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P2015-004 49

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Appointment with Police Chief Mark Moeller to hear reports on racial profiling, crime comparison and the holiday crime initiative, and take any action necessary.

Memo_Racial Profiling 69

RP Report. 70

Crime Comp. 73

Memo Holiday Crime Initiative 75

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Z2015-001 - Hold a public hearing to discuss and consider approval of an ordinance for a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary. (1st reading)

Z2015-001 77

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Z2015-004 - Hold a public hearing to discuss and consider approval of an ordinance for a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new car dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary. (1st reading)

Z2015-004 89

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Z2015-002 - Hold a public hearing to discuss and consider approval of an ordinance for a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary. (1st reading)

Z2015-002	111
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Z2015-003 - Hold a public hearing to discuss and consider approval of an ordinance for a request by Cole Franklin of the Skorborg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary [Postponed to the March 2, 2015 City Council meeting].

Z2015-003	125
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Discuss and consider a request from Mr. Richard and Ceci Chancellor to install a 48" tall wrought iron fence in the required front yard located at 705 Pendleton Dr, and take any action necessary.

Council Packet	128
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Z2014-040 - Discuss and consider approval of an ordinance for a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary. (2nd Reading)

Ordinance_2nd reading	135
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SP2014-034 - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

SP2014-034. 142

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Discuss and consider various bills being proposed in the 84th Texas State Legislative Session and consider authorizing the City Manager to enter into an agreement with Capitol Insights for support in monitoring this legislative session, and take any action necessary.

Memo_Legislative Session 159

Capitol Insights 163

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Discuss and consider initiating a survey for the purpose of soliciting citizen feedback and input regarding city programs and services, and take any action necessary.

Memo to City Council re Citizens Survey 165

Milder memo re Survey 166

2011 Survey Instrument/Questions 167

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AGENDA
ROCKWALL CITY COUNCIL
Monday, February 16, 2015
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

II. WORK SESSION

- p10 1. **HOLD WORK SESSION TO DISCUSS THE ACQUISITION OF PORTABLE FURNITURE FOR SAN JACINTO PLAZA, AND TAKE ANY ACTION NECESSARY.**
- p21 2. **HOLD WORK SESSION TO DISCUSS AND CONSIDER INITIATING AMENDMENT TO THE UNIFIED DEVELOPMENT CODE IN ARTICLE IX. TREE PRESERVATION, SECTION 11. TREE FUND, SECTION 11.1 TREE FUND ADMINISTRATION, AND TAKE ANY ACTION NECESSARY.**
- p25 3. **HOLD WORK SESSION TO DISCUSS AND CONSIDER CITY BRANDING, INCLUDING UPDATING THE CITY LOGO, AND TAKE ANY ACTION NECESSARY.**

III. EXECUTIVE SESSION

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

1. Discussion regarding the city's concession agreement with Suntex Marina / Suntex RHCL Marina, LLC pursuant to Section § 551.071 (Consultation with Attorney)
2. Discussion regarding the following legal claim: TF-Harbor LLC v. City of Rockwall, Texas and Rockwall Rental Properties L.P. pursuant to Section 551.071 (Consultation with Attorney)
3. Discussion regarding legal claim related to back up of city sewage line in Random Oaks Subdivision pursuant to Section 551.071 (Consultation with Attorney)
4. Discussion regarding Economic Development prospects and potential incentive agreement pursuant to Section 551.087 (Economic Development)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, February 16, 2015
6:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

V. RECONVENE PUBLIC MEETING

VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER TOWNSEND

VIII. PROCLAMATIONS / AWARDS

- p28 1. Engineers Week

IX. CONSENT AGENDA

- p30 1. Consider approval of the minutes from the February 2, 2015 regular city council meeting, and take any action necessary.

- 944 2. **P2015-003** - Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a master plat and open space plan for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

- 949 3. **P2015-004** - Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

X. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

- p69 2. Appointment with Police Chief Mark Moeller to hear reports on racial profiling, crime comparison and the holiday crime initiative, and take any action necessary.

XI. PUBLIC HEARING ITEMS

- p77 1. **Z2015-001** - Hold a public hearing to discuss and consider approval of an ordinance for a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary. **(1st reading)**
- p89 2. **Z2015-004** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new car dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary. **(1st reading)**
- p111 3. **Z2015-002** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary. **(1st reading)**
- p125 4. **Z2015-003** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Cole Franklin of the Skorborg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary [Postponed to the March 2, 2015 City Council meeting].

XII. ACTION ITEMS

- p128 1.** Discuss and consider a request from Mr. Richard and Ceci Chancellor to install a 48" tall wrought iron fence in the required front yard located at 705 Pendleton Dr, and take any action necessary.
- p135 2.** **Z2014-040** - Discuss and consider approval of an ordinance for a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.
(2nd Reading)
- p142 3.** **SP2014-034** - Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.
- p159 4.** Discuss and consider various bills being proposed in the 84th Texas State Legislative Session and consider authorizing the City Manager to enter into an agreement with Capitol Insights for support in monitoring this legislative session, and take any action necessary.
- p165 5.** Discuss and consider initiating a survey for the purpose of soliciting citizen feedback and input regarding city programs and services, and take any action necessary.

XIII. EXECUTIVE SESSION

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

1. Discussion regarding the city's concession agreement with Suntex Marina / Suntex RHCL Marina, LLC pursuant to Section § 551.071 (Consultation with Attorney)
2. Discussion regarding the following legal claim: TF-Harbor LLC v. City of Rockwall, Texas and Rockwall Rental Properties L.P. pursuant to Section 551.071 (Consultation with Attorney)

3. Discussion regarding legal claim related to back up of city sewage line in Random Oaks Subdivision pursuant to Section 551.071 (Consultation with Attorney)
4. Discussion regarding Economic Development prospects and potential incentive agreement pursuant to Section 551.087 (Economic Development)

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

XV. ADJOURNMENT

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code § 551.071 (Consultation with Attorney) § 551.072 (Deliberations about Real Property) § 551.074 (Personnel Matters) and § 551.086 (Economic Development)

I, Kristy Ashberry, 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 13th day of February, 2015 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Ashberry, City Secretary

Jacky Casey, Assistant Secretary

Date Removed



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

CC: Rick Crowley, City Manager and Mary Smith, Assistant City Manager

FROM: Bethany Browning, Main Street Manager

DATE: February 11, 2015

SUBJECT: SAN JACINTO PLAZA SITE FURNITURE

Staff is requesting the City Council review the attached site furnishings information related to San Jacinto Plaza and provide direction regarding the involvement of the DT Improvements Committee in the selection/approval process.

San Jacinto Plaza is a public space created for visitors to gather and spend time. The park-like setting is equipped with a stage for performances, shade trees, seat walls and ample lighting. Tables and chairs will complete the space, providing visitors a place to relax, eat lunch, enjoy musical performances, etc. Planning is currently underway for a summer music series in the Plaza. Forty (40) performances are scheduled to take place on Friday and Saturday evenings from May through mid-September. The music series, in addition to the existing event schedule, necessitates tables and chairs, benefiting downtown by encouraging visitors to stay longer. Below is a list of activities planned for 2015:

Night Owls	2 nd Thursday evenings monthly	Shopping w/entertainment
Farmers Mkt	Saturdays May – September	Shopping w/entertainment
Summer Music Series	Friday/Saturday May – September	Entertainment
Rib Rub & Run	October	Festival
Scare on the Square	October	Trick or Treat
Holiday Event	December	Shopping

After review of several outdoor furniture manufacturers, we have included designs from Fermob based on the companies numerous collections in a wide variety of styles and colors. Fermob furnishings can be found in Times Square, Bryant Park and locally, at Klyde Warren Park in Dallas. <http://www.fermobusa.com/>. The Bistro and Luxembourg collections are included in your packet as well as a site map with table and chair configurations. Tables and chairs are offered in standard or high-top, and provide a mixture of 2 person and 4 person units. Tables and chairs are either stackable or foldable and are completely portable.

The Downtown Plan has standards for several hardscape items such as permanent furniture and fixtures, light poles and other items. However, temporary furniture that can be easily removed and rearranged is not included in the adopted plan. The total cost for the proposed furniture is between \$9,000 and \$10,000 depending on the style and number of pieces. The source of funding is the Downtown Fund. We are prepared to move forward with the acquisition if the Council desires, or we can proceed in another manner depending on the Council's direction.

Bistro Collection —



CHAIRS BISTRO™



5001
CLASSIQUE
Folding chair



6301
DURAFLON®
Folding chair



5107
NATUREL
Folding chair



0101
METAL
Folding chair



TECHNICAL CHARACTERISTICS

Steel frame.

CLASSIQUE : lacquered wooden curved slats.

DURAFLON®: High quality resin curved slats.

Available colours: Cotton white and Cedar green.

NATUREL : natural wooden curved slats + Textrol® treatment.

METAL : galvanised steel curved slats.

Plastic part for slower and safer folding.

One piece crossbar. Foot protectors.

Reinforced frame (tested up to 660 Lbs).

High Protection Treatment for outdoor use.

Anti-UV powder coating.

1-year guarantee

Contract use: Very High Protection
Treatment recommended.

DIMENSIONS (inch)



RANGE

BISTRO™ METAL



5113
Folding high stool



0250
Folding high table
2 persons



TECHNICAL CHARACTERISTICS

Steel frame.

High stool: galvanised steel curved slats.

Plastic part for slower and safer folding.

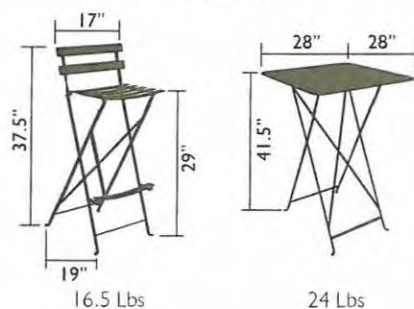
One piece crossbar. Foot protectors.

High Protection Treatment for outdoor use.

Anti-UV powder coating.

1-year guarantee

DIMENSIONS (inch)



RANGE

BISTRO™ METAL



0245

Folding table Ø 24" - H 29"
13 Lbs - 2 persons



0233

Folding table Ø 30" - H 29"
21 Lbs - With parasol hole Ø 1 5/8"
3/4 persons



0235

Folding table Ø 38" - H 29"
26.5 Lbs - With parasol hole Ø 1 5/8"
4/5 persons



0237

Folding table Ø 46" - H 29"
36.5 Lbs - With parasol hole Ø 1 5/8"
6/8 persons



TECHNICAL CHARACTERISTICS

Steel base. Steel sheet table top.

Foot protectors.

High Protection Treatment for outdoor use.

Anti-UV powder coating.

1-year guarantee

Contract use: Very High Protection
Treatment recommended.

Luxembourg Collection



RANGE
LUXEMBOURG

Design Frédéric SOFIA



Registered trademark



4101
Stacking chair



4102
Stacking armchair



4103
High stool



4151
Miniature chair (scale 1/6)
Available colours: White, Black, Poppy, Willow Green

RANGE

LUXEMBOURG

Design Frédéric SOFIA



Registered trademark



4134

Knockdown table 32 x 32"
with parasol hole Ø 1 5/8". Use a 1 3/8" pole.
2/4 persons



4140

Knockdown high table 32 x 32"
with parasol hole Ø 1 5/8". Use a 1 3/8" pole.
2/4 persons

EXCLUSIVE
FOR
CONTRACT



4137

Knockdown table, plain top 28 x 28"
2/4 persons



4135

Knockdown table, 4 feet 32 x 32"
with parasol hole Ø 1 5/8". Use a 1 3/8" pole.
2/4 persons

RANGE
LUXEMBOURG

Design Frédéric SOFIA



Registered trademark



4133

Knockdown table 56 x 32"
with parasol hole Ø 1 5/8" - 6 persons



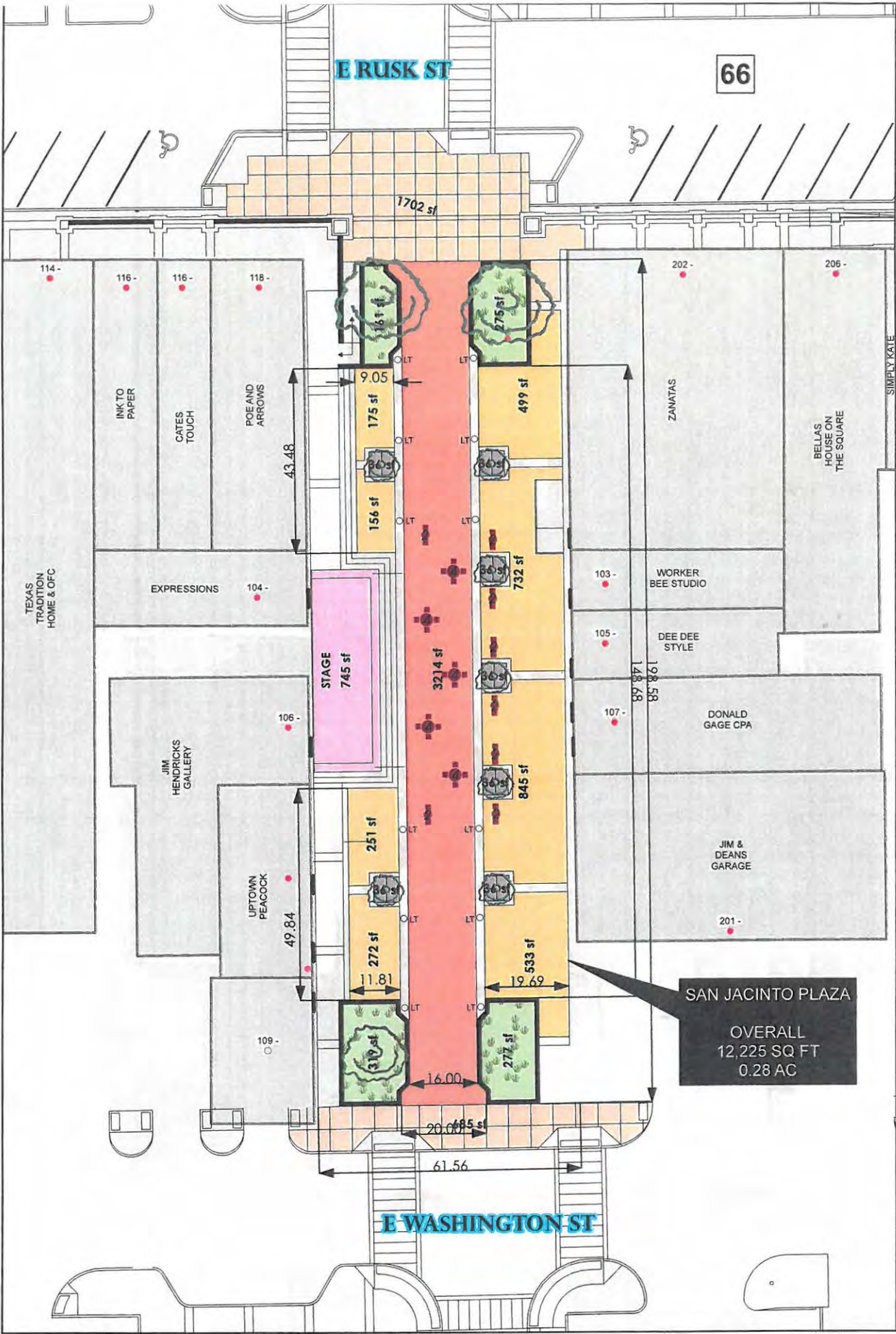
4136

Knockdown table Confort 6
65 x 39.5" - 6/8 persons



4132

Knockdown table 81.5 x 39.5"
8 persons



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MEMORANDUM

TO: Rick Crowley – City Manager

FROM: Brad Griggs – Assistant City Manager

DATE: February 11, 2015

SUBJECT: Potential Tree Fund Amendment

The Tree Fund is a section of the Unified Development Code that details how funds acquired through the Tree Preservation Ordinance may be used by the City. A copy of the existing section is included for your review.

In Section 11.1, the “City Council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of tree and/or funds for purchasing trees”. The proposed amendment would expand the definition of how the funds could be used and continue to permit the Council to consider alternative methods. The proposed amendment would allow the funds collected to be used to purchase equipment or pay for the labor to plant trees and allow for the cost of an irrigation system to maintain the plant material after it has been installed. The proposal further defines to types of plant material that could be purchased with the funds including any woody type plant material such as boxwoods or any perennial type plant.

Over the past two Council meetings, alternative tree credits were accepted totaling \$234,136. With the current drought situation, we do not believe that this is the best time to be planting trees without irrigation, and equipment such as a large auger is necessary to efficiently plant new trees.

Contingent on Council approval, the Planning Department will move forward with the requirements necessary to amend the Unified Development Code.

SECTION 11. - TREE FUND**Sec. 11.1. - Tree fund administration.**

The city shall administer the tree fund. The funds shall be used to purchase, plant and maintain trees on public property utilizing either city staff or contract labor, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

(Ord. No. 09-23, 6-15-2009)

Sec. 11.2. - Collection of money.

Money contributed to the tree fund shall be paid prior to the issuance of any construction or building permit and prior to filing of a final plat.

SECTION 11. - TREE FUND

Sec. 11.1. - Tree fund administration.

The city shall administer the tree fund. The funds shall be used to purchase plant material as permitted by this ordinance, install (including the equipment or labor necessary to install the plant materials) and maintain trees on public property including the necessary irrigation equipment, to acquire wooded property that remains in a naturalistic state in perpetuity, to perform and maintain a city wide tree inventory and to educate citizens and developers on the benefits and value of trees. The city council shall have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees.

Funds collected as a result of the mitigation of trees may be used to purchase trees, both deciduous and coniferous, any woody type plant or any perennial appropriate for the climatic conditions of the north Texas region.

(Ord. No. 09-23, 6-15-2009)

Sec. 11.2. - Collection of money.

Money contributed to the tree fund shall be paid prior to the issuance of any construction or building permit and prior to filing of a final plat.

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MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Rick Crowley, City Manager

DATE: February 11, 2015

SUBJECT: Potential logo change

Recently, Sheri Franza of the REDC provided copies of possible logo changes the REDC had been considering after study on the matter. The current, final version of the logo being considered is attached. At the meeting, staff will provide some preliminary information as to some of the estimated, associated costs associated with a potential logo change.

Mayor Pruitt and Councilmember Milder have requested an opportunity for the council to discuss this matter, so it has been placed as a brief work session item on Monday's meeting agenda.



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Rockwall, Texas

Proclamation

Whereas, engineers provide the talents and skills necessary to analyze and solve complex problems and create the infrastructure essential for the high quality of life our citizens enjoy; and

Whereas, the support of an understanding, informed citizenry is vital to the efficient planning, design, construction and operation of the public infrastructure, which includes water, sanitary and storm sewers, streets and highways, bridges, public buildings, communications, and electricity and natural gas distribution; and

Whereas, engineers address major technological challenges of our time, from rebuilding towns devastated by natural disasters to designing infrastructure that will take our country through the 21st century; and

Whereas, the quality and effectiveness of public infrastructure is vitally dependent upon the efforts, talents and skills of public and private sector engineers; and

Whereas, the City of Rockwall has a small cadre of highly qualified, dedicated engineers whose professionalism materially influences the people's attitude and understanding of the importance of the work they perform.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby designate the week of **February 22-28, 2015** as

ENGINEERS WEEK

in the City of Rockwall, and call upon all citizens to acquaint themselves with the issues involved in providing quality infrastructure and to recognize the significant contributions engineers make every day to our health, safety, comfort and quality of life.

In Witness Whereof, I hereunto set my hand and official seal this 16th day of February, 2015.

Jim Pruitt, Mayor

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MINUTES

ROCKWALL CITY COUNCIL

Monday, February 02, 2015

4:00 p.m. Regular City Council Meeting

City Hall - 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Jim Pruitt called the meeting to order at 4:00 p.m. Present were Mayor Pruitt, Mayor Pro Tem Dennis Lewis and City Council Members David White, Mike Townsend, John Hohenshelt, Scott Milder and Bennie Daniels. Also present for the work session were members of the city's Park Board, including Chairman Brad Bassett and Board Members Ray Harton, Bob Lewis, Charles Johnson, and Kevin Moffatt.

City staff members present at the meeting included City Manager Rick Crowley, Assistant City Managers Mary Smith and Brad Griggs and City Attorney Frank Garza.

II. WORK SESSION

- 1. HOLD JOINT WORK SESSION WITH THE CITY'S PARK BOARD REGARDING PARK BOARD DIRECTION AND PRIORITIES, AND TAKE ANY ACTION NECESSARY.**

Mayor Pruitt began discussion of this item, indicating that one of his goals as mayor is to work towards development of a lakeside park in the north area of the city. Chairman of the Park Board, Brad Bassett, came forth and provided introductory comments related to his goals for the work session. He indicated that, although he knows a multi-sport, competitive ballpark complex is needed in Rockwall, he understands that the voters voted this down a couple of years back, so that idea is going to be taken off the table and will not be discussed at this time. He shared that the Park Board and staff will be focusing on a review and update to the Parks & Rec Department Business Plan, maintenance standards, and marketing strategies. He generally indicated a desire to establish, with help from the city council, the city's park-related goals for the next year and for the next three-to-five years. Mayor Pro Tem Lewis also indicated a desire to establish a lakeside park. Lewis shared that the City of Richardson bought several houses and tore them down in order to build a beautiful lakeside park near where his daughter lives. He generally expressed a desire for the Park Board to find out from citizens what they would like to see as far as our parks and rec facilities and programs are concerned. He also suggested they consider a review of the policies and procedures governing the use of city parks and evaluate additional parks and trails, especially south of IH-30. Lewis also suggested that the Board consider evaluating current and future use of the city's swimming pools, including evaluating if more marketing and additional parking may be needed.

