022 regular City Council meeting, and take any action necessary.
- 2. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee regarding funding for the Texas K9 Conference, Rockwall 7ers, and The Texas High School Gymnastic Championship, and take any action necessary.
- 3. Consider approval of a contract extension with Southlake Landscaping and Maintenance (SLM) for parks maintenance in the amount of \$634,452.52 to be funded by the Parks Operations budget, and take any action necessary.
- 4. Consider approval of a contract extension with SRH Landscapes LLC for grounds maintenance in the amount of \$94,235.58 to be funded by the Parks Operations budget, and take any action necessary.
- 5. **Z2022-001** - Consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of an **ordinance** for a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary **(2nd Reading)**.

6. **Z2022-002** - Consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of an **ordinance** for a *PD Development Plan* for a 42-unit condominium and retail/office building on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary **(2nd Reading)**.
7. **Z2022-003** - Consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Restaurant 2,000 SF or More with Drive Through or Drive-In* for the purpose of constructing two (2) restaurants on an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary **(2nd Reading)**.
8. **Z2022-004** - Consider a request by Mike and Mary Frasier for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary **(2nd Reading)**.
9. **Z2022-005** - Consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary **(2nd Reading)**.
10. **A2022-001** - Consider the approval of an **ordinance** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a 313.936-acre tract of land identified as Tracts 2 & 2-1 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, generally located adjacent to Edwards Road south of FM-550, and take any action necessary **(2nd Reading)**.
11. Consider approval of an **ordinance** declaring unopposed candidates for the offices of City Councilmembers Places 2, 4, and 6 and cancelling the May 7, 2022 General Election, and take any action necessary. **(1st reading)**

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

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

**VII. 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 4th day of March, 2022 @ 4:00 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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Date Removed

Rockwall,  Texas

# Proclamation

*Whereas*, the International Thespian Society is an affiliate of the Educational Theatre Association and is a high school honor society that recognizes students in theatre; and

*Whereas*, the State Thespian Officer Board oversees planning and coordinating the State Thespian Festival and advocating for theatre education in the State of Texas; and

*Whereas*, theater education has many benefits, with the *Journal for Learning Through the Arts*, publicizing that “High-Poverty K-2 English Language learners who receive weekly drama lessons demonstrate increased listening and speaking skills on standardized tests;” and

*Whereas*, according to *The College Board*, “In 2015, students who took four years of arts classes in high school scored an average of 92 points higher on their SATs than students who took only one-half year or less;” and

*Whereas*, in 2020 the *Creativity Research Journal* found that applied theater techniques in the classroom increase students’ self-esteem and develop their ability to empathize with others; and

*Whereas*, Texas Thespians believe that increased awareness of arts education encourages further advocacy on behalf of the Arts in our schools, resulting in positive change for students throughout Texas in everything that they participate in, including academic achievement.

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

## **Theatre in Our Schools Month**

in the City of Rockwall and encourage all citizens to show enthusiastic support for local thespians and for all arts-related programming within our school district.

*In Witness Whereof*, I hereunto set my hand and official seal on this 7<sup>th</sup> day of March, 2022.



Kevin Fowler, Mayor

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**ROCKWALL CITY COUNCIL REGULAR MEETING**

**Tuesday, February 22, 2022 - 5:00 PM**

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

**I. CALL PUBLIC MEETING TO ORDER**

**Mayor Fowler called the meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt, and Councilmembers Clarence Jorif, Dana Macalik, Trace Johannesen, Anna Campbell and Bennie Daniels. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, and City Attorney Frank Garza. Mayor Fowler read the below listed discussion items into the record before recessing the public meeting to go into Ex. Session at 5:01 p.m.**

**II. EXECUTIVE SESSION.**

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

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Harbor District pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).

**III. ADJOURN EXECUTIVE SESSION**

**Council adjourned from Ex. Session at 5:40 p.m.**

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

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

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

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

**VI. PROCLAMATIONS / AWARDS / RECOGNITIONS**

1. Parks Maintenance State Champions Day

**Mayor Fowler called forth Parks Director, Travis Sales who provided an explanation of this competition and the various staff members of Rockwall Parks Department who ‘placed’ at the competition. Mayor Fowler then read and presented staff with this proclamation, recognizing them for their recent “State Championship” win.**

**VII. OPEN FORUM**

**Mayor Fowler explained how Open Forum is conducted and asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.**

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

**Council took no action as a result of Ex. Session.**

**IX. CONSENT AGENDA**

1. Consider approval of the minutes from the February 7, 2022 regular City Council meeting, and take any action necessary.
2. Consider authorizing the City Manager to execute a proposal with Kofile, Inc. to preserve and scan the City's old, historic record books in the amount of \$31,740.09 to be paid for out of the Administration's Legal Budget, and take any action necessary.
3. Consider approval of the Rockwall Police Department's 2021 Racial Profiling Report, and take any action necessary.
4. **P2022-003** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Kyle Tressler of Qualico Development (US), Inc. for the approval of a *Final Plat* for the Nelson Lake Subdivision being a 120.90-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.

**Councilmember Johannesen moved to approve the entire Consent Agenda (#s 1, 2, 3, and 4), as presented. Councilmember Jorif seconded the motion, which passed unanimously (7 – 0).**

**X. APPOINTMENT ITEMS**

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

**No one was present from the P&Z Commission, so this item was not addressed.**

2. Appointment with Rockwall resident, Joel Marlowe to hear request pertaining to keeping a set of stairs and pitching mound located on city property behind his home at 418 Sonoma Drive, and take any action necessary.

**Joel Marlowe  
418 Sonoma Drive  
Rockwall, TX 75087**

**Mr. Marlowe indicated that there are a set of stairs that he constructed on the rear of the retaining wall located at the back of his home. The stairs have been there about 4 years, and there is also a pitching mound he installed that has been there for about a year (that he utilizes to teach pitching lessons to local, special needs kids). He went on to share that city staff recently contacted him to let him know that these items were built on city-owned property and that they need to be removed. He is here this evening to request that city council allow him to keep these items in place, even though they are built on city property.**

**Mayor Fowler generally shared that he is not in favor of allowing Mr. Marlowe to keep the items in tact, as approving them to stay would essentially set a precedence that he is not interested in establishing. Councilmember Macalik generally expressed that she agrees with**

Mayor Fowler's sentiments. Councilmember Johannesen pointed out that the landowner on which the items are built/placed has legal 'liability,' so - in addition to approving this would be setting an undesirable precedence – he is not in favor of allowing the items to stay. Councilmember Jorif pointed out that if someone were to get hurt, the city would (by default) assume liability from a legal standpoint. General indication was given that Council would not be taking any action to grant permission for Mr. Marlowe to keep the stairs and pitching mound in place.

Mayor Fowler announced that Action Item #1 has been withdrawn by the applicant. In addition, Public Hearing item #5 will be addressed next on the agenda by Council.

#### XI. PUBLIC HEARING ITEMS

1. **Z2022-001** - Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of an **ordinance** for a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. The applicant is asking to construct a 176 unit condominium subdivision with detached amenity center. The proposed condominium building will be a wrap product (*i.e. the building will wrap around a structured parking garage*) and consist of approximately 104, one (1) bedroom units and 72, two (2) bedroom units. As part of this development the applicant will be required to extend Glen Hill Way around the proposed building, connecting it to the section of Pinnacle Way Drive adjacent to Trend Tower and the stub of Pinnacle Way Drive of off Horizon Road. Based on the building configuration depicted on the applicant's concept plan, this portion of Pinnacle Way Drive (*i.e. the portion connecting to Horizon Road*) will be required to be renamed as a continuation of Glen Hill Way. Incorporated into the building will be an ~7,546 SF amenities center, pool area, and courtyard. The concept plan also has two (2) plaza spaces and a dog park labeled; however, no exhibits or concepts have been provided for these areas yet. Mr. Miller went on to point out that the intended use for this sub district has been slated as 'office use,' not residential, so this proposal does not meet the intent of this sub district; however, granting waivers for this request is at the discretion of Council.

On January 14, 2022, staff mailed 45 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received the following:

(1) Three (3) property owner notifications and a letter from one (1) property owner within the 500-foot notification area indicating they are in favor of the applicant's request. Staff should

note that this property owner is the owner of 16 of the parcels of land that make up the subject property.

(2) One (1) letter from one (1) property owner within the 500-foot notification area indicating they are in favor of the applicant's request. Staff should note that this property owner is the owner of two (2) tract of land that make up the subject property.

The P&Z Commission did vote 6-0 to recommend approval of this request to City Council.

Mayor Fowler called forth the applicant to speak at this time (he did not provide a name/address). The applicant went on to provide a presentation to Council that gave additional details regarding this proposed 4-5 story condominium development.

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

The applicant indicated that this property will be individually deeded to one person (as in, all units will be rented from one individual).

At the request of Councilmember Johannesen, Mr. Miller provided a brief description of the various waivers that the applicant is seeking to obtain as part of Council approving this case (the intent of the sub-district (which was intended to be two office buildings, not 'residential') and a waiver related to the roadway).

Mayor Pro Tem Hohenshelt provided comments pertaining to changing the 'character' of the sub-district, as it was originally intended. He questions if there is any other space located in this area where office building(s) could be constructed within PD-32. Indication was given that there is no other location(s) where office buildings could/would be built. General discussion ensued pertaining to what additional parcels of land remain within this district and what those parcels could be used for. At the request of Councilmember Daniels, Mr. Miller provided more specific details about what the applicant is proposing to do regarding Pinnacle Way Drive and Glen Hill Way as well as the proposed placement of the amenity center.

Following extensive discussion, Mayor Pro Tem Hohenshelt moved to approve Z2022-001. Councilmember Jorif seconded the motion. Various comments were made, generally indicating that these are difficult pieces of property that are going to be combined in a way that makes sense. The ordinance caption was read as follows:

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK**



**9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

2. **Z2022-002 - Hold a public hearing to discuss and consider a request by Louis Clark of KinoD LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of an ordinance for a *PD Development Plan* for a 42-unit condominium and retail/office building on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor District Addition and Lots 3 & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* of Planned Development District 32 (PD-32), generally located at the northeast corner of the intersection of Sunset Ridge Drive and Summer Lee Drive, and take any action necessary (1st Reading).**

**Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting the approval of a PD Development Plan for 42 urban residential units for the purpose of constructing a condominium building. This is located within a mixed-use sub district within PD-32, and it basically situated right in the middle of the entire Harbor District. The proposed condominium building will be a podium product (i.e. the building will be constructed on top of a structured parking garage) and consist of approximately 12, one (1) bedroom units; 21, two (2) bedroom units; and nine (9), three (3) bedroom units. The applicant has stated that these units will be a for sale product (i.e. sold to different property owners as opposed to all the deeds being owned by one [1] property owner and rented out). There will be a 1,600-1,700 square foot amenity center with a swimming pool, basketball court and tennis court. Waivers such as lot coverage and driveways are addressed within the proposed PD Development Plan being proposed. The development does seem to conform to the intent of the sub-district. Twenty notices were sent out to adjacent land and property owners within 500' of the subject property. Staff received 11 notices back in favor from individuals located within the 500' buffer, and two emails from individuals not located within 500' were received in opposition of the project. Also, one reply 'in favor' of the proposal was received by staff via an online submission today. The P&Z Commission did vote 6-0 (with one recusal) to recommend approval of this request to City Council.**

**Mayor Fowler called forth the applicant/applicant's representatives. The applicant's architect and design/build engineer came forth and provided comments to Council, briefly explaining this proposed condominium development overall. (Note: the names and company names of the two speakers were verbally provided but were indistinguishable).**

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

**Councilmember Jorif asked for clarification on where the access road will be located on Summer Lee Drive. Mr. Miller pointed out that it is located at the back of the property. General discussion ensued pertaining to expected traffic flow and ingress/egress access points.**

Councilmember Daniels moved to approve Z2022-002. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 1.20-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK D, HARBOR DISTRICT ADDITION AND LOTS 3 & 4, BLOCK 11 AND LOTS 1, 2, 3, & 4, BLOCK 12, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

3. **Z2022-003** - Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Restaurant 2,000 SF or More with Drive Through or Drive-In* for the purpose of constructing two (2) restaurants on an 8.684-acre tract of land identified as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary (1st Reading).

Mr. Miller provided background information on this agenda item, indicating that the subject property is located just north of an existing CVS store. Following the approval of Ordinance No. 22-01, the applicant -- Bowen Hendrix of DuWest Realty, LLC - submitted an application on January 18, 2022 requesting the approval of a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF with Drive-Through or Drive-In. The applicant changed the request on January 21, 2022 to a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More with Drive-Through or Drive-In. The purpose of these applications was to construct two (2) drive-through restaurants within the two (2) ~10,000 SF multi-tenant restaurant/retail buildings. The subject property is located north of the intersection of E. Quail Run Road and N. Goliad Street [SH-205]. Three-tiered screening is being proposed, and stacked drive-thrus are also being proposed. On January 14, 2022, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property notifying them that the applicant was requesting a Specific Use Permit (SUP) for a Restaurant, Less Than 2,000 SF, with Drive-Through or Drive-In; however, on January 21, 2022 the applicant notified staff that the request was changing to a Specific Use Permit (SUP) for a Restaurant, 2,000 SF or More, with Drive-Through or Drive-In. In response to this change staff mail 62 updated notices on January 25, 2022 to property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek, Quail Run Valley, the Shores on Lake Ray Hubbard, Random Oaks/Shores, and Lakeview

Summit Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received the following:

- (1) One (1) property owner notification from a property owner within the 500-notification area in opposition to the applicant's request.
- (2) One (1) email from property owner within the 500-notification area in opposition to the applicant's request.
- (3) One (1) email from a property owner within the 500-notification area stating concerns with traffic and requesting that a traffic light be installed at the intersection of Quail Run Road and Audobon Lane.

Additionally, the P&Z Commission has recommended approval of this request by a vote of 7-0.

The applicants came forth and introduced themselves. Mayor Fowler then opened the public hearing, asking if anyone would like to come forth and speak at this time.

Bob Wacker  
309 Featherstone  
Rockwall, TX

Mr. Wacker indicated that neighbors are concerned about the view, and he would like the applicant to present some plans that show what the rear will look like and what the buffer will look like. He has concerns about ensuring that people stay out of the detention pond areas. He wants to also ensure residents have access to the hike and bike trails, and he would like residents to be able to access the development on their golf carts. He wants to ensure the floodplain study is completed and properly approved.

There being no one else wishing to come forth at this time, Mayor Fowler then closed the public hearing. Councilmember Johannesen asked for brief clarification on the process, following action on this item tonight. Mr. Miller explained 'next steps.' Then, Councilmember Jorif moved to approve Z2022-003. Councilmember Johannesen seconded the motion. The ordinance caption was read as follows:

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO. 19-41] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) RESTAURANTS, 2,000 SF OR MORE, WITH DRIVE-THROUGH OR DRIVE-IN ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN EXHIBIT 'A' AND DEPICTED**

**IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

- 4. Z2022-004 - Hold a public hearing to discuss and consider a request by Mike and Mary Frasier for the approval of an ordinance for a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit on a 0.74-acre parcel of land identified as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary (1st Reading).**

**Planning Director Ryan Miller provided background information on this agenda item. The applicant is asking for approval of an SUP to construct a two-story shop with storage that will incorporate a restroom facility. So, because it will have a restroom, that is why this is being presented as 'guest quarters.' It will be 1,000 sq. feet in size, and the exterior cladding will be complimentary to the façade of the existing (home's) structure. This secondary structure will be lower than the primary structure, as the property at the rear where this will be constructed has a downward land slope. 110 notices were sent out to adjacent property and land owners located within 500'. Two notices were received back in opposition. One was received back in favor, and one reply was from someone wanting additional information (not stating 'in favor' or 'opposed'). The P&Z Commission has recommended approval of this request by a vote of 7 ayes to 0 nays.**

**Mayor Fowler called the applicant forth, but the applicant did not speak.**

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

**Mayor Pro Tem Hohenshelt moved to approve Z2022-004. Councilmember Macalik seconded the motion. Councilmember Campbell asked if this addition could be rented out as living quarters at some point in the future. Mr. Miller indicated that - yes - it is possible; however, the applicant has indicated an intention to utilize it as a shop. The ordinance caption was read as follows:**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT TO ALLOW THE CONSTRUCTION OF A GUEST QUARTERS ON A 0.74-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK E, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY**

DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

5. **Z2022-005** - Hold a public hearing to discuss and consider a request by Perry Bowen of Perry Bowen Homes, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.49-acre parcel of land identified as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is wanting to construct a single-family home within an established, residential subdivision. Council is being asked to evaluate the size, location and architecture of the proposed home compared to other, existing homes within the community. Notices were sent out to 69 residents and property owners located within 500' of the subject property. Two notices were received back in favor. Also, the Park Place HOA was also notified. Planning & Zoning has recommended approval of this agenda item to the City Council.

Mayor Fowler opened the public hearing, but no one came forth to speak, so he closed the public hearing. Mayor Pro Tem Hohenshelt then moved to approve Z2002-005. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING 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 0.49-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HALEY & KYLE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XII. ACTION ITEMS

1. **MIS2022-001** - Discuss and consider a request by Clark Staggs of Foxtrot 46 Development on behalf of Neil Gandy of ADD Real Estates for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* for a 6.60-acre tract of land being a portion of Tract 21 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally

located on the north side of Airport Road east of the intersection of Airport Road and John King Boulevard, and take any action necessary.

**Indication was given that the applicant has requested to withdraw this case. So it was not heard, and no action was taken.**

2. **A2022-001** - Discuss and consider the approval of an **ordinance** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a 313.936-acre tract of land identified as Tracts 2 & 2-1 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, generally located adjacent to Edwards Road south of FM-550, and take any action necessary **(1st Reading)**.

**Planning Director, Ryan Miller provided background information concerning this agenda item. Staff has received a request for the city consider dropping this property from its ETJ and nullifying the existing 212 development agreement currently in place. Per the applicant's email, the reason the release is being requested is to allow for the development of future phases of the Sonoma Verde Subdivision.**

**Following brief discussion, Mayor Pro Tem Hohenshelt moved to approve A2022-001, removing this land from the city's ETJ per the ordinance. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:**

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

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE TO THE COUNTY OF ROCKWALL; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPORATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**XIII. EXECUTIVE SESSION.**

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

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the Harbor District pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).

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

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

XV. ADJOURNMENT

Mayor Fowler adjourned the meeting at 7:29 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 7<sup>th</sup>  
DAY OF MARCH, 2022.

---

KEVIN FOWLER, MAYOR

ATTEST:

---

KRISTY TEAGUE, CITY SECRETARY



City of Rockwall  
*The New Horizon*

## MEMORANDUM

**TO:** Mayor and Council Members

**FROM:** Hotel Occupancy Tax Sub-committee Members  
Mary Smith, city Manager

**DATE:** March 2, 2022

**SUBJECT:** Supplemental Requests for HOT Funding

The Subcommittee met to discuss three supplemental requests for HOT funding for events in 2022. Members Dana Macalik, Anna Campbell, and Bennie Daniels have prepared the following recommendations for funding pending Council's approval.

The Texas Canine Workshop will again be held here from September 26 – October 1, 2022 at the Springhill Suites. The training is held annually to provide advanced training for Police and Fire K-9 teams. Last year's workshop was so well received that attendees asked for the training to be held in Rockwall again. The group has asked for \$20,600 and anticipates attendance to grow from 2021 counts. The committee is recommending \$20,600 for this training workshop.

The State Gymnastics Championships will be held in Rockwall the weekend of April 24 - 26. The local booster club has requested \$18,000 to assist with promotion and technical aspects of the weekend as they work to enhance the event for visitors from around the state. More than 400 room nights are expected as families come for the duration of the competition. The committee is recommending \$18,000 for this request

The Rockwall 7ers submitted an application for \$95,500 for various aspects of their first season. After discussion, the committee is recommending funding \$10,000 for promotion, live streaming, artistic expenses and equipment rental. No personnel costs were included.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	\$1,188,249
Budgeted Revenues	975,000
Previously Allocated Funding	<u>( 763,800)</u>
Projected Fund Balance	\$1,399,499

The subcommittee can answer any questions regarding their recommendations. Council is asked to consider approval of the funding amounts and authorize the City Manager to execute contracts with the organizations.





City of Rockwall  
*The New Horizon*

# Hotel Occupancy Tax

## Program Year 2022

# Application

MUST BE TYPED or PRINTED

Deliver to:

City of Rockwall Finance Office

Attn: Lea Ann Ewing

385 S. Goliad St, Rockwall, TX -75087

Ph. 972-771-7700 Fax 972-771-7728 [lewing@rockwall.com](mailto:lewing@rockwall.com)

Organization Name: Texas K-9 Conference

Name of Event: 2022 Texas Canine Conference Workshop

Date(s) of Event: September 26 – October 01, 2022

Funding Request \$: 20,600.00

Website Address:

Mailing Address: 812 CR 3433, Lampasas, Texas 76550

Physical Address:

Telephone: 214-304-0658

Fax:

Primary Contact Name: Sam Stephenson - President

(Project Director)

Mailing Address: 385 S. Goliad St., Rockwall, Texas 75087

Email Address: [mstephenson@rockwall.com](mailto:mstephenson@rockwall.com)

Telephone: 972-772-6423

Fax:

Secondary Contact Name: Chris Ford - Treasurer

Mailing Address: 812 CR3433, Lampasas, Texas 76550

Email Address: [TXK9Conference@gmail.com](mailto:TXK9Conference@gmail.com)

Telephone: 512-734-1903

Fax:

► COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAWEXHIBIT REQUESTING FUNDS ►

INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

**Advertising/Tourism** Requested funding amount **\$20600.00**  
 Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

**Arts** Requested funding amount \$  
 Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

**Historical** Requested funding amount \$ Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2021 - Sept. 30, 2022) that you are requesting Hotel Tax funding. What is your event and why are you having it? **See Attached**

3. How does the event/ program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)? **Yes**

4. Is the event/ program that the organization is requesting Hotel Tax funds held in/ on City-owned property?  
 No Name location: **Springhill Suites-Rockwall**

5. Will your organization provide special event insurance coverage for the event/ program if held on City property?  
 Yes Name of Insurance Company: **NAPWDA**

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration in Days	Audience Size	# of Attendees in hotel rooms
Texas Canine Conference-Rockwall	2021	5	75	35
Texas Canine Conference Dallas	2019	5	100	40
Texas Canine Conference Dallas	2018	5	100	35
Texas Canine Conference Dallas	2017	5	80	35
Texas Canine Conference Dallas	2016	5	75	30

## 2. Description of Event:

We have hosted the Texas K-9 Conference since 2003. 2022 will be our 19<sup>th</sup> year to host the conference. The conference has grown over the years and it has become a collaborative effort with the State Fire Marshal's Office, The North American Police Work Dog Association and the Rockwall Fire Department. We hosted the conference last year in Rockwall. The dates were September 26 and ended October 01 2021. We had a total of 75 participants and approximately 40 dog teams. We had 35 rooms with people staying at the Springhill Suites in Rockwall for the entire week. We got very positive feedback from everyone's training and stay in Rockwall. Everyone enjoyed being able to walk to the Harbor District to eat dinner and having training venues close around the city. It was voted unanimously, that every wanted to come back to Rockwall in 2022.

In addition to the canine conference, the State Fire Marshal's Office hosted a Basic Fire Alarm class at the Springhill Suites on September 14, 2021. They had approximately 30 people stay 2 nights at the Springhill Suites. The State chose to come to Rockwall for this class due to the hospitality and atmosphere they experienced when we were planning for the canine conference.

The dates of the conference this year will be September 26 – October 01 2022. We have secured the Springhill Suites in Rockwall to host the event. We are expecting greater attendance with closer to 50 actual canine teams. These teams will be coming from around the State and from other states as far away as Florida. Most all of the canine teams will be affiliated with a fire department or law enforcement agency. We will have a few search and rescue teams that are civilians. We will have 5 to 6 instructors that are North American Police Work Dog Association (NAPWDA) master instructors and will be certifying the dog teams in their respective disciplines. We will be offering certifications and training in police patrol (canine apprehension by police), narcotics, explosives, tracking and trailing, accelerants and cadaver searches. Most all of the dogs attending will be German Shepherds, Belgian Malinois (like Kenna) a few Labrador Retrievers, and maybe a blood hound or two.

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101 (a) within one of the two options listed below.
- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
  - b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/ program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

- Exhibit A Proposed budget for each event/ program using attached form
- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit C Examples and evidence of marketing area and readership (limit 3)
- Exhibit D List members of the governing body including name, position, mailing address and phone number
- Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Exhibit F Form 1295 [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.

President/ Board Chairman:

Date

12/03/2021

Print Name: **Sam Stephenson**

Signature



Event/ Treasurer:

Date 12/3/21

Print Name: **Chris Ford**

Signature



Both signatures are required for the application to be complete.