Councilmember Daniels stated it would be good to know what percentage of our population is within a safe, reasonable walking distance or bicycle riding distance from a city park. He suggested that in some areas of the country, he knows that developers are responsible for, not only putting in biking and walking trails, but also for connecting those trails to adjacent neighborhoods or communities. Daniels also expressed that he would like to see some sort of lakeside park.

51 Councilmember Townsend expressed that he likes the idea of adding a lakeside park. He
52 also indicated an interest in changing the way developers do the parks to make parks
53 more of a prominent feature in each future subdivision / neighborhood that is developed,
54 focusing on the most optimal 'proximity to parks' and greenspace. He also expressed a
55 desire to create some sort of park-type setting along major entry corridors into the city to
56 more strongly establish that we as a city value parks. He thinks focusing on marketing
57 our city parks and facilities is a good idea. He would also like to see trails that not only
58 lead to parks and subdivisions, but ones that lead to destination areas that the city is
59 focused on, such as downtown. He would also like the Park Board to focus on reaching
60 out to the public to find out in which direction the city needs to go, park-wise, and let the
61 city council know.

62
63 Councilmember Milder expressed that, as a lakeside community, we should go the extra
64 mile to take care of the lake and shoreline. He also expressed a desire for a lakeside
65 park and accessibility to the lake on the north and south side of the city. Milder shared
66 that he was recently in Austin and visited Town Lake, which is a gravel hike and bike trail
67 around the lake. He explained that it seems like Town Lake has a 'foundation' in place to
68 raise money to help maintain the trail around the lake, and he suggested perhaps
69 Rockwall could have something similar. He would like to find a way to complete and
70 connect sidewalks which help get people to the city's trails. He suggested that streets
71 be striped with bike lanes and ways for people to traverse by bike throughout the city.
72 Councilmember Milder indicated that the city's pools could potentially be of benefit to
73 the community; however, he expressed that the pool in the Southside area needs to be
74 improved or perhaps taken out of service.

75
76 Councilmember White suggested that the Park Board hold town hall meetings around the
77 city and invite the public to those meetings for the purpose of asking what they would
78 like to see related to parks. Councilmember White reminded Councilmember Milder
79 about the city evaluating, a couple of years back, modifications to and/or closing the
80 Southside pool, and that those conversations were not met with favorable feedback from
81 residents in that community.

82
83 Mayor Pro Tem Lewis suggested it may be a good idea for Rockwall to talk to some other
84 cities, such as Austin and Frisco, who have great park systems in place in order to glean
85 some ideas. He thanked the Park Board for their work and efforts.

86
87 Mayor Pruitt pointed out that trails along the lakeside are likely not feasible due to sub-
88 leases that are in place by homeowners along the takeline area, many of which may not
89 expire for thirty years or more. He further indicated that he does not believe the city will
90 be condemning anyone's property along the lake for park purposes. He went on to
91 express an interest in the Park Board evaluating a facility (leased space) where Pickleball
92 could be played and enjoyed by members of the public, as it has been recently brought
93 to his attention that people of all ages, young and old, are playing it.

94
95 Councilmember Hohenshelt indicated that his wife is a very active walker, and she has
96 walked about 1,600 miles in a year. He would like to see how someone who enjoys
97 walking could make it from Point A to Point B in the city if they wanted to walk to various
98 areas. He suggested that more coordination with the school district or other entities in
99 the city that own ball fields to help facilitate play on those fields may be of benefit.

101 Park Board Member Bob Lewis came forward and generally expressed that he gets a lot
102 of questions about a lakeside park and about where someone may go to see ‘the rock
103 wall.’ He expressed that he has heard the past bond proposition related to the park
104 associated with displaying and preserving the ‘rock wall’ most likely failed because its
105 design was too elaborate. He further indicated that he has received mixed input and
106 feedback regarding the idea of a lakeside park, referencing a past flyer that circulated
107 around years ago to discourage the idea of a lake side park. He stated that it may be a
108 good idea to poll residents to see if they really do desire to have a lakeside park. Mayor
109 Pruitt pointed out that there is a certain piece of property in the north area of town that
110 he has in mind, and he stated that there are not any houses anywhere near this particular
111 land. Mr. Lewis went on to express that joining the areas south of IH-30 with the areas
112 north of IH-30 may be challenging, especially ‘by foot,’ regarding implementing some of
113 the ideas that have been expressed this evening. He further expressed concern about
114 the high expense associated with undeveloped land at the city’s main entry points,
115 especially related to the idea of developing these pieces of property as community parks.
116

117 Park Board Member Charles Johnson came forth and indicated he has been on the Park
118 Board for about a year. He expressed a desire to have the Park Board work on more
119 meaningful things rather than just placing ‘seals of approval’ on routine items that come
120 before them for consideration. Mr. Johnson suggested that the Council consider a
121 “Ridge Road overlook” to evaluate the possibility of preserving the lakeside view and
122 scenic overlook associated with the now undeveloped land along Ridge Road. Perhaps
123 it could be called “The Scenic Overlook of Rockwall,” and people could enjoy the
124 sunsets and take photographs from this vantage point.
125

126 Park Board Member Ray Harton came forth and briefly spoke to the council. He
127 expressed that he often gets asked by citizens about the possibility of a lake side park.
128 He has received feedback that there were perhaps too many items on the ballot to
129 consider regarding bond propositions that went before voters a while back. He would
130 like to further investigate what people may be interested in regarding parks. He
131 mentioned a property up by Dalton Road, and expressed that, although there is no
132 money for development of this area yet, maybe there will be in the future, as he believes
133 this area would be a great asset to the city. He expressed that he will look into the game
134 of Pickleball further.
135

136 Park Board Member Kevin Moffatt came forth and indicated that he has been on the Park
137 Board for about six years. He expressed that he is an active runner. He would like the
138 city to consider having the Police Department be more proactive in enforcing the city’s
139 pedestrian and biking related regulations. He suggested a pedestrian lane be stripped
140 off in order to allow pedestrians to travel from place-to-place, for example from Myers
141 Park to the ball fields. Mr. Moffatt also suggested that perhaps some of the commercial
142 buildings that have been vacant for a number of years could be purchased or utilized for
143 youth related programs.
144

145 Mayor Pruitt mentioned that, in the future, Summit Ridge and Lakeshore will be
146 redesigned and redone, and he would like to get some public input as to how citizens
147 want it designed.
148

149 Park Board Member Charles Johnson asked if an app may be able to be developed to
150 show the user where the parks and trails are located within the city. Parks and Rec
151 Manager, Andy Hesser, generally indicated that this may be a possibility. Assistant City

152 **Manager Brad Griggs pointed out that the trails at Myers Park are already on the app**
153 **called “Map My Run.”**

154
155 **Park Board Chairman Brad Bassett thanked city council members for the feedback and**
156 **suggestions they provided during the work session. The mayor thanked members of the**
157 **Park Board for the work session and for all they do.**

158
159 **Mayor Pruitt read the below-listed discussion items into the public record before**
160 **recessing the meeting into Executive Session at 4:50 p.m.**

161
162 **III. EXECUTIVE SESSION.**

163
164 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**
165 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**
166 **CODE:**

- 167
168 1. Discussion regarding the following legal claim: TF-Harbor LLC v. City of
169 Rockwall, Texas and Rockwall Rental Properties L.P. pursuant to Section
170 551.071 (Consultation with Attorney)
- 171 2. Discussion regarding Economic Development prospects pursuant to
172 Section 551.087 (Economic Development)
- 173 3. Discussion regarding possible claim or settlement agreement related to
174 enforcing the city's sign ordinance regarding a billboard pursuant to
175 Section 551.071 (Consultation with Attorney).
- 176 4. Discussion regarding pending litigation: Tracie Peters individually and as
177 next friend (Parent) for Noah Peters V. City of Rockwall and Lara Pitek
178 pursuant to Section 551.071 (Consultation with Attorney)

179
180 **IV. ADJOURN EXECUTIVE SESSION**

181
182 **Executive Session was adjourned at 5:53 p.m.**

183
184 **V. RECONVENE PUBLIC MEETING**

185
186 **Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all seven city council**
187 **members present.**

188
189 **VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

190
191 **Mayor Pro Tem Lewis indicated that no action is needed as a result of Executive Session.**

192
193 **VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER WHITE**

194
195 **Councilmember White delivered the invocation and led the Pledge of Allegiance.**

196
197 **VIII. PROCLAMATIONS / AWARDS**

- 198
199 1. Constable Randy Earl Parks: Life-Saving Recognition Day
200

201 Mayor Pruitt called forth Constable Parks as well as Jack Key and his service dog, tattoo.
202 Mayor Pruitt explained that Parks recently took lifesaving measures to help Mr. Key, who,
203 while driving down the road, began driving erratically due to a diabetic episode. He
204 thanked Constable Parks for his service to the community and for saving Mr. Key's life.
205 He then read and presented an honorary proclamation to Parks.
206

207 2. Rockwall Community Playhouse 20th Anniversary Recognition
208

209 Mayor Pruitt called forth representatives of the Rockwall Community Playhouse who
210 introduced themselves. Mayor Pruitt then read and presented a proclamation to the
211 organization to commemorate its 20th anniversary.
212

213 3. 800th Anniversary of the Magna Carta
214

215 Mayor Pruitt acknowledged a group of Cub Scouts who were guests in the audience at
216 the city council meeting. He then read a proclamation into the public record to recognize
217 the 800th anniversary of Magna Carta and gave the proclamation to the Cub Scout Pack.
218

219 IX. OPEN FORUM
220

221 Mayor Pruitt explained how Open Forum is conducted and asked if anyone in the
222 audience would like to come forth and speak during this time. There being no one
223 wishing to speak, Mayor Pruitt then closed Open Forum.
224

225 X. CONSENT AGENDA
226

227 1. Consider approval of the minutes from the January 20, 2015 regular city
228 council meeting, and take any action necessary.

229 2. Consider authorizing the City Manager to enter into a contract extension
230 with Clean Harbors Inc. to manage Household Hazardous Waste
231 Collection Day April 18, 2015 and take any action necessary.

232 3. Consider approval of the First Amendment to the RCH Water Supply
233 Corporation Wholesale Water Contract and take any action necessary.

234 4. Consider approval of a resolution calling a General Election to be held on
235 May 9, 2015 in the City of Rockwall for the purpose of electing a mayor
236 and city council members for Places 1, 3 and 5, each for two-year terms,
237 and a Special Election to be held in conjunction with the General Election
238 for the purpose of filling a one-year unexpired term associated with City
239 Council Place 2, and take any action necessary.

240 5. P2015-001 - Consider a request by Harold Fetty of H. D. Fetty Land
241 Surveyor, LLC on behalf of the owner J-BR2, LLC for the approval of a
242 final plat for Lots 1, 2 & 3, Block A, Buffalo Crossing Addition being three
243 (3) non-residential lots currently identified as Tract 17-12 of the W. W.
244 Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas,
245 being a 7.32-acre tract of land zoned Commercial (C) District, generally
246 located at the southeast corner of the intersection of S. Goliad Street [SH-
247 205] and FM-549, and take any action necessary.

CITY OF ROCKWALL
ORDINANCE NO. 15-03
SPECIFIC USE PERMIT NO. S-130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GENERAL RETAIL STORE IN CONJUNCTION WITH AN OFFICE AND PHOTOGRAPHY STUDIO IN A RESIDENTIAL-OFFICE (RO) DISTRICT, ON TWO (2) PARCELS OF LAND, BEING 0.43-ACRES AND IDENTIFIED AS LOTS 19A & 19B OF THE AMICK ADDITION, AND GENERALLY LOCATED AT 503 NORTH GOLIAD STREET, ZONED PLANNED DEVELOPMENT DISTRICT NO. 50 (PD-50); AND MORE SPECIFICALLY DESCRIBED IN 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.

CITY OF ROCKWALL
ORDINANCE NO. 15-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR A 21.684-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE N.M. BALLARD SURVEY, ABSTRACT NO. 24, CITY AND COUNTY OF ROCKWALL, TEXAS AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

XI. APPOINTMENTS

1. Appointment with the Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.

Mayor Pruitt indicated that Mr. Renfro, Chair of the P&Z Commission, will not be present this evening, as a conflict arose in his schedule. No discussion or action took place regarding this agenda item.

2. Appointment with representative of Hill Wilkinson to hear update regarding downtown construction phasing and progress, and take any action necessary.

City Engineer Tim Tumulty came forth and briefly introduced Max Scott and Gary Borchard, the general contractor and superintendent on the downtown reconstruction project. They explained that several, unexpected things have caused the project schedule to fall behind and indicated that the completion date is now estimated to be around the end of October.

City Manager Rick Crowley pointed out that John Cranson is the employee who is assigned as the inspector on the project, and he has done a great job. Mayor Pruitt also acknowledged Mr. Cranson for his work.

City Engineer, Mr. Tumulty, indicated that staff has been working hard to frequently communicate with the merchants and business owners regarding the project.

Councilmember Milder asked if the project is still projected to be 'within budget.' Mr. Tumulty indicated that, yes, it is still expected to be within budget, especially with the contingency fund that is in place.

XII. PUBLIC HEARING ITEMS

1. Hold a public hearing to receive input related to proposed amendments to the City Charter, and take any action necessary.

Mayor Pruitt thanked members of the city's Charter Review Commission for their time and suggestions related to review of the city charter. He then opened the public hearing.

Sol Villasana
809 Village Green Drive
Rockwall, TX

Mr. Villasana came forth and also thanked members of the Charter Review Commission for the hours and work they put in. Mr. Villasana then read a speech he prepared, which, in part spoke about the Voting Rights Act and the importance of its provisions remaining in tact. He explained that a trend, which favors single member districts, is occurring with regards to the political process. He urged the city council to move forward with the Charter Review Commission's recommendation to look into single member districts for Rockwall to ensure representation for the city's growing minority populations.

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

Mayor Pruitt then reordered the agenda to discuss and consider Action Item #5. Mayor Pro Tem Lewis made a motion to approve the resolution calling a Special Election associated with putting forth proposed ballot language to the voters concerning proposed Charter Amendments. Councilmember Milder seconded the motion. The motion passed by a vote of 7 ayes to 0 nays.

XIII. ACTION ITEMS

1. **MIS2015-001** - Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton for the approval of an alternative tree mitigation plan for Phase IV of the Lakeview Summit

Subdivision being a 38.056-acre subdivision situated within the J. H. B. Survey, Abstract No. 124 and Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for residential land uses, located along the northern side of N. Lakeshore Drive east of the intersection of N. Lakeshore Drive and N. Goliad Street [SH-205], and take any action necessary.

Planning Director Robert LaCroix provided background information related to this agenda item, explaining that the request is for approval of an alternative tree mitigation plan. Instead of having trees bought and delivered, the applicant would like to pay for the trees by depositing money into the city's tree mitigation fund.

**Dub Douphrate
Douphrate & Associates
2235 Ridge Road
Rockwall, TX**

Mr. Douphrate indicated that he is here tonight representing DR Horton.

Mayor Pruitt clarified that the city does not have any big projects going right now or any place to put this large number of physical trees. Mr. Griggs, Assistant City Manager, confirmed this and indicated that the money in lieu of the trees is a better option at this point.

Councilmember White made a motion to approve MIS2015-001. Councilmember Daniels seconded the motion, which passed by a unanimous vote of Council (7 ayes to 0 nays).

- 2. Z2014-040 - Discuss and consider approval of an ordinance for a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary. (1st Reading)**

The city's Architectural Review Board (ARB) did reconvene after the last city council meeting, and some changes have been made to the rendering by the applicant as a result of recommendations of the ARB. Mr. Kirkland explained that the event/conference space was originally proposed to be 3,000 square feet. However, this planned space has been increased to about 3,650 square feet without encroaching on the pre-function event space. The pre-function area has increased from 1,000 square feet to now 1,800 square feet.

Councilmember Lewis clarified the increases in square footage for the event space (3,650 sq. ft.) and the pre-event space (1,800 sq. ft.). He also clarified that the outdoor courtyard space would be 2,030 square feet, and it will be fully enclosed.

Mr. Kirkland indicated that pretty significant renovations typically occur with Marriott properties about six to seven years after the hotel opens in order to maintain a certain

level and quality of appearance. He stated that his franchise agreement will be for twenty years; however, he will most likely begin looking to renew the agreement after about fifteen years. Marriott also has an ongoing quality assurance program where the hotel gets graded once per month for cleanliness and quality of the property and services.

Councilmember Townsend asked how many people the event space will now accommodate since the square footage has increased. Mr. Kirkland indicated that in round seating of tables of ten, it will accommodate about 250-300 people. Regarding the outdoor courtyard area, it will not be covered (no roof); however, some portions of it will have trellises, and the perimeter will be closed in.

Councilmember Milder thanked Mr. Kirkland for the changes made to the original plan and for his responsiveness to some of the council's concerns.

Councilmember Townsend made a motion to approve Z2014-040 with the understanding that the square footage will be increased to 3,650 for the ballroom event space. Mayor Pro Tem Lewis clarified that the pre-event space will increase to 1,800 square feet and the courtyard space will increase to 2,030 square feet.

Mayor Pro Tem Lewis then seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 15-____
SPECIFIC USE PERMIT NO. S-1____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN PLANNED DEVELOPMENT DISTRICT 32 (PD-32), FOR A 2.968-ACRE LOT, CONTAINING TWO (2) PARCELS OF LAND IDENTIFIED AS LOT 3A, BLOCK A, SHORELINE PLAZA ADDITION (1.824-ACRES) AND LOT 1-1, BLOCK A, HENRY AFRICA ADDITION (1.143-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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 unanimously of council (7 ayes to 0 nays).

3. Discuss and consider Resolution commending the Regional Transportation Council's (RTC) and Texas Department of Transportation (TxDOT) responsiveness to the City's concerns regarding the Blacklands Corridor toll road, and take any action necessary.

City Manager Rick Crowley provided background information related to this agenda item. Mayor Pruitt indicated that he requested this agenda item be placed on the city council agenda. He expressed gratitude for having recently found out that TxDOT entirely removed any reference to the Blacklands Corridor/Tollway project from its future plans. Mayor Pruitt indicated that the city would like IH-30 to increase free road lanes to the

existing IH-30 interstate lanes in and out of the City of Rockwall. He would also like to see service roads extend at least to Horizon (further than Dalrock) so that IH-30 does not get shut down due to wrecks on the interstate. Mayor Pruitt then made a motion to approve the resolution. Councilmember White seconded the motion, which passed by a vote of 7 ayes to 0 nays.

4. Discuss and consider authorizing the city manager to execute the Contract for Election Services between the City of Rockwall, Rockwall County Elections Administrator and the Rockwall Independent School District (RISD), and take any action necessary.

City Manager Rick Crowley provided brief background information related to this agenda item. City Secretary Kristy Ashberry pointed out that early voting for Rockwall citizens will not be held at the County Elections Office, but, instead, it will be held at the Rockwall County Library. Councilmember White asked if the city ever received reimbursement for the \$10 we had to pay for our own list of registered voters. Ms. Ashberry indicated that, no, we did not receive a reimbursement; however, the new county elections administrator has indicated that we will not be charged for that list in the future.

Councilmember White made a motion to authorize the City Manager to execute the contract. Mayor Pro Tem Lewis seconded the motion. After brief comments, the motion passed by a vote of 7 ayes to 0 nays.

5. Discuss and consider approval of a resolution calling a Special Election to be held on May 9, 2015 in conjunction with the General Election for the purpose of submitting proposed amendments to the City Charter to the voters, and take any action necessary.

Assistant City Manager Rick Crowley indicated that this item was previously addressed by the city council earlier on in the meeting following Public Hearing item #1.

6. Discuss and consider a recommendation from the City Council's Hotel Tax Subcommittee regarding funding request for the Rockwall Rubber Duck Regatta and a new Memorial Day event and take any action necessary.

Assistant City Manager Mary Smith indicated that Councilmembers Lewis, Townsend and White serve on the hotel/motel tax subcommittee. She explained that the Rockwall Rubber Duck Regatta originally requested \$32,200 for their upcoming event. After careful consideration, the subcommittee is recommending \$20,000 in funding. Of that amount, about \$7,200 will come back to the city for rental of the Harbor facility.

In addition, the city's Recreation staff was approached by representatives of some local veterans groups, who want to partner with the city on a newly, revamped Memorial Day event. The city's staff would be in charge of the logistics, and Commissioner Gilbert, Gary Bunch and others would take care of scheduling speakers and the program. The cost of set-up, sound and performers is estimated to be \$5,000, and the subcommittee is recommending approval of this \$5,000 funding request.

Councilmember Daniels expressed concern about having difficulty following and understanding the form and associated dollar figures included in the city councilmember's packet concerning the funding requests submitted by each of these

organizations. It was suggested that perhaps staff could modify the form to be more easily understood to a lay person.

After brief comments, Councilmember White made a motion to approve the funding requests for the Rubber Duck Regatta and the new Memorial Day event. Councilmember Townsend seconded the motion, which passed unanimously of council (7 ayes to 0 nays).

7. Discuss and consider appointments to city advisory boards, specifically the Art Review Team (ART) Commission, and take any action necessary.

There was no action taken at this time concerning this item.

XIV. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

1. Departmental Reports
 - Building Inspections Monthly Report - December 2014
 - Fire Department Monthly Report - December 2014
 - Fire Department Annual Report - 2014
 - Harbor PD Monthly Report - December 2014
 - Internal Operations Department Monthly Report - December 2014
 - Meals on Wheels Senior Services Quarterly Report
 - Police Department Monthly Report - December 2014
 - Recreation Monthly Report - December 2014
 - Rockwall Animal Adoption Center Report - December 2014

2. City Manager's Report

City Manager Crowley pointed out that tomorrow night the annual Rockwall Chamber Awards Banquet will be held, and the annual Rockwall PAWS event will take place this weekend. Assistant City Manager Brad Griggs provided an update on the number of kids and teams signed up for this year's baseball and softball league. No action was taken concerning this agenda item.

XV. EXECUTIVE SESSION

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

1. Discussion regarding the following legal claim: TF-Harbor LLC v. City of Rockwall, Texas and Rockwall Rental Properties L.P. pursuant to Section 551.071 (Consultation with Attorney)
2. Discussion regarding Economic Development prospects pursuant to Section 551.087 (Economic Development)
3. Discussion regarding possible claim or settlement agreement related to enforcing the city's sign ordinance regarding a billboard pursuant to Section 551.071 (Consultation with Attorney).

598 **4.** Discussion regarding pending litigation: Tracie Peters individually and as
599 next friend (Parent) for Noah Peters V. City of Rockwall and Lara Pitek
600 pursuant to Section 551.071 (Consultation with Attorney)

601

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

603

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

606

607 **XVII. ADJOURNMENT**

608

609 **The meeting was adjourned at 7:18 p.m.**

610

611

612 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**
613 **this 16th day of February, 2015.**

614

615

616 **ATTEST:**

617

618

619 _____
 Kristy Ashberry, City Secretary

Jim Pruitt, Mayor

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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 02/16/2015

APPLICANT: Christopher Orr, *Arcadia Lakes of Somerset Holdings, LLC*

AGENDA ITEM: **P2015-003**; *Master Plat for Somerset Park Subdivision*

SUMMARY:

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a master plat and open space plan for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

MASTER PLAT INFORMATION:

- ✓ The Somerset Park Subdivision is a two (2) phase, master planned community that will be composed of 309 single-family, residential lots on approximately 139.354-acres land. The 309 single-family lots will be broken down into three (3) lot types with 93 lots being allocated to the 7,200 SF lot type, 135 lots being allocated to the 8,400 SF lot type, and 81 lots being allocated to the 10,400 SF lot type. Additionally, the plan will consist of 38.7-acres of open space (or ~27.05% of total land area). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width ⁽¹⁾	60'	70'	80'
Minimum Lot Depth	120'	120'	130'
Minimum Lot Area	7,200 SF	8,400 SF	10,400 SF
Minimum Front Yard Setback ^{(2) & (3)}	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (3)}	10'	10'	10'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height ⁽³⁾	30'	30'	30'
Minimum Rear Yard Setback ⁽⁴⁾	20'	20'	20'
Minimum Area/Dwelling Unit (SF)	2,200 SF	2,700 SF	3,200 SF
Maximum Lot Coverage	65%	65%	65%
Permitted Encroachment into Required Setbacks ⁽⁵⁾	Allowed	Allowed	Allowed

General Notes:

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

- ✓ The purpose of the applicant's request is to provide a master plat that will delineate the sequence and timing of the development, and an open space plan that will layout the proposed trails, parkland and amenities center for the subdivision. According to the master plat, this development will involve two (2) phases with Phase I containing 144 lots and Phase II containing 165 lots (*for a total of 309 single-family, residential lots*). Additionally, the development will incorporate a total of 38.7-acres of non-contiguous open space and will be connected via a trail that runs throughout the development. In the center of the development and with Phase II the developer shows the construction of an amenities center that will be situated in the open space area.
- ✓ On February 3, 2015 the Parks Board reviewed the proposed master plat and recommended the following:
 - 1) The developer shall be responsible for the cash-in-lieu of land and pro-rata equipment fees, which shall be assessed at the time of final plat.
 - 2) The proposed trail system and playground amenities are eligible to be credited against the pro-rata equipment fees.
 - 3) The applicant shall be permitted to phase the trail system in accordance to the phasing plan on the *Master Plat*.
 - 4) The trail system shall be construction so that it extends from FM-549 on the south side of the development to a northern connection leading to the property that is directly north of the subject property (*i.e. the Lofland Tract*). Additionally, the trail system should provide a connection to the property directly west of the subject property (*i.e. the Lofland Tract*).

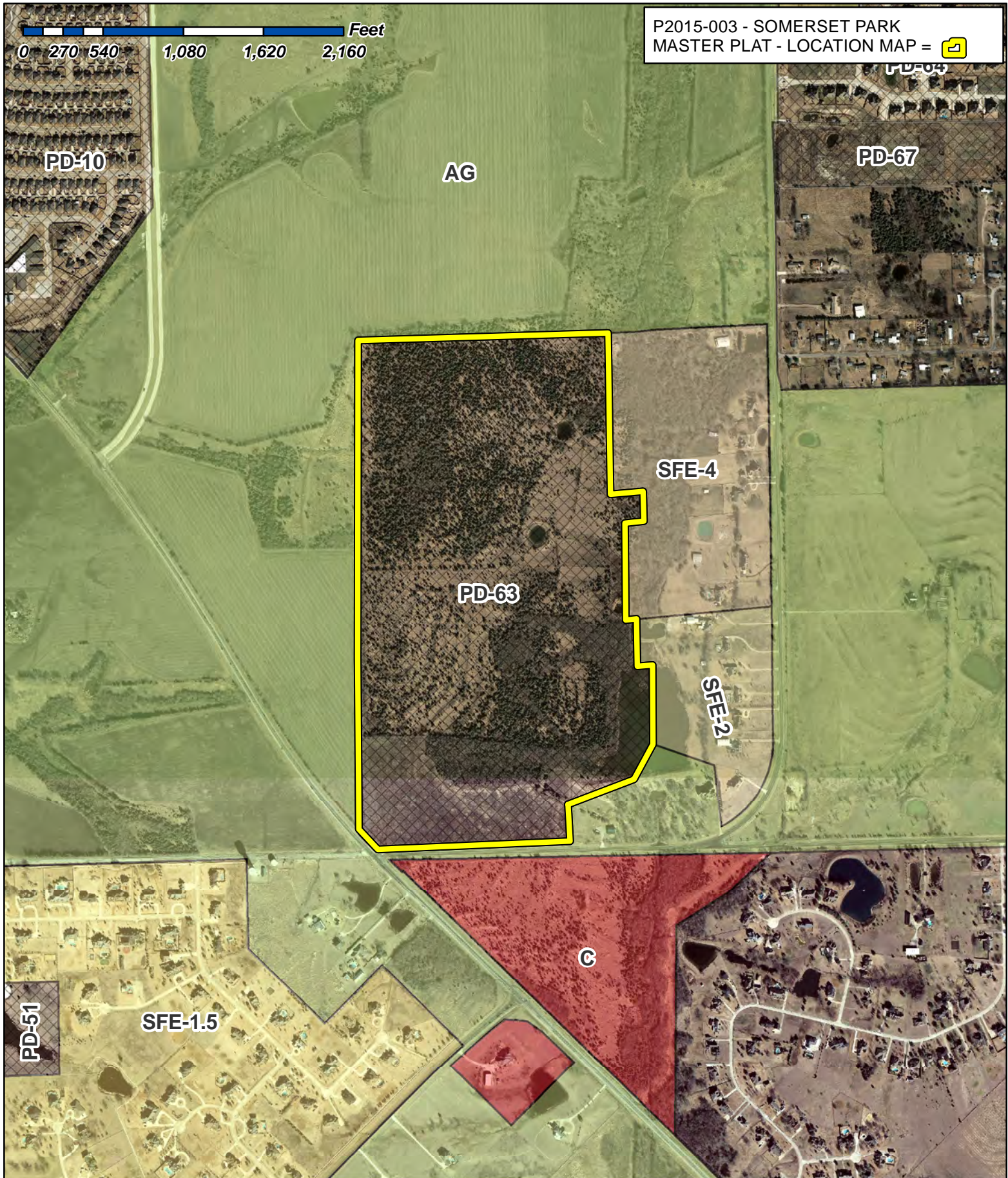
RECOMMENDATIONS:

If the City Council chooses to approve the *master plat* for the *Somerset Park Subdivision* staff would recommend the following conditions:

- 1) The *master plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) The applicant shall adhere to the recommendations made by the Parks Board (*stated above*);
- 3) Any construction resulting from the approval of this *master plat* shall conform to the requirements set forth by the Unified Development Code (UDC), the 2009 International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING & ZONING COMMISSION:

On February 10, 2015, the Planning and Zoning Commission approved a motion to recommend approval of the Master Plat per staff's recommendations by a vote of 7-0.

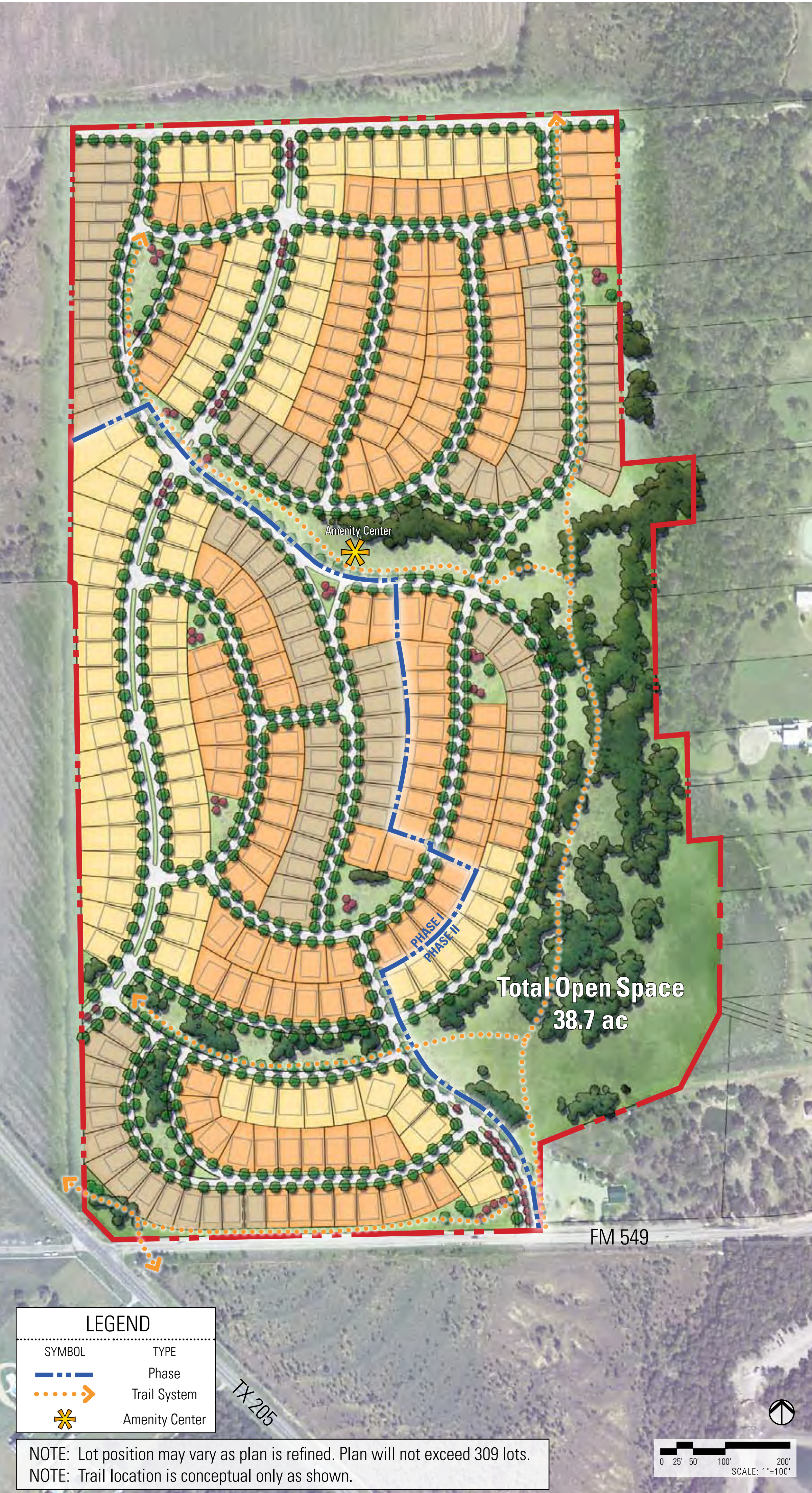


City of Rockwall

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

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PHASE I - PRODUCT SUMMARY

SYMBOL	APPROX. UNITS	PERCENTAGE
60' x 120'	40	27.8%
70' x 120'	58	40.3%
80' x 130'	46	31.9%
TOTAL	144	100%

PHASE II - PRODUCT SUMMARY

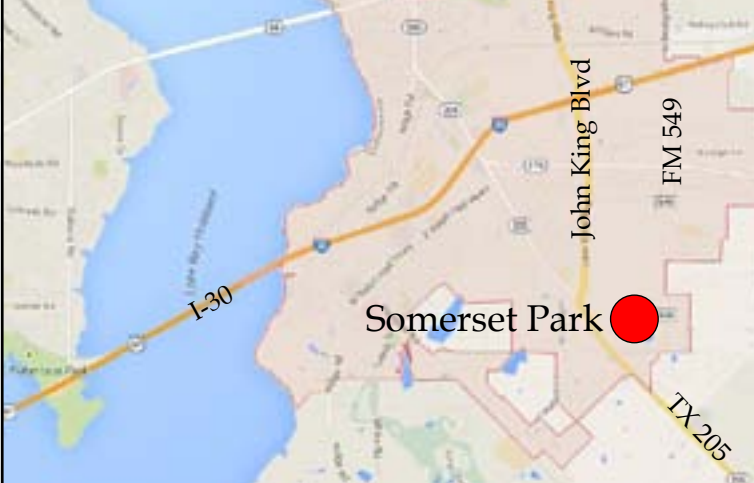
SYMBOL	APPROX. UNITS	PERCENTAGE
60' x 120'	47	28.5%
70' x 120'	83	50.3%
80' x 130'	35	21.2%
TOTAL	165	100%

PHASE I & II TOTAL	309	PH I - 46.6% PH II - 53.4%
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OVERALL PRODUCT SUMMARY

SYMBOL	APPROX. UNITS	PERCENTAGE
60' x 120'	87	28.2%
70' x 120'	141	45.6%
80' x 130'	81	26.2%
TOTAL	309	100%

LOCATION MAP



DEVELOPMENT TEAM

Owner/Applicant:
Arcadia Lakes of Somerset Holdings, LLC
3500 Maple Ave., Suite 1165
Dallas, TX 75219
Contact: Christopher Orr
Phone: 214-986-5024

Planner / Landscape Architect:
TBG Partners Inc.
5307 E. Mockingbird Lane, Suite 120
Dallas, TX 75206
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:
Teague Nall & Perkins
1100 Macon Street
Fort Worth, Texas 76102
Contact: Sol Stigall
Phone: 817-336-5773

MASTER PLAT OF
SOMERSET PARK (P2015-003)

A **139.3** ACRE TRACT,
BEING PART OF THE A. JOHNSON SURVEY
ABSTRACT No. 123
Rockwall, Rockwall County, TX
(309 Proposed Residential Lots & 7 Open Space Lots)
February 10, 2015



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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 02/16/2015

APPLICANT: Christopher Orr, *Arcadia Lakes of Somerset Holdings, LLC*

AGENDA ITEM: **P2015-004**; *Somerset Park Subdivision*

SUMMARY:

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

PRELIMINARY PLAT INFORMATION:

- ✓ The Somerset Park Subdivision is a two (2) phase, master planned community that will be composed of 309 single-family, residential lots on approximately 139.354-acres land. The 309 single-family lots will be broken down into three (3) lot types with 93 lots being allocated to the 7,200 SF lot type, 135 lots being allocated to the 8,400 SF lot type, and 81 lots being allocated to the 10,400 SF lot type. Additionally, the plan will consist of 38.7-acres of open space (or ~27.05% of total land area). A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

<i>Lot Type (see Concept Plan) ►</i>	A	B	C
<i>Minimum Lot Width ⁽¹⁾</i>	60'	70'	80'
<i>Minimum Lot Depth</i>	120'	120'	130'
<i>Minimum Lot Area</i>	7,200 SF	8,400 SF	10,400 SF
<i>Minimum Front Yard Setback ^{(2) & (5)}</i>	20'	20'	20'
<i>Minimum Side Yard Setback</i>	5'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) ^{(2) & (5)}</i>	10'	10'	10'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'
<i>Maximum Height ⁽³⁾</i>	30'	30'	30'
<i>Minimum Rear Yard Setback ⁽⁴⁾</i>	20'	20'	20'
<i>Minimum Area/Dwelling Unit (SF)</i>	2,200 SF	2,700 SF	3,200 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%
<i>Permitted Encroachment into Required Setbacks ⁽⁵⁾</i>	Allowed	Allowed	Allowed

General Notes:

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

- ✓ The purpose of the applicant's submittal is to preliminary plat all 306 single-family, residential lots and the 38.7-acres of private park and open space. In addition to the *Preliminary Plat* the applicant has also submitted a preliminary water, sanitary sewer and storm water plan establishing that the developer can provide adequate utilities to service the proposed phase. *In conjunction with the submittal of this preliminary plat the applicant has submitted a master plat (Case No. P2015-003) showing the open space and phasing plan.*
- ✓ The proposed *preliminary plat* conforms to Planned Development District 63 (PD-63) [Ordinance No. 14-49], which was approved by the City Council on November 17, 2014 under Case No. Z2014-025.
- ✓ On February 3, 2015 the Parks Board reviewed the proposed *preliminary plat* and recommended the following:
 - 1) The proposed trail system shall be a minimum of eight (8) feet wide and be constructed with concrete. Where this is not possible the trail system may be a minimum of six (6) feet wide and be constructed with concrete. This trail system should be depicted on the *preliminary plat*.
 - 2) Playground equipment shall meet or exceed all ASTM and CPSC playground safety guidelines for design, installation, fall zones and maintenance.
 - 3) Cash-in-lieu of land fees shall be paid at the time of final plat.
 - 4) The *preliminary plat* should indicate that all private parkland, opens space, and playground equipment is to be maintained by the HOA, and that the trails and playground shall remain open to the public.
 - 5) The developer must provide proof that the trail and playground amenity costs meet or exceed the required pro-rata equipment fees at the time of final plat in accordance with the *Mandatory Park Land Dedication Ordinance*.
- ✓ The Surveyor/Engineer has completed the majority of the technical revisions requested by staff, and this *preliminary plat*, conforming to the requirements for *Preliminary Plats* as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

RECOMMENDATIONS:

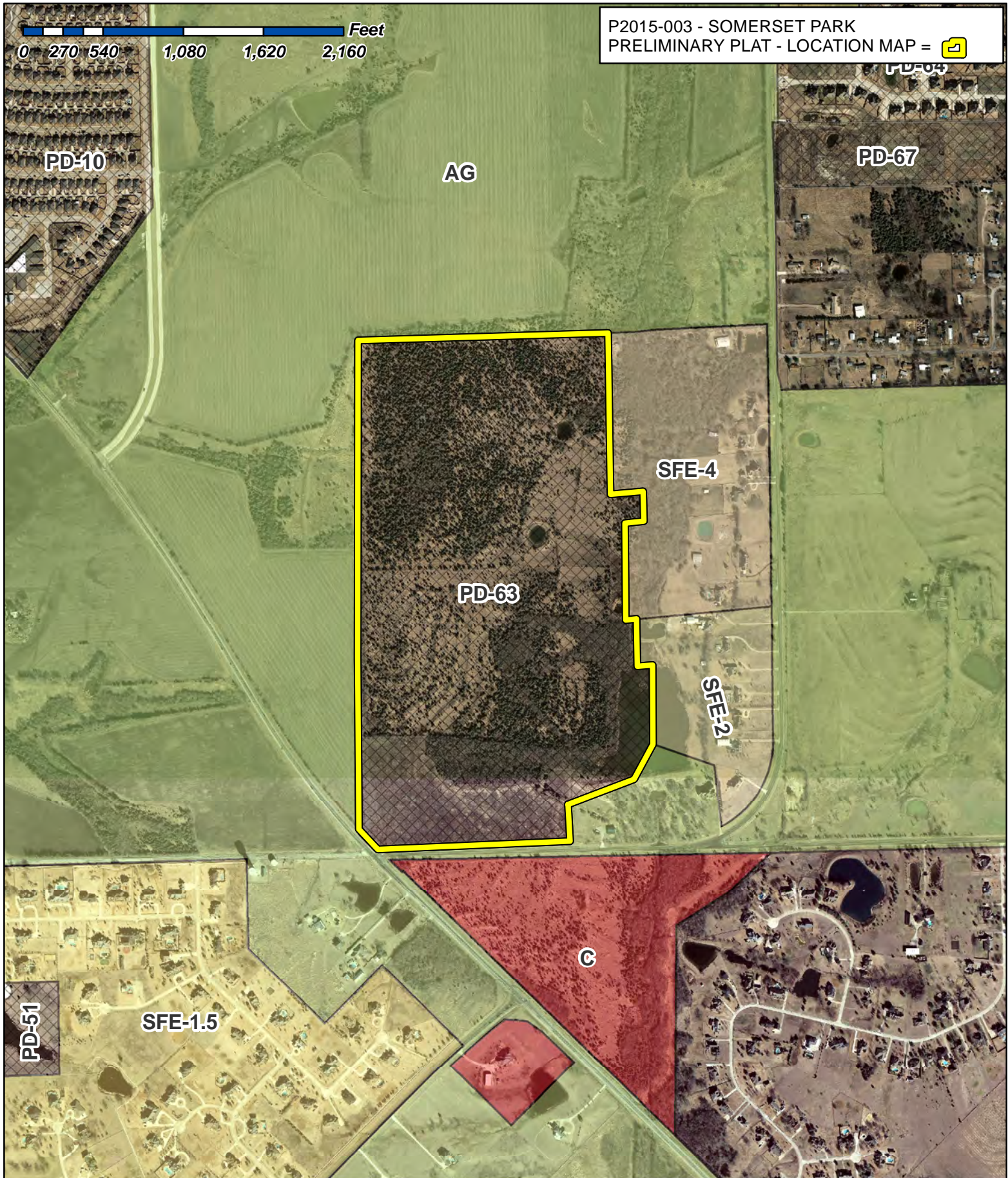
If the City Council chooses to approve the *preliminary plat* for the *Somerset Parks Subdivision* staff would recommend the following conditions of approval:

- 1) The *preliminary plat* shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) In conformance with Planned Development District 63 (PD-63) [Ordinance No. 14-49] a *PD Site Plan* shall be submitted and approved prior to the submittal of a final plat;
- 3) A *Treescape Plan* for the entire development shall be submitted and approved prior to the submission of a final plat;
- 4) The *preliminary plat* shall conform to the recommendations made by the Parks Board; and,
- 5) Any construction resulting from the approval of this *preliminary plat* shall conform to the

requirements set forth by the Unified Development Code (UDC), the 2009 International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING & ZONING COMMISSION:

On February 10, 2015, the Planning and Zoning Commission approved a motion to recommend approval of the Preliminary Plat per staff's recommendations by a vote of 7-0.