EXHIBIT A

Hotel Occupancy Tax Funding Request  
EvenVProgram Budget - Program Year 2022

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

**EXHIBIT A**

**Hotel Occupancy Tax Funding Request  
Event/Program Budget - Program Year 2022**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name: Texas Canine Conference  
 Event/Program Name: 2022 Texas Canine Conference  
 Requested Funding: \$ 20,600.00

Expenses (for this project only)	Total Expenses	HOT Funds Request		
1. Personnel				
Administrative				
Artistic				
Technical				
Other personnel				
2. Fees for outside professional service				
Administrative Advertising	2400.00	2400.00		
Artistic Webpage update	1500.00	1500.00		
Technical Participant Luncheon	1500.00	1500.00		
3. Space Rental Hotel Rental	4400.00	4400.00		
4. Equipment Rental Banquet	3500.00	3500.00		
5. Travel/Transportation Airfare	3000.00	3000.00		
6. Promotion/Printing T-Shirts	2000.00	2000.00		
7. Costumes/Royalties Prizes/Engraving	4500.00	4500.00		
8. Other (supplies, postage etc.) Instructor Per Diem	1300.00	1300.00		
9. Sub-Totals				
10. Total Expenses	24600.00	24600.00		

Total Revenues				
Revenues (for this project only)				
1. Total Amount of HOT fund request	20600.00			
2. Admissions (ticket and concessions)	4000.00			
3. Donations				
4. Organizational funds budgeted				
5. Grants (State)				
6. Other (list):				
7. Other (list):				
8. Other (list):				
9. Other (list):				
10. Total income and contributions				
11. Total In-Kind				
12. Total Revenues	24,600.00			

Financial Information (for this project only)				
Fiscal Year (Oct 1 <sup>st</sup> - Sept 30 <sup>th</sup> )	2019 actual	2020 actual	2021 actual	2022 Projected
Total Revenues			3000.00	4000.00
Total Expenses			16742.51	24600.00
Total Hotel funds awarded			13600.00	20600.00

Texas K9 Conference Sep 30

2021 Texas Canine Conference.

Thank you City of Rockwall for making this happen!!



Miranda Stephenson and 12 others 7 Shares

Texas K9 Conference Sep 27

Location list

Navigation bar with icons for Home, Messages (7), Reports (5), Notifications (9+), and Menu.

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# Police **K9**

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CONFERENCE & VENDOR SHOW  
**LAS VEGAS,  
NEVADA**  
MARCH 8, 9, 10  
2022



**Featured  
K-9 Unit**

**Franklin County (OH)  
Sheriff's Office**

**E-Collar  
Sit-Stay**

# Police **K9**

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CONFERENCE & VENDOR SHOW  
**LAS VEGAS,  
NEVADA**  
MARCH 8,9,10  
2022

## Featured K-9 Unit

Delta Police  
(BC, Canada)  
Department

## K-9 Advice & Opinion

Dog Selection and  
Training: Part 1

## Scent Detection

Explosives Detection  
Canine Training:  
Raising the Bar



# K-9 COP

ISSUE 67

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**K-9 COP**  
CONFERENCE & VENDOR SHOW  
NASHVILLE, TENNESSEE  
Sep. 13, 14, 15  
2022

**INSIDE:**

**Featured K-9 Unit:**  
*Military Working Dogs 2.0*

**K-9 Training:**  
*The Suspect/Area Search*

**K-9 Healthcare  
& Conditioning:**  
*Maximizing K-9 Performance:  
Five Easy Ways to Get Started*

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**2022**

**TEXAS H-9**  
**CONFERENCE**



**NAPWDA and Texas Fire Marshal's Office Certifications**

**When:** Sept. 25 - 30  
**Where:** Rockwall, TX  
**Cost:** To Be Determined  
**Who:** Accelerant, Patrol, Narcotics, Tracking, Explosives, and Cadaver K9 Teams  
**Hotel:** To Be Determined  
**Contact:** [TXK9Conference@gmail.com](mailto:TXK9Conference@gmail.com)  
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when he detects a snake, he'll either try to go around it or run the other way. If your dog exhibits this type of behavior, try to find an alternate route if possible.

Rattlesnake aversion training is not a guarantee of safety because there are several variables to consider. The dog could approach the snake from upwind or your dog may not see the snake. Most rattlesnakes make noise when warning people and animals, but some may not. You need to be aware of your environment and its potential threats. Training will give you and your dog every opportunity to avoid getting bitten in the first place.

Stay safe and keep your partner out of danger by providing all the tools necessary for aversion. Do not let this deadly killer be the last memory you have with your dog.

**The key points to remember are:**

- ✦ Contact local wildlife authorities to help you understand the threats in your area. Remember, rattlesnakes can be found in all parts of the country and can be potentially fatal.
- ✦ Rattlesnakes are most active in the morning and evening.
- ✦ Do not put a tourniquet on the bitten area.
- ✦ Most importantly, stay calm and seek medical attention immediately. 🐾

## 🩺 SNAKE BITE FIRST AID

**WHAT TO DO:**

- ✓ **Muzzle your pet to avoid being bitten**—snakes/bites can be painful, and your pet may try to protect himself.
  - ✓ **Immobilize the part of the animal that has been bitten by the snake**, if this can be done safely. Try to keep it at or below the level of the heart.
  - ✓ **Keep the pet calm and immobile**; carry if necessary.
  - ✓ **Seek veterinary attention as soon as possible.**
  - ✓ **Try to identify the snake if it can be done without risk: DO NOT ATTEMPT TO CAPTURE OR KILL THE SNAKE.** It is helpful to identify the type of snake to aid your veterinarian with treatment. Do not bring the snake into the veterinarian's office—a photograph will do.
- WHAT NOT TO DO:**
- ✗ **DO NOT** cut over the fang marks.
  - ✗ **DO NOT** attempt to capture or kill the snake.
  - ✗ **DO NOT** manipulate the bitten area any more than needed.
  - ✗ **DO NOT** allow the pet to move about freely.
  - ✗ **DO NOT** use ice pack or tourniquet the area.
  - ✗ **DO NOT** administer any medications except on a veterinarian's advice.

Source: [www.VeterinaryPartner.com](http://www.VeterinaryPartner.com)



Louis Robinson began his military career by enlisting in the US Air Force in 1995. He was an honorable graduate of the 341st Training Squadron. During Robinson's enlistment, he traveled around the world and assisted in training military and civilian police dogs. He has handled numerous dogs and has assisted with maintaining proficiency and solving problematic behavior. Since returning home to Arizona, Louis has worked at using his impeccable skills and experience to become a leader in the K-9 training industry. Visit [www.robinsondogtraining.com](http://www.robinsondogtraining.com) for more information.



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**NAPWDA and Texas Fire Marshal's Office Certifications**

**When:** Sept. 26 - Oct. 1

**Where:** Rockwall, TX

**Cost:** \$100

**Who:** Accelerant, Patrol, Narcotics, Tracking, Explosives, and Cadaver K9 Teams

**Hotel:** Springhill Suites

**Contact:** [TXK9conference@gmail.com](mailto:TXK9conference@gmail.com)

Sponsored by Rockwall Hotels: [www.rockwall.com/hotels.asp](http://www.rockwall.com/hotels.asp)

SCAN QR CODE TO REGISTER!



**Exhibit D**

**Texas Canine Conference Governing Body**

**President- Sam Stephenson (Rockwall Fire Department)**

17450 Chaparral Trot

Rockwall, Texas 75087

214-304-0658

**Vice President- David Rives (Texas State Fire Marshal's Office)**

3604 Midwest Drive

Bryan, Texas 77802

979-777-3734

**Treasurer- Chris Ford (Texas State Fire Marshal's Office)**

812 County Road 3433

Lampasas, Texas 76550

512-734-1903

**Secretary- Billy Lang (Texas State Fire Marshal's Office)**

2210 95<sup>th</sup> Street

Lubbock, Texas 79423

806-773-7217



Below are the expenses from the 2021 Texas Canine Conference held in Rockwall Texas September 26, 2021 through October 1, 2021.

1.	7/9/21	Advertising K9 Cop Magazine issue 1	400.00
2.	7/9/21	Advertising K9 Cop Magazine issue 2	400.00
3.	7/19/21	Instructor Airfare – Pleasant	369.96
4.	7/20/21	Instructor Airfare – Foisey	686.40
5.	8/2/21	Instructor Airfare – Devaney	150.98
6.	8/13/21	Centex Laser Engraving - Tumblers, Polos, Caps, plaques	3818.37
7.	8/23/21	Big Katz T's – Tshirts	1616.93
8.	8/25/21	Copy Cats – Tshirt shipping to Rockwall, Texas	56.93
9.	9/25/21	Beer Barn – Hospitality room	465.42
10.	9/26/21	Wal Mart (paid cash)	17.72
11.	9/26/21	Wal Mart (paid cash)	285.15
12.	9/27/21	Instructor Per Diem – Wrote check to Sam to cash	1500.00
13.	9/28/21	Instructor Airfare – Rosenau	406.96
14.	9/28/21	Springhill Suites – Conference Room	212.00
15.	9/28/21	Instructor Airfare – Hickman	181.96
16.	9/28/21	Kroger (paid cash)	71.55
17.	Sigels	Sigels (paid cash)	189.36
18.	10/1/21	Springhill Suites - Devaney Room	108.48
19.	10/1/21	Springhill Suites – Conference room, Banquet, Meal, Inst room	4748.98
20.	10/1/21	Reimburse Sam for Jason Deli, Firehouse subs and Chikfila (Firehouse subs337.05/ Jasons Deli 255.74/ Chikfila 354.14)	946.93
21.		Reimburse Sam for hotel room Check 1020	108.48
		<b>Total</b>	<b>16,742.56</b>



# 2021 Texas Canine Conference.

Thank you City of Rockwall for making this happen!!



30



Miranda Stephenson and 12 others

7 Shares

## Stephenson, Marcus

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**From:** Stephenson, Marcus  
**Sent:** Thursday, August 5, 2021 8:12 AM  
**To:** Stephenson, Marcus  
**Subject:** Screensho.jpg



Sam Stephenson  
Arson Investigator/Inspector  
Rockwall Fire Department  
191 E. Quail Run Road  
Rockwall , TX 75087  
972-771-7774

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This email was scanned by Bitdefender



## Hotel Occupancy Tax

### Program Year 2022

Events held Oct. 1, 2021 - Sept. 30, 2022

## Application

MUST BE TYPED or PRINTED

Deliver to:

City of Rockwall Finance Office

Attn: Lea Ann Ewing

385 S. Goliad St., Rockwall, TX 75087

Ph. 972-771-7700 Fax 972-771-7728 [lewing@rockwall.com](mailto:lewing@rockwall.com)

**Organization Name:** Rockwall High School Gymnastics Program  
**Name of Event:** 2022 THSGCA High School Gymnastics State Championships  
**Date(s) of Event:** April 21- April 23, 2022  
**Funding Request \$:** \$18,000  
**Website Address:** [www.thsgcastate2022.com](http://www.thsgcastate2022.com)  
**Mailing Address:** 901 Yellowjacket Ln Rockwall, TX 75087  
**Physical Address:** 901 Yellowjacket Ln Rockwall, TX 75087  
**Telephone:** 972-771-7339 Fax:

**Primary Contact Name:** Stephanie Tyson  
(Project Director)  
**Mailing Address:** 401 Emerson Dr  
Rockwall, TX 75087  
**Email Address:** [Stephanie.tyson@rockwallisd.org](mailto:Stephanie.tyson@rockwallisd.org)  
**Telephone:** 214-450-1933 Fax:

**Secondary Contact Name:**  
(President/ Board Chairman)  
**Mailing Address:**

**Email Address:**  
**Telephone:** Fax:

- ▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS
- ▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE



1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

**Advertising/Tourism** Requested funding amount \$ \$18,000  
 Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

**Arts** Requested funding amount \$  
 Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

**Historical** Requested funding amount \$  
 Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2021 – Sept. 30, 2022) that you are requesting Hotel Tax funding. What is your event and why are you having it?  
 Rockwall High School has been selected to host the 2022 THSGCA High School State Championships. The state meet will be held at Rockwall High School

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?  
 The state meet will host over 300 athletes and their families from all over the state of Texas. All, but a very few, will be renting hotel rooms for multiple nights as well as patroning restaurants and businesses in our community during their stay.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?  
 Yes Name location: Rockwall High School

5. Will your organization provide special event insurance coverage for the event/program if held on City property?  
 Yes Name of Insurance Company:

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
THSGCA State Meet	2021	4 days	400+	
THSGCA State Meet	2019	3 days	400+	
THSGCA State Meet	2018	3 Days	400+	

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).  
Hotels  
Restaurants  
Local Shopping businesses

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.

- a) Separate checking account without combining with any other revenues or maintained in any other bank account or
- b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form <a href="https://www.irs.gov/pub/irs-pdf/fw9.pdf?">https://www.irs.gov/pub/irs-pdf/fw9.pdf?</a>
Exhibit F	Form 1295 <a href="https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm">https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm</a>

*We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.*

President/Board Chairman:

Date

Print Name

\_\_\_\_\_  
Signature

Event/Program Director:

Date

2.8.2022

Print Name

Stephanie Tyson

Stephane Tyson  
Signature

**Both signatures are required for the application to be complete.**

**EXHIBIT A**

**Hotel Occupancy Tax Funding Request  
Event/Program Budget - Program Year 2022**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request

Organization Name: Rockwall High School Gymnastics Program  
 Event/Program Name: THSGCA State Gymnastics Meet  
 Requested Funding: \$ 18,000

Expenses (for this project only)	Total Expenses	HOT Funds Request	
<b>1. Personnel</b>			
Administrative			
Artistic			
Technical			
Other personnel			
<b>2. Fees for outside professional service</b>			
Administrative			
Artistic			
Technical			
<b>3. Space Rental</b>			
<b>4. Equipment Rental</b>	3000	3000	
<b>5. Travel/Transportation</b>			
<b>6. Promotion/Printing</b>	8000	8000	
<b>7. Costumes/Royalties</b>			
<b>8. Other (supplies, postage etc.)</b>	5000	5000	
<b>9. Sub-Totals</b>			
<b>10. Total Expenses</b>		<b>18,000</b>	

Total Revenues				
Revenues (for this project only)				
<b>1. Total Amount of HOT fund request</b>				
<b>2. Admissions (ticket and concessions)</b>				
<b>3. Donations</b>				
<b>4. Organizational funds budgeted</b>				
<b>5. Grants (State)</b>				
<b>6. Other (list):</b>				
<b>7. Other (list):</b>				
<b>8. Other (list):</b>				
<b>9. Other (list):</b>				
<b>10. Total income and contributions</b>				
<b>11. Total In-Kind</b>				
<b>12. Total Revenues</b>				

Financial Information (for this project only)				
Fiscal Year (Oct 1 <sup>st</sup> - Sept 30 <sup>th</sup> )	2019 actual	2020 actual	2021 actual	2022 Projected
Total Revenues				
Total Expenses				
Total Hotel funds awarded				

# Jacket Backer Booster Club

## 501(c)(3) Charitable Organization

901 Yellowjacket Lane  
Rockwall Texas 75087  
EIN: 45-5158155

### Our Mission

The association membership donates time to solicit donations, solicit memberships, organize athletic banquets, manage and distribute athletic scholarships, and support individual sports programs by participating in activities designed to raise funds for those specific sports sponsored by Rockwall High School. When the need arises, the association will also support our athletes through community service.

### What We Need

All types of sponsorships are appreciated. Your donation enables us to support student athletes in a multitude of ways, promoting the development of good character, high morale, maximum effort, the highest standards of sportsmanship, competitive spirit, pride, and community service.

All donations are tax deductible. There are no administration fees.

### Thank You So Much for Your Support!

Jacket Backer Booster Club sincerely thanks you for supporting Rockwall High School student athletes.

Board of Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Donation Information

Donor Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Donation Description: \_\_\_\_\_

## **Rockwall High School Jacketbacker Executive Board**

### **President**

**James Schaefer**

**469-363-7020**

**Email:** [jschaefer@deliverymaxx.com](mailto:jschaefer@deliverymaxx.com)

### **Vice President**

**Mike Edwards**

**Email:** [mje7504@gmail.com](mailto:mje7504@gmail.com)

### **Treasurer**

**Victoria Schaefer**

**Email:** [vicki.schaefer@sbcglobal.net](mailto:vicki.schaefer@sbcglobal.net)

### **Secretary**

**Stephanie Joyce**

**Email:** [sjsjoyce@gmail.com](mailto:sjsjoyce@gmail.com)

### **Athletic Coordinator**

**Trey Brooks**

**972-771-7339**

**Email:** [Trey.Brooks@rockwallisd.org](mailto:Trey.Brooks@rockwallisd.org)

### **Asst. to Athletic Coordinator**

**Nancy Goellner**

**972-771-7339**

**Email:** [nancy.goellner@rockwallisd.org](mailto:nancy.goellner@rockwallisd.org)



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

# Hotel Occupancy Tax

## Program Year 2022

Events held Oct. 1, 2021 – Sept. 30, 2022

## Application

MUST BE TYPED or PRINTED

Deliver to:

City of Rockwall Finance Office

Attn: Lea Ann Ewing

385 S. Goliad St., Rockwall, TX 75087

Ph. 972-771-7700 Fax 972-771-7728 [lewing@rockwall.com](mailto:lewing@rockwall.com)

**Organization Name: Rockwall7ERS**

Name of Event: Mens Professional Basketball Team

Date(s) of Event: March 4th- May 27th

Funding Request \$: 95500

Website Address: Rockwall7ers.com

Mailing Address: 240 Sunny Corner Rd

Physical Address:

Telephone: 817-996-4718

Fax:

**Primary Contact Name: Sammie Howard**

(Project Director)

Mailing Address:

Email Address: sammiehoward@rockwall7ers.com

Telephone: 817-99-4718

Fax:

**Secondary Contact Name:**

(President/Board Chairman)

Mailing Address:

Email Address:

Telephone:

Fax:

▶ COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS

▶ INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

X **Advertising/Tourism** Requested funding amount \$ **96500**  
 Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

**Arts** Requested funding amount \$ 0  
 Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

**Historical** Requested funding amount \$ 0  
 Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (March 4th, 2022 - May 27th 2022) that you are requesting Hotel Tax funding. What is your event and why are you having it? This is Rockwall's first Professional Mens Basketball team playing 24 games 12 of those will be local.
3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?  
 The 12 games will bring roughly 200 players over the 12 game home season not including family, friends, fans and the teams staff. Hotel occupancies will fill the positive impact as well as restaurants and retail.
4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?  
 No Name location: Royse City High School
5. Will your organization provide special event insurance coverage for the event/program if held on City property?  
 Yes Name of Insurance Company: National Casualty Company
6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms



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7. What specific market will you target with the event/program's marketing plan?  
 Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C). TBLTV - All games will be broadcasted live in over 100 countries.  
[rockwall7ers.com](http://rockwall7ers.com) - Any one who visits our website will hear about Rockwall  
 FACEBOOK, TWITTER, INSTAGRAM  
 Thebasketballleague.net

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.

a) Separate checking account without combining with any other revenues or maintained in any other bank account or

b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

- Exhibit A Proposed budget for each event/program using attached form
- Exhibit B Letter of determination certifying federal tax exempt 501(c)(3) status
- Exhibit C Examples and evidence of marketing area and readership (limit 3)
- Exhibit D List members of the governing body including name, position, mailing address and phone number
- Exhibit E W-9 Form <https://www.irs.gov/pub/irs-pdf/fw9.pdf>
- Exhibit F Form 1295 [https://www.ethics.state.tx.us/whatsnew/elf\\_info\\_form1295.htm](https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm)

*We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a result of this application will be used for the purpose set for herein and the program guidelines.*

President/ Board Chairman:

Date Print Name Sammie Howard

\_\_\_\_\_  
Signature

Event/Program Director:

Date Print Name

---

Signature

Both signatures are required for the application to be complete.

**EXHIBIT A**

**Hotel Occupancy Tax Funding Request  
Event/Program Budget - Program Year 2022**

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request.

Organization Name:	Rockwall7ERS
Event/Program Name:	Mens Professional Basketball Team
Requested Funding:	\$ 95500

Expenses (for this project only)	Total Expenses	HOT Funds Request		
1. Personnel				
Head Coach	20000	20000		
Artistic - Jerseys	2000	2000		
Technical - Live Stream TBLTV	3000	3000		
Other personnel - Players,	36000	36000		
2. Fees for outside professional service				
Administrative				
Artistic - Flyers for upcoming events	1500	1500		
Technical - DJ, Announcers, Commentators and staff	5000	5000		
3. Space Rental - High School Rental	12000	12000		
4. Equipment Rental	1500	1500		
5. Travel/Transportation	15000	15000		
6. Promotion/Printing - Banners, Programs, Trading Cards, Billboards	3000	3000		
7. Costumes/Royalties - Shirts	1000	1000		
8. Other (supplies, postage etc.)				
9. Sub -Totals				
10. Total Expenses	95500	95500		

Total Revenues	
<b>Revenues (for this project only)</b>	
1. Total Amount of HOT fund request	95500

2. Admissions (ticket and concessions)		26000			
3. Donations					
4. Organizational funds budgeted		0			
5. Grants (State)					
6. Other (list): Sponsors		20000			
7. Other (list):					
8. Other (list):					
9. Other (list):					
10. Total income and contributions					
11. Total In-Kind					
12. Total Revenues		46000			
<b>Financial Information (for this project only)</b>					
Fiscal Year (Oct 1 <sup>st</sup> - Sept 30 <sup>th</sup> )		2019 actual	2020 actual	2021 actual	2022 Projected
Total Revenues					
Total Expenses					
Total Hotel funds awarded					

Exhibits B-F to follow.



## CITY OF ROCKWALL, TEXAS MEMORANDUM

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**TO:** Mary Smith, City Manager  
**FROM:** Travis E. Sales, Director Parks, Recreation and Animal Services  
**DATE:** March 3, 2022  
**SUBJECT:** Grounds Maintenance Services Contract Extension

---

The current large landscape maintenance services contract provides for mowing, weed eating, trimming and debris removal at City facilities, parks, street medians, ROW and thoroughfares. Maintenance includes but is not limited to all trees, shrubs, ground cover, beds, turf, mulch and application of some herbicides and insecticides. These contracts provide for an annual extension at end of the initial contract period for up to three consecutive years should the scope of work and contracted bid conditions remain the same; and both parties agree to the extension. Staff has determined that it is in the best interest of the City to renew these contracts this year as the Contractors have performed satisfactorily over the last 12 months.

### Large Contract

The large service contract was granted an annual extension by city council in February 2021 (Year 2) awarded to Southlake Landscaping and Maintenance (SLM).

SLM has agreed to the contract renewal and asked for a 7.5% price increase in relation to their increase in salaries to retain experienced employees and rising fuel cost. This price increase request is afforded by contract and compared to the Municipal Cost Index (MCI) average percent change for 2021 Dallas/Fort Worth area of +8.48%. Using this index helps staff determine whether a price increase may be warranted. This 7.5% request equates to an annual contract increase of \$44,264.13 based on the 2021 contract amount and some additional site added to the contract in 2021 and this increase will be absorbed in the current Parks and Harbor grounds maintenance budgets and amended budget. The 2022 contract renewal total including the 7.5% increase would be \$634,452.36. A 3% increase was already in the 2021-2022 budget to be prepared for an increase request in the 2022 renewal cycle.

Staff asks City Council to consider authorizing the City Manager to execute this contract extension for a period of one year for the new 2022-projected cost.



## CITY OF ROCKWALL, TEXAS MEMORANDUM

---

**TO:** Mary Smith, City Manager  
**FROM:** Travis E. Sales, Director Parks, Recreation and Animal Services  
**DATE:** March 3, 2022  
**SUBJECT:** Grounds Maintenance Services Contract Extension

---

The current small contract for grounds and landscape maintenance services provides for mowing, weed eating, trimming and debris removal at City facilities, parks, street medians, ROW and thoroughfares. Maintenance includes but is not limited to all trees, shrubs, ground cover, beds, turf, mulch and application of some herbicides and insecticides. These contracts provide for an annual extension at end of the initial contract period for up to three consecutive years should the scope of work and contracted bid conditions remain the same; and both parties agree to the extension. Staff has determined that it is in the best interest of the City to renew these contracts this year as the Contractors have performed satisfactorily over the last 12 months.

### Small Contract

The small service contract (mostly tractor mowing) bid was awarded in 2021 to SRH Landscapes LLC

SRH has agreed to the contract renewal and asked for a 7.5% price increase in relation to an increase in cost of equipment, materials/supplies and rising fuel cost. This price increase request is afforded by contract and compared to the Municipal Cost Index (MCI) average percent change for 2021 Dallas/Fort Worth area of +8.48%. Using this index helps staff determine whether a price increase may be warranted. This 7.5% request equates to an annual contract increase of \$6,574.58 based on the 2021 contract amount and some additional sites added to the contract in 2021 and this increase will be absorbed in the current Parks and Harbor grounds maintenance budgets and amended budget. The 2022 contract renewal total including the 7.5% increase would be \$94,235.58. A 3% increase was already in the 2021-2022 budget to be prepared for an increase request in the 2022 renewal cycle.