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
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Via Electronic Mail

January 30, 2015

Mr. Ryan Miller
Planning Manager
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

Re: Somerset Park – Subdivider's Statement

Dear Ryan,

Arcadia Lakes of Somerset Holdings, LLC will comply with all the city requirements in the proposed subdivision, and all such proposals shall conform to or exceed the standards for such improvements prescribed by the city.

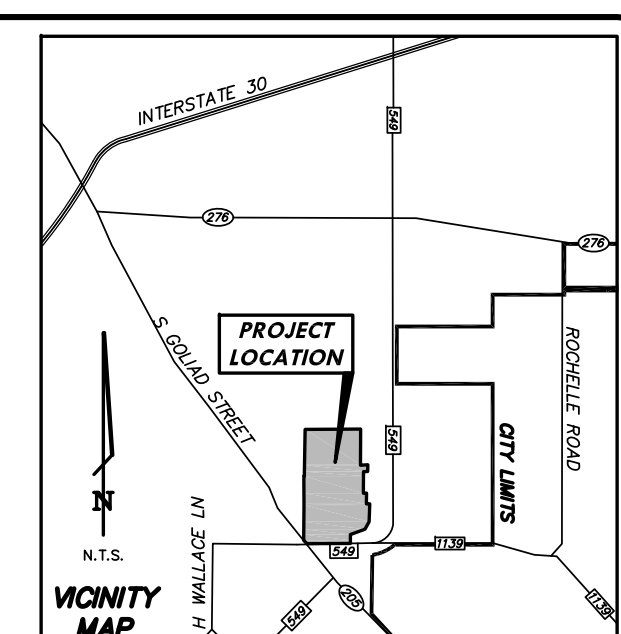
Sincerely,

Arcadia Lakes of Somerset Holdings, LLC

Its: Arcadia Realty Corp., Manager

By: 

William Gietema, Jr., CEO



REVIEWED FOR PRELIMINARY APPROVAL:

PLANNING AND ZONING COMMISSION CHAIRMAN

APPROVED FOR PREPARATION OF FINAL PLAT:

MAYOR OF THE CITY OF ROCKWALL

TOTAL ACERAGE	139.3 Ac.
TOTAL OPEN SPACE	38.7 Ac.
SINGLE FAMILY LOTS	
60' x 120'	89
70' x 120'	139
80' x 130'	81
TOTAL	309
TOTAL DENSITY	2.22 Du/Ac
EXISTING ZONING PD-63 CASE	#JZ2014-025
ADJACENT LAND USE DESIGNATIONS	Single Family
BUILDING LINE (D) SETBACKS	PER PD-63

IRF = Iron rod found
P.O.S.E. = Public Open Space Easement
B.L. = Building Line
H.O.A. = Homeowners Association
L.S. = Landscape Easement
D.E. = Drainage Easement
U.E. = Utility Easement
V.S.E. = Visibility & Sidewalk Easement
W.E. = Water Easement
MFF = Minimum Finished Floor

1. OPEN SPACES/PRIVATE PARKS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION
2. VISIBILITY (CORNER) CLIPS AT STREET INTERSECTIONS ARE 10'x10' UNLESS OTHERWISE NOTED
3. STREET CROSS SECTIONS PER "PD-63"

ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

TEAGUE NALL AND PERKINS, INC.
1100 MACON STREET
FORT WORTH, TEXAS 76102
(817) 336-5773
CONTACT: SOL H. STIGALL, P.E.

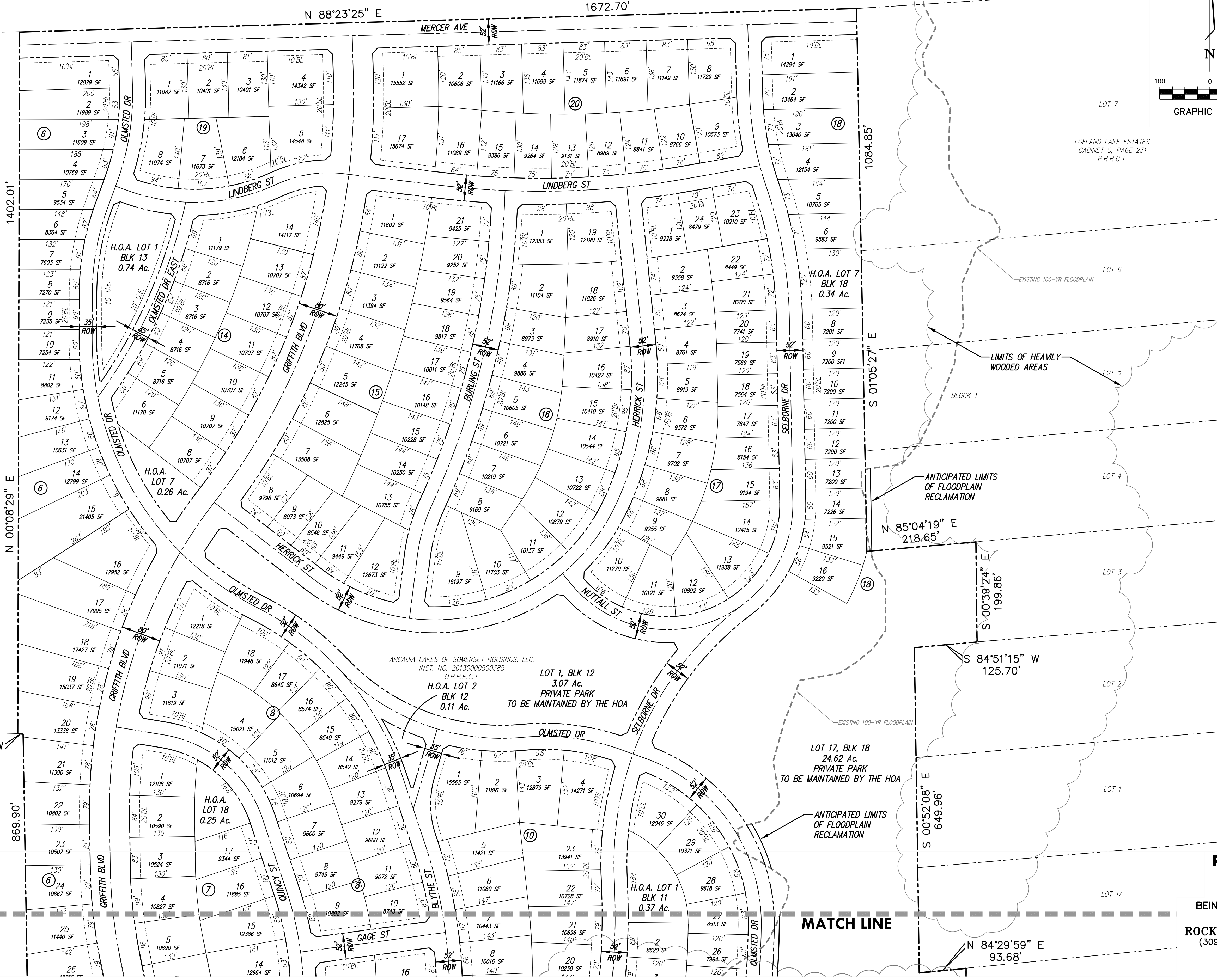
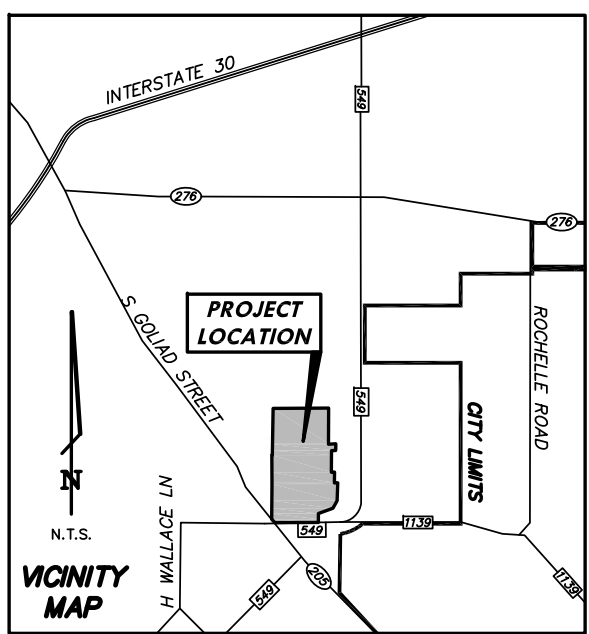
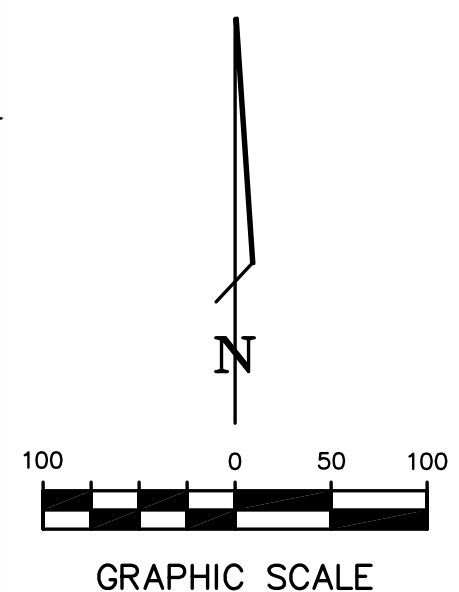
**A 139.3 ACRE TRACT,
BEING PART OF THE A. JOHNSON SURVEY
ABSTRACT No. 123
ROCKWALL, ROCKWALL COUNTY, TEXAS
(309 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS)**

2015
SHEET 1 OF 2
CASE #: P2015-003



tnp
teague nall & perkins
 1100 Macon Street
 Fort Worth, Texas 76102
 817.336.5773 ph 817.336.2813 fx
 TBPE Registration No. F-230
www.tnpinc.com

CALL 213 ACRE TRACT (SECOND TRACT)
NEWMAN LOFLAND
VOLUME 9, PAGE 548



PRELIMINARY PLAT INFORMATION	
TOTAL ACERAGE	139.3 Ac.
TOTAL OPEN SPACE	38.7 Ac.
SINGLE FAMILY LOTS	
60' x 120'	89
70' x 120'	139
80' x 130'	81
TOTAL	309
TOTAL DENSITY	2.22 Du./Ac.
EXISTING ZONING PD-63 CASE	#22014-025
ADJACENT LAND USE DESIGNATIONS	Single Family
BUILDING LINE (D) SETBACKS	PER PD-63

LEGEND	
IRF	= Iron rod found
P.O.S.E.	= Public Open Space Easement
B.L.	= Building Line
H.O.A.	= Homeowners Association
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D.E.	= Drainage Easement
U.E.	= Utility Easement
V.S.E.	= Visibility & Sidewalk Easement
W.E.	= Water Easement
MFF	= Minimum Finished Floor

- NOTES**
- OPEN SPACES/PRIVATE PARKS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION
 - VISIBILITY (CORNER) CLIPS AT STREET INTERSECTIONS ARE 10'x10' UNLESS OTHERWISE NOTED
 - STREET CROSS SECTIONS PER "PD-63"

OWNER/APPLICANT:
ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

ENGINEER:
TEAGUE NALL AND PERKINS, INC.
1100 MACON STREET
FORT WORTH, TEXAS 76102
(817) 336-5773
CONTACT: SOL H. STIGALL, P.E.

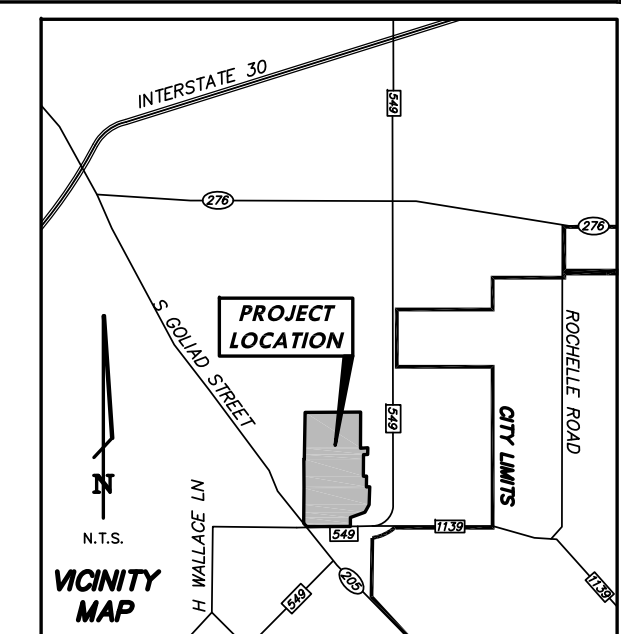
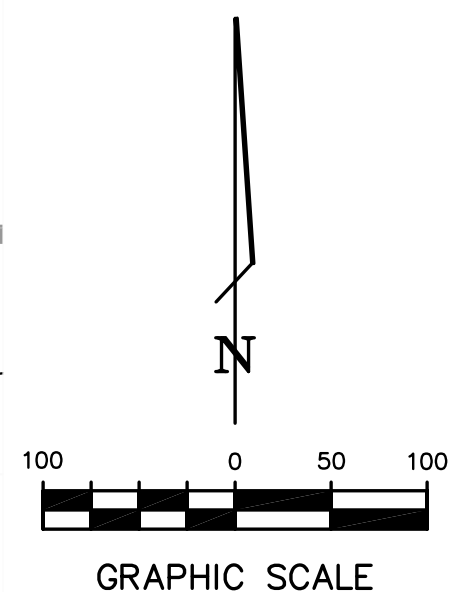
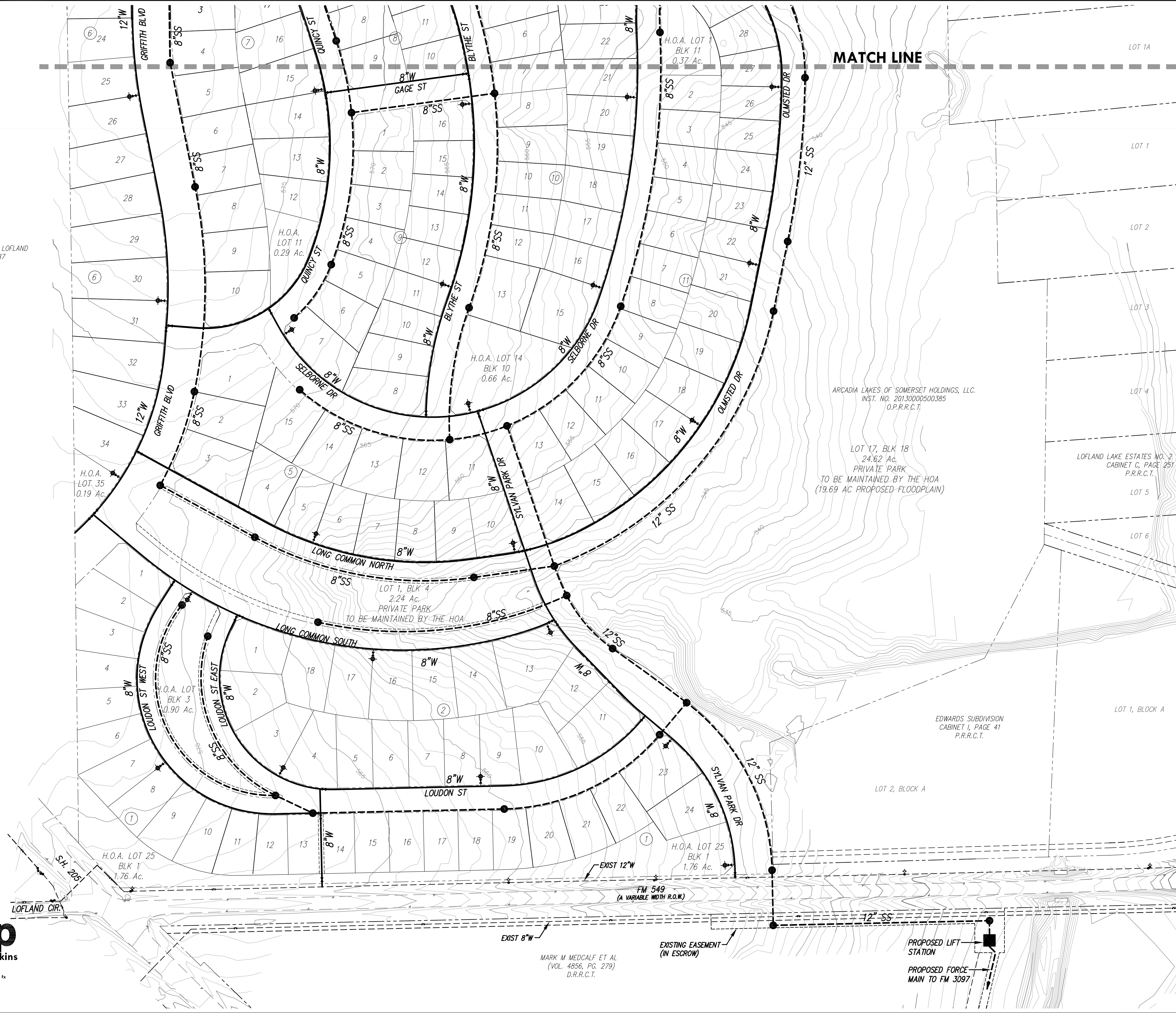
**PRELIMINARY PLAT OF
SOMERSET PARK**
A 139.3 ACRE TRACT,
BEING PART OF THE A. JOHNSON SURVEY
ABSTRACT No. 123
ROCKWALL, ROCKWALL COUNTY, TEXAS
(309 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS)
2015
SHEET 2 OF 2
CASE #: P2015-003



Drawing: C:\PROJECTS\AC014208\cad\sheet\ Preliminary Plat.dwg, at: Feb. 02, 2015, 7:52am, by: Jorge_A
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C:\PROJECTS\AC014208\cad\sheet\ Preliminary Plat.dwg, at: Feb. 02, 2015, 7:52am, by: Jorge_A

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Title: Preliminary Water & Sewer Plan
Scale: As Shown
Author: J. A. Lofland
Check: J. A. Lofland
Date: 02/02/2015
Project: Arcadia Lakes of Somerset Holdings, LLC
Sheet: 1 of 2
Case #: P2015-003

N.L. LOFLAND & ANNIE LOFLAND
VOL. 28, PG. 467
D.R.R.C.T.



LEGEND	
---	PROPOSED SANITARY SEWER
●	PROPOSED SSMH
—	PROPOSED WATER LINE
✕	PROPOSED GATE VALVE
+	PROPOSED FIRE HYDRANT

OWNER/APPLICANT:
ARCADIA LAKES OF SOMERSET HOLDINGS, LLC
3500 MAPLE AVENUE, SUITE 1165
DALLAS, TEXAS 75219
(214) 724-9281
CONTACT: CHRISTOPHER ORR

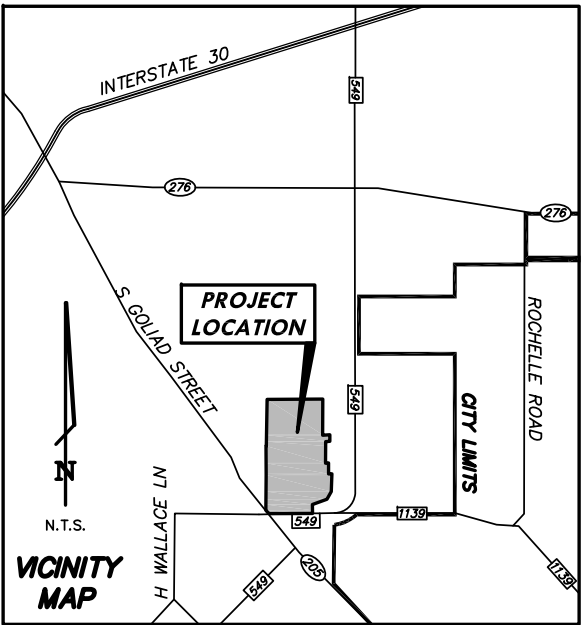
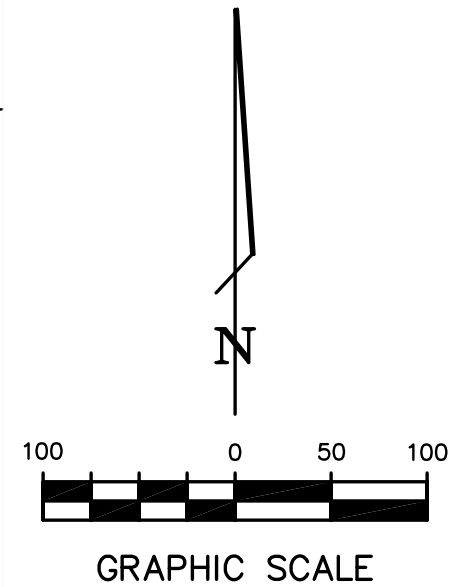
ENGINEER:
TEAGUE NALL AND PERKINS, INC.
1100 MACON STREET
FORT WORTH, TEXAS 76102
(817) 336-5773
CONTACT: SOL H. STIGALL, P.E.

**PRELIMINARY
WATER & SEWER PLAN
SOMERSET PARK**
A 139.3 ACRE TRACT,
BEING PART OF THE A. JOHNSON SURVEY
ABSTRACT No. 123
ROCKWALL, ROCKWALL COUNTY, TEXAS
(309 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS)
2015
SHEET 1 OF 2
CASE #: P2015-003

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1100 Macon Street
Fort Worth, Texas 76102
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TBP Registration No. F-230
www.tnpline.com



LOFLAND LAKE ESTATES
CABINET C, PAGE 231
P.R.R.C.T.

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SSMH
- PROPOSED WATER LINE
- ✕ PROPOSED GATE VALVE
- ◆ PROPOSED FIRE HYDRANT

OWNER/APPLICANT:

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3500 MAPLE AVENUE, SUITE 1165
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ENGINEER:

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CONTACT: SOL H. STIGALL, P.E.

PRELIMINARY WATER & SEWER PLAN SOMERSET PARK

A 139.3 ACRE TRACT,
BEING PART OF THE A. JOHNSON SURVEY
ABSTRACT No. 123

ROCKWALL, ROCKWALL COUNTY, TEXAS
(309 RESIDENTIAL LOTS & 7 OPEN SPACE LOTS)
2015

SHEET 2 OF 2
CASE #: P2015-003

Somerset Park

Preliminary Plat

Lot Information



2/2/2015

Block 1				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	60	66	150	9,874
2	60	60	150	11,211
3	60	60	147	9,348
4	60	60	125	8,254
5	60	60	132	8,537
6	60	60	163	10,299
7	60	60	163	10,917
8	60	60	146	10,220
9	60	60	146	10,297
10	60	60	145	9,902
11	60	60	136	8,972
12	60	60	120	7,841
13	60	68	120	8,160
14	60	68	120	8,160
15	70	70	120	8,430
16	70	70	120	8,430
17	70	70	120	8,430
18	70	70	120	8,430
19	70	70	120	8,903
20	70	72	120	9,365
21	70	72	120	9,365
22	70	72	120	9,365
23	80	99	137	13,314
24	80	105	137	11,990

Block 2				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	70	99	123	11,798
2	70	117	123	11,517
3	70	117	149	12,236
4	70	112	149	12,619
5	70	73	149	10,363
6	70	73	138	9,804
7	70	73	135	9,719
8	70	73	143	10,052

Somerset Park

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9	70	80	153	11,068
10	70	110	153	13,372
11	80	100	147	14,862
12	80	98	147	11,933
13	80	140	140	17,631
14	80	88	140	13,001
15	80	80	140	11,897
16	80	80	140	11,870
17	80	80	139	11,706
18	80	91	137	12,207

Block 3				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	Open Space			

Block 4				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	Open Space			

Block 5				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	80	155	141	14,603
2	80	80	141	12,090
3	80	90	141	14,610
4	70	88	127	12,453
5	70	82	127	9,680
6	70	82	126	9,580
7	70	82	124	9,482
8	70	82	123	9,387
9	70	81	121	9,199
10	70	91	120	10,108
11	70	85	120	11,368
12	70	90	121	11,880
13	70	90	123	12,066
14	70	84	126	12,105
15	70	125	126	14,122

Somerset Park

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Block 6				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	60	65	200	12,879
2	60	62	200	11,989
3	60	61	198	11,609
4	60	63	188	10,769
5	60	64	170	9,534
6	60	62	148	8,364
7	60	61	132	7,603
8	60	60	123	7,270
9	60	60	121	7,235
10	60	60	122	7,254
11	60	63	131	8,802
12	60	62	146	9,174
13	60	62	170	10,631
14	60	62	203	12,799
15	80	81	263	21,405
16	80	113	180	17,952
17	80	80	218	17,995
18	80	80	218	17,427
19	80	80	188	15,037
20	80	80	166	13,336
21	80	80	141	11,390
22	80	80	132	10,802
23	80	81	130	10,507
24	80	80	132	10,867
25	80	80	142	11,440
26	80	80	157	12,216
27	80	80	157	13,119
28	80	83	185	14,337
29	80	87	191	15,142
30	80	87	192	15,385
31	80	85	192	15,332
32	80	92	185	14,761
33	80	94	175	13,687
34	80	94	152	11,407
35	Open Space			

Block 7				
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2/2/2015

Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	80	102	130	12,106
2	80	84	130	10,590
3	80	82	130	10,524
4	80	88	130	10,827
5	80	85	130	10,690
6	80	80	130	10,400
7	80	80	130	10,499
8	80	80	130	10,837
9	80	80	130	10,837
10	80	111	130	12,871
11	Open Space			
12	70	80	137	9,418
13	70	88	155	11,827
14	70	91	161	12,964
15	70	86	157	12,386
16	70	80	157	11,885
17	70	73	139	12,386
18	Open Space			

Block 8				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	80	95	130	12,218
2	80	90	130	11,071
3	80	94	130	11,619
4	70	102	121	15,021
5	70	81	121	11,012
6	70	80	120	10,694
7	70	80	120	9,600
8	70	80	120	9,749
9	70	85	120	10,892
10	60	78	120	8,743
11	60	79	120	9,072
12	60	80	120	9,600
13	60	79	120	9,279
14	60	77	120	8,542
15	60	77	120	8,540
16	60	77	121	8,574
17	60	77	121	8,645

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18	60	106	122	11,948
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Block 9				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	70	75	120	9,664
2	70	70	120	8,887
3	70	70	120	8,887
4	70	70	120	8,887
5	70	70	122	9,277
6	70	70	141	10,427
7	70	75	141	12,830
8	60	81	152	11,754
9	60	64	152	9,755
10	60	64	134	8,638
11	60	64	122	7,809
12	60	74	120	8,437
13	60	74	120	8,437
14	60	74	120	8,437
15	60	74	120	8,451
16	60	81	120	9,061

Block 10				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	70	80	165	15,563
2	70	70	165	11,891
3	70	95	152	12,879
4	70	104	152	14,271
5	60	72	155	11,421
6	60	70	155	11,060
7	60	69	147	10,443
8	60	67	143	10,016
9	60	70	140	10,323
10	60	67	136	9,197
11	60	65	131	8,709
12	60	65	127	8,393
13	70	127	134	14,435
14	Open Space			
15	70	137	135	16,501
16	70	78	123	9,169

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17	70	78	125	9,308
18	70	78	129	9,533
19	70	78	134	9,841
20	70	78	140	10,230
21	70	78	147	10,696
22	70	72	152	10,728
23	70	81	152	13,941

Block 11				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	Open Space			
2	70	70	120	8,620
3	70	70	120	8,617
4	70	70	120	8,617
5	70	70	120	8,617
6	70	70	120	8,617
7	70	70	120	8,617
8	70	70	120	8,680
9	70	71	120	9,239
10	70	71	120	9,239
11	70	71	120	9,239
12	70	71	120	9,239
13	70	76	120	10,204
14	80	99	130	11,891
15	80	94	130	11,260
16	80	94	130	11,230
17	80	94	130	11,243
18	80	94	130	11,299
19	80	87	130	10,840
20	80	84	130	10,518
21	70	75	125	8,931
22	70	75	121	8,736
23	70	75	120	8,717
24	70	75	120	8,717
25	60	68	120	7,994
26	60	68	120	7,994
27	60	79	120	8,513
28	60	93	120	9,618
29	60	100	120	10,371
30	60	123	120	12,046

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Block 12				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	Open Space			
2	Open Space			

Block 13				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	Open Space			

Block 14				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	70	76	120	11,179
2	70	70	120	8,716
3	70	70	120	8,716
4	70	70	120	8,716
5	70	70	120	8,716
6	70	79	120	11,170
7	Open Space			
8	80	86	130	10,707
9	80	86	130	10,707
10	80	86	130	10,707
11	80	86	130	10,707
12	80	86	130	10,707
13	80	86	130	10,707
14	80	134	130	14,117

Block 15				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	80	86	131	11,602
2	80	81	134	11,122
3	80	81	138	11,394
4	80	81	142	11,768
5	80	81	148	12,245
6	80	81	156	12,825
7	80	81	156	13,508
8	60	75	131	9,796

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9	60	60	138	8,073
10	60	60	148	8,546
11	60	68	155	9,449
12	60	11	155	12,673
13	70	77	144	10,755
14	70	74	144	10,250
15	70	74	144	10,228
16	70	74	143	10,148
17	70	74	141	10,011
18	70	74	139	9,817
19	70	74	136	9,564
20	70	74	132	9,252
21	70	77	127	9,425

Block 16				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	70	99	120	12,353
2	70	91	120	11,104
3	70	70	131	8,973
4	70	70	143	9,886
5	70	70	149	10,605
6	70	70	149	10,721
7	70	70	146	10,219
8	70	70	135	9,169
9	70	118	181	16,197
10	70	91	181	11,703
11	70	91	136	10,137
12	70	91	142	10,879
13	70	84	142	10,722
14	70	82	142	10,544
15	70	82	141	10,410
16	70	84	138	10,427
17	70	70	132	8,910
18	70	102	122	11,826
19	70	99	120	12,190

Block 17				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	70	75	120	9,228

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2	70	75	124	9,358
3	70	70	124	8,624
4	70	70	122	8,761
5	70	70	122	8,919
6	70	70	128	9,372
7	70	70	130	9,702
8	70	70	130	9,661
9	70	70	127	9,255
10	60	98	136	11,270
11	60	100	136	10,121
12	60	103	156	10,892
13	60	111	165	11,938
14	60	102	165	12,415
15	60	63	157	9,194
16	60	63	136	8,154
17	60	63	124	7,647
18	60	63	120	7,564
19	60	63	120	7,569
20	60	65	123	7,741
21	60	70	124	8,200
22	60	71	124	8,449
23	70	81	120	10,210
24	70	70	120	8,479

Block 18				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	70	75	191	14,294
2	70	70	191	13,464
3	70	71	190	13,040
4	70	72	181	12,154
5	70	73	164	10,765
6	70	71	144	9,583
7	Open Space			
8	60	60	120	7,201
9	60	60	120	7,200
10	60	60	120	7,200
11	60	60	120	7,200
12	60	60	120	7,200
13	60	60	120	7,200
14	60	60	122	7,226

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15	60	60	133	9,521
16	60	60	133	9,220

Block 19				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	80	85	130	11,082
2	80	80	130	10,401
3	80	80	130	10,401
4	80	110	130	14,342
5	80	111	132	14,548
6	70	92	139	12,184
7	70	97	140	11,673
8	70	90	140	11,074

Block 20				
Lot #	Lot Product Type	Width of Lot at Building Line (FT)	Depth of Lot (FT)	Lot Area (SF)
1	80	120	130	15,552
2	80	85	130	10,606
3	80	83	138	11,166
4	80	83	143	11,699
5	80	83	143	11,874
6	80	83	143	11,691
7	80	83	138	11,149
8	80	95	130	11,729
9	70	89	120	10,673
10	70	74	122	8,766
11	70	74	124	8,841
12	70	74	126	8,989
13	70	74	128	9,131
14	70	74	130	9,264
15	70	74	132	9,386
16	70	84	132	11,089
17	80	114	130	15,674

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mark Moeller, Chief of Police
DATE: February 6, 2015
SUBJECT: 2014 Racial Profiling Report

To comply with Article 2.132 of the Texas Code of Criminal Procedure addressing racial profiling, each law enforcement agency must collect information relating to traffic stops in which a citation is issued or an arrest is made. The law enforcement agency must also report this information to the governing body no later than March 1st of the following year and must submit the report to the Texas Commission on Law Enforcement (TCOLE) who is the designated central depository for all reports in the state.

There were no complaints of racial profiling made against any Rockwall Police Officer this past year.

Attached is the report submitted to TCOLE of the racial breakdown for citations issued, searches conducted, and arrests made resulting from traffic stops by the Rockwall Police Department for 2014.

TIER 1 - PARTIAL EXEMPTION RACIAL PROFILING REPORT

Agency Name: ROCKWALL POLICE DEPT.
Reporting Date: 01/29/2015
TCOLE Agency Number: 397204
Chief Administrator: MARK MOELLER
Agency Contact Information: Phone: 972 772-6454
Mailing Address:
ROCKWALL POLICE DEPT.
205 W. Rusk
Rockwall, TX 75087

This Agency claims partial racial profiling report exemption because:

Our vehicles that conduct motor vehicle stops are equipped with video and audio equipment and we maintain videos for 90 days.

Certification to This Report 2.132 (Tier 1) – Partial Exemption

Article 2.132(b) CCP Law Enforcement Policy on Racial Profiling

ROCKWALL POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

- (1) clearly defines acts constituting racial profiling;
- (2) strictly prohibits peace officers employed by the ROCKWALL POLICE DEPT. from engaging in racial profiling;
- (3) implements a process by which an individual may file a complaint with the ROCKWALL POLICE DEPT. if the individual believes that a peace officer employed by the ROCKWALL POLICE DEPT. has engaged in racial profiling with respect to the individual;
- (4) provides public education relating to the agency's complaint process;
- (5) requires appropriate corrective action to be taken against a peace officer employed by the ROCKWALL POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the ROCKWALL POLICE DEPT.'s policy adopted under this article;
- (6) require collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
 - (A) the race or ethnicity of the individual detained;
 - (B) whether a search was conducted and, if so, whether the individual detained consented to the search; and
 - (C) whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual; and

(7) require the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

(A) The Commission on Law Enforcement; and

(B) the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

I certify these policies are in effect.

Executed by: **MARK MOELLER**

Chief Administrator

ROCKWALL POLICE DEPT.

Date: 01/29/2015

ROCKWALL POLICE DEPT. Motor Vehicle Racial Profiling Information

Number of motor vehicle stops:

1. **10554** citation only
2. **173** arrest only
3. **275** both
4. **11002 Total** (4, 11, 14 and 17 must be equal)

Race or Ethnicity:

5. **1170** African
6. **166** Asian
7. **7932** Caucasian
8. **1702** Hispanic
9. **15** Middle Eastern
10. **17** Native American
11. **11002 Total** (lines 4, 11, 14 and 17 must be equal)

Race or Ethnicity known prior to stop?

12. **249** Yes
13. **10753** No
14. **11002 Total** (lines 4, 11, 14 and 17 must be equal)

Search conducted?

15. **448** Yes
16. **10554** No
17. **11002 Total** (lines 4, 11, 14 and 17 must be equal)

Was search consented?

18. **111** Yes
19. **337** No
20. **448 Total** (must equal line 15)



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mark Moeller, Chief of Police
DATE: February 6, 2015
SUBJECT: Crime Comparison - 2014

Each year we analyze and compare our crime rate by utilizing the crime index. This is calculated by taking the number of crimes, in any type of category, and comparing those numbers to the estimated population for that year. To make a more accurate comparison from year to year we further break it down based on crimes reported per 1,000 residents.

Part 1 offenses are those crimes that must be reported to the FBI by every police agency in the country. They consist of the total numbers of all murders, rapes, robberies, aggravated assaults, burglaries, thefts, and motor vehicle thefts occurring within that agency's jurisdiction. The following tables compare 2014 with previous years:

Part 1 Offenses

<u>Year</u>	<u>Total Part 1 Crimes</u>	<u>Population Estimate</u>	<u>Crime Index</u>
2003	896	24,332	36.8
2004	896	25,377	35.3
2005	834	28,173	29.6
2006	880	29,458	29.9
2007	853	31,067	27.4
2008	1,051	31,800	33.0
2009	1,070	34,700	30.8
2010	1,004	36,300	27.7
2011	1,070	37,666	28.5
2012	890	38,750	22.9
2013	820	39,238	20.9
2014	825	41,412	19.9

Violent Crime

<u>Year</u>	<u>Violent Crimes</u>	<u>Population Estimate</u>	<u>Crime Index</u>
2003	46	24,332	1.9
2004	51	25,377	2.0
2005	57	28,173	2.0
2006	32	29,458	1.09
2007	23	31,067	0.74
2008	33	31,800	1.03
2009	28	34,700	0.80
2010	18	36,300	0.49
2011	37	37,666	0.98
2012	27	38,750	0.69
2013	25	39,238	0.64
2014	38	41,412	0.92

Total Crime

<u>Year</u>	<u>Total Crimes</u>	<u>Population Estimate</u>	<u>Crime Index</u>
2003	2,401	24,332	98.7
2004	2,556	25,377	100.9
2005	2,605	28,173	92.5
2006	2,914	29,458	98.9
2007	2,927	31,067	94.2
2008	2,849	31,800	89.6
2009	2,946	34,700	84.9
2010	2,763	36,300	76.1
2011	2,897	37,666	77.0
2012	2,596	38,750	67.0
2013	2,115	39,238	53.9
2014	2,555	41,412	61.7



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mark Moeller, Chief of Police
DATE: February 11, 2015
SUBJECT: Holiday Crime Initiative - 2014

Our 2014 Holiday Crime Initiative, which added extra patrol throughout the I-30 retail/restaurant corridor, was implemented and managed in the same manner and time frame as all the previous years. STEP overtime is paid for one officer from 1:00pm till 9:00pm through the Thanksgiving weekend and then for the two weeks preceding Christmas day, but also including Christmas and the day after; a total of seventeen days.

In 2010 and 2011, 16 Part One criminal offenses were reported in each year; 2012 had 11 offenses reported. In 2013 there were 23 offenses reported. This past year, 2014, there were 19 offenses reported; a 17% reduction from last year.

An analysis of these thefts occurring during this time frame and along the I-30 corridor, showed 13 were shoplifting thefts which are virtually impossible to prevent by officers patrolling parking lots. Three other theft offenses were also outside the scope of the program since they occurred inside the stores and were thefts of purses from the shopping cart.

Only one burglary of a motor vehicle (BMV) offense targeted shoppers and their parked vehicles in this commercial area. Another property crime that was significantly reduced during this program was Motor Vehicle Theft. In 2013 four vehicles were stolen, in 2014 only two were stolen, a 50% reduction.

The 2014 Holiday Crime Initiative has again proven that this program is very effective in providing a safe environment for our residents and visitors during a very busy shopping season.

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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 02/16/2015

APPLICANT: James Jackson of Jackson Automotive

AGENDA ITEM: Z2015-001; Outside Storage of Vehicles

Hold a public hearing to discuss and consider a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary.

BACKGROUND INFORMATION:

The applicant has submitted an application for a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage facility within a Commercial (C) District. The property is generally located at 608 White Hills Drive and is doing business as Jackson Automotive. The property was granted a Conditional Use Permit [CUP (Ord. No. 93-27)] in 1993 for an "auto repair garage, minor" that included an approximately 7,500 sq. ft. enclosed area designated for outside storage. Also, a CUP and Site Plan was approved for an approximately 3,000 sq. ft. expansion of the facility in 1998 (Ord. 98-19), which has been completed.

The applicant is requesting the SUP for the specific purpose of allowing outside storage of vehicles for customers needing to drop off or pick up vehicles after hours and vehicles in need of parts which are unavailable at the time of service within the general parking area as depicted on the site plan. The vehicles would be parked/stored in the eighteen (18) striped head-in parking spaces located on the westerly side of the building. Mr. Jackson is requesting the ability to store the vehicles in the designated area up to 48 hours. The site contains an additional thirty (30) parking spaces along the front of the building that will not be used for overnight storage.

According to the Unified Development Code (UDC), Article IV, Permissible Uses, Sec. 2.1.8, Auto repair garage, minor:

5. Vehicles, equipment, parts or inventory shall not be stored outside overnight unless expressly permitted by this [Unified Development Code]. In which case, they shall be screened from public streets, sidewalks, open space, and any residentially zoned lot.

Included in your packet is the letter requesting the SUP and a site plan indicating the eighteen (18) parking spaces to be used for the outside storage of vehicles. A request for an SUP is a discretionary act upon the Planning and Zoning Commission and City Council.