Staff asks City Council to consider authorizing the City Manager to execute this contract extension for a period of one year for the new 2022-projected cost.

CITY OF ROCKWALL

ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 176 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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

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

**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is



different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF FEBRUARY, 2022.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

PARCEL 1 (TRACTS 1 & 2)

TRACT 1: All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number 2005-0000338484 of the Official Public Records of said county;

*THENCE* with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

*THENCE* North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1, Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

*THENCE* with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet;

*THENCE* North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

*THENCE* South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

*THENCE* South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

*THENCE* North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

#### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South 45°23'07" East, a distance of 38.12-feet;

*THENCE* with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

*THENCE* North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40-foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40-foot wide easement;

*THENCE* North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

*THENCE* South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a 1/2-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a 1/2-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

*THENCE* North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40-foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40-foot wide easement;

*THENCE* North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40-foot wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

*THENCE* South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a 1/2-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

a ½-inch iron rebar with a cap stamped “RPLS 6484” set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

*THENCE* with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped “RPLS 5034” found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped “RPLS 5034” found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped “RPLS 5034” found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4, Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped “RPLS5034” found bears South 45°21'46" East, a distance of 63.39-feet;

*THENCE* North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped “RPLS 6484” set for the west corner of said Lot 2, Block 8, the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped “RPLS 6484” set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

*THENCE* South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped “RPLS 6484” set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped “RPLS 5034” found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

*THENCE* South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the *POINT OF BEGINNING* and containing 0.230-acres (10,002 square-feet) of land.

Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

*BEGINNING* at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

*THENCE* North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

*THENCE* South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

*THENCE* North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

*THENCE* North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

*THENCE* North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a 20 foot wide easement recorded in said addition;

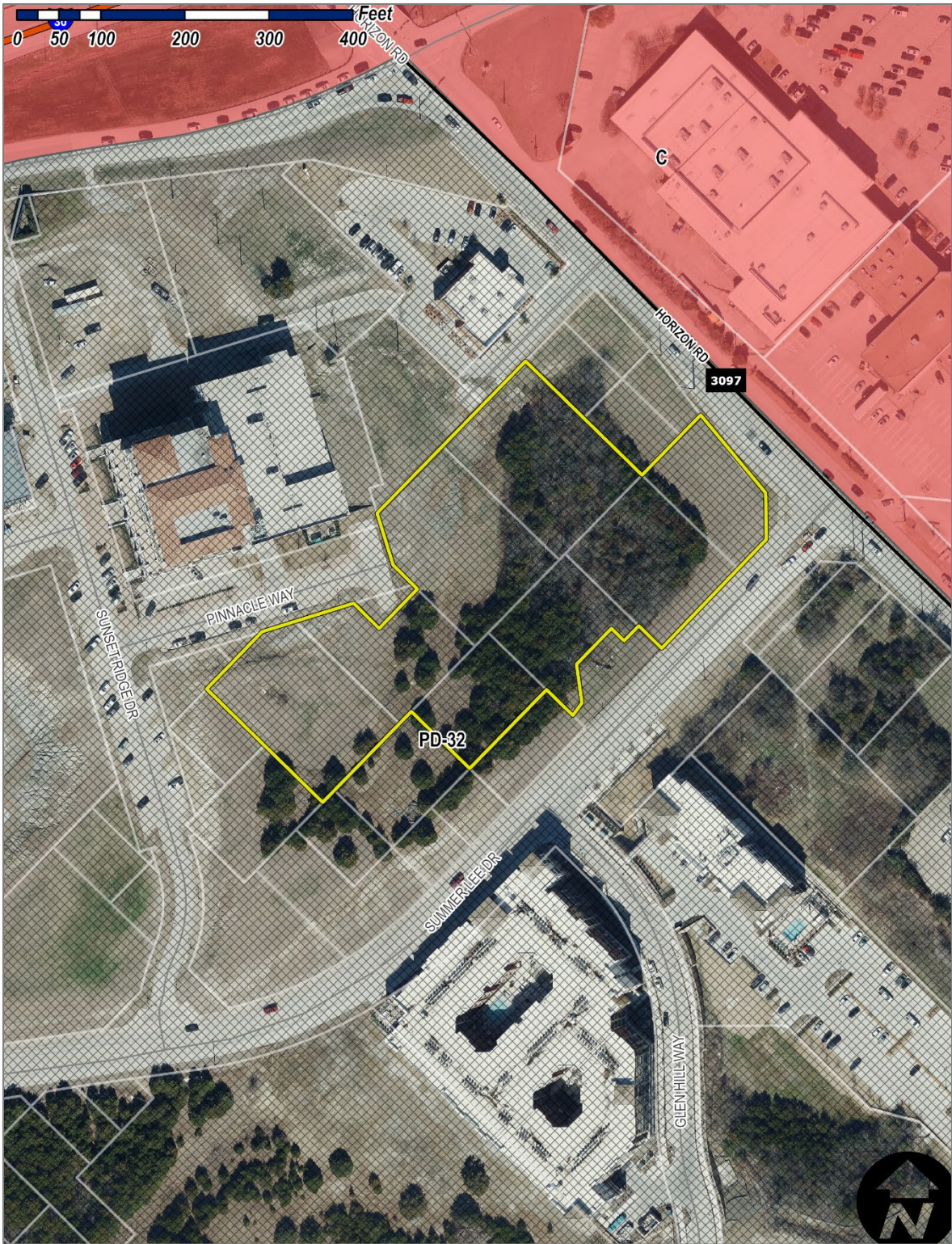
*THENCE* North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

*THENCE* South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

*THENCE* South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

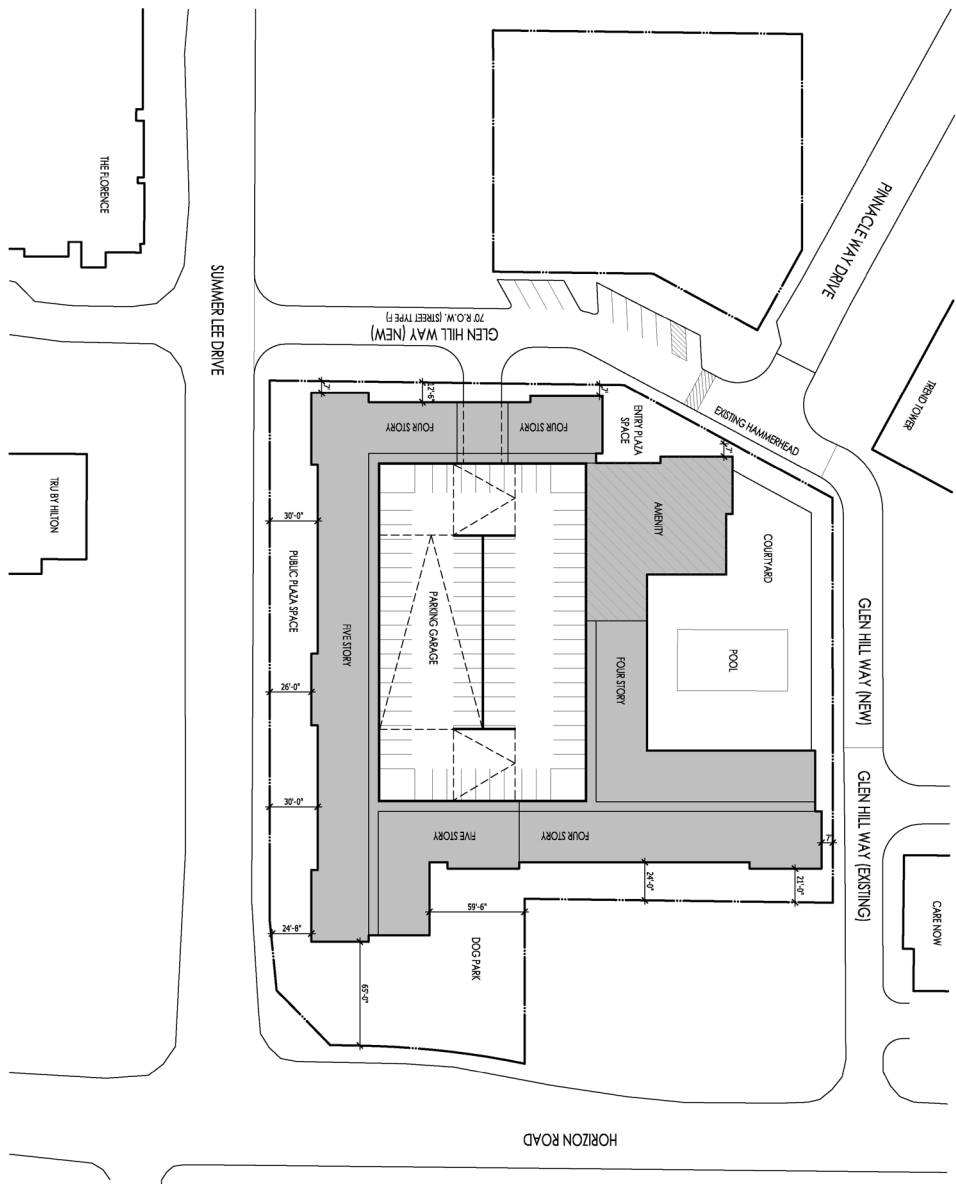
45°25'13" East, a distance of 18.07-feet;

*THENCE* North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.





PROJECT DATA			
SITE AREA: 2.84 ACRES (ESTIMATED)	REQUIRED PARKING: 138 UNITS	104 UNITS	156 SPACES
468' LOT COVERAGE	238 UNITS	72 UNITS	144 SPACES
(1) FOUR FIVE STORY BUILDING	TOTAL UNITS	176 UNITS	300 SPACES
209,000 GSF	PROVIDED PARKING: GARAGES		300 SPACES
167,200 NISF	TOTAL PARKING		300 SPACES
950 SF AVG. UNIT SIZE			
17.6 UNITS	INTERIOR AMENITY SPACE	300 PARKING SPACES PROVIDED	
		@ 1.7 SPACE / UNIT	



01

PD DEVELOPMENT PLAN

Scale: 1" = 40'-0"





CITY OF ROCKWALL

ORDINANCE NO. 22-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 1.20-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK D, HARBOR DISTRICT ADDITION AND LOTS 3 & 4, BLOCK 11 AND LOTS 1, 2, 3, & 4, BLOCK 12, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Louis Clark of KinoD, LLC on behalf of D. W. Bobst of 101 Hubbard Dr. LLC, Gary Shultz of Culpepper/Spatex JV, and Allen Anderson for the approval of a *PD Development Plan* for a 42-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict*, on a 1.20-acre tract of land identified as Lot 1, Block D, Harbor Addition and Lots 3, & 4, Block 11 and Lots 1, 2, 3, & 4, Block 12, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with

the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*, and,

**SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
- (3) The proposed condominium building shall not contain more than 42 urban residential units.
- (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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

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

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

of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

**Exhibit 'A':**  
*Legal Description and Location Map*

*BEING* a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being all of Lots 1 and 2 of Block 12 and part of Lots 3, and 4 of Block 12, and all of Lots 3 and 4 of Block 11 and part of a 20-foot easement as shown on George Morton Estate Addition, an addition to the City of Rockwall, recorded in Volume A, Page 47, Plat Records, Rockwall County, Texas, and all of Lot 1, Block D of Harbor District Addition, an addition to the City of Rockwall, recorded in Instrument No. 20140000003301, Official Public Records, Rockwall County, Texas, and being all of a called 0.2938-acre tract of land described in General Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000034928, of said Official Public Records, and being all of a called 0.18-acre tract of land described in Special Warranty Deed to Olumide Adebowale recorded in Instrument No. 20210000025046, of said Official Public Records and being all of the land described as "Tract 1" and "Tract 2" in Special Warranty Deed to Olumide Adebowale, recorded in Instrument No. 20210000034977, of said Official Public Records and being more particularly described as follows:

*BEGINNING* at a ½-inch iron rod found in the northwest right-of-way line of Summer Lee Drive (a variable width right-of-way) and being the south corner of said Lot 1, Block D;

*THENCE* departing said northwest right-of-way line of Summer Lee Drive and with the southwest line of said Lot 1, Block D, North 45°47'16" West, a distance of 67.53-feet to a ½-inch iron rod found at the beginning of a non-tangent curve to the right with a radius of 126.00-feet, a central angle of 01°35'35", and a chord bearing and distance of North 24°31'45" East, 3.50-feet and being a west corner of said Lot 1, Block D and being in the east right-of-way line of Sunset Ridge Drive (a variable width right-of-way) recorded in Instrument Number 20140000003301, of said Official Public Records;

*THENCE* with said east right-of-way line of Sunset Ridge Drive and west line of said Lot 1, Block D, the following courses and distances:

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 3.50-feet to a ½-inch iron rod found for corner at the beginning of a reverse curve to the left with a radius of 174.00-feet, a central angle of 42°35'25", and a chord bearing and distance of North 04°01'49" East, 126.38-feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 129.34-feet to a ½-inch iron rod found for corner;

North 17°15'53" West, a distance of 29.94-feet to a ½-inch iron rod found for corner;

North 72°44'07" East, a distance of 7.72-feet to a ½-inch iron rod found for the northeast corner of said Lot 1, Block D, and being in the southwest line of said 0.2938-acre tract;

*THENCE* continuing with said east right-of-way line of Sunset Ridge Drive and with the southwest line of said 0.2938-acre tract, North 45°21'56" West, a distance of 14.15-feet to a 5/8-inch iron rod found for the west corner of said 0.2938-acre tract;

*THENCE* continuing with said east right-of-way line of Sunset Ridge Drive and with the northwest line of said 0.2938-acre tract, North 44°17'17" East, a distance of 14.70-feet to a 5/8-inch iron rod found for corner;

*THENCE* departing said east right-of-way line of Sunset Ridge Drive and continuing with the northwest line of said 0.2938-acre tract, North 44°11'47" East, a distance of 116.31-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the north corner of said 0.2938-acre tract;

*THENCE* with the northeast line of said 0.2938-acre tract, South 45°26'20" East, a distance of 97.73-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the east corner of said 0.2938-acre tract;

*THENCE* with the northwest line of said existing 20-foot Easement shown on George Morton Estate Addition and North 44°11'47" East, a distance of 20.00-feet to a ½-inch iron rod found for corner;

**Exhibit 'A':**  
*Legal Description and Location Map*

*THENCE* departing said northwest line and over and across said 20-foot Easement and with the northeast line of said Lots 1 and 4 of Block 12 of the George Morton Estate Addition, South 45°26'20" East, a distance of 160.57-feet to a ½-inch iron rod with plastic cap stamped "R.S.C.I. 5034" found for the corner in said northwest right-of-way line of said Summer Lee Drive;

*THENCE* with said northwest right-of-way line of Summer Lee Drive, the following courses and distances:

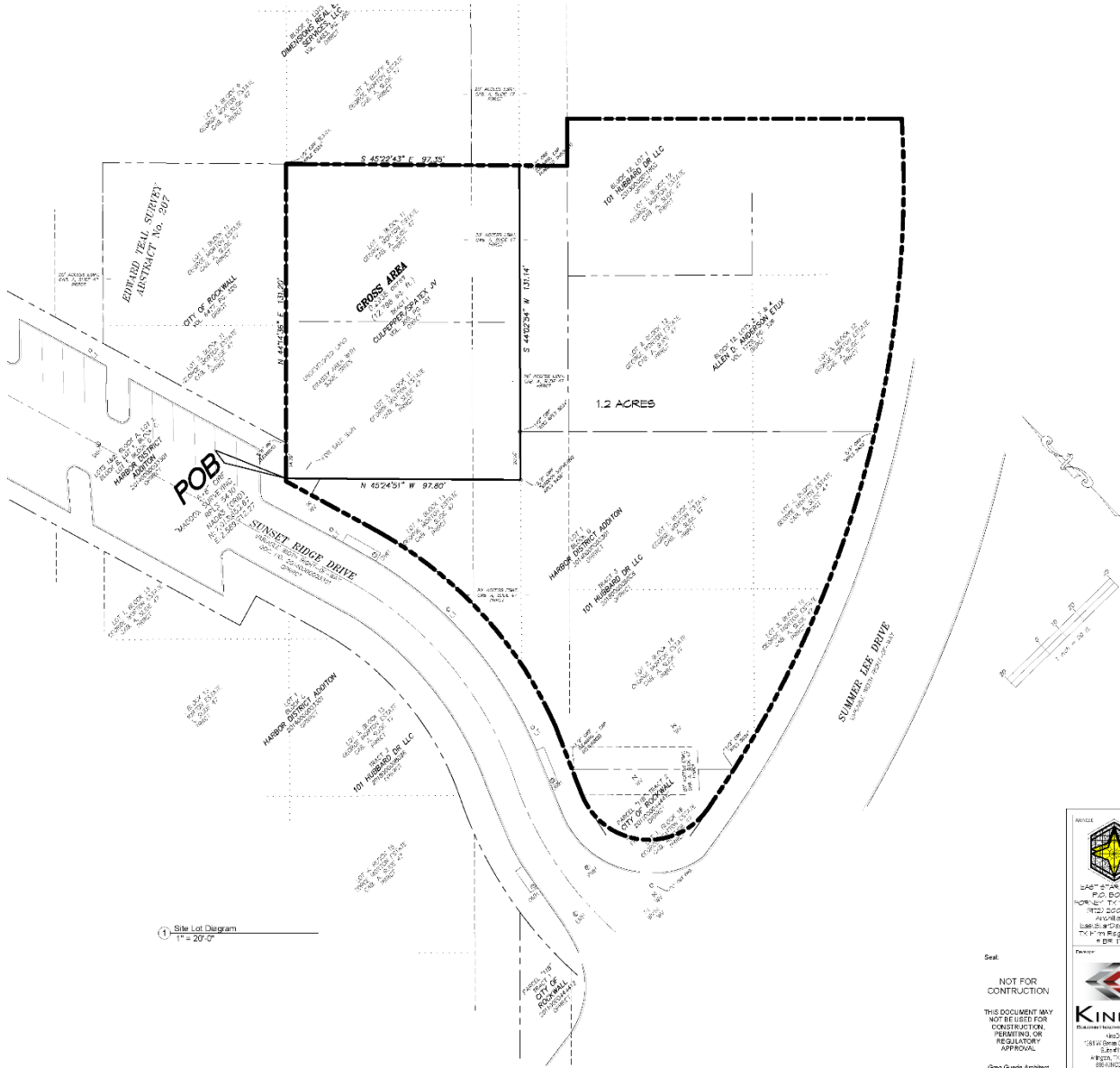
South 43°53'07" West, a distance of 19.52-feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right with a radius of 467.50-feet, a central angle of 32°24'23", and a chord bearing and distance of South 60°05'18" West, 260.91-feet;



*THENCE* in a northerly direction, with said tangent curve to the right, an arc distance of 264.42-feet to the *POINT OF BEGINNING* and containing 53,115 square-feet or 1.2194-acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).



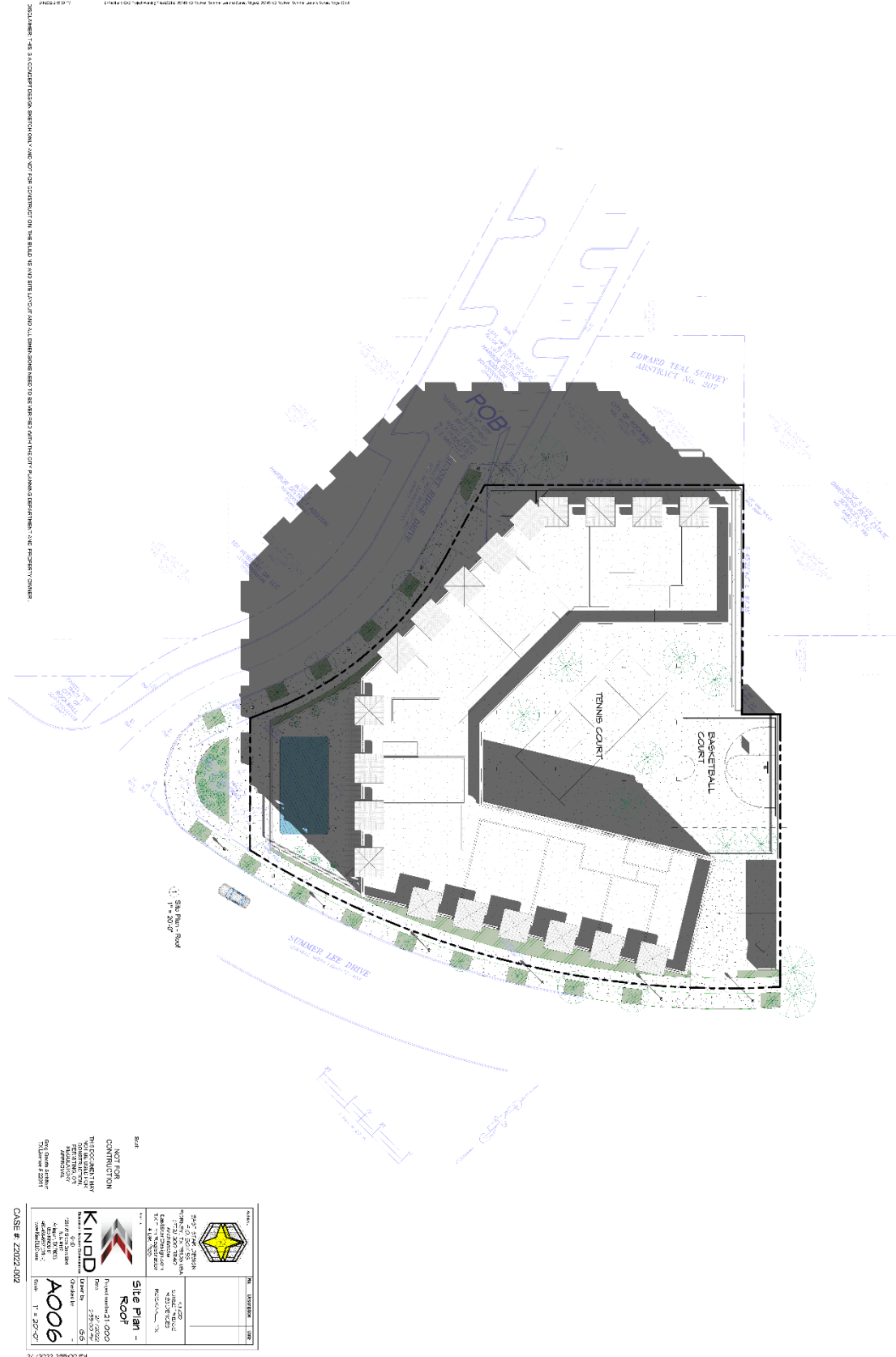
# Exhibit 'A': Legal Description and Location Map



 KIND 15811 Green Oaks Blvd Suite 100 Rockwall, TX 75087 480-488-0000 www.kind.com	No.	Development	Date
SAFETY PLAN DESIGN P.O. BOX 59 ROCKWALL, TX 75087-0059 (972) 200-7040 FREDERICK LISA S. W. 2788 ST. GOW ROCKWALL, TEXAS 75087 # 681 1720	KIND SUMMIT RIDGE RESIDENTIAL ROCKWALL, TX		
 <b>Lot Diagram</b> Project number 21-000 Date: 11/01/2022 Drawn by: 66 Checked by: AOOT Scale: 1" = 20'-0"	Date: 11/01/2022 Drawn by: 66 Checked by: AOOT Scale: 1" = 20'-0"		
	Date: 11/01/2022 Drawn by: 66 Checked by: AOOT Scale: 1" = 20'-0"		
	Date: 11/01/2022 Drawn by: 66 Checked by: AOOT Scale: 1" = 20'-0"		
	Date: 11/01/2022 Drawn by: 66 Checked by: AOOT Scale: 1" = 20'-0"		



# Exhibit 'B': Concept Plan



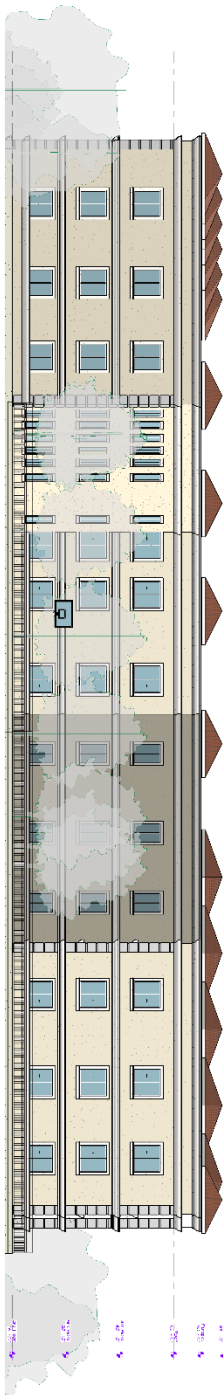
DISCLAIMER: THIS IS A CONCEPT DESIGN. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON.

	<b>Site Plan - Roof</b> Project No. 22-002 Date: 11/20/22 Scale: 1" = 20'-0"
	NOT FOR CONSTRUCTION THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED HEREON.

# Exhibit 'C': Conceptual Building Elevations

THIS DRAWING IS A CONCEPTUAL REPRESENTATION OF A PROPOSED DEVELOPMENT AND IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF ROCKWALL, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF ROCKWALL, TEXAS, IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS. THE CITY OF ROCKWALL, TEXAS, IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS. THE CITY OF ROCKWALL, TEXAS, IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS.

Multi-Story Building Elevation  
 Scale: 1/8" = 1'-0"



**NOT FOR CONSTRUCTION**

THIS DRAWING IS A CONCEPTUAL REPRESENTATION OF A PROPOSED DEVELOPMENT AND IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF ROCKWALL, TEXAS, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF ROCKWALL, TEXAS, IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS. THE CITY OF ROCKWALL, TEXAS, IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS. THE CITY OF ROCKWALL, TEXAS, IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS.

**Elevations**

Project Name: 21-0000

Date: 5/18/2022

Drawn By: SWS

Checked By: SWS

Scale: 1/8" = 1'-0"

Case # Z2022-002

**KIND**

Architectural

21-0000

5/18/2022

Case # Z2022-002

CITY OF ROCKWALL, TEXAS

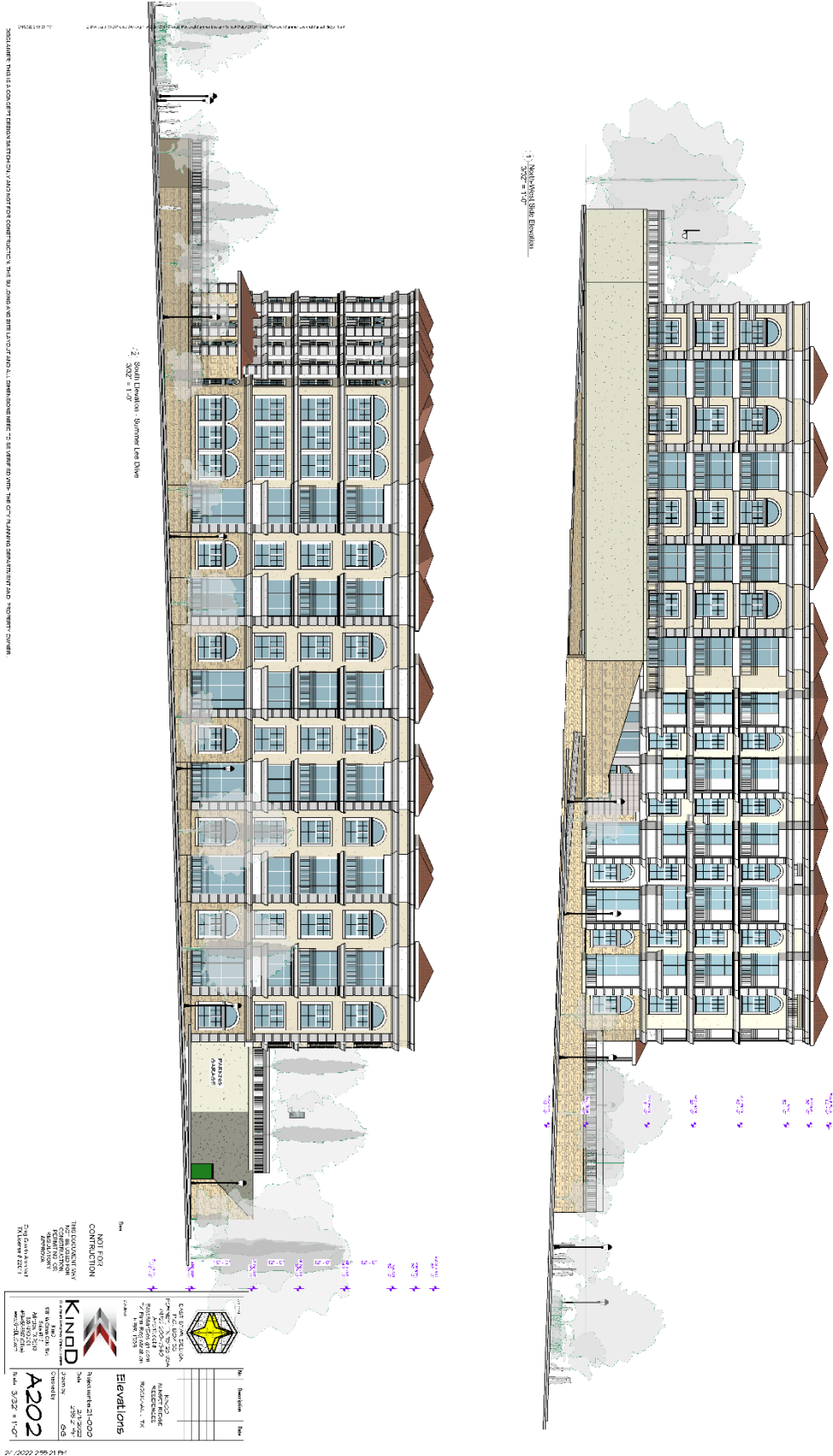
1000 ROCKWALL AVENUE, SUITE 1000

ROCKWALL, TEXAS 75087

972.968.6000

www.cityofrockwall.com

# Exhibit 'C': Conceptual Building Elevations





CITY OF ROCKWALL

ORDINANCE NO. 22-12

SPECIFIC USE PERMIT NO. S-271

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [ORDINANCE NO. 19-41] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) RESTAURANTS, 2,000 SF OR MORE, WITH DRIVE-THROUGH OR DRIVE-IN ON A 8.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3-10 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Bowen Hendrix of DeWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a Specific Use Permit (SUP) for a *Restaurant, 2,000 SF or More, with Drive-Through or Drive-In* for the purpose of constructing two (2) restaurants on a 8.684-acre tract of land described as Tract 3-10 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located north of the intersection of N. Goliad Street [*SH-205*] and E. Quail Run Road, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and 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.** Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and 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 two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject*

Property; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *General Retail (GR) District*, and Subsection 06.07, *SH-205 Overlay (SH-205 OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 70 (PD-70) [Ordinance No. 19-41] -- 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 operation of two (2) *Restaurants, 2,000 SF or More, with Drive-Through or Drive-In* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'C'* of this ordinance.
- 2) The development of the *Subject Property* shall conform to the landscape screening as depicted in *Exhibit 'C'* of this ordinance.

### **2.2 COMPLIANCE**

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

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

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

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

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

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



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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

**BEING** a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

**THENCE** with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

**THENCE** departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

**THENCE** with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

**THENCE** with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

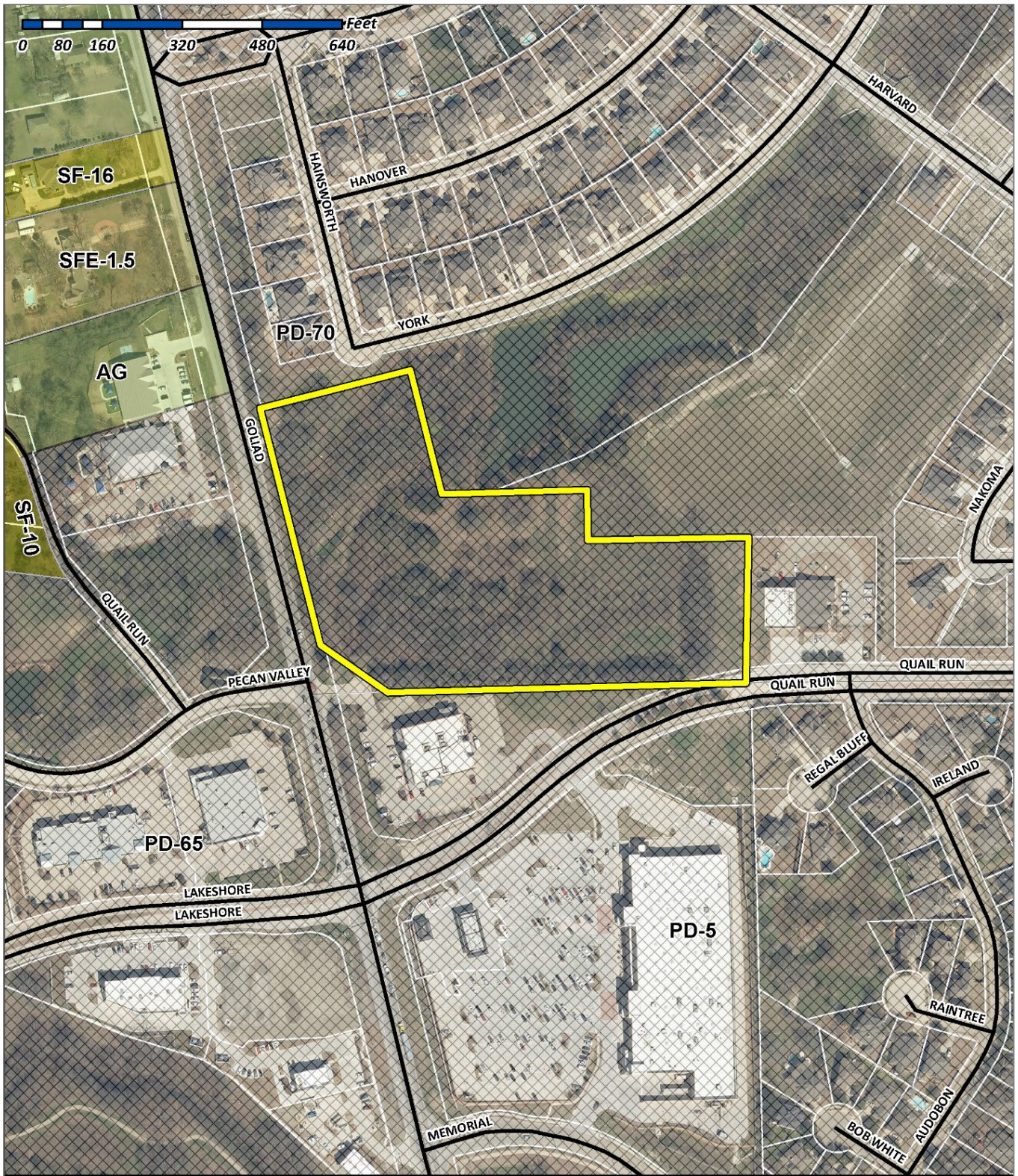
**THENCE** South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

**THENCE** with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

**THENCE** with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

**THENCE** departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.





CITY OF ROCKWALL

ORDINANCE NO. 22-13

SPECIFIC USE PERMIT NO. S-272

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 *GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT* TO ALLOW THE CONSTRUCTION OF A *GUEST QUARTERS* ON A 0.74-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 13, BLOCK E, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Mike and Mary Frasier for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow the construction of *Guest Quarters* on a 0.74-acre parcel of land being described as Lot 13, Block E, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 704 Jackson 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* to allow for the construction of a *Guest Quarters* 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 *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan and Survey* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a maximum building footprint of 500 SF and a maximum size of 1,000 SF.
- (4) The maximum height of the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed a total height of 25-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 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 7<sup>TH</sup> DAY OF MARCH, 2022.**

---

Kevin Fowler, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

---

Frank J. Garza, City Attorney

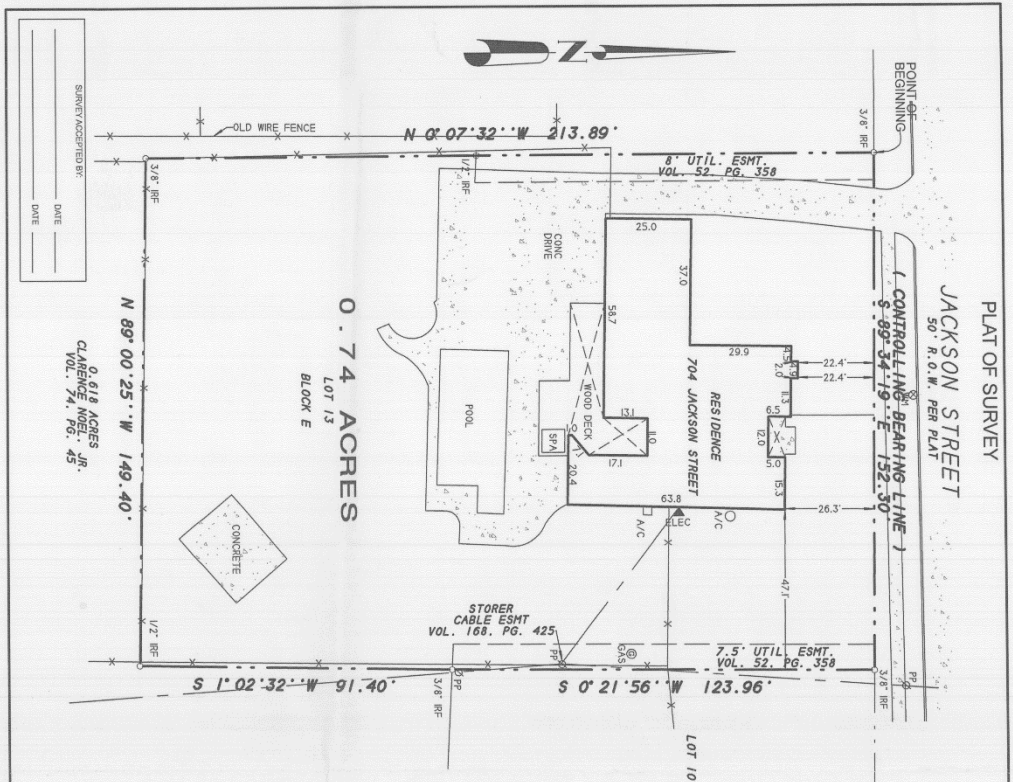
1<sup>st</sup> Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

Address: 704 Jackson Street  
Legal Description: Lot 13, Block E, Wade Addition







**DESCRIPTION**

Being Lot 13, Block E, WADE ADDITION, an Addition to the City of Rockwall, Texas, according to the Report thereon recorded in Cabinet I, Slide 309 and 310, of the Plat Records of Rockwall County, Texas.

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 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 PLAT.
- 3) ALL 1/2" IRIS 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 REPUBLIC TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS, and MICHAEL & MARY GRACE FROSLIER, at 704 Jackson Street, Rockwall, Texas, is based on the facts as found and as shown on the plat hereof. 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 12th day of February, 2016.

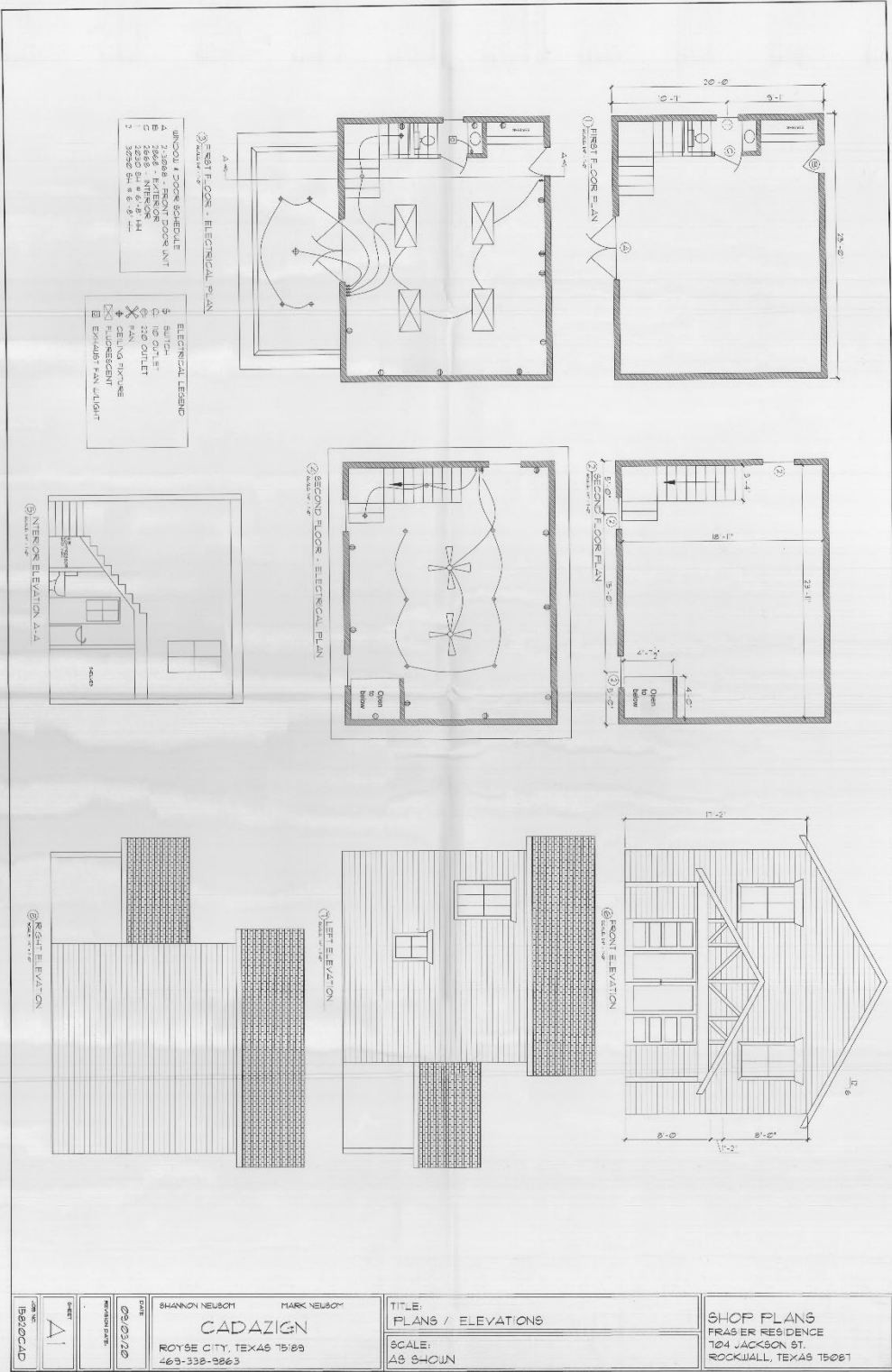
Harold D. Fetty III, R.P.L.S. No. 5034



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

SYMBOL LEGEND	
Symbol	Description
Circle with dot	Iron Nail
Circle with cross	Iron Pin
Circle with X	Iron Stake
Circle with triangle	Iron Spike
Circle with square	Iron Bolt
Circle with diamond	Iron Nut
Circle with hexagon	Iron Washer
Circle with octagon	Iron Cap
Circle with star	Iron Plug
Circle with circle	Iron Ring
Circle with square	Iron Bolt
Circle with diamond	Iron Nut
Circle with hexagon	Iron Washer
Circle with octagon	Iron Cap
Circle with star	Iron Plug
Circle with circle	Iron Ring

SURVEY DATE: FEBRUARY 12, 2016  
 SCALE: 1" = 30' TIE # 20001339-E  
 CLIENT: FRASIER, G.F. NONE



DATE: 09/03/20 DRAWN BY: SHANNON NEUBOH CHECKED BY: MARK NEUBOH	<b>CADAZIN</b> ROYSE CITY, TEXAS 75083 409-338-9863	TITLE: PLANS / ELEVATIONS	<b>SHOP PLANS</b> FRASER RESIDENCE 104 JACKSON ST. ROCKWALL, TEXAS 75087
		SCALE: AS SHOWN	

CITY OF ROCKWALL

ORDINANCE NO. 22-14

SPECIFIC USE PERMIT NO. S-273

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 0.49-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HALEY & KYLE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Perry Bowen of Perry Bowen Homes, LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 0.49-acre parcel of land being described as Lot 2, Block A, Haley & Kyle Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 503 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill 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 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 7<sup>TH</sup> DAY OF MARCH, 2022.**

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

**ATTEST:**

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

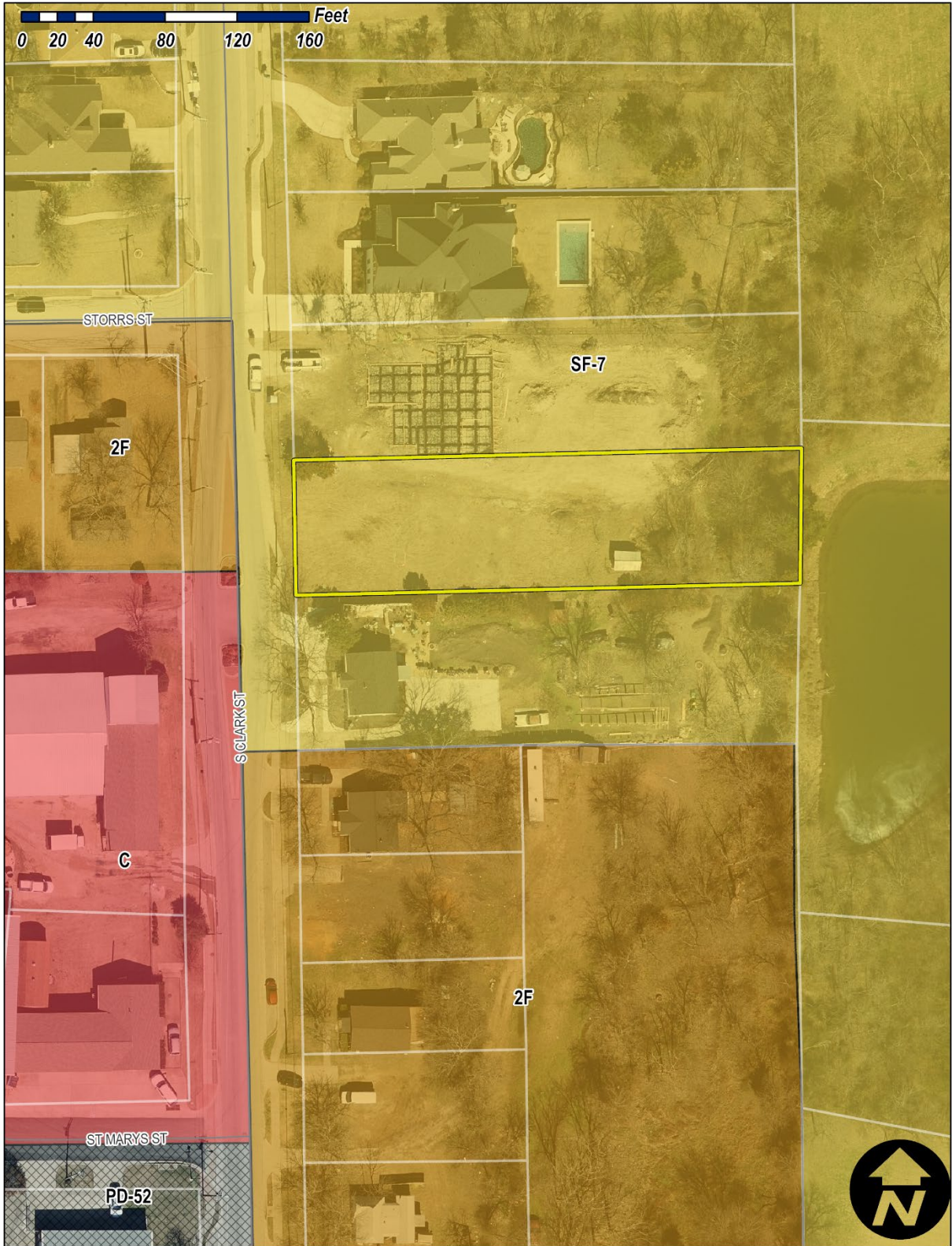
**APPROVED AS TO FORM:**

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

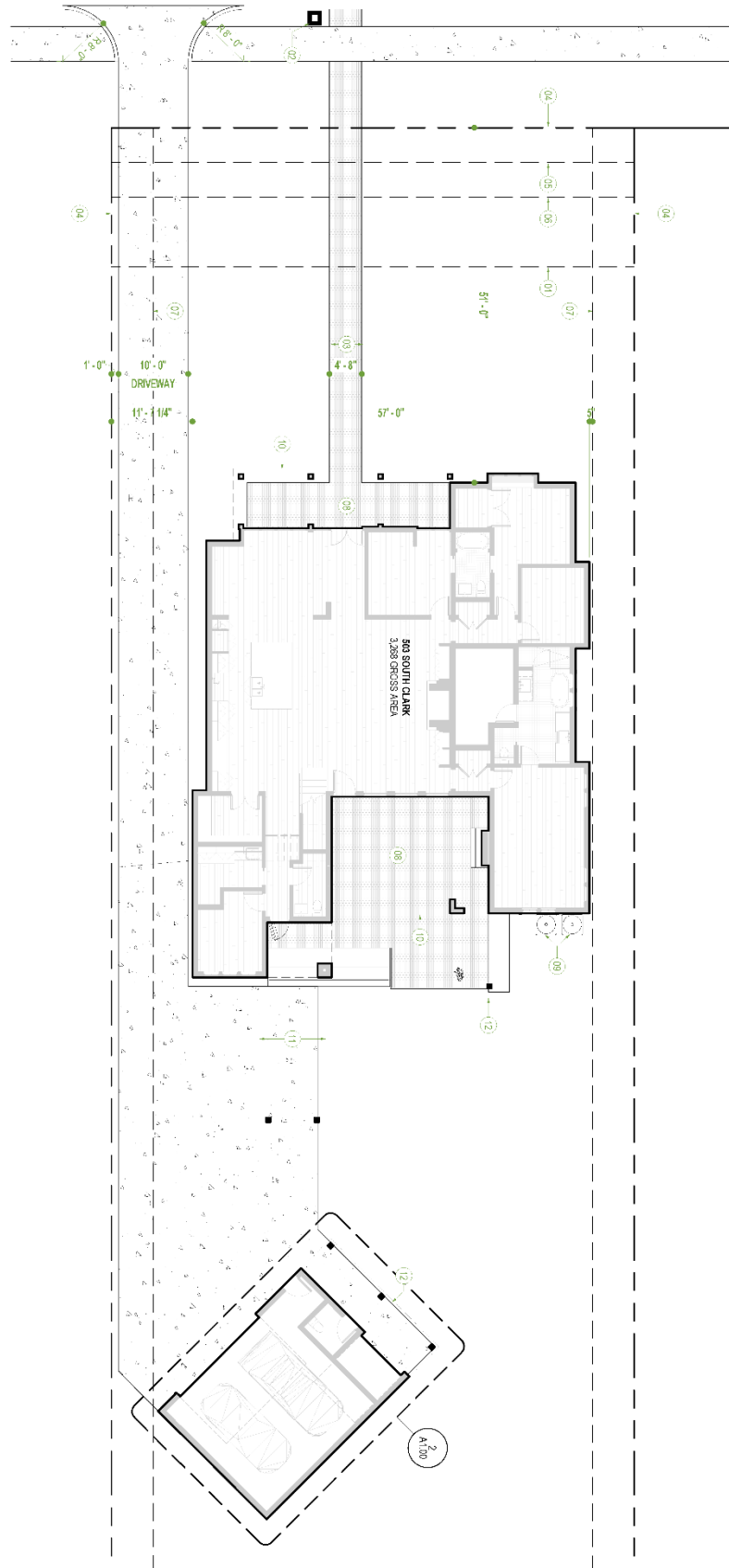
1<sup>st</sup> Reading: February 22, 2022