NOTIFICATION:

On January 30, 2015, staff mailed twenty-three (23) notices to property owners within 500 feet of the subject property; however, since there are no HOA/Neighborhood Organizations within 1500 feet participating in the notification program, there was no additional notice forwarded by e-mail. Additionally, staff posted a sign on the property as required by the Unified Development

Code (UDC). At the time this report was drafted, staff has received no notices “for” or “against” the zoning change requested.

RECOMMENDATIONS:

Should the Planning and Zoning Commission approve the proposed Specific Use Permit (SUP), it would allow for automotive vehicles to be stored outside overnight in conjunction with the existing minor automotive repair garage. However, the Commission may additionally consider the limitation for the outside storage of motor vehicles, as specified on the attached site plan and the duration of storage time for these vehicles, as well as other conditions the Commission deem necessary for compatibility with the surrounding uses.

Staff is offering the following conditions for consideration of the proposed use:

1. That the outside overnight storage of vehicles be limited to the eighteen (18) parking spaces located on the westerly side of the property as depicted on the SUP Exhibit; and
2. That the outside overnight storage of vehicles shall not exceed a continuous time period of 48 hours on the *Subject Property*; and
3. That no equipment, parts or inventory shall be stored outside; and
4. That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of the SUP ordinance.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 10, 2015, the Planning and Zoning Commission recommended approval of the SUP request with staff conditions by a vote of 7 to 0.

JACKSON AUTOMOTIVE SPECIALIST
608 WHITE HILLS DR.
ROCKWALL, TX. 75087

To whom it may concern,

I James Jackson, would like to request an amendment to my existing permit at the address 608 White Hills Dr., to allow 48 hour parking in the 18 parking places shown in the site plan.

Thank you,

James Jackson

A handwritten signature in black ink that reads "James Jackson". The signature is fluid and cursive, with the first name "James" and last name "Jackson" clearly legible.

Owner
Jackson Automotive Specialist
(972) 771-5791
608 White Hills Dr.
Rockwall, Tx. 75087



Z2015-001 - JACKSON AUTOMOTIVE SUP
SITE PLAN - LOCATION MAP = 



City of Rockwall

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

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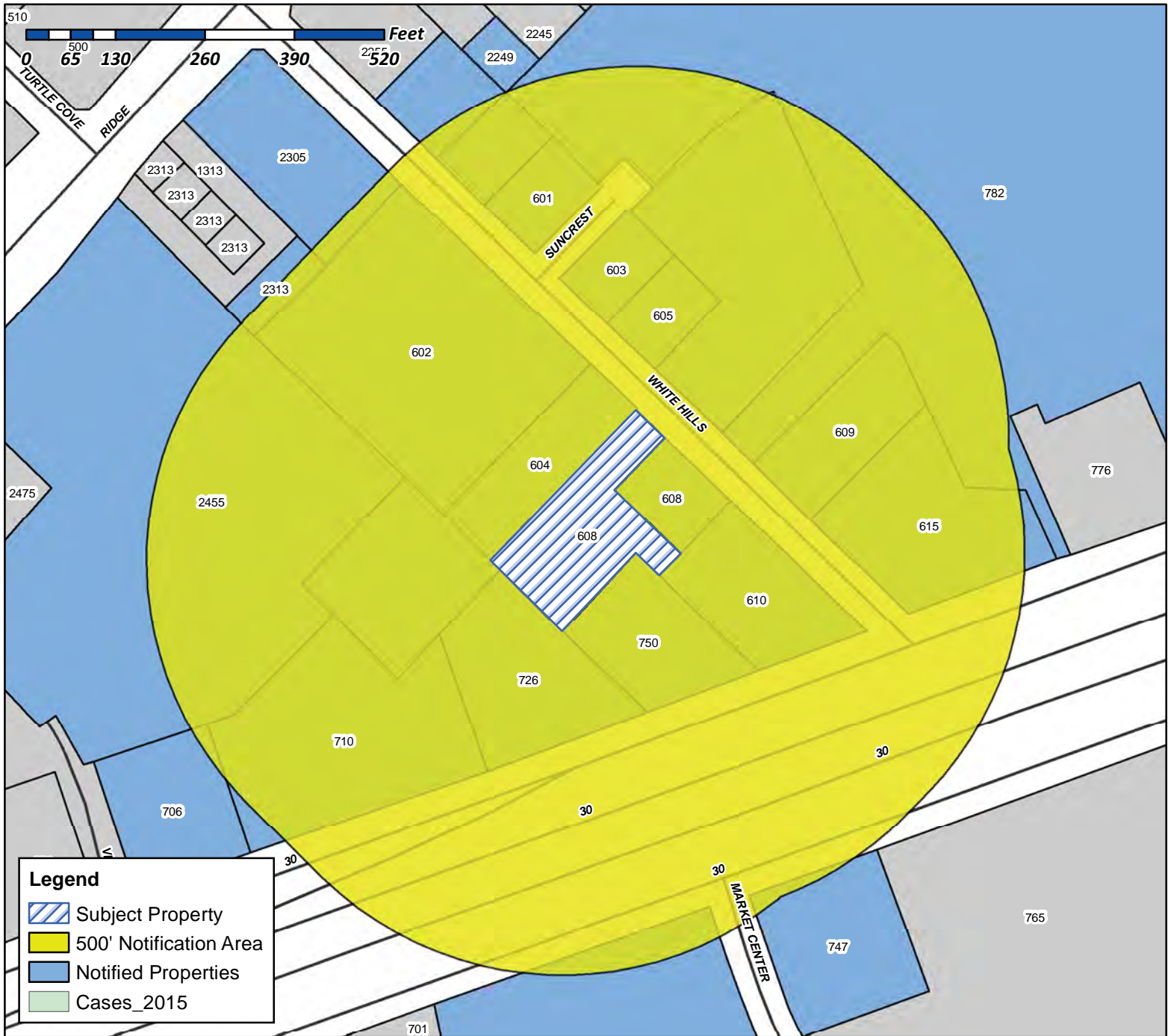




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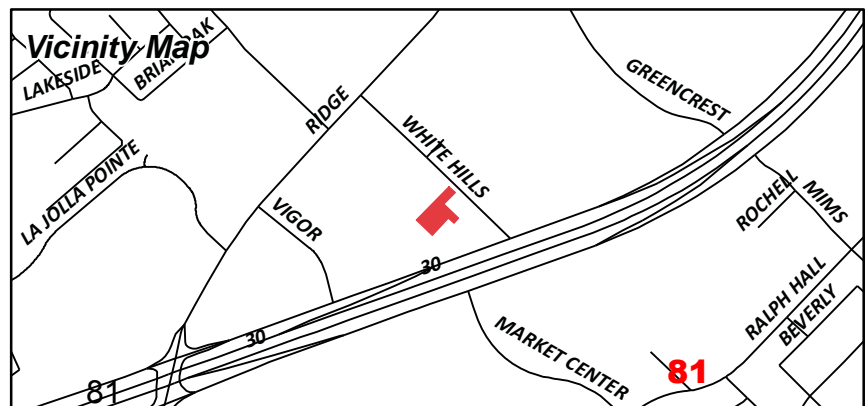
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Case Number: Z2015-001
Case Name: Jackson Automotive SUP
Case Type: Specific Use Permit
Zoning: Commercial
Case Address: 608 White Hills Drive

Date Created: 1/22/2015

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



BAPTIST GENERAL CONVENTION OF TEXAS
333 NORTH WASHINGTON
DALLAS, TX 75246

DAKIER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

HOISINGTON TED & MARILYN
1102 SQUAW VALLEY
ROCKWALL, TX 75087

TACO BUENO RESTAURANTS, INC
PARK WEST 1
1605 LYNDON B JOHNSON FWY STE 800
FARMERS BRANCH, TX 75234

SHEIKHA SABRI H MD
7515 FOREST BEND DR
PARKER, TX 75002

DAKIER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

PIZZA ENTERPRISES INC
726 E INTERSTATE 30
ROCKWALL, TX 75087

JACKSON ROCKWALL INVESTMENT
1112 PULLEN RD
ROCKWALL, TX 75032

JACKSON ROCKWALL INVESTMENT
1112 PULLEN RD
ROCKWALL, TX 75032

COLE OB ROCKWALL TX LLC
C/O OTB ACQUISITION LLC
6820 LYNDON B JOHNSON FWY
DALLAS, TX 75240

EVANS JIMMIE
800 FULGHAM ROAD
PLANO, TX 75093

SUNFLOWER DELI INC
1345 MEANDERING WAY
ROCKWALL, TX 75087

HP ROCKWALL III 30, LTD
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

ARC BFRKWTX001 LLC
C/O ED RYBURN CMI SENIOR TAX SPECIALIST
BRIDGESTONE AMERICAS HOLDING INC 535
MARRIOTT DR 9TH FLOOR
NASHVILLE, TN 37214

FIRST PRESBYTERIAN CHURCH
ROCKWALL, TEXAS, INC
PO BOX 692
ROCKWALL, TX 75087

OWEN HOLDINGS INC
4718 MILL CREEK
DALLAS, TX 75244

605 WHITE HILLS LLC
253 QUAIL CREEK ROAD
ROCKWALL, TX 75032

THE TWO SHORT, LP
A TEXAS LIMITED PARTNERSHIP
1810 KENTWOOD CIR
ROCKWALL, TX 75032

CONAWAY ROBERT
604 WHITE HILLS DR
ROCKWALL, TX 75087

CHACKO & ABRAHAM INVESTMENTS LLC
4102 NORWICH DRIVE
GARLAND, TX 75043

ROCKWALL DUNHILL LLC
3100 MONTICELLO AVENUE SUITE 300
DALLAS, TX 75205

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

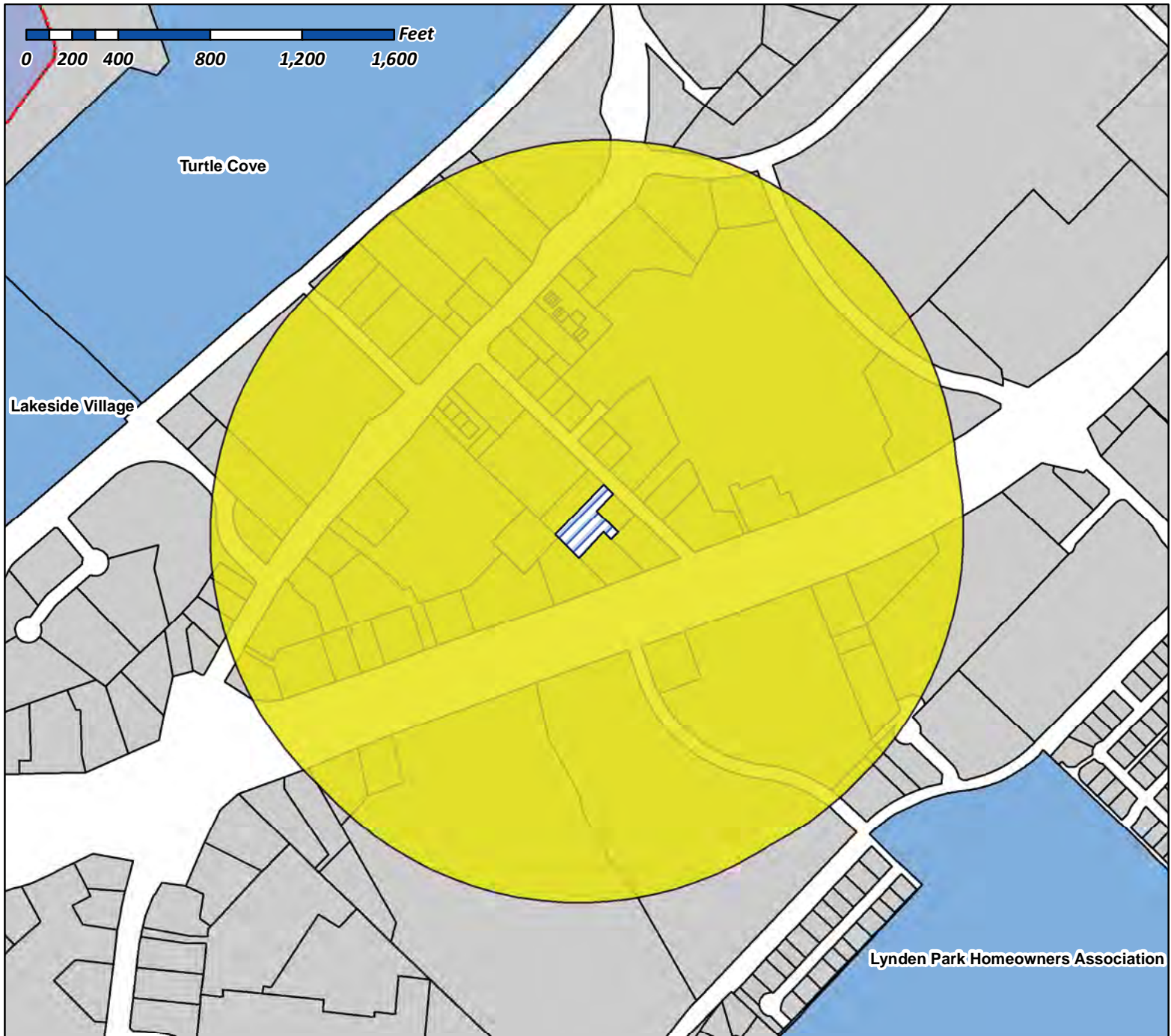
WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050
BENTONVILLE, AR 72712



City of Rockwall

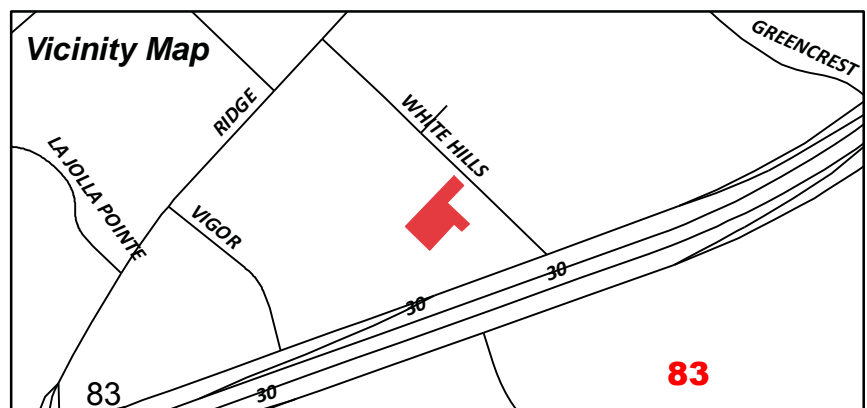
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Case Number: Z2015-001
Case Name: Jackson Automotive SUP
Case Type: Specific Use Permit
Zoning: Commercial
Case Address: 608 White Hills Drive

Date Created: 1/22/2015
For Questions on this Case Call (972) 771-7745



CITY OF ROCKWALL

ORDINANCE NO. 15-

SPECIFIC USE PERMIT NO. S-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR VEHICLES TO BE STORED OUTSIDE OVERNIGHT IN CONJUNCTION WITH AN EXISTING AUTOMOTIVE REPAIR GARAGE, MINOR WITHIN A COMMERCIAL (C) DISTRICT, BEING A 0.88-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2B-2, BLOCK A, PANEX LTD ADDITION, AND GENERALLY LOCATED AT 608 WHITE HILLS DRIVE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DEPICTED IN 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, a request has been made by James Jackson of Jackson Automotive for the approval of a Specific Use Permit (SUP) to allow vehicles to be stored outside overnight in conjunction with an existing *Automotive Repair Garage, Minor*, zoned Commercial (C) District, being a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, and generally located at 608 White Hills Drive, City of Rockwall, Rockwall County, Texas, and more specifically 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for vehicles to be stored outside overnight in conjunction with an existing *Automotive Repair Garage, Minor* within a Commercial (C) District for the *Subject property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes

described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Section 2.1.8, Auto and Marine-Related Use Conditions, of Article IV, Permissible Uses*, and *Section 4.5, Commercial (C) District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code [Ordinance No. 04-38]* as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following additions:

2.1 Operational Conditions

The following conditions pertain to the operation of the outside overnight storage of vehicles in conjunction with an *Automotive Repair Garage, Minor* on the *Subject Property* and conformance to these stipulations is required for continued operations:

1. That the outside overnight storage of vehicles be limited to the eighteen (18) parking spaces located on the westerly side of the property as depicted on Exhibit 'A' attached hereto; and
2. That the outside overnight storage of vehicles shall not exceed a continuous time period of 48 hours on the *Subject Property*; and
3. That no equipment, parts or inventory shall be stored outside; and
4. That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

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 and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE ____ DAY OF _____, 2015.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: _____

2nd Reading: _____

1 SITE PLAN

SCALE: 1" = 30'-0"

NOTES

1. LOT 2B, BLOCK A, 12057 ACRES.
2. APPROX. 100 PARKING SPACES (TOTAL).

Z2
Or

kas

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 02/16/2015

APPLICANT: Zack Amick; *Gordon Rockwall Investments, LLC*

AGENDA ITEM: **Z2015-004;** *Hyundai of Rockwall Specific Use Permit*

SUMMARY:

Hold a public hearing to discuss and consider a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new motor vehicle dealership on a 10-acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North:* Directly north of the subject property is Interstate Highway 30 (IH-30) followed by several parcels of land zoned Light Industrial (LI) District.
- South:* Directly south of the subject property is the remainder of a 25.684-acre tract of land that was recently rezoned from an Agricultural (AG) District to a Light Industrial (LI) District. *Note: a portion of the 25.684-acre tract of land is included within the subject property.*
- East:* Directly east of the subject property is Young Hyundai, which is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership (i.e. S-094)*. East of this property is Rockwall Honda, which is zoned Commercial (C) District and has a SUP for a *New Motor Vehicle Dealership (i.e. S-041)*.
- West:* Directly west of the subject property is the Floor and Tile Solutions building, which is zoned Planned Development District 26 & 31 (*PD-26: Light Industrial (LI) District land uses; PD-31: Specific Land Uses*). Beyond this building are several parcels of land with industrial buildings constructed on them. All of these parcels are zoned Light Industrial (LI) District.

PURPOSE AND CHARACTERISTICS OF THE REQUEST:

Specific Use Permit (SUP) No. S-107 was approved on June 3, 2013 and allows for the outside storage of new vehicles in conjunction with the adjacent car dealership (*i.e. Hyundai of Rockwall*). Recently, the applicant submitted a zoning change for the 21.684-acre tract of land, which is situated directly behind the property designated as S-107. The purpose of this zoning change was to change the zoning designation from an Agricultural (AG) District to a Light Industrial (LI) District. This was approved by City Council on February 2, 2015 under Case No. Z2014-039. Since this approval, the applicant has submitted an application requesting to amend SUP No. S-107 for the purpose of incorporating a ~5.00-acre portion of the newly zoned tract of land into the SUP and to allow for a *New Motor Vehicle Dealership* to be established on

the subject property. According to Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *New Motor Vehicle Dealership* requires a SUP within a Light Industrial (LI) District.

The applicant has indicated to staff that the property would continue to be used in conjunction with the adjacent car dealership; however, they would like the flexibility to pursue other brands in addition to Young Hyundai. Should the applicant attract another brand this property would be operated independently of the adjacent Hyundai dealership, which is currently operating under SUP No. S-094. As part of this request, the applicant has submitted a letter laying out the planned improvements for the property over the next three (3) years. These improvements and timelines are as follows:

- 1) *Phase One (12 Months)*. Submit and receive approval for all civil drawings (e.g. *paving, drainage, utilities, and etcetera*). Complete all storm water/drainage and detention pond improvements.
- 2) *Phase Two (12 - 24 Months)*. Complete all concrete paving improvements (*these improvements are shaded on the attached Concept Site Plan*).
- 3) *Phase Three (24 - 36 Months)*. Remodel the existing building façade (*the changes to the building façade are depicted in the attached Concept Building Elevations*).

In response to the phased approach taken by the applicant, staff has prepared a SUP ordinance that is set to be reviewed within three (3) years of the approval date. At the time of this review, staff will ensure that all improvements have been completed. If the proposed improvements are incomplete, the SUP ordinance will automatically expire and the applicant will be required to reapply for a new SUP. If all improvements have been completed the SUP will be able to continue operation in conformance with the requirements of the ordinance and the Unified Development Code (UDC). Should the applicant attract a new brand and choose to redevelop the site in conformance with the brands image a full site plan would be required that would require a recommendation from the Architectural Review Board (ARB), approval by the Planning and Zoning Commission, and (*if necessary*) approval by the City Council.

NOTIFICATION:

On January 30, 2015, staff mailed 33 notices to property owners and residents within 500-feet of the subject property. Additionally, staff posted a sign at the northwest corner of the intersection of the IH-30 Frontage Road and Lakefront Trail as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

City staff has no knowledge of any Homeowner's Associations or Neighborhood Organizations located within 1,500-feet of the subject property.