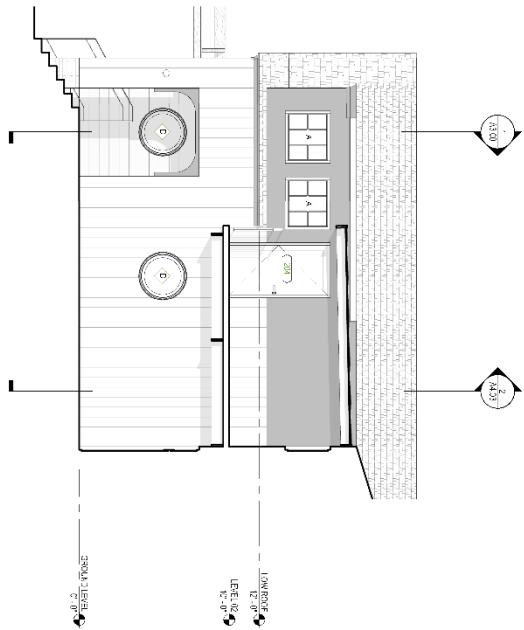
2<sup>nd</sup> Reading: March 7, 2022

Address: 503 S. Clark Street  
Legal Description: Lot 2, Block A, Haley & Kyle Addition

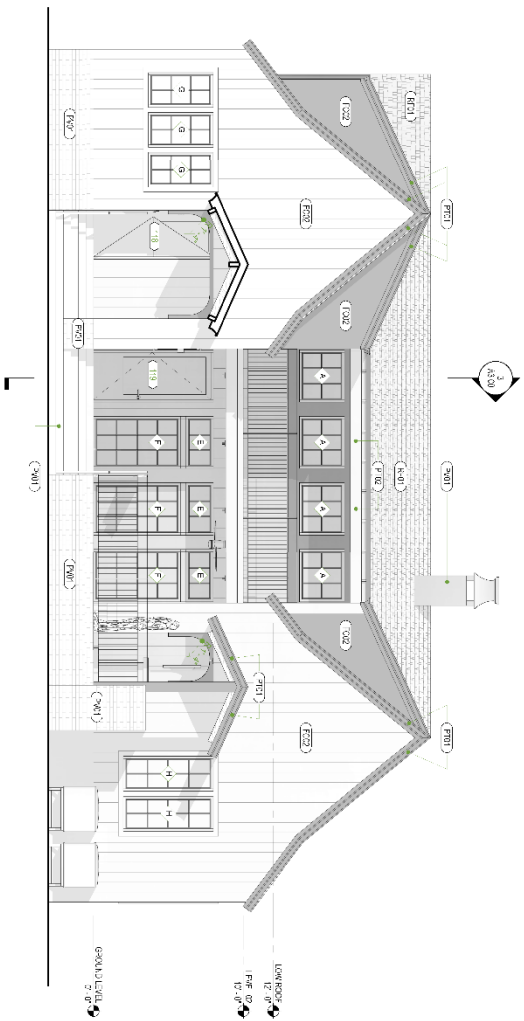


1 SITE PLAN  
SCALE: 1"=10'-0"





3 ELEVATION @ BACK PATIO  
SCALE: 1/4" = 1'-0"

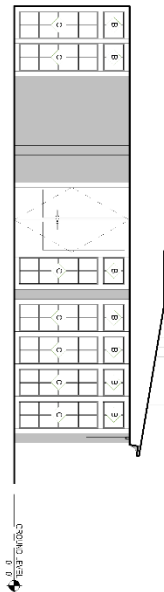


1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

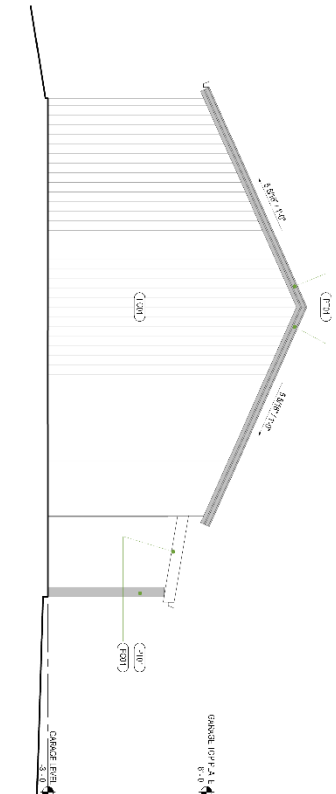
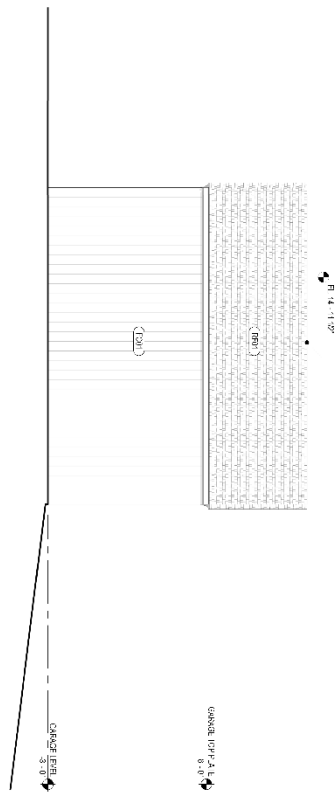




7 ELEVATION @ BACK PORCH  
SCALE: 1/8" = 1'-0"

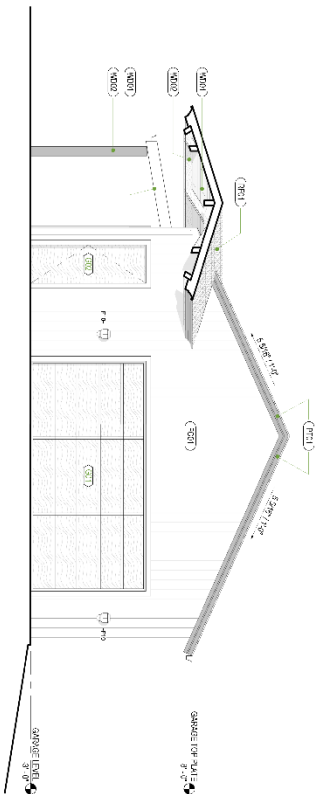
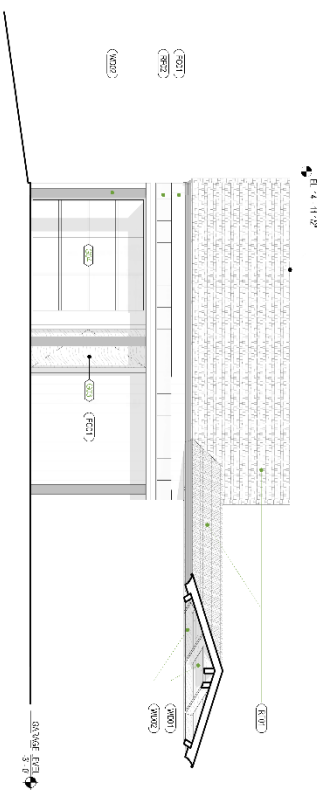
6 ELEVATION @ TERRACE  
SCALE: 1/8" = 1'-0"

5 ENTRY ELEVATION  
SCALE: 1/8" = 1'-0"



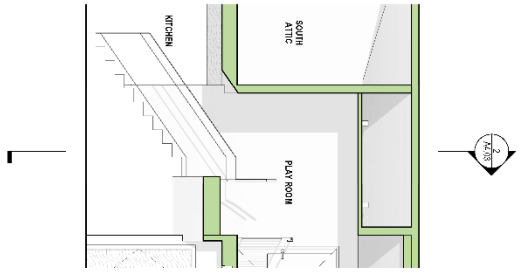
4 SOUTHEAST ELEVATION @ GARAGE  
SCALE: 1/8" = 1'-0"

1 NORTHEAST ELEVATION @ GARAGE  
SCALE: 1/8" = 1'-0"

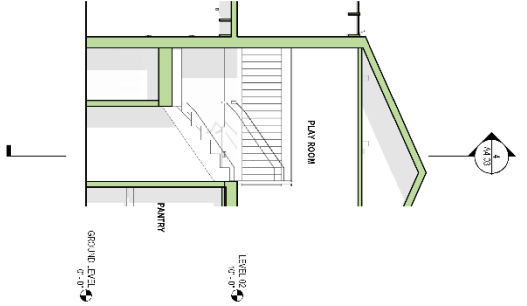


3 NORTHWEST ELEVATION @ GARAGE  
SCALE: 1/8" = 1'-0"

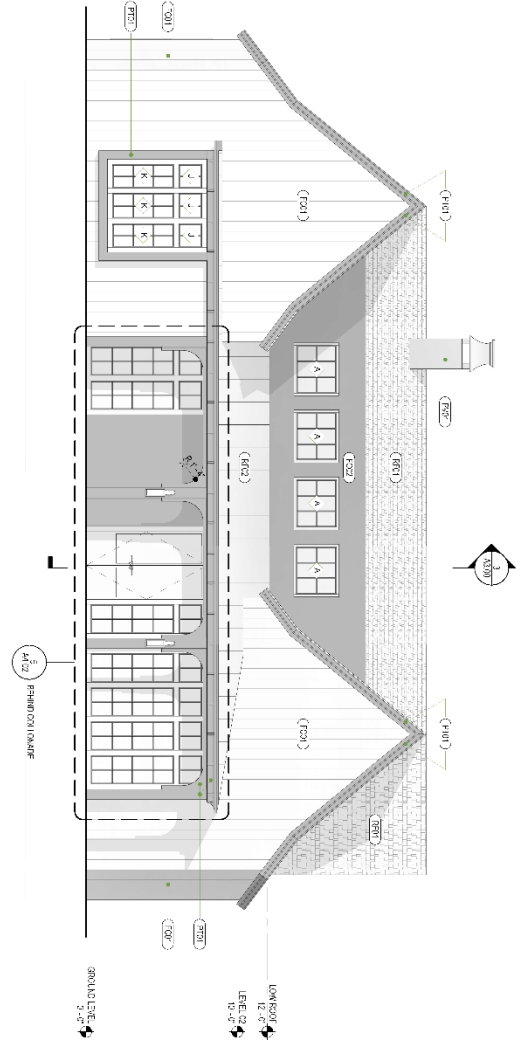
2 SOUTHWEST ELEVATION @ GARAGE  
SCALE: 1/8" = 1'-0"



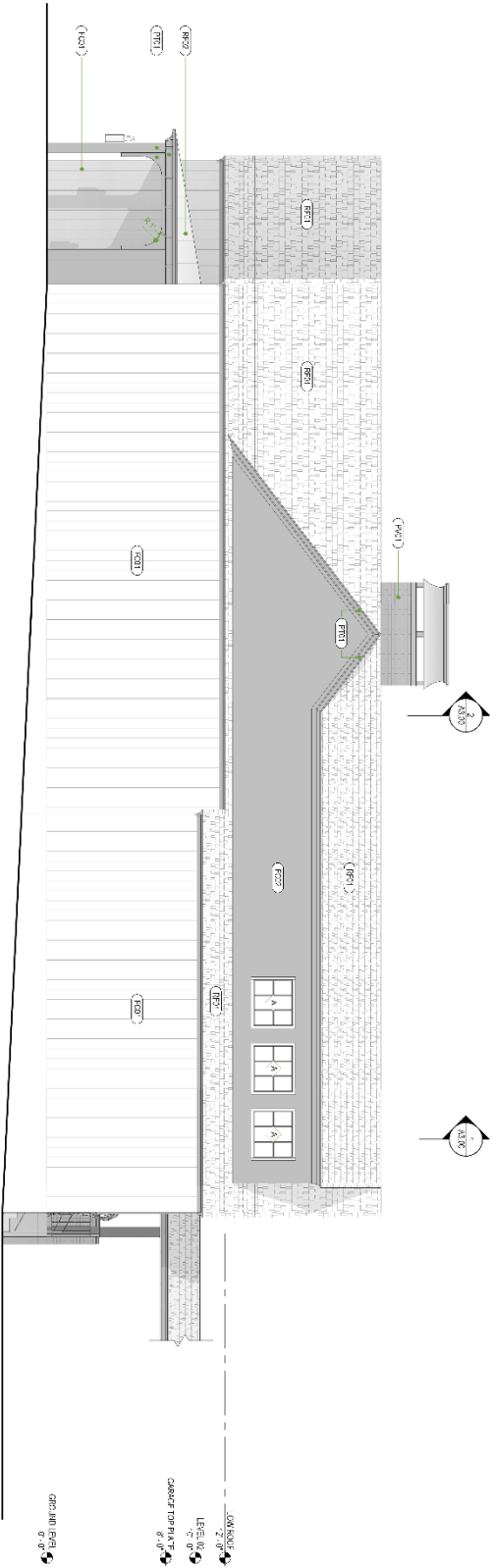
4 STAIR SECTION B  
SCALE: 1/8" = 1'-0"



2 STAIR SECTION A  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**CITY OF ROCKWALL**

**ORDINANCE NO. 22-15**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REDUCING ITS EXTRATERRITORIAL JURISDICTION (ETJ) BY RELEASING SUCH TERRITORY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE TO THE COUNTY OF ROCKWALL; ESTABLISHING THE NEW CORPORATE BOUNDARIES OF THE CITY OF ROCKWALL; PROVIDING FOR AMENDING AND CORRECTING THE OFFICIAL CORPROATE AND EXTRATERRITORIAL BOUNDARIES OF THE CITY AS HERETOFORE ADOPTED AND CORRECTING THE OFFICIAL CITY MAPS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Section 42.023, *Reduction of Extraterritorial Jurisdiction*, of Chapter 42, *Extraterritorial Jurisdiction of Municipalities*, of the Texas Local Government Code the City Council of the City of Rockwall [*the City*] desires to release a portion of its Extraterritorial Jurisdiction (ETJ);

**BEING**, a 313.936-acre tract of land identified as Tracts 2 & 2-1 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, and generally located adjacent to Edwards Road south of FM-550, which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

**WHEREAS**, the *City* entered into a *Chapter 43 Local Government Code Development Agreement [the Agreement]* with John Mathis on behalf of the Sue Sloan Trust [*the Owner*] on June 8, 2018 pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code for the *Subject Property*; and,

**WHEREAS**, the *City* and the *Owner* desire to terminate the *Agreement* and release the subject property from the *City's* Extraterritorial Jurisdiction (ETJ); and,

**WHEREAS**, the *City* is authorized by Section 42.023 of the Texas Local Government Code to reduce its ETJ if done so by ordinance or resolution; and

**WHEREAS**, the *Subject Property* currently lies within the City of Rockwall's ETJ and is adjacent to and adjoining with the present corporate boundaries of the City of Rockwall, Rockwall County, Texas.

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

**SECTION 1. INCORPORATION OF PREMISES.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes

**SECTION 2. REDUCTION OF ETJ AND RELEASE TO ROCKWALL COUNTY.** The City of Rockwall hereby reduces its Extraterritorial Jurisdiction (ETJ) and releases to Rockwall County the *Subject Property*.

**SECTION 3. FILING, NOTIFICATION, AND CORRECTION OF CITY MAPS.** The Mayor of the City of Rockwall is hereby directed and authorized to file a certified copy of this *Ordinance* with the necessary governmental agencies, and to update the official map of the City's corporate and Extraterritorial Jurisdiction (ETJ) boundaries.

**SECTION 4. SAVINGS.** This *Ordinance* shall be cumulative of all other ordinances of the City, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this *Ordinance*.

**SECTION 5. SEVERABILITY.** The sections, paragraphs, sentences, phrases, and words of this *Ordinance* are severable, and 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 adjudged by a trial court of competent jurisdiction to be illegal or unconstitutional, the adjudication shall not affect any other section or provision of this *Ordinance* or the application of any other section or provision to any person, firm, corporation, situation or circumstance, and the City Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the valid provisions of this *Ordinance* shall remain in full force and effect.

**SECTION 7. REPEALER.** 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 8. EFFECTIVE DATE.** This *Ordinance* shall take effect immediately from and after its passage and approval, in accordance with applicable law and the charter of the City of Rockwall, Texas.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.**

---

Kevin Fowler, Mayor

**ATTEST:**

---

Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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Frank J. Garza, City Attorney

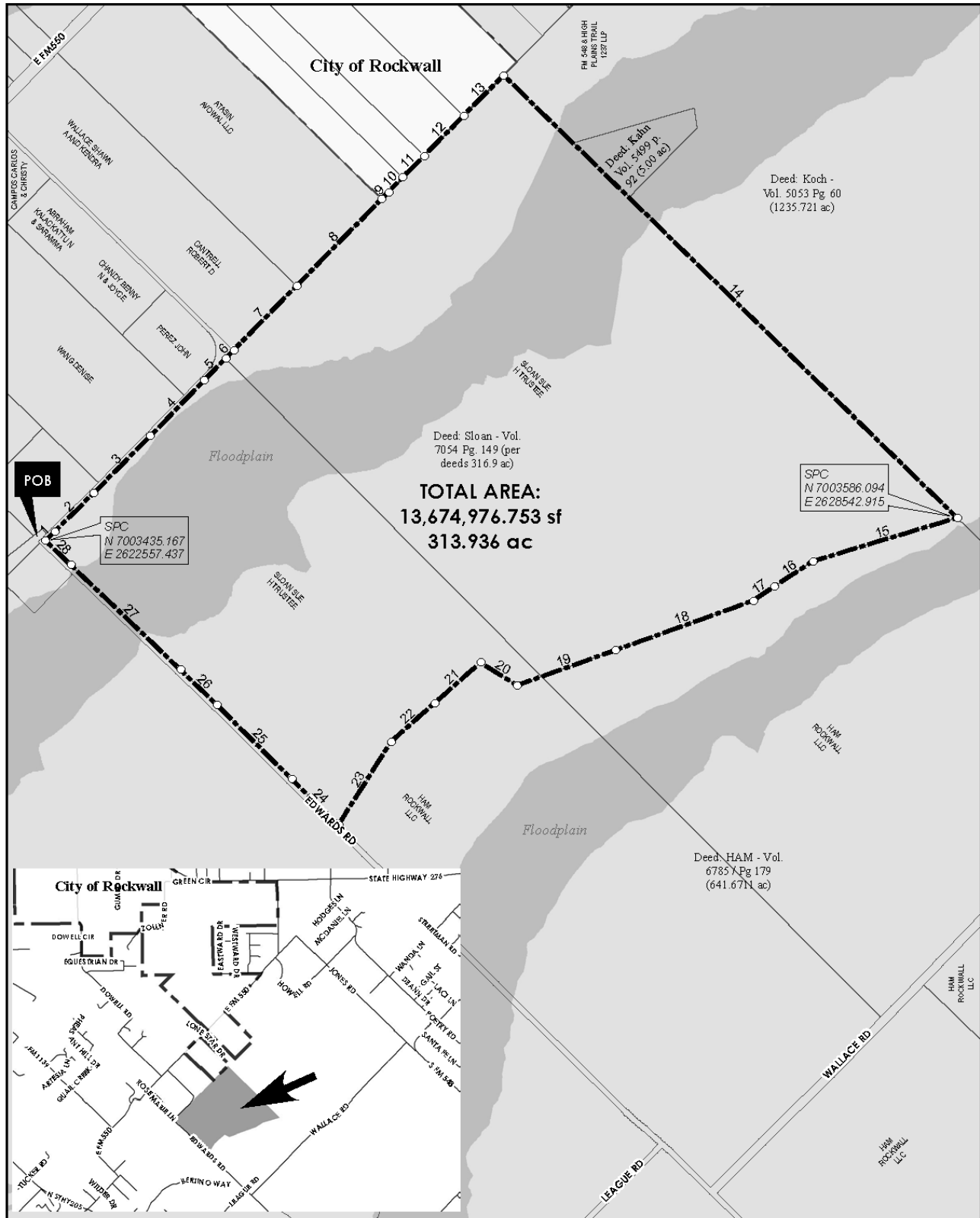
1<sup>st</sup> Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

**BEING** 313.936 acres of land situated in the Abstract 7, F. Baugess Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point of intersection in the Western most corner of Abstract 7, F. Baugess Survey, Tract 2-1, a 145-acre tract also known as the Sue Sloan Property (RCAD# 10076), and the East Right of Way line of Edwards Road where it turns to the East. (NAD83 Texas State Plane GPS Coordinate: 2622557.437E, 7003435.167N feet);

- 1 **THENCE** North 45°-20'-12" East, following the South Right of Way of Edwards Rd, a distance of 84.742 feet for a point;
- 2 **THENCE** North 45°-19'-21" East, a distance of 359.962 for a point;
- 3 **THENCE** North 44°-42'-25" East, continuing along said Edwards Rd Right of Way, a distance of 528.156 feet for a point;
- 4 **THENCE** North 44°-9'-47" East, continuing a distance of 508.543 for a point;
- 5 **THENCE** North 44°-9'-47" East, continuing a distance of 200.43 for a point;
- 6 **THENCE** North 44°-9'-47" East, at the Northwestern most corner of Abstract 7, F. Baugess Survey, Tract 2, a 168.936-acre tract also known as the Sue Sloan Property (RCAD# 10049), a distance of 76.321 feet for a point;
- 7 **THENCE** North 44°-20'-49" East, a distance of 590.314 feet for a point;
- 8 **THENCE** North 44°-20'-49" East, a distance of 799.43 feet for a point;
- 9 **THENCE** North 44°-20'-49" East, a distance of 65.245 feet for a point;
- 10 **THENCE** North 44°-33'-9" East, a distance of 134.159 feet for a point;
- 11 **THENCE** North 44°-33'-8" East, a distance of 199.798 feet for a point;
- 12 **THENCE** North 44°-33'-8" East, a distance of 370.168 feet for a point;
- 13 **THENCE** North 44°-33'-8" East, a distance of 372.418 feet for a corner;
- 14 **THENCE** South 45°-41'-4" East, along the East property line of Tract 2, a distance of 4162.613 feet for a corner;
- 15 **THENCE** South 73°-10'-46" West, following along the adjacent property lines of Sue Sloan and Ham Rockwall LLC, a distance of 991.672 feet for a point;
- 16 **THENCE** South 56°-39'-59" West, continuing along said property lines, a distance of 300.356 feet for a point;
- 17 **THENCE** South 56°-16'-40" West, a distance of 169.984 feet for a point;
- 18 **THENCE** South 70°-14'-4" West, a distance of 959.631 feet for a point;
- 19 **THENCE** South 70°-18'-45" West, a distance of 685.796 feet for a point;
- 20 **THENCE** North 57°-50'-11" West, a distance of 282.746 feet for a point;
- 21 **THENCE** South 48°-34'-6" West, a distance of 401.63 feet for a point;
- 22 **THENCE** South 48°-15'-33" West, a distance of 385.15 feet for a point;
- 23 **THENCE** South 32°-17'-55" West, a distance of 644.186 feet for a corner;
- 24 **THENCE** North 45°-40'-22" West, following along the East Right of Way line of Edward Rd, a distance of 431.593 feet for a point;
- 25 **THENCE** North 45°-10'-7" West, continuing along said Edwards Rd Right of Way a distance of 688.085 for a point;
- 26 **THENCE** North 46°-2'-30" West, a distance of 334.462 feet for a point;
- 27 **THENCE** North 46°-14'-43" West, a distance of 994.138 feet for a point;
- 28 **THENCE** North 46°-11'-3" West, a distance of 232.222 feet, to the *POINT OF BEGINNING AND CONTAINING* 313.936 acres of land (13,674,976.753 square feet) more or less. The above description also intended to follow all adjacent existing city limits, extra-territorial jurisdiction, and parcel boundaries.



**City of  
Rockwall**



Date: 6/21/2018  
0 500 1,000 Feet  
CITY OF ROCKWALL GIS

**SLOAN PROPERTY**



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Kristy Cole, City Sect./Asst. to the City Manager

**DATE:** March 7, 2022

**SUBJECT:** CANCELLING OF MAY 7, 2022 GENERAL ELECTION

---

### Attachments

Ord Cancelling Election

### Summary/Background Information

A press release was issued mid-December to announce the period associated with filing an application to appear as a candidate on the May 7, 2022 General Election ballot (to elect city council members for Place 2, Place 4 and Place 6). Also, an informational candidate packet for those who may be interested in serving on Council was also made available for download via our city website. As advertised in Dec. and in accordance with the Texas Election Code, the filing period ran from Jan. 19 through Feb. 18. The election was then called by "order" of the City Council through passage of Resolution 22-01 on Feb. 7.

Upon expiration of the official filing period (including the period for a write-in candidate), only one application was received for each City Council Place. Councilmember Johannesen filed for re-election in Place 4, and Councilmember Anna Campbell filed for re-election in Place 6. The Place 4 city council seat will be vacated by Mayor Pro Tem Hohenshelt once he 'terms out' this May, and only one candidate - Mark Moeller - filed to run for that Place.

### Action Needed

Since none of the three candidates drew an opponent, Council is being asked to take action to cancel the May 7 General Election through passage of the attached ordinance. The ordinance has been reviewed and approved by City Attorney, Frank Garza. In addition, it is in conformance with the Election Code.

**CITY OF ROCKWALL, TEXAS**  
**ORDINANCE NO. 22-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS DECLARING UNOPPOSED CANDIDATES FOR THE OFFICES OF CITY COUNCILMEMBER PLACE 2, CITY COUNCILMEMBER PLACE 4, AND CITY COUNCILMEMBER PLACE 6, AS ELECTED; PROVIDING THAT THE MAY 7, 2022 GENERAL MUNICIPAL ELECTION SHALL NOT BE HELD; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Rockwall, Texas adopted Resolution No. 22-01 on February 7, 2022, ordering a general election to be held on May 7, 2022, for the purpose of electing three city officials - City Councilmember Place 2, City Councilmember Place 4, and City Councilmember Place 6; and

**WHEREAS**, pursuant to Sections 143.007 and 146.054, Texas Election Code, the deadlines for filing applications for a place on the ballot and declaration of write-in candidacy for the City's general election have expired; and

**WHEREAS**, the City Secretary, in accordance with Section 2.052, Texas Election code, has certified in writing, attached hereto as '**Exhibit A,**' to the City Council that Mark Moeller is unopposed for election to the office of Councilmember Place 2; Trace Johannesen is unopposed for election to the office of Councilmember Place 4, and Anna Campbell is unopposed for election to the office of Councilmember Place 6; and

**WHEREAS**, the City Council hereby finds and determines that the candidates whose names were to appear on the ballot in said election are unopposed, that there are no declared write-in candidates, and that no propositions are to appear on the ballot for said election and therefore Council hereby determines to cancel the General Election;.

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

**Section 1.** The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

**Section 2.** In accordance with Section 2.053(a), Texas Election Code, the following unopposed candidates are hereby declared duly elected to the respective offices for a term of two years and shall be issued a certificate of election following the date on which the general election for Councilmembers would have otherwise been held:

- Mark Moeller - Councilmember, Place 2
- Trace Johannesen - Councilmember, Place 4
- Anna Campbell - Councilmember, Place 6



**Section 3.** Pursuant to Section 2.053(b), Texas Election code, the general municipal election for City Councilmember Place 2, Councilmember Place 4, and Councilmember Place 6 called and ordered by Resolution No. 22-01, for May 7, 2022, shall not be held and is hereby cancelled.

**Section 4.** The City Secretary is hereby directed to cause a copy of this Ordinance to be posted on Election Day, same being May 7, 2022, at all posting places that would have been used in said election.

**Section 5.** Term of office for the unopposed Councilmembers shall commence on May 16, 2022 after the Oath of Office has been administered and executed.

**Section 6.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**Section 7.** The Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

**Section 8.** Should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable.

**Section 9.** It is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of the time, place and purpose of said meeting was given.

**Section 10.** This ordinance shall take effect immediately upon its second reading as required by the City Charter, Section 3.11.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 21<sup>ST</sup> DAY OF MARCH, 2022.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Frank Garza, City Attorney**

**1<sup>ST</sup> Reading: 03 / 07 / 2022**

**2<sup>nd</sup> Reading: 03 / 21 / 2022**

**“EXHIBIT A”**

**CERTIFICATION OF UNOPPOSED CANDIDATES  
CERTIFICACIÓN DE CANDIDATOS ÚNICOS**

To: Presiding Officer of the City Council  
*Al: Alcalde del Consejo de la ciudad*

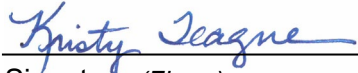
As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held May 7, 2022:

*Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 7 de mayo de 2022:*

Mark Moeller - Councilmember, Place 2  
Trace Johannesen - Councilmember, Place 4  
Anna Campbell - Councilmember, Place 6

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Mark Moeller – *Miembro del Consejo, Puesto 2*  
Trace Johannesen – *Miembro del Consejo, Puesto 4*  
Anna Campbell – *Miembro del Consejo, Puesto 6*

  
\_\_\_\_\_  
Signature (*Firma*)

Kristy Teague  
\_\_\_\_\_  
Printed name (*Nombre en letra de molde*)

City Secretary  
\_\_\_\_\_  
Title (*Puesto*)

March 21, 2022  
\_\_\_\_\_  
Date of signing (*Fecha de firma*)



(Seal) (*sello*)



City of Rockwall  
*The New Horizon*

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# Building Inspections Department Monthly Report

---

January 2022

## Permits

<b>Total Permits Issued:</b>	<b>284</b>
Building Permits:	18
Contractor Permits:	266

<b>Total Commercial Permit Values:</b>	<b>\$5,909,471.68</b>
Building Permits:	\$3,927,000.00
Contractor Permits:	\$1,982,471.68

<b>Total Fees Collected:</b>	<b>\$361,270.18</b>
Building Permits:	\$82,576.13
Contractor Permits:	\$278,694.05

## Board of Adjustment

<b>Board of Adjustment Cases:</b>	<b>0</b>
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2/1/2022  
8:27:16AM

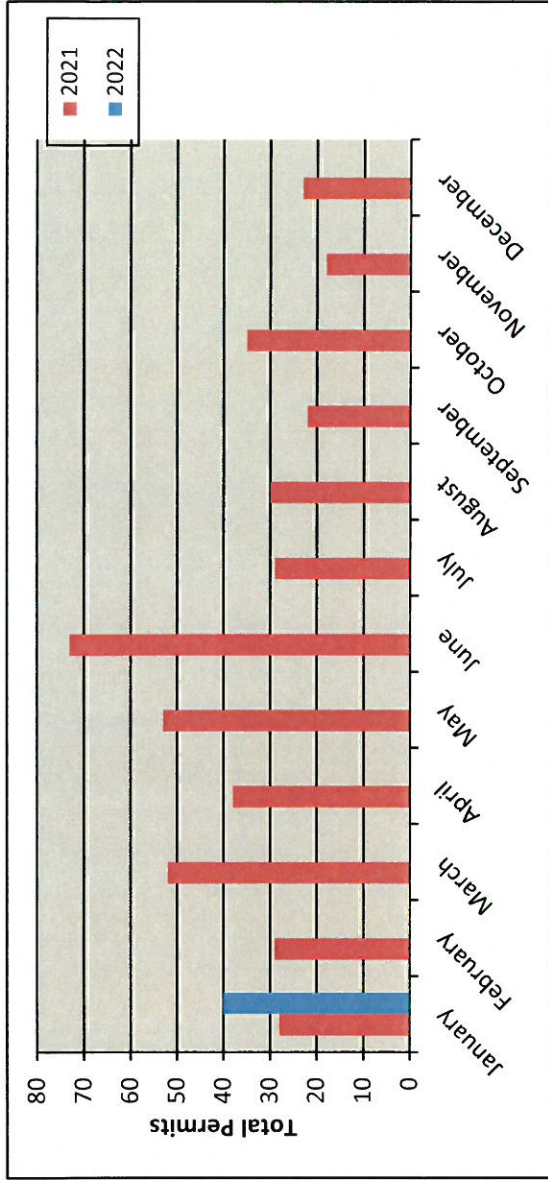
City of Rockwall  
PERMITS ISSUED - Summary by Type and Subtype  
For the Period 1/1/2022 to 1/31/2022

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	46	\$5,909,471.68	\$94,139.88
Accessory Building Permit	1	25,000.00	\$410.81
Addition	1	277,000.00	\$2,036.38
Certificate of Occupancy	6		\$456.00
Demolition	1		\$51.00
Electrical Permit	9	88,000.00	\$1,740.91
Irrigation Permit	1		\$112.20
New Construction	2	3,625,000.00	\$71,505.29
Plumbing Permit	12	41,031.68	\$5,447.18
Remodel	3	1,840,000.00	\$11,208.01
Sign Permit	8	13,440.00	\$841.50
Small Cell Node	1		\$30.60
Temporary Certificate of Occupancy	1		\$300.00
Residential Building Permit	238		\$267,130.30
Accessory Building Permit	9		\$1,621.23
Addition	3		\$953.60
Concrete Permit	7		\$464.10
Driveway Permit	1		\$580.38
Electrical Permit	7		\$917.00
Fence Permit	42		\$2,139.00
Irrigation Permit	27		\$2,065.50
Mechanical Permit	11		\$1,346.50
New Construction	1		\$5,828.50
New Single Family Residential	39		\$238,952.08
Outdoor Kitchen Permit	1		\$51.00
Patio Cover/Pergola	6		\$582.50
Plumbing Permit	29		\$2,421.00
Pool	15		\$2,308.00
Remodel	3		\$1,653.04
Retaining Wall Permit	5		\$254.00
Roofing Permit	13		\$994.50
Solar Panel Permit	8		\$3,268.05
Takeline - Boat House	1		\$220.32
Takeline - Seawall	2		\$102.00
Window & Door Permit	8		\$408.00
<b>Totals:</b>	<b>284</b>		<b>\$361,270.18</b>

## New Residential Permits

## Calendar Year

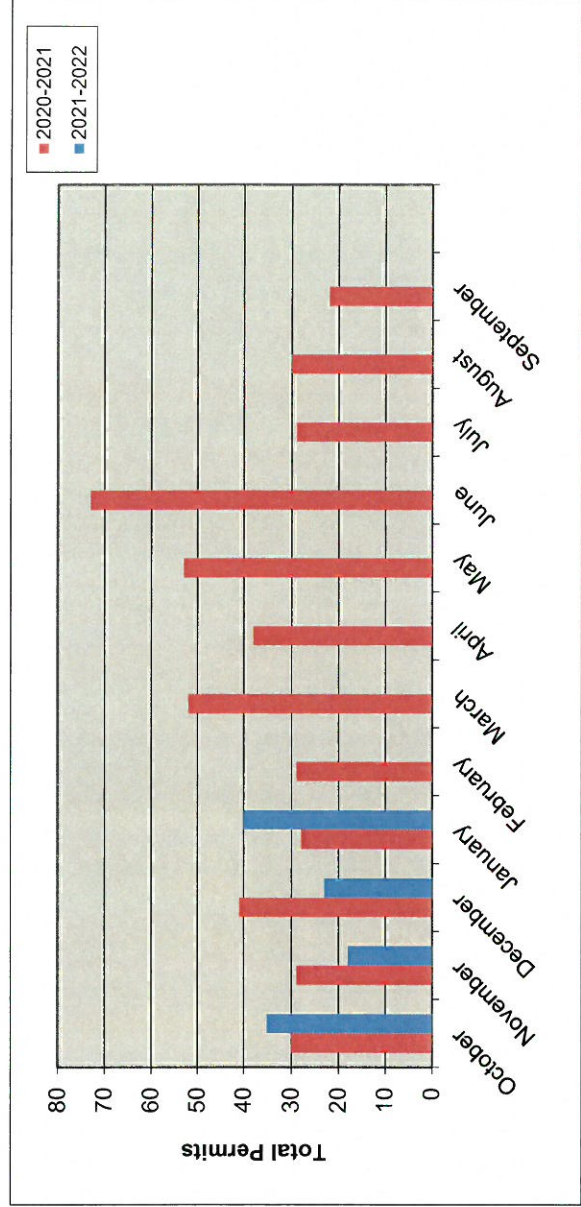
	Year	
	2021	2022
January	28	40
February	29	
March	52	
April	38	
May	53	
June	73	
July	29	
August	30	
September	22	
October	35	
November	18	
December	23	
<b>Totals</b>	<b>430</b>	<b>40</b>



## New Residential Permits

## Fiscal Year

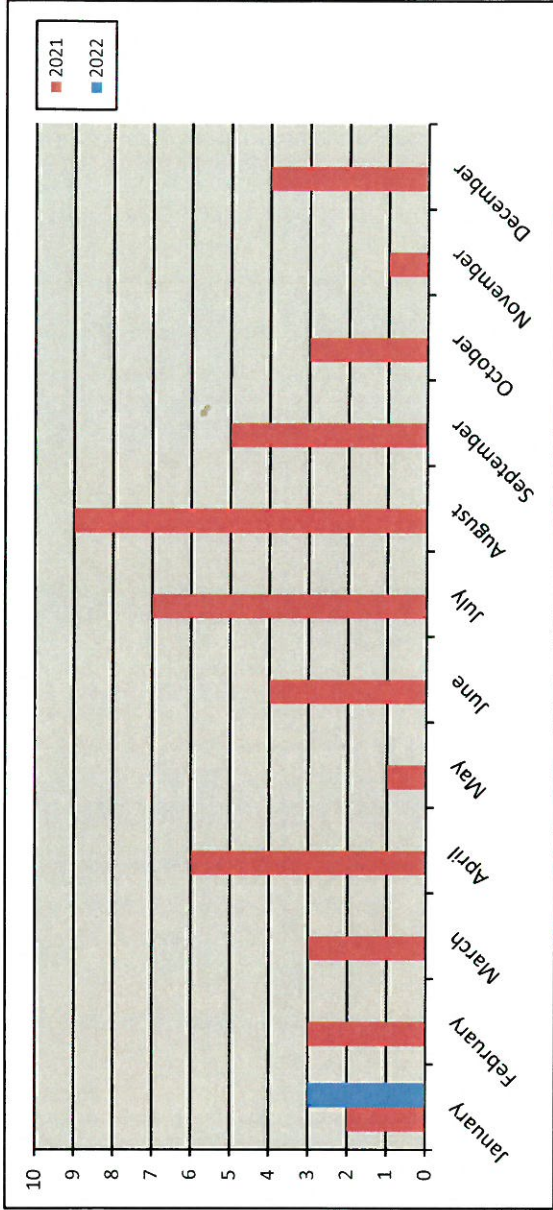
	Year	
	2020-2021	2021-2022
October	30	35
November	29	18
December	41	23
January	28	40
February	29	
March	52	
April	38	
May	53	
June	73	
July	29	
August	30	
September	22	
<b>Totals</b>	<b>454</b>	<b>116</b>



## Residential Remodel Permits

### Calendar Year

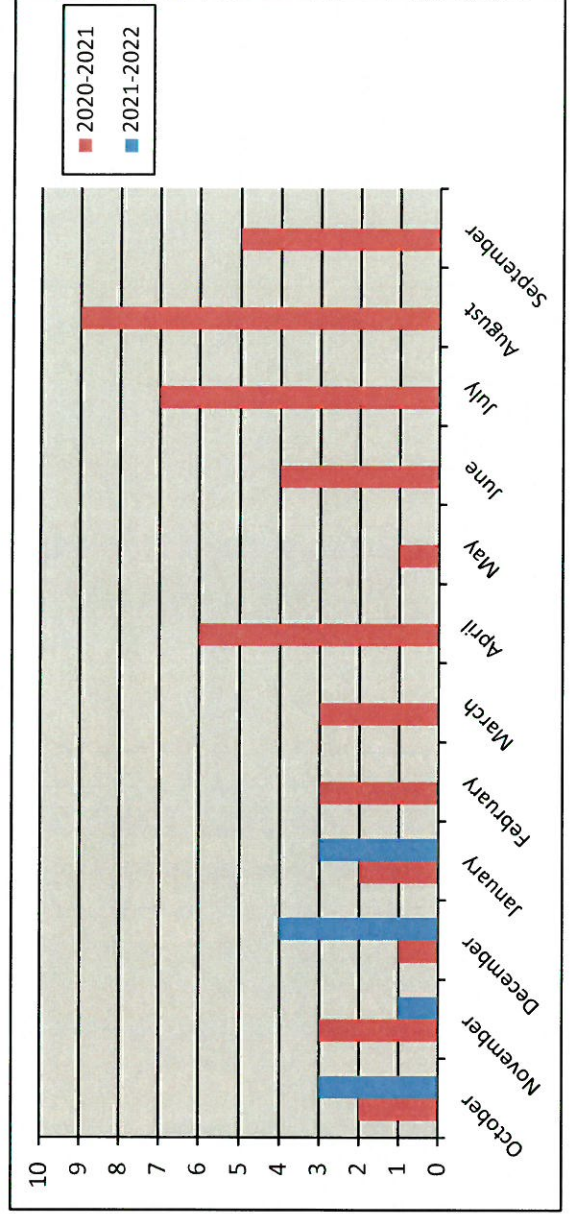
	Year	
	2021	2022
January	2	3
February	3	
March	3	
April	6	
May	1	
June	4	
July	7	
August	9	
September	5	
October	3	
November	1	
December	4	
<b>Totals</b>	<b>48</b>	<b>3</b>



## Residential Remodel Permits

### Fiscal Year

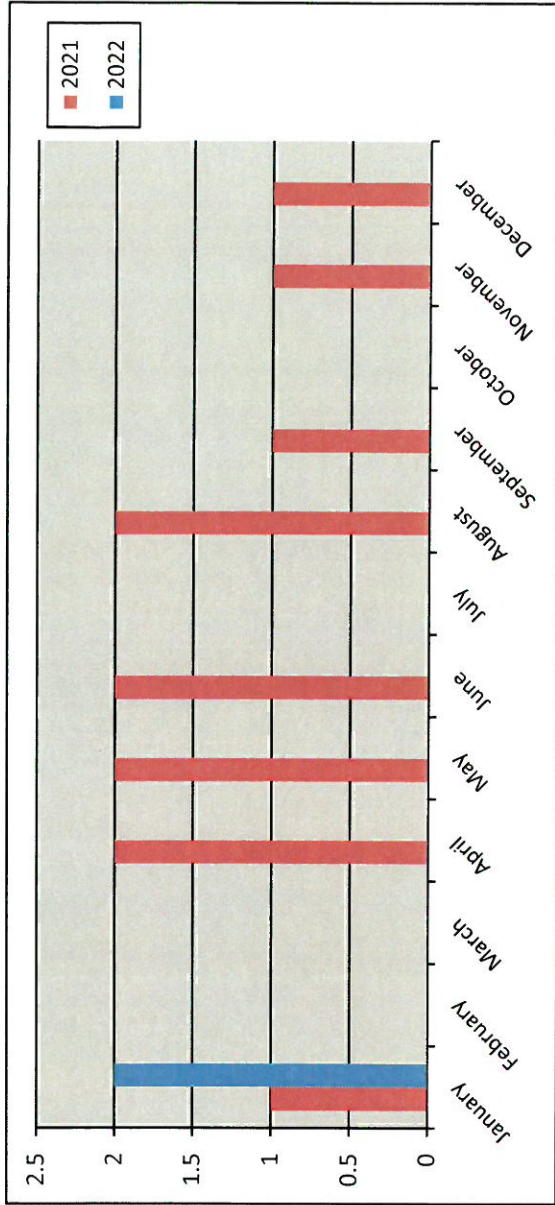
	Year	
	2020-2021	2021-2022
October	2	3
November	3	1
December	1	4
January	2	3
February	3	
March	3	
April	6	
May	1	
June	4	
July	7	
August	9	
September	5	
<b>Totals</b>	<b>46</b>	<b>11</b>



## New Commercial Permits

## Calendar Year

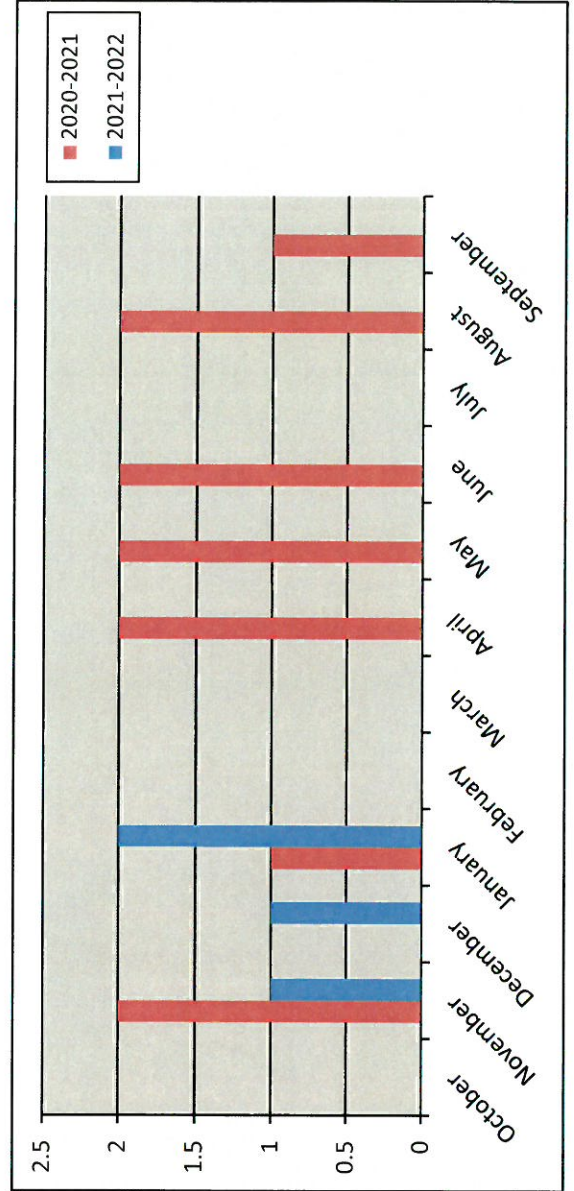
	Year	
	2021	2022
January	1	2
February	0	
March	0	
April	2	
May	2	
June	2	
July	0	
August	2	
September	1	
October	0	
November	1	
December	1	
<b>Totals</b>	<b>12</b>	<b>2</b>