RECOMMENDATIONS:

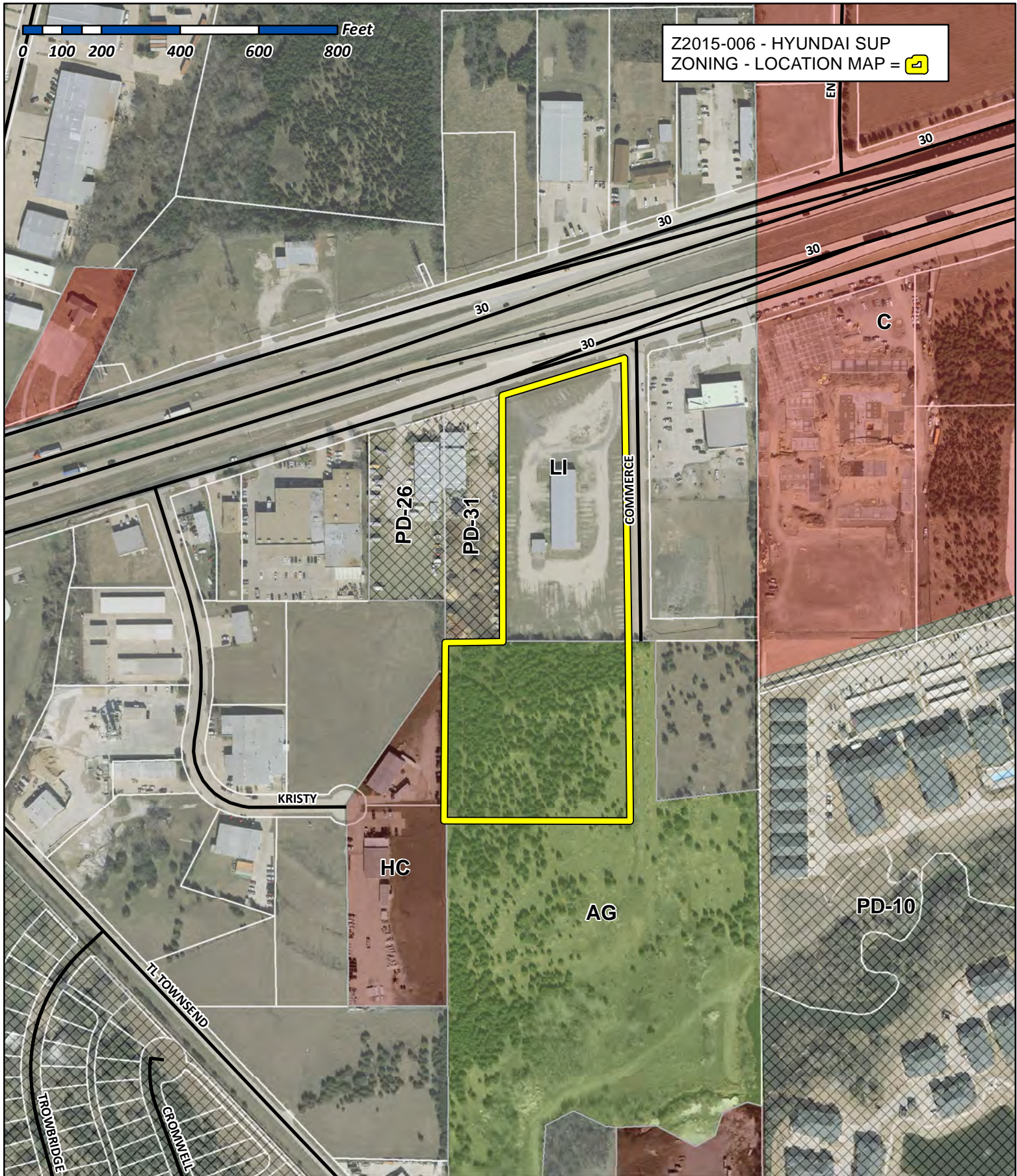
If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a *New Motor Vehicle Dealership* land use on the subject property then staff would recommend the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - (a) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in the SUP ordinance;
 - (b) The rehabilitation of the existing structure on the *Subject Property* shall conform to the *Concept Building Elevations* depicted in the SUP ordinance;

- (c) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership [Young Hyundai]* (i.e. any event that would require a separate Certificate of Occupancy [CO] to be issued) and development not conforming to Exhibits 'C' and 'D' of the SUP ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code;
 - (d) All motor vehicles shall be required to be parked on an all-weather surface (i.e. concrete or asphalt) upon the completion of the three (3) year time period established in Section 3.1 of the SUP ordinance.;
 - (e) The redevelopment of the *Subject Property* shall generally be in conformance with the timeline established by the applicant's letter contained in *Exhibit 'B'* of the SUP ordinance, and shall be reviewed by staff for compliance upon receipt of an application for renewal; and,
 - (f) The operation of the *Subject Property* shall conform to all federal, state and local standards.
- 2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of the SUP; and,
 - 3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING & ZONING COMMISSION:

On February 10, 2015, the Planning and Zoning Commission recommended approval of the Specific Use Permit (SUP) request per staff's recommendations by a vote of 7-0.



City of Rockwall

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

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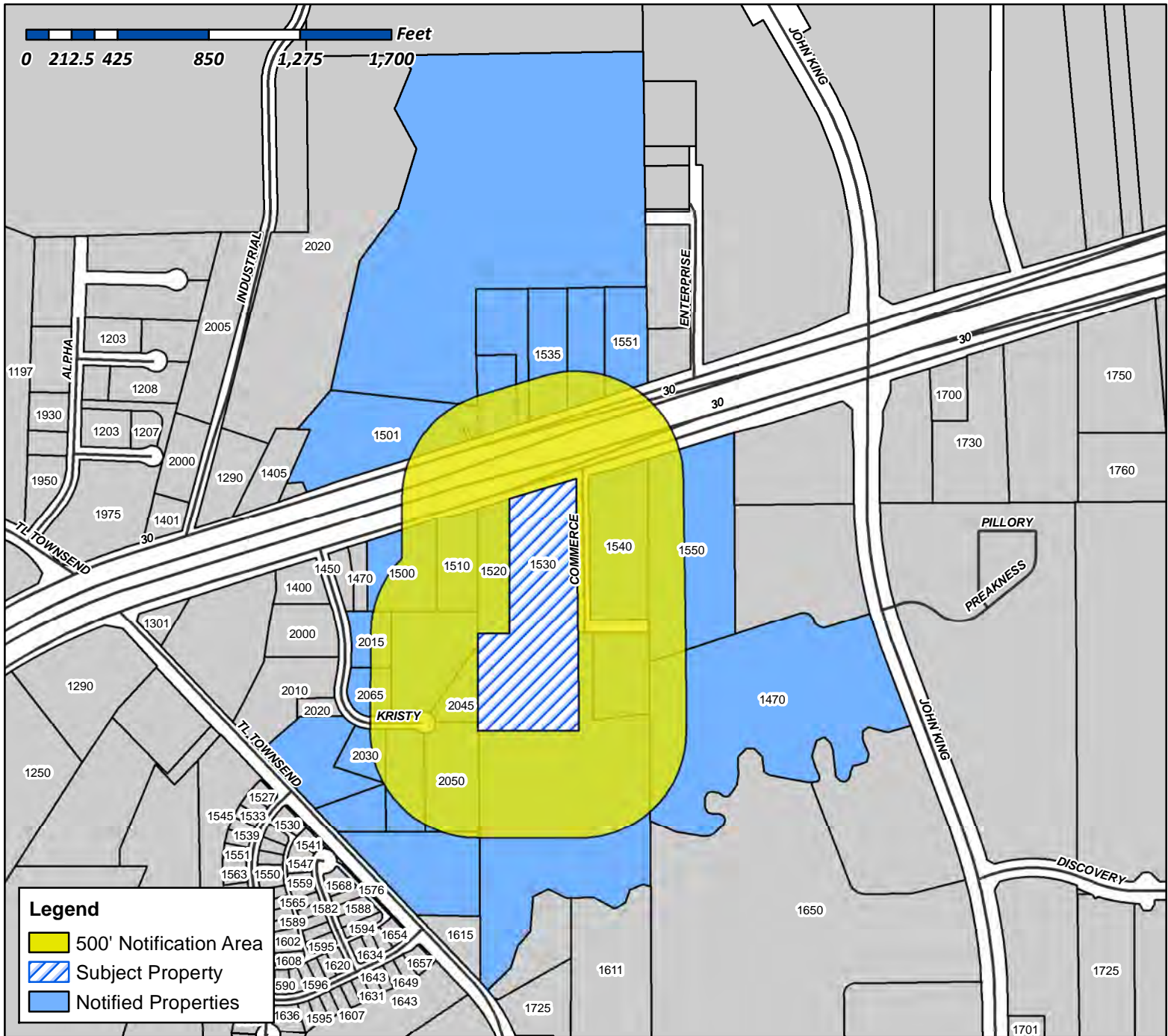




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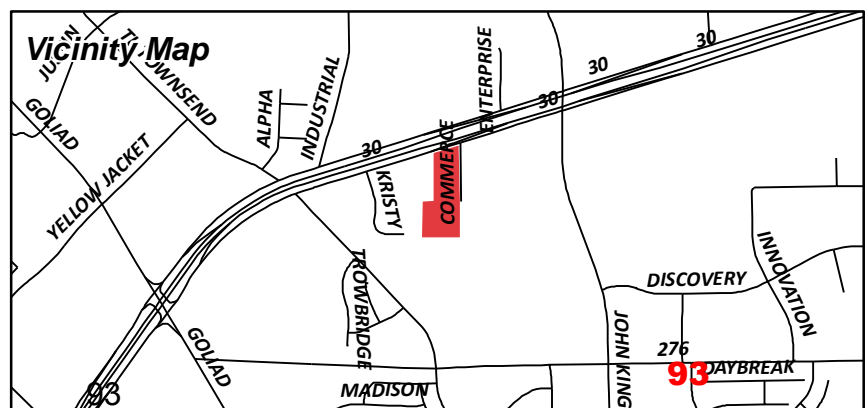
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Case Number: Z2015-006
Case Name: Hyundai SUP
Case Type: Specific Use Permit
Zoning: Commercial
Case Address: 1530 E I30

Date Created: 1/30/2015

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



CURRENT OCCUPANT 1470 S JOHN KING BLVD ROCKWALL, TX 75032	MULTI-METAL & MFG CO, INC 1500 E INTERSTATE 30 ROCKWALL, TX 75087	CURRENT OCCUPANT 1501 W I 30 ROCKWALL, TX 75032
CURRENT OCCUPANT 1510 E I30 ROCKWALL, TX 75032	CURRENT OCCUPANT 1520 E I30 ROCKWALL, TX 75032	CURRENT OCCUPANT 1530 S I30 ROCKWALL, TX 75032
MCCALLUM V LTD 1535 E INTERSTATE 30 ROCKWALL, TX 75087	CURRENT OCCUPANT 1540 I30 ROCKWALL, TX 75032	CURRENT OCCUPANT 1550 E I30 ROCKWALL, TX 75032
GORDON ROCKWALL INVESTMENTS LLC 1551 E I 30 ROCKWALL, TX 75087	AM ROCKWALL INVESTMENTS LP 0 1551 E INTERSTATE 30 0 ROCKWALL, TX 75087	REALTY HOLDINGS OF ROCKWALL LLC 1925 CEDAR SPRINGS ROAD 0 DALLAS, TX 75201
CURRENT OCCUPANT 2015 KRISTY LN ROCKWALL, TX 75032	CURRENT OCCUPANT 2030 KRISTY LN ROCKWALL, TX 75032	CURRENT OCCUPANT 2045 KRISTY LN ROCKWALL, TX 75032
CURRENT OCCUPANT 2050 KRISTY LN ROCKWALL, TX 75032	MOORE MICHAEL E & MARIJANE 2065 KRISTY LN ROCKWALL, TX 75032	DVB FAMILY LIMITED PARTNERSHIP 2421 KATHRYN DR HEATH, TX 75032
IRT CONSTRUCTION, INC 3010 E INTERSTATE 30 FATE, TX 75087	BRE MF ROCKWALL LLC 0 345 PARK AVE NEW YORK, NY 10154	MOORE MICHAEL E & MARIJANE 348 HARVEST HILL DR ROCKWALL, TX 75032
AUTOMOTIVE REAL ESTATE HOLDINGS LLC 3709 BRYN MAWR DALLAS, TX 75225	KAFKA TERRY B 5454 LA SIERRA DR 0 DALLAS, TX 75231	DYNACAP HOLDINGS LTD & 0 709 W RUSK ST 0 ROCKWALL, TX 75087
OWENS REAL ESTATE INVESTMENTS LLC 7156 HUNT LN ROCKWALL, TX 75087	WAY BILL & JERRY 0 8441 S FM 549 ROCKWALL, TX 75032	BODIN CONCRETE LP PO BOX 109 ROWLETT, TX 75030
HAWN HOLDINGS LC PO BOX 1688 ROCKWALL, TX 75087	ROCKWALL CREDIT SERVICES LC PO BOX 1870 ROCKWALL, TX 75087	ROCKWALL STEEL CO INC PO BOX 729 TERRELL, TX 75160

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

DAVIS FORREST B
PO BOX 826
FATE, TX 75132

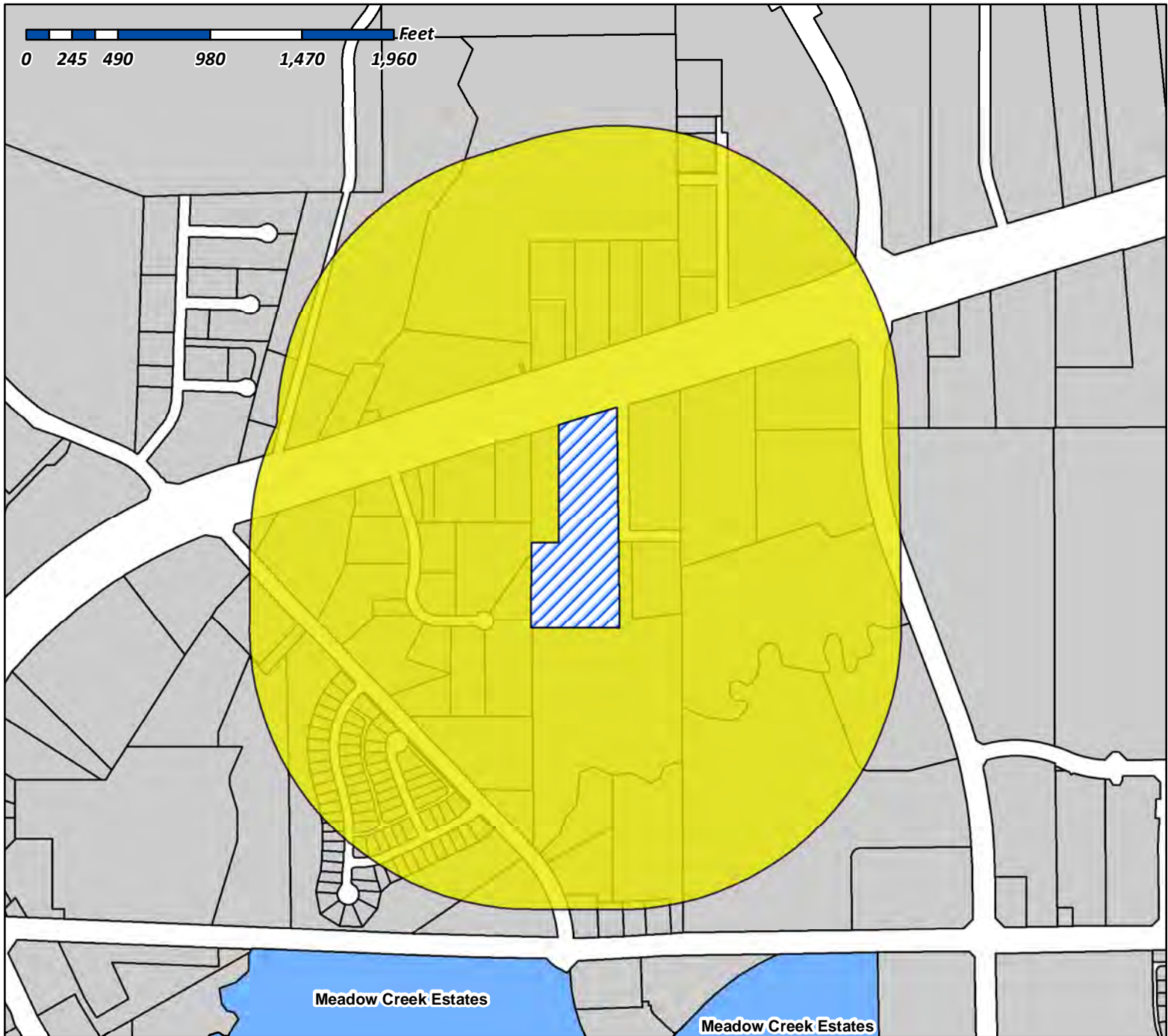
COLLIN G PROPERTIES LTD
PO BOX 847
ROCKWALL, TX 75087



City of Rockwall

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

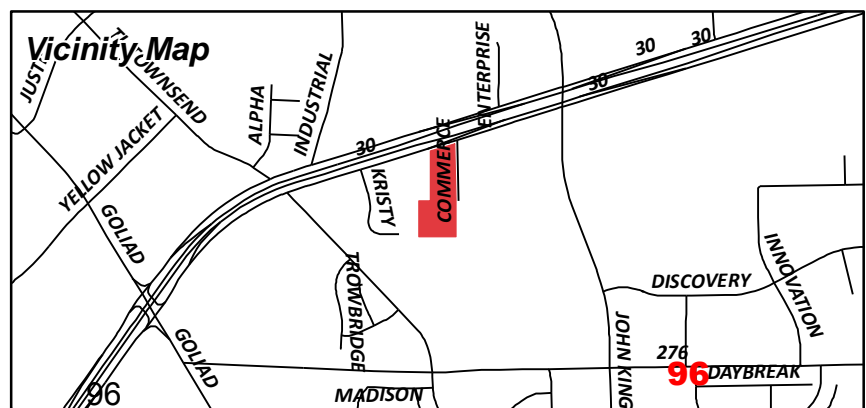
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Case Number: Z2015-006
Case Name: Hyundai SUP
Case Type: Specific Use Permit
Zoning: Commercial
Case Address: 1530 E I30

Date Created: 1/30/2015

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



January 23, 2015

Robert LaCroix, AICP
Director of Planning
Planning and Zoning
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

Subject: 1530 IH-30 East, Rockwall, Texas Special Use Permit

Dear Mr. LaCroix,

The purpose of this letter is to request a change to our existing Specific Use Permit. As you know, this property currently has an SUP that was approved by City Council on 06/03/2013 allowing outside storage and display of motor vehicles. This SUP has a time limitation of 3 years. Our business is growing and we would like to expand.

The capital investment required to improve the property for our use is significant and we respectfully request a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" on the subject 10.00-acre tract of land with existing buildings located at 1530 Interstate Highway 30 East, Rockwall, Texas.

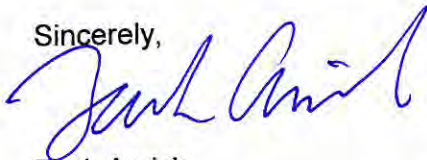
Listed below is an outline of planned improvements for the property. We intend to complete the work in 3 phases over a 3 year period of time.

Phase 1: Engage a civil engineer to provide plans meeting city approval for phased development that address paving, drainage, utilities etc. Complete storm drainage and detention pond within 12 months of receiving counsel approved SUP.

Phase 2: Concrete paving improvements will be completed within 24 months of receiving counsel approved SUP.

Phase 3: Within 36 months of receiving counsel approved SUP. Remodel the existing building façade with new exterior elevations that includes masonry, storefront glazing and other items that would be similar to our existing dealership.