## New Commercial Permits

## Fiscal Year

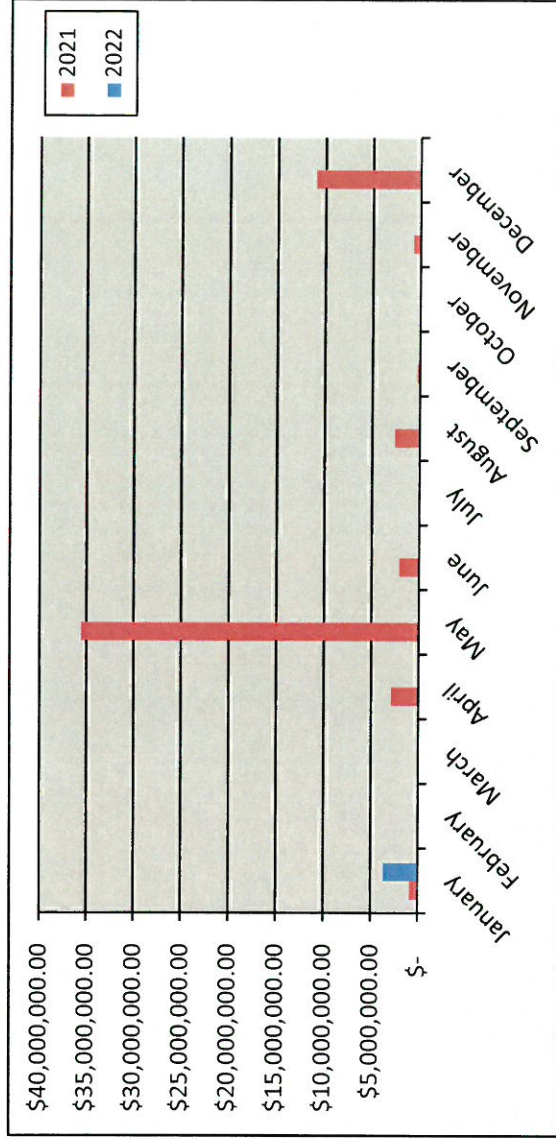
	Year	
	2020-2021	2021-2022
October	0	0
November	2	1
December	0	1
January	1	2
February	0	
March	0	
April	2	
May	2	
June	2	
July	0	
August	2	
September	1	
<b>Totals</b>	<b>12</b>	<b>4</b>



**New Commercial Value**

**Calendar Year**

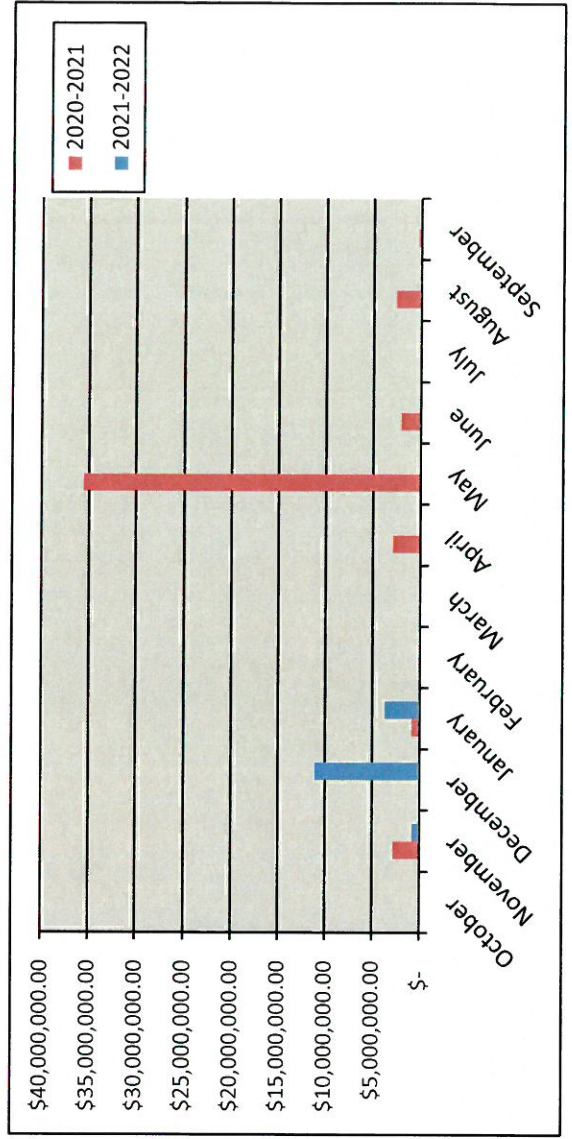
	Year	
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	
March	\$ -	
April	\$ 2,900,000.00	
May	\$ 35,500,000.00	
June	\$ 2,080,000.00	
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
October	\$ -	
November	\$ 750,000.00	
December	\$ 11,000,000.00	
<b>Totals</b>	<b>\$ 56,051,200.00</b>	<b>\$ 3,625,000.00</b>



**New Commercial Value**

**Fiscal Year**

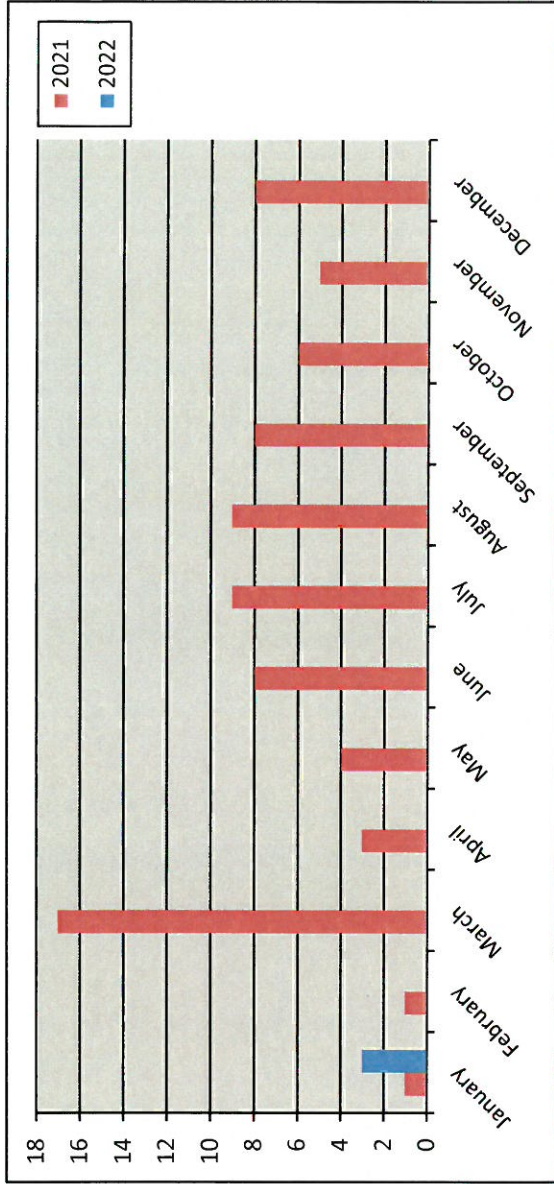
	Year	
	2020-2021	2021-2022
October	\$ -	\$ -
November	\$ 2,800,000.00	\$ 750,000.00
December	\$ -	\$ 11,000,000.00
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	
March	\$ -	
April	\$ 2,900,000.00	
May	\$ 35,500,000.00	
June	\$ 2,080,000.00	
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
<b>Totals</b>	<b>\$ 47,101,200.00</b>	<b>\$ 15,375,000.00</b>





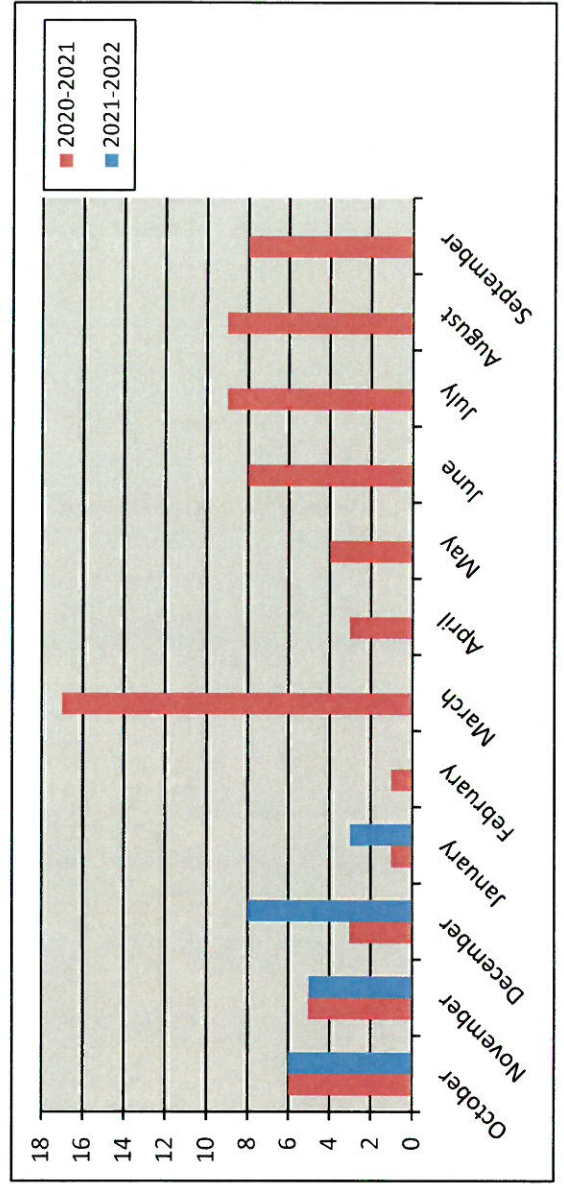
## Commercial Remodel Permits      Calendar Year

	Year	
	2021	2022
January	1	3
February	1	
March	17	
April	3	
May	4	
June	8	
July	9	
August	9	
September	8	
October	6	
November	5	
December	8	
<b>Totals</b>	<b>79</b>	<b>3</b>



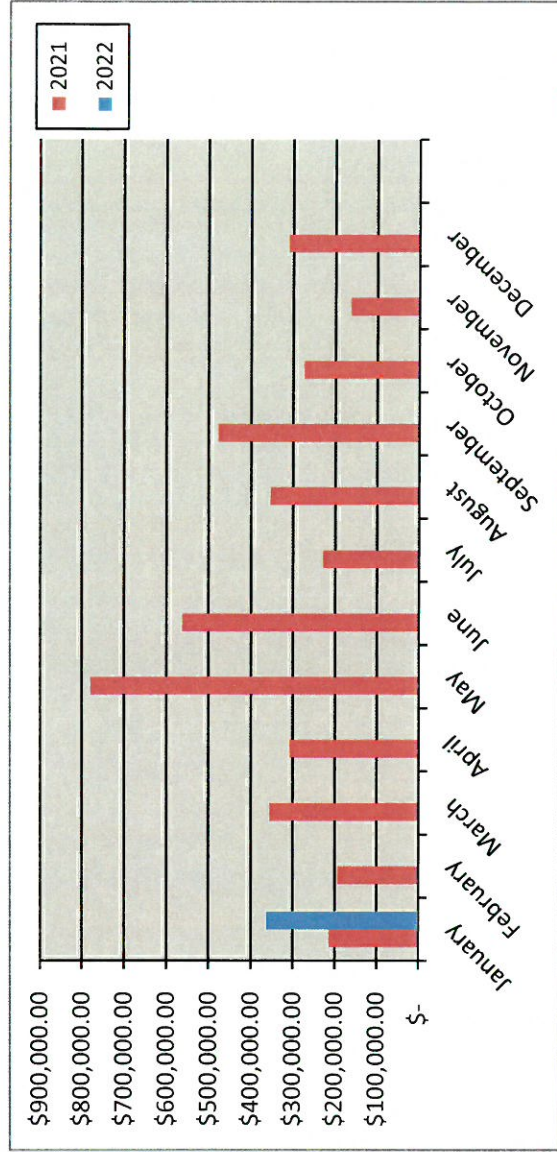
## Commercial Remodel Permits      Fiscal Year

	Year	
	2020-2021	2021-2022
October	6	6
November	5	5
December	3	8
January	1	3
February	1	
March	17	
April	3	
May	4	
June	8	
July	9	
August	9	
September	8	
<b>Totals</b>	<b>74</b>	<b>22</b>



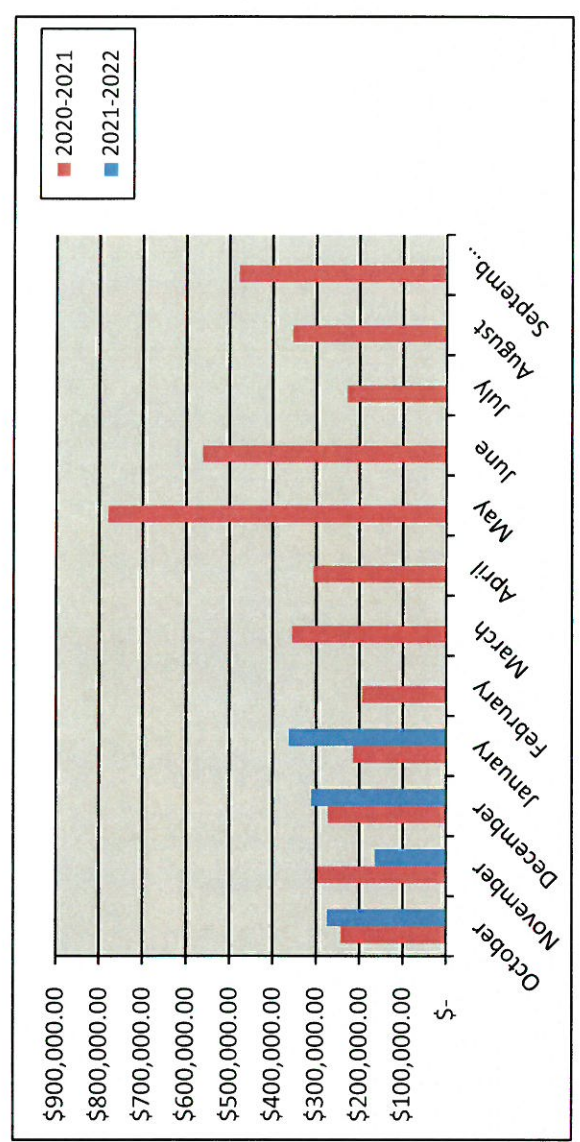
**Total Fees Collected      Calendar Year**

	Year	
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	
March	\$ 354,901.19	
April	\$ 306,654.35	
May	\$ 778,422.17	
June	\$ 561,245.38	
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
October	\$ 273,670.22	
November	\$ 163,206.06	
December	\$ 310,002.73	
<b>Totals</b>	<b>\$ 4,214,924.85</b>	<b>\$ 361,270.18</b>



**Total Fees Collected      Fiscal Year**

	Year	
	2020-2021	2021-2022
October	\$ 242,859.42	\$ 273,670.22
November	\$ 296,217.55	\$ 163,206.06
December	\$ 272,486.48	\$ 310,002.73
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	
March	\$ 354,901.19	
April	\$ 306,654.35	
May	\$ 778,422.17	
June	\$ 561,245.38	
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
<b>Totals</b>	<b>\$ 4,279,609.29</b>	<b>\$ 1,108,149.19</b>



8:44:42AM

## PERMITS ISSUED

For the Period 1/1/2022 to 1/31/2022

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			
		Plan Number			
COM2021-6342	Commercial Building Permit				
11/10/2021	Certificate of Occupancy	6520 ALLIANCE DR.,		\$76.50	\$76.50
01/11/2022	ISSUED	SUITE 130, ROCKWALL, TX 75032		1,344.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	JEFF BODE	15301 SPECTRUCM DR. SUITE 405	Addison	TX	75001
Property Owner	5 SHARP REAL ESTATE	3021 RIDGE RD. #160	Rockwall	TX	75032
<b>Contractors</b>					
COM2021-7080	Commercial Building Permit				
12/21/2021	Certificate of Occupancy	306 E WASHINGTON ST,		\$76.50	\$76.50
01/23/2022	ISSUED	SUITE B , ROCKWALL, TX 75087		2,400.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	MEGAN STOECKL	306 E. WASHINGTON ST. SUITE B	Rockwall	TX	75087
Property Owner	SKY INVESTMENT	106 E. RUSK SUITE 200	Rockwall	TX	75087
<b>Contractors</b>					
COM2021-7131	Commercial Building Permit				
12/28/2021	Certificate of Occupancy	3045 N GOLIAD ST		\$75.00	\$75.00
01/27/2022	ISSUED			976.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	DYSC CORPORATION	3045 N GOLIAD ST S. 103	ROCKWALL	TX	
Property Owner	Abdul Khan	1002 Creekbrook Dr	Garland	TX	75044
<b>Contractors</b>					
COM2022-227	Commercial Building Permit				
01/18/2022	Certificate of Occupancy	118 NATIONAL DR,		\$76.50	\$76.50
01/26/2022	ISSUED	ROCKWALL, 75032		6,200.00	
<b>Contact Type</b>	<b>Contact Name</b>	<b>Contact Address</b>			
Business Owner	ZACH CONTI	118 NATIONAL DR.	Rockwall	TX	75032
Property Owner	SCOTT FREE INVESTMENTS	519 E. INTERSTATE 30 #511	Rockwall	TX	75087
<b>Contractors</b>					
COM2022-241	Commercial Building Permit				
01/18/2022	Certificate of Occupancy	2845 RIDGE RD., #211,		\$76.50	\$76.50
01/23/2022	ISSUED	ROCKWALL, TX 75032		1,730.00	

PERMITS ISSUED

For the Period 1/1/2022 to 1/31/2022

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name			
Contact Type	Contact Name	Contact Address	Valuation	Total SQFT	Fees Paid
Business Owner	MATT ACTON	2845 RIDGE RD. #211	Rockwall	TX	75032
Property Owner	SUSAN SELF	12740 HILLCREST RD. SUITE 101	Dallas	TX	75230
<b>Contractors</b>					

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COM2022-295	Commercial Building Permit				
01/21/2022	Temporary Certificate of Occupancy	710 E RALPH HALL		\$300.00	\$300.00
01/28/2022	ISSUED	PKWY, ROCKWALL, 75032		10,266.00	
Contact Type	Contact Name	Contact Address			
Business Owner	TANYA GLENN	710 E. RALPH HALL PKWY.	Rockwall	TX	75032
Property Owner	BLPB PROPERTY GROUP, LLC.	991 E. INTERSTATE 30 #103	Rockwall	TX	75032
<b>Contractors</b>					

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COM2022-94	Commercial Building Permit				
01/10/2022	Certificate of Occupancy	305 N FANNIN ST,		\$75.00	\$75.00
01/28/2022	ISSUED	ROCKWALL, 75087		1,023.00	
Contact Type	Contact Name	Contact Address			
Business Owner	LAUREN COATS	305 N. FANNIN ST.	Rockwall	TX	75087
Property Owner	LAUREN COATS	305 N. FANNIN ST.	Rockwall	TX	75087
<b>Contractors</b>					

**Total Valuation:**  
**Total Fees: \$756.00**  
**Total Fees Paid: \$756.00**



January 2022 Monthly  
Report

### Top 10 NFIRS Call Types

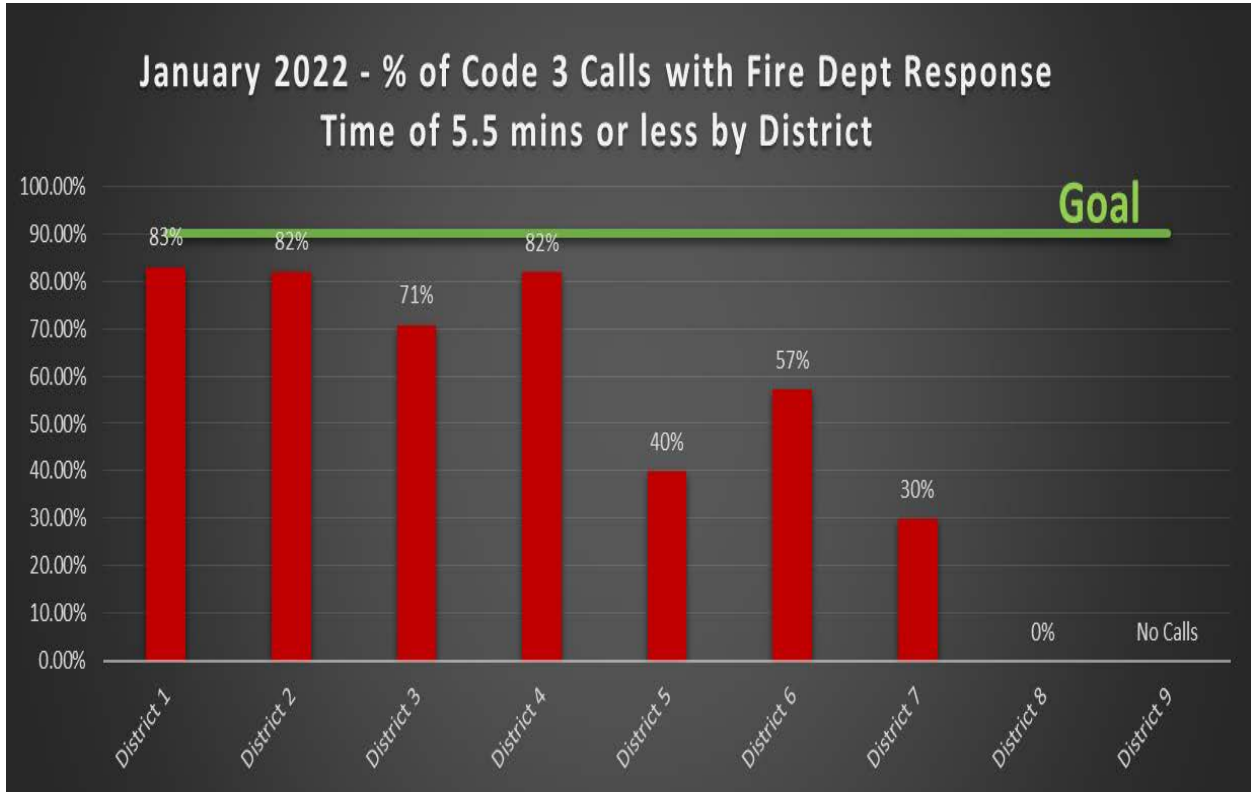


All Calls By NFIRS Call Type	Incident Count
111 Building fire	5
114 Chimney or flue fire, confined to chimney or flue	2
131 Passenger vehicle fire (cars, pickups, SUV's)	3
132 Road freight or transport vehicle fire (Commercial Vehicles)	1
140 OTHER Natural vegetation fire	1
142 Brush or brush-and-grass mixture fire	3
143 Grass fire	9
151 Outside rubbish, trash or waste fire	1
251 Excessive heat, scorch burns with no ignition	1
311 Medical assist, assist EMS crew	198
322 Motor vehicle accident with injuries	19
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	15
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	3
400 Hazardous condition, other	1
411 Gasoline or other flammable liquid spill	2
412 Gas leak (natural gas or LPG)	15
424 Carbon monoxide incident	2
441 Heat from short circuit (wiring), defective/worn	1
444 Power line down	2
445 Arcing, shorted electrical equipment	1
511 Lock-out	1
520 Water problem, other	2
522 Water or steam leak	5
531 Smoke or odor removal	2
542 Animal rescue	1
550 Public service assistance, other	3
550 Smoke Detector Battery Change/Install	6
551 Assist police or other governmental agency	1
553 Public service	2
555 Defective elevator, no occupants	1
561 Unauthorized burning	1
600 Good intent call, other	2
611 Dispatched & canceled en route	13
622 No incident found on arrival at dispatch address	10
631 Authorized controlled burning	2
651 Smoke scare, odor of smoke	8
700 False alarm or false call, other	1
730 System malfunction, other	2
731 Sprinkler activation due to malfunction	4
733 Smoke detector activation due to malfunction	10
735 Alarm system sounded due to malfunction	11
736 CO detector activation due to malfunction	3
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	5
744 Detector activation, no fire - unintentional	2
745 Alarm system activation, no fire - unintentional	12
<b>Grand Total</b>	<b>399</b>

COVID-19 Tests  Number Administered   
 Rapid Covid-19 356

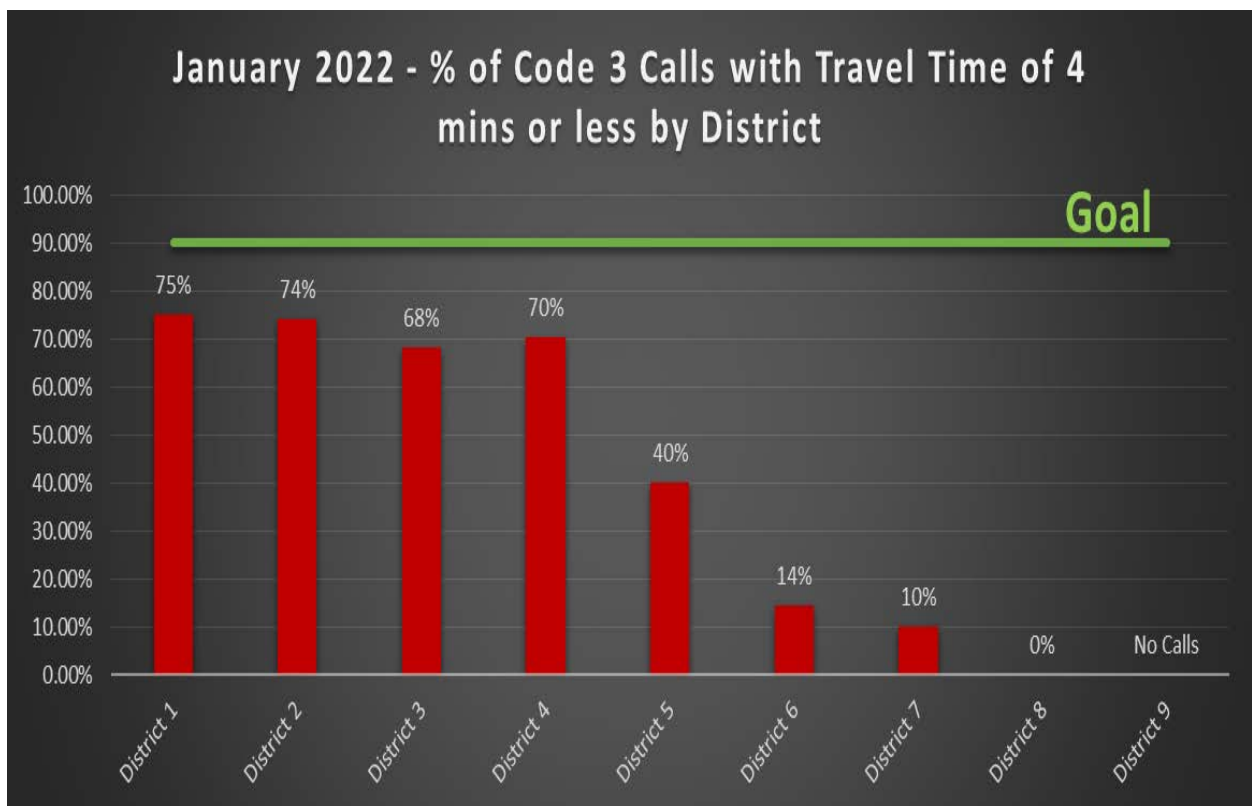
## January 2022 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	88	29%	73	0:04:17	83%	90%
District 2	89	29%	73	0:04:17	82%	90%
District 3	41	13%	29	0:05:19	71%	90%
District 4	61	20%	50	0:04:47	82%	90%
District 5	5	2%	2	0:08:08	40%	90%
District 6	7	2%	4	0:07:10	57%	90%
District 7	10	3%	3	0:06:21	30%	90%
District 8	3	1%	0	0:10:53	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
<b>Department</b>	<b>304</b>	<b>100%</b>	<b>234</b>	<b>0:04:47</b>	<b>77%</b>	<b>90%</b>



## January 2022 Travel Time by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	88	29%	66	0:03:19	75%	90%
District 2	89	29%	66	0:03:20	74%	90%
District 3	41	13%	28	0:04:17	68%	90%
District 4	61	20%	43	0:03:44	70%	90%
District 5	5	2%	2	0:07:40	40%	90%
District 6	7	2%	1	0:06:31	14%	90%
District 7	10	3%	1	0:05:07	10%	90%
District 8	3	1%	0	0:10:06	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
<b>Department</b>	<b>304</b>	<b>100%</b>	<b>207</b>	<b>0:03:48</b>	<b>68%</b>	<b>90%</b>







# Total Dollar Losses

January 2022



City of Rockwall  
*The New Horizon*

Rockwall Fire Department

Print Date/Time: 02/16/2022 11:30  
Login ID: rck\ihatcher  
Layer: All  
Areas: All

ORI Number: TX504  
Incident Type: All  
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$240,300.00	\$0.00	\$1,000.00	\$240,300.00	\$1,000.00
Total Content Loss:	\$100,000.00	\$0.00	\$4,000.00	\$100,000.00	\$4,000.00
Total Property Pre-Incident Value:	\$381,550.00	\$0.00	\$24,330,930.00	\$381,550.00	\$24,330,930.00
Total Contents Pre-Incident Value	\$100,000.00	\$0.00	\$10,000,000.00	\$100,000.00	\$10,000,000.00
Total Losses:	\$340,300.00	\$0.00	\$5,000.00	\$340,300.00	\$340,300.00
Total Value:	\$481,550.00	\$0.00	\$34,330,930.00	\$481,550.00	\$34,330,930.00



# Fire Marshal Division

## January 2022 Report



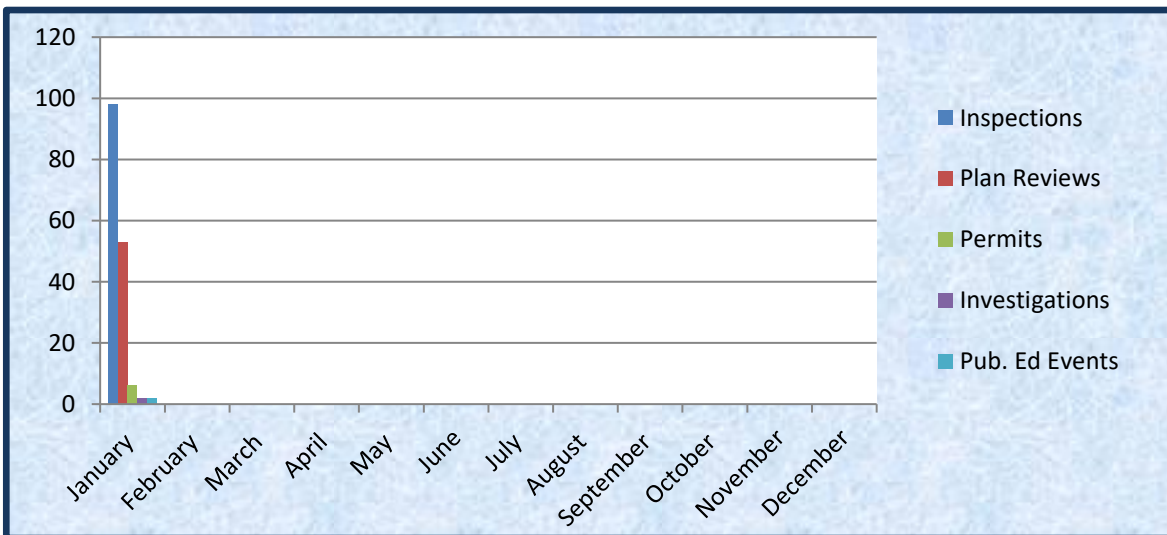
Inspections Conducted	
Total for the 2021	98

Plan Reviews Completed	
Total for 2021	53

Permits Issued	
Total for 2021	6

Fire Investigations	
Total for 2021	2

Public Education Events	
Total for 2021	2





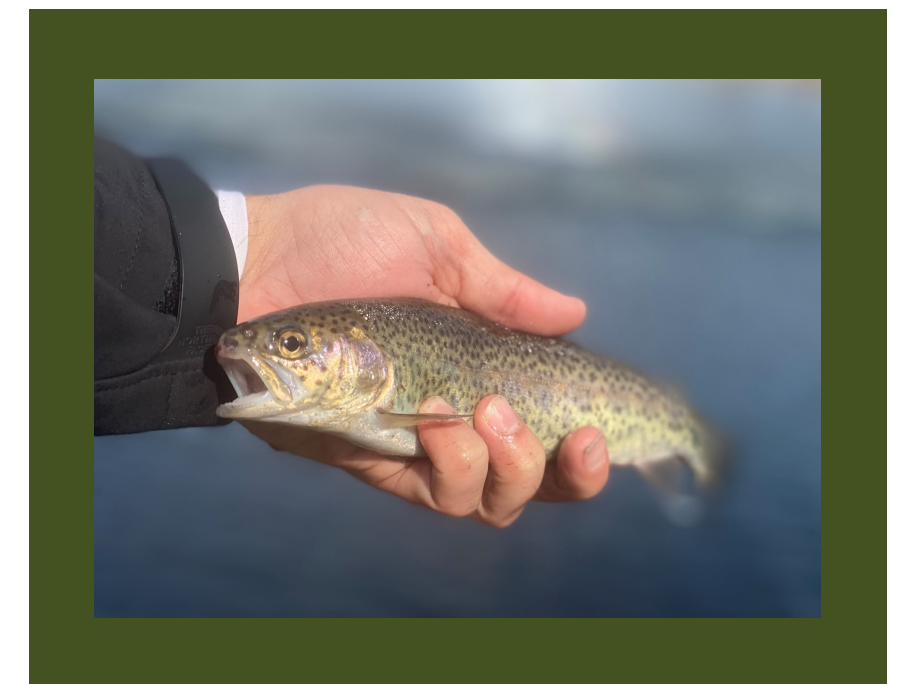
# Monthly Report January 2022



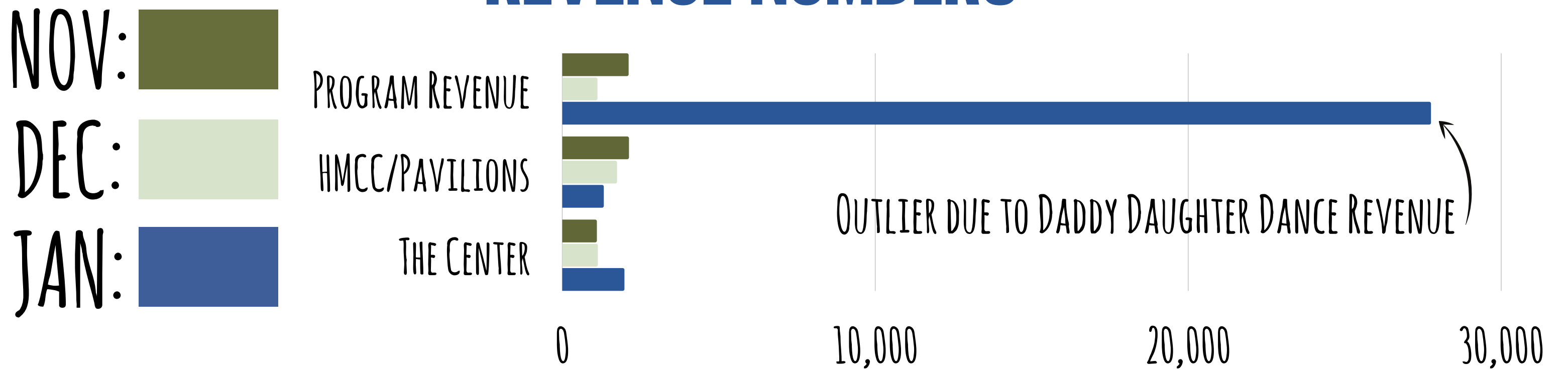
DADDY DAUGHTER DANCE  
700 ATTENDEES



TROUT STOCKING AT  
HARRY MYERS PARK



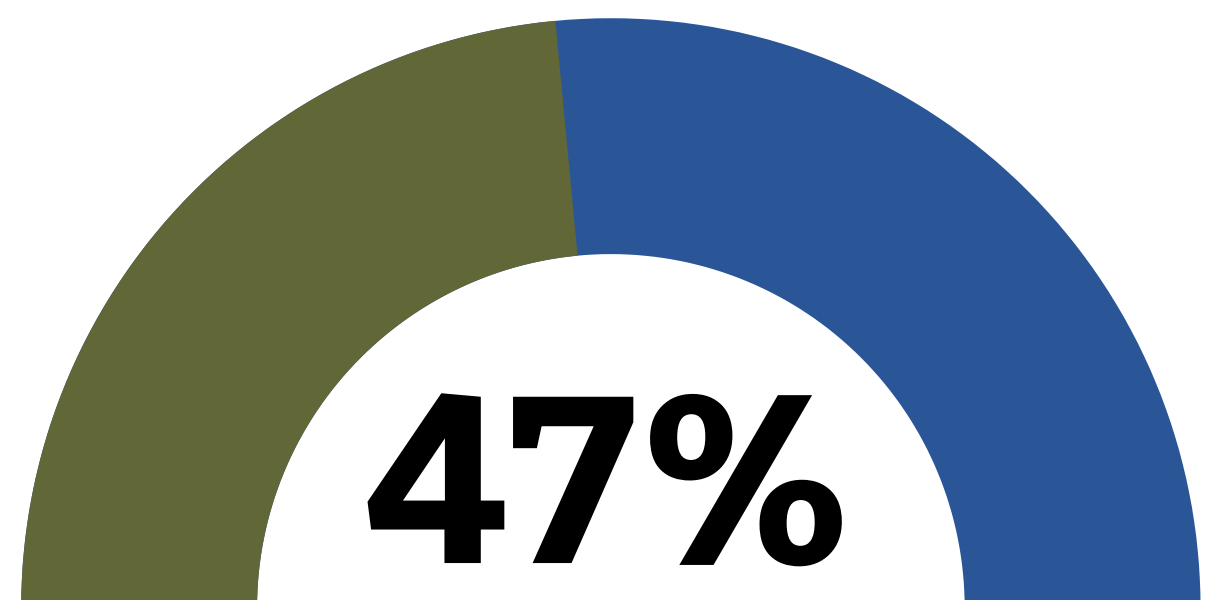
## REVENUE NUMBERS



## Upcoming:

- Spring Break Rock Camp
- Woofstock Event
- Little Athletes Programs

% of Resident Accounts  
as of January 2022



# PARKS PROJECT UPDATE – JANUARY 2022



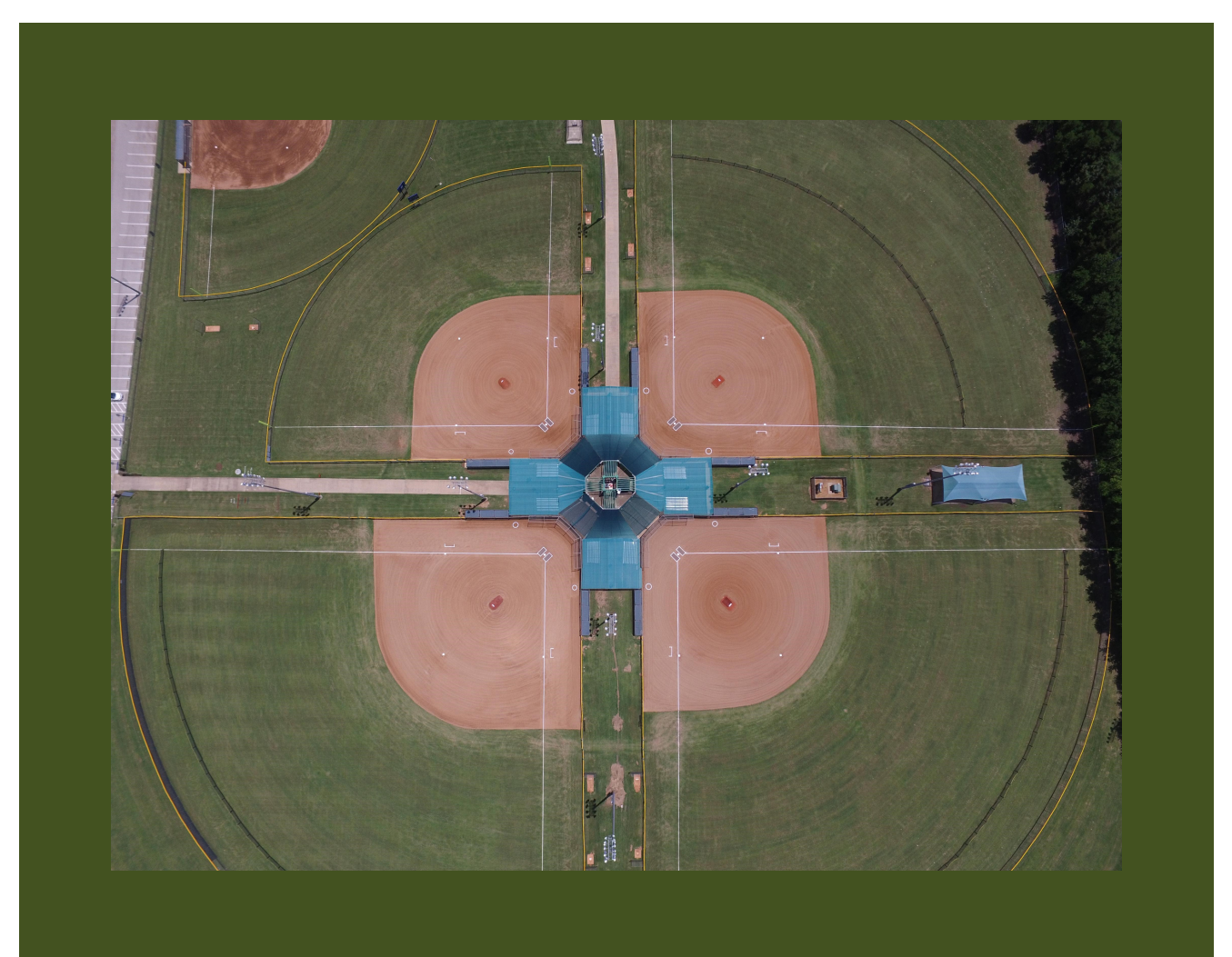
TRAPS PARK MAINTENANCE RODEO  
STATE CHAMPS!



HARRY MYERS DISC GOLF COURSE  
MAINTENANCE



HARRY MYERS DISC GOLF COURSE  
RANKED #94 IN THE WORLD



LEON TUTTLE ATHLETIC COMPLEX 2022  
PIONEER FIELDS OF EXCELLENCE AWARD  
WINNER (5 YEARS IN A ROW)

## OTHER PROJECT UPDATES:

LOFLAND PARK PAVILION REFURBISHMENT

ONGOING URBAN FORESTRY PLAN

# Rockwall Police Department

## Monthly Activity Report

January-2022

ACTIVITY	CURRENT MONTH JANUARY	PREVIOUS MONTH DECEMBER	YTD 2022	YTD 2021	YTD % CHANGE
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Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	1	1	5	-80.00%
Robbery	3	0	3	0	300.00%
Aggravated Assault	1	5	1	3	-66.67%
Burglary	3	1	3	3	0.00%
Larceny	57	40	57	60	-5.00%
Motor Vehicle Theft	5	2	5	7	-28.57%
<b>TOTAL PART I</b>	<b>70</b>	<b>49</b>	<b>70</b>	<b>78</b>	<b>-10.26%</b>
<b>TOTAL PART II</b>	<b>126</b>	<b>109</b>	<b>126</b>	<b>133</b>	<b>-5.26%</b>
<b>TOTAL OFFENSES</b>	<b>196</b>	<b>158</b>	<b>196</b>	<b>211</b>	<b>-7.11%</b>

### ADDITIONAL STATISTICS

FAMILY VIOLENCE	5	11	5	14	-64.29%
D.W.I.	11	10	11	20	-45.00%

### ARREST

FELONY	21	21	21	15	40.00%
MISDEMEANOR	51	39	51	58	-12.07%
WARRANT ARREST	7	11	7	6	16.67%
JUVENILE	4	2	4	3	33.33%
<b>TOTAL ARRESTS</b>	<b>83</b>	<b>73</b>	<b>83</b>	<b>82</b>	<b>1.22%</b>

### DISPATCH

CALLS FOR SERVICE	1913	2166	1913	1805	5.98%
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### ACCIDENTS

INJURY	8	5	8	8	0.00%
NON-INJURY	72	90	72	48	50.00%
FATALITY	0	0	0	0	0.00%
<b>TOTAL</b>	<b>80</b>	<b>95</b>	<b>80</b>	<b>56</b>	<b>42.86%</b>

### FALSE ALARMS

RESIDENT ALARMS	52	42	52	31	67.74%
BUSINESS ALARMS	160	155	160	134	19.40%
<b>TOTAL FALSE ALARMS</b>	<b>212</b>	<b>197</b>	<b>212</b>	<b>165</b>	<b>28.48%</b>
Estimated Lost Hours	139.92	130.02	139.92	108.9	28.48%
Estimated Cost	\$3,328.40	\$3,092.90	\$3,328.40	\$2,590.50	28.48%

### ROCKWALL NARCOTICS UNIT

<b>Number of Cases</b>	<b>6</b>
<b>Arrests</b>	<b>2</b>
<b>Arrest Warrants</b>	<b>0</b>
<b>Search Warrants</b>	<b>3</b>
<b>Seized</b>	
Cocaine	2 kg
Methamphetamine	4 kg
Dangerous Drugs	150000 pills
Money seized	\$14,587.00

# Rockwall Police Department

## Dispatch and Response Times

January 2022

### Police Department

	Average Response Time	
<b>Priority 1</b>		Number of Calls <b>143</b>
Call to Dispatch	0:00:44	
Call to Arrival	0:04:50	
% over 7 minutes	17%	
	Average Response Time	
<b>Priority 2</b>		Number of Calls <b>632</b>
Call to Dispatch	0:02:14	
Call to Arrival	0:09:54	
% over 7 minutes	22%	
	Average Response Time	
<b>Priority 3</b>		Number of Calls <b>64</b>
Call to Dispatch	0:02:37	
Call to Arrival	0:08:58	
% over 7 minutes	36%	

#### Average dispatch response time goals are as follows:

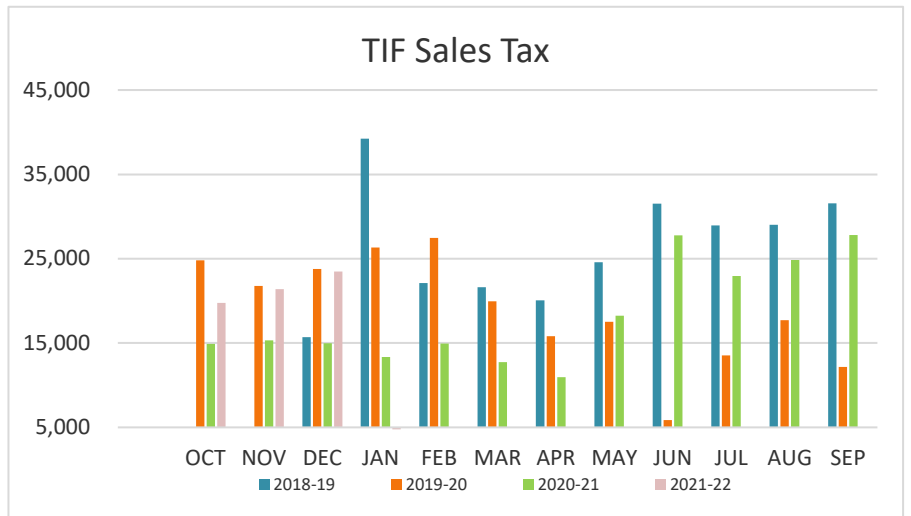
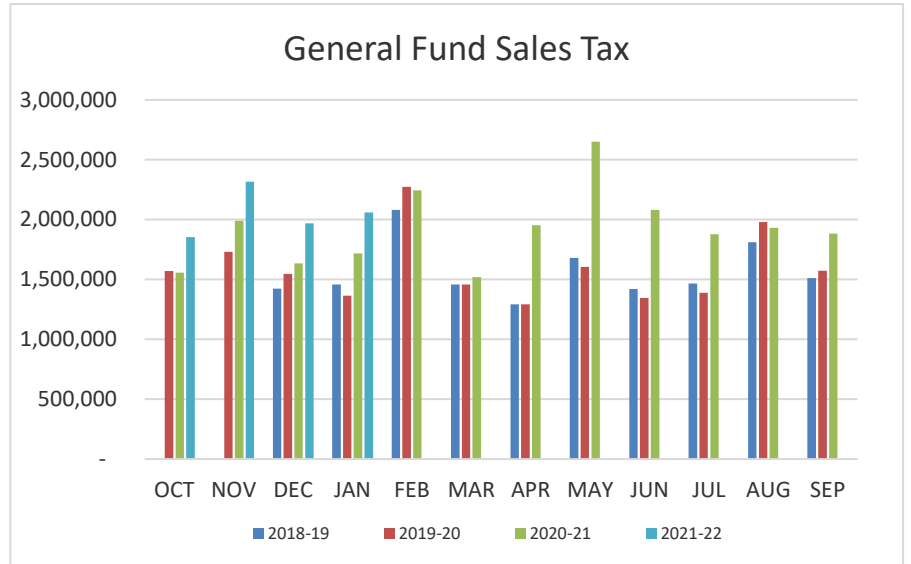
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

# Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u> <u>Sales Tax</u>	<u>TIF</u> <u>Sales Tax</u>
Feb-19	2,080,043	22,109
Mar-19	1,459,018	21,606
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
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	1,855,251	19,744
Nov-21	2,317,861	21,385
Dec-21	1,968,345	23,464
Jan-22	2,060,497	TBD



**Notes:**  
 75% of total sales tax collected is deposited to the General Fund each month  
 Comptroller tracks sales tax generated in the TIF and reports it monthly  
 75% of TIF sales tax (city share) is pledged to the TIF

# Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Nov-19	237,328,307	7,910,944	9,218,867
Dec-19	229,083,044	7,389,776	8,396,266
Jan-20	215,978,847	6,967,060	8,691,306
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941

Source: SCADA Monthly Reports generated at the Water Pump Stations