Sincerely,



Zack Amick
Gordon Rockwall Investments, LLC
1551 E. IH 30, Suite 100
Rockwall, TX 75087
214-507-9831

“EXHIBIT A”

LEGAL DESCRIPTION

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a 3/8 inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 1/2 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T.;

THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point

being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said corner clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

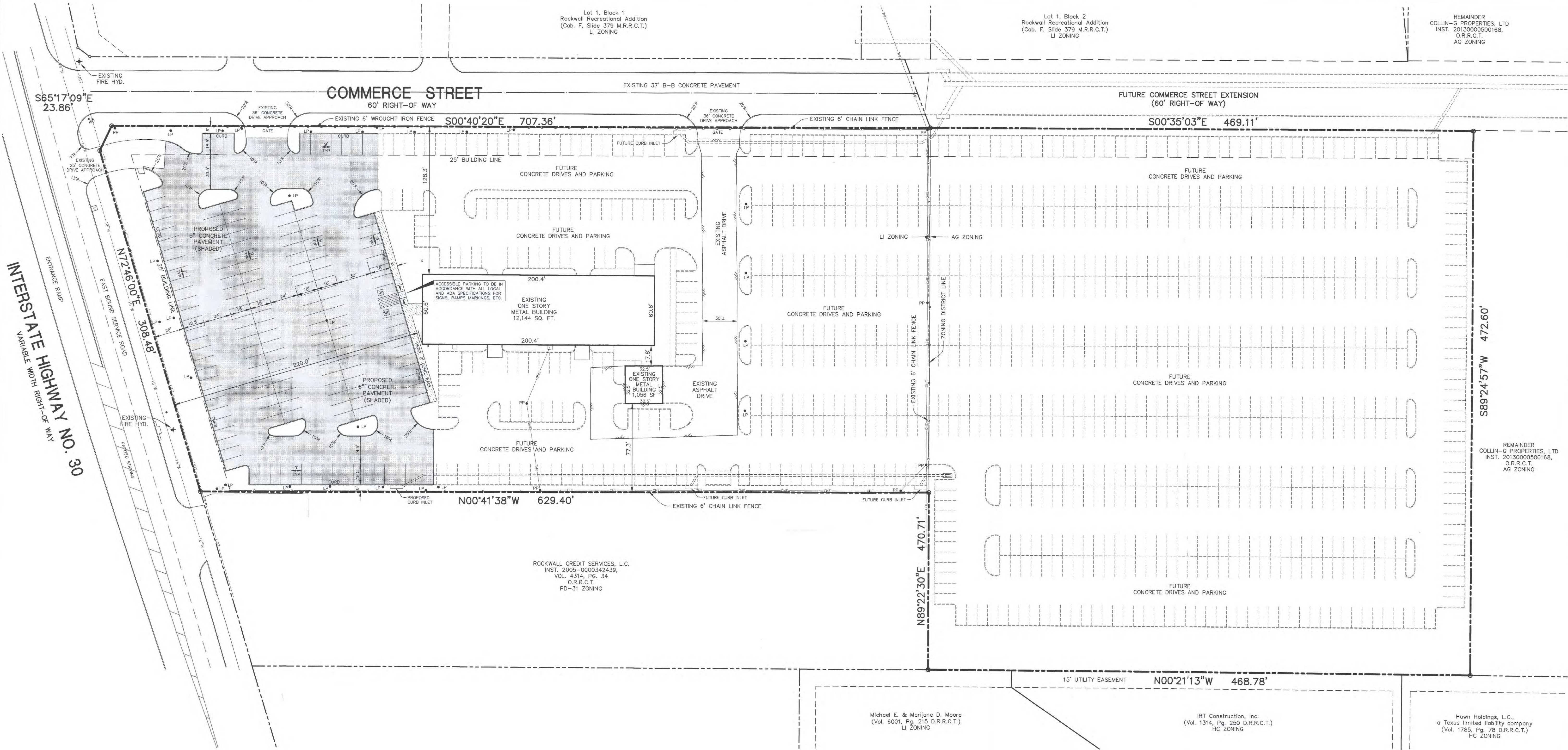
NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.. This description is based upon a compilation of public records.

H:\JD\proj\2014\1115\2nd\4mick\4mick\1115-4-14 Young Hyundai - Rockwall\Civil\1115-4-14 SUB SITE PLAN REVISED.dwg, 11/14/2014 10:29:34 AM

Lot 1, Block 1
Rockwall Recreational Addition
(Cab. F, Slide 379 M.R.R.C.T.)
LI ZONING

Lot 1, Block 2
Rockwall Recreational Addition
(Cab. F, Slide 379 M.R.R.C.T.)
LI ZONING

REMAINDER
COLLIN-G PROPERTIES, LTD
INST. 2013000500168,
O.R.R.C.T.
AG ZONING



GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ROCKWALL STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS SPECIFICATIONS (AS AMENDED BY CITY OF ROCKWALL).
2. A PAY ITEM FOR TRENCH SAFETY SYSTEMS THAT MEET REGULATIONS FOR EXCAVATING, TRENCHING, AND SHORING CONTAINED IN SUB PART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS SHALL BE INCLUDED IN THE OWNER/CONTRACTOR CONTRACT AGREEMENT IN ACCORDANCE WITH H. B. 665.
3. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
4. SEE SHEET C FOR GRADING AND DRAINAGE PLAN OF THE SITE.
5. SEE SHEET C FOR SITE DETAILS.
6. SEE SHEET C FOR EROSION CONTROL PLAN OF THE SITE.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

LEGEND

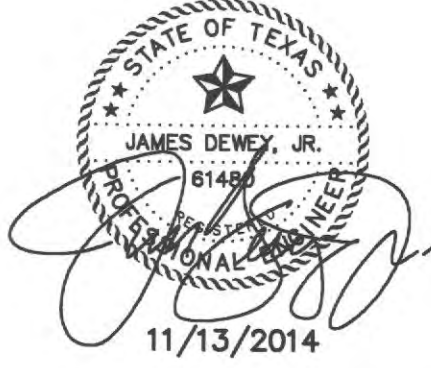
- PROPOSED CONCRETE PAVEMENT
(6" 3000 PSI ON COMPACTED SUBGRADE)
- PROPOSED CONCRETE WALK
(4" 3000 PSI ON COMPACTED SUBGRADE)



SCALE: 1" = 40'
GRAPHIC SCALE

FILE COPY
2015 006
RECEIVED
JAN 30 2015
BY:

REVISIONS:	

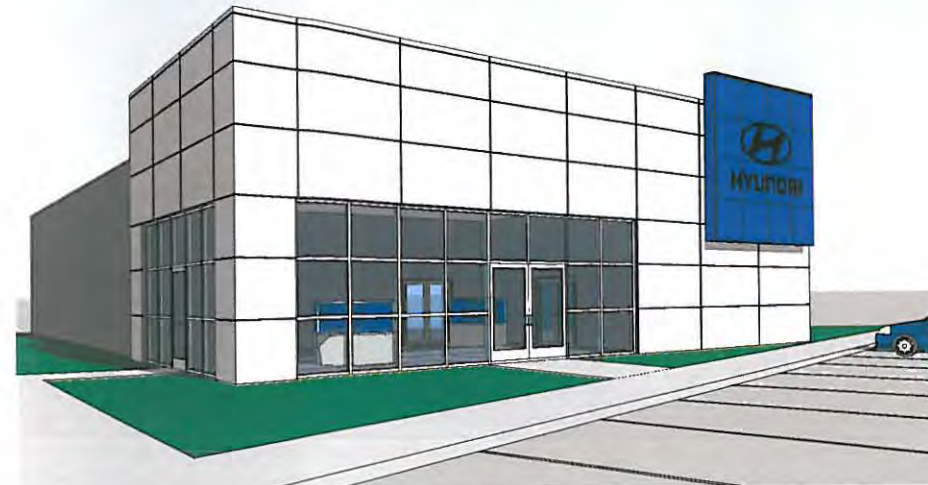
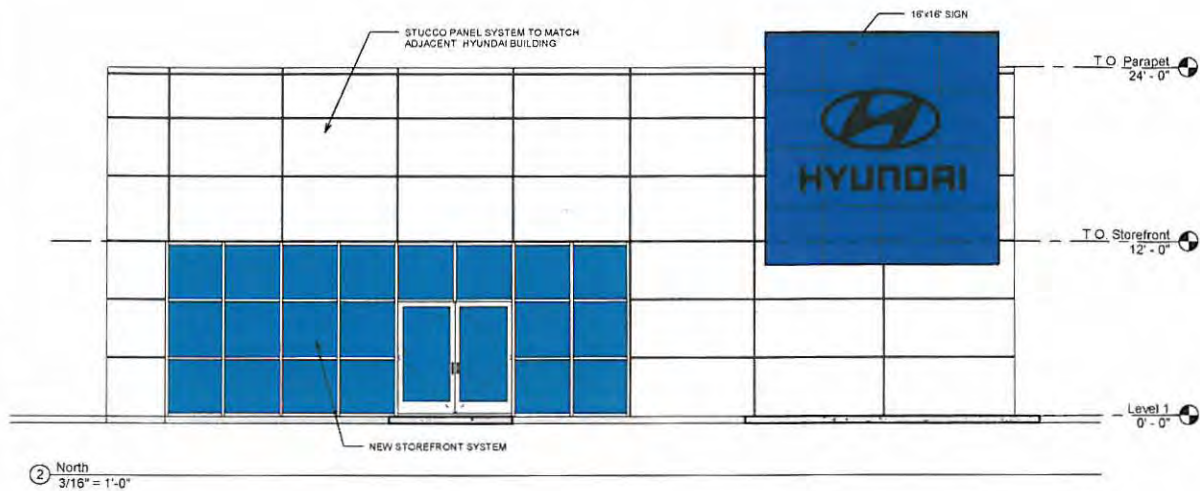


SHEET TITLE:
SITE DIMENSIONAL CONTROL PLAN
YOUNG HYUNDAI
1590 SOUTH INTERSTATE HIGHWAY NO. 30
ROCKWALL, TEXAS

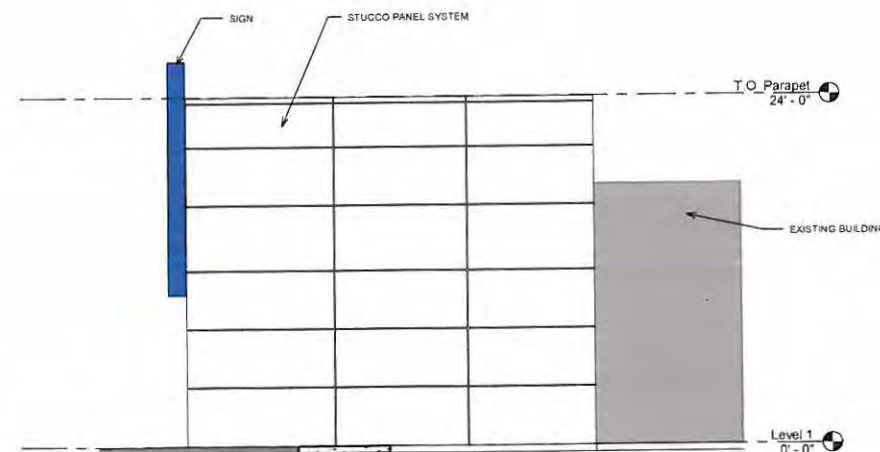
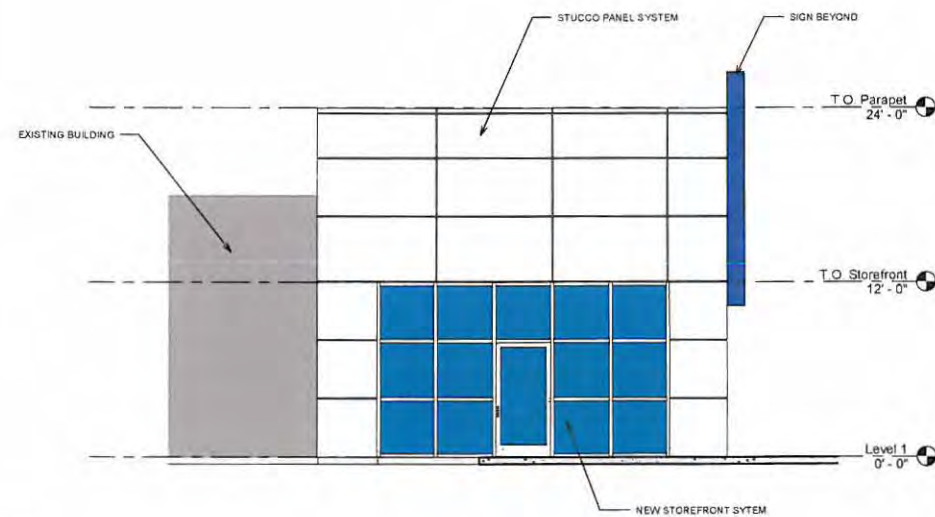
PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel. 972-252-5357 Fax 972-252-8858

DATE: NOV. 13, 2014 DRAWN BY: SAS SHEET NO.
SCALE: 1" = 40' CHECKED BY: JDJR **C1** OF **6**



1 3D View 1



4 West 3/16" = 1'-0"

YOUNG HYUNDAI
1530 E. I-30
ROCKWALL, TX 75087

THIS DOCUMENT IS FOR INTERIM
REVIEW ONLY AND NOT
INTENDED TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.
RODNEY C. ST. JOHN
REGISTERED ARCHITECT
TEXAS NO. 14791



REVISIONS

YOUNG HYUNDAI

1530 E I-30
ROCKWALL, TX

Project Number
11/25/2014
Author
Checker

CONCEPT DRAWINGS

A101

RECEIVED
JAN 30 2015
BY:

FILE COPY

Z 2015 006

CITY OF ROCKWALL

ORDINANCE NO. 15-XX

SPECIFIC USE PERMIT NO. S-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND SPECIFIC USE PERMIT NO. S-107 TO ALLOW FOR A NEW MOTOR VEHICLE DEALERSHIP ON A TEN (10) ACRE TRACT OF LAND IDENTIFIED AS TRACTS 4 & 4-02 OF THE N. M. BALLARD SURVEY, ABSTRACT NO. 24, AND THE A. HANNA SURVEY, ABSTRACT NO. 99, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit No. 107 to allow a *New Motor Vehicle Dealership* on a ten (10) acre tract of land identified as Tracts 4 & 4-02 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the enactment of this Specific Use Permit (SUP) Ordinance shall supersede all requirements stipulated in *Ordinance No. 13-13*;

SECTION 2. That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *New Motor Vehicle Dealership* within a Light Industrial (LI) District as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code on the *Subject Property*;

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by Section 2.1.10, *Distribution and Storage*, of Article IV, *Permissible Uses*; Section 5.1, *General Industrial District Standards*; Section 5.3, *Light Industrial (LI) District*, of Article IV, *District Development Standards*; Section 6.6, *IH-30 Overlay (IH-30 OV) District* of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in

the future, and shall be subject to the additional following operational conditions and compliance standards:

3.1 COMPLIANCE STANDARDS

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following standards:

- 1) This Specific Use Permit (SUP) shall be subject to review by Planning Department staff and/or the Planning and Zoning Commission and City Council within three (3) years of the effective date of the ordinance. At the time of review, Planning Department staff shall be required to review the completeness of the improvements outline in the applicant's letter contained in *Exhibit 'B'* of this ordinance and listed as follows:
 - (i) *Phase 1*. Engineering plans addressing paving, drainage, and etcetera shall be approved by the Engineering Department. The storm water/drainage and detention pond shall be permitted and accepted by the City.
 - (ii) *Phase 2*. All concrete paving depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance shall be permitted and accepted by the City.
 - (iii) *Phase 3*. Remodel of existing building façade in conformance with the *Building Elevations* contained in *Exhibit 'D'* of this ordinance shall be permitted and accepted by the City.

Should the improvements be complete staff shall provide a report to the Planning and Zoning Commission and City Council indicating conformance to the requirements of this ordinance, and operation of the *New Motor Vehicle Dealership* shall be permitted to continue under the requirements of this ordinance and the Unified Development Code (UDC). Should the improvements be incomplete this SUP ordinance shall automatically expire.

- 2) Should the *Subject Property* continued to be operated as an outside storage/outside display lot for new vehicles in conjunction with the adjacent *New Motor Vehicle Dealership* (i.e. S-094) then no Certificate of Occupancy (CO) shall be required. Upon changing the use to a standalone *New Motor Vehicle Dealership*, a Certificate of Occupancy (CO) shall be required for the change of use.
- 3) Should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may -- *after proper notice* -- initiate proceedings before the City Council to revoke this SUP ordinance.

3.2 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership* on the *Subject Property*, and conformance to these operational conditions is required for continued operation:

- 1) All development on the *Subject Property* shall be in conformance to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance;
- 2) The rehabilitation of the existing structure on the *Subject Property* shall conform to the *Concept Building Elevations* depicted in *Exhibit 'D'* of this ordinance;
- 3) Should the use of the subject property become independent of the adjacent *New Motor Vehicle Dealership* [Young Hyundai] (i.e. any event that would require a separate Certificate of

Occupancy [CO] to be issued) and development not conforming to *Exhibits 'C' and 'D'* of this ordinance is proposed, a new site plan submittal shall be required to be submitted, reviewed and approved by the Planning and Zoning Commission and/or City Council in accordance with the requirements of the Unified Development Code;

- 4) All motor vehicles shall be required to be parked on an all-weather surface (*i.e. concrete or asphalt*) upon the completion of the three (3) year time period established in *Section 3.1* of this SUP ordinance.;
- 5) The redevelopment of the *Subject Property* shall generally be in conformance with the timeline established by the applicant's letter contained in *Exhibit 'B'* of this ordinance, and shall be reviewed by staff for compliance upon receipt of an application for renewal; and,
- 6) The operation of the *Subject Property* shall conform to all federal, state and local standards.

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

SECTION 5. 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 6. 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 7. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, 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 to 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 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF MARCH, 2015.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 16, 2015

2nd Reading: March 2, 2015

DRAFT
ORDINANCE
02.16.2015

Exhibit 'A': Legal Description

BEING a 10.000 acre tract or parcel of land lying and being situated in the N. M. BALLARD SURVEY, Abstract 24, and the A. HANNA SURVEY, Abstract 99, in the City of Rockwall, Rockwall County, Texas and being that certain tract described in Special Warranty Deed to Gordon Rockwall Investments, LLC, recorded in Volume 6959, Page 100, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and a portion of that certain tract described in deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T.; and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum TxDOT monument at the southern end of a corner clip located at the intersection of the southerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the west right-of-way line of Commerce Street (a 60-foot wide right-of-way per Cabinet F, Slide 379, Map Records, Rockwall County, Texas);

THENCE South 00 degrees 40 minutes 20 seconds East, along the east line of said Gordon Rockwall tract and said west right-of-way line, a distance of 707.36 feet to a 3/8 inch iron rod found for the southeast corner of said Gordon Rockwall tract and the southwest corner of said right-of-way of Commerce Street; said found iron rod also being located at an angle point in the north line of said Thomas Real Estate tract;

THENCE South 00 degrees 35 minutes 03 seconds East, crossing said Thomas Real Estate tract, a distance of 469.11 feet to a point for corner;

THENCE South 89 degrees 24 minutes 57 seconds West, continuing to cross said Thomas Real Estate tract, a distance of 472.60 feet to a point on the west line of said Thomas Real Estate tract;

THENCE North 00 degrees 21 minutes 13 seconds West, along the west line of said Thomas Real Estate tract, a distance of 468.78 feet to a 112 inch iron rod found for the northwest corner of said Thomas Real Estate tract and the southwest corner of that certain tract described in General Warranty Deed to Rockwall Credit Services, L.C., recorded in Volume 4314, Page 34, D.R.R.C.T.;

THENCE North 89 degrees 22 minutes 30 seconds East along the common line of the said Thomas Real Estate tract and said Rockwall Credit Services, L.C. tract, a distance of 153.71 feet to a point for corner; said point being the southeast corner of the Rockwall Credit Services, L.C. tract and the southwest corner of the Gordon Rockwall tract;

THENCE North 00 degrees 41 minutes 38 seconds West, continuing along the common line of said Rockwall Credit tract and Gordon Rockwall tract, a distance of 629.40 feet to a point for corner in the south right-of-way line of the aforementioned Interstate Highway 30, same point being the northeast corner of said Rockwall Credit tract and the northwest corner of said Gordon Rockwall tract;

THENCE North 72 degrees 46 minutes 00 seconds East, continuing along said south right-of-way line and along the north line of said Gordon Rockwall tract, a distance of 308.48 feet to a point for the northern end of the aforementioned corner clip;

THENCE South 65 degrees 17 minutes 09 seconds East, along said corner clip, a distance of 23.86 feet to the Point of Beginning and containing 10.000 Acres (435,600 Square Feet) of land.

NOTE: The Basis of Bearings for this description is the deed to Thomas Real Estate, LP, recorded in Volume 1507, Page 203, D.R.R.C.T. This description is based upon a compilation of public records.

Exhibit 'B': Applicant's Letter

January 23, 2015

Robert LaCroix, AICP
Director of Planning
Planning and Zoning
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

Subject: 1530 IH-30 East, Rockwall, Texas Special Use Permit

Dear Mr. LaCroix,

The purpose of this letter is to request a change to our existing Specific Use Permit. As you know, this property currently has an SUP that was approved by City Council on 06/03/2013 allowing outside storage and display of motor vehicles. This SUP has a time limitation of 3 years. Our business is growing and we would like to expand.

The capital investment required to improve the property for our use is significant and we respectfully request a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" on the subject 10.00-acre tract of land with existing buildings located at 1530 Interstate Highway 30 East, Rockwall, Texas.

Listed below is an outline of planned improvements for the property. We intend to complete the work in 3 phases over a 3 year period of time.

Phase 1: Engage a civil engineer to provide plans meeting city approval for phased development that address paving, drainage, utilities etc. Complete storm drainage and detention pond within 12 months of receiving counsel approved SUP.

Phase 2: Concrete paving improvements will be completed within 24 months of receiving counsel approved SUP.

Phase 3: Within 36 months of receiving counsel approved SUP. Remodel the existing building façade with new exterior elevations that includes masonry, storefront glazing and other items that would be similar to our existing dealership.

Sincerely,



Zack Amick
Gordon Rockwall Investments, LLC
1551 E. IH 30, Suite 100
Rockwall, TX 75087
214-507-9831

COMMERCE STREET
15' RIGHT-OF-WAY
55°24'20" E 267.36'

INTERSTATE HIGHWAY NO. 30
VARIABLE WIDTH RIGHT-OF-WAY
56°57'09" E 23.86'

1500 SOUTH INTERSTATE HIGHWAY NO. 30
ROCKWALL, TEXAS

LEGEND

- PROPOSED CONCRETE PAVING
- PROPOSED CONCRETE PAVEMENT

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE PARKING SPACES, ROUTES, RAMP, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MINIMUM SURFACE AREA OF 110 SQ. FT. AND A MINIMUM CLEARANCE OF 8'.
3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND DRIVE ALLEYS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTION 4.0 AND 4.1.
4. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND DRIVE ALLEYS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTION 4.0 AND 4.1.
5. ALL ACCESSIBLE PARKING SPACES AND DRIVES SHALL HAVE A MINIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%) REFER TO ARCHITECTURAL PLANS FOR DRAINAGE OF PARKING SPACES, ETC.

NOTES

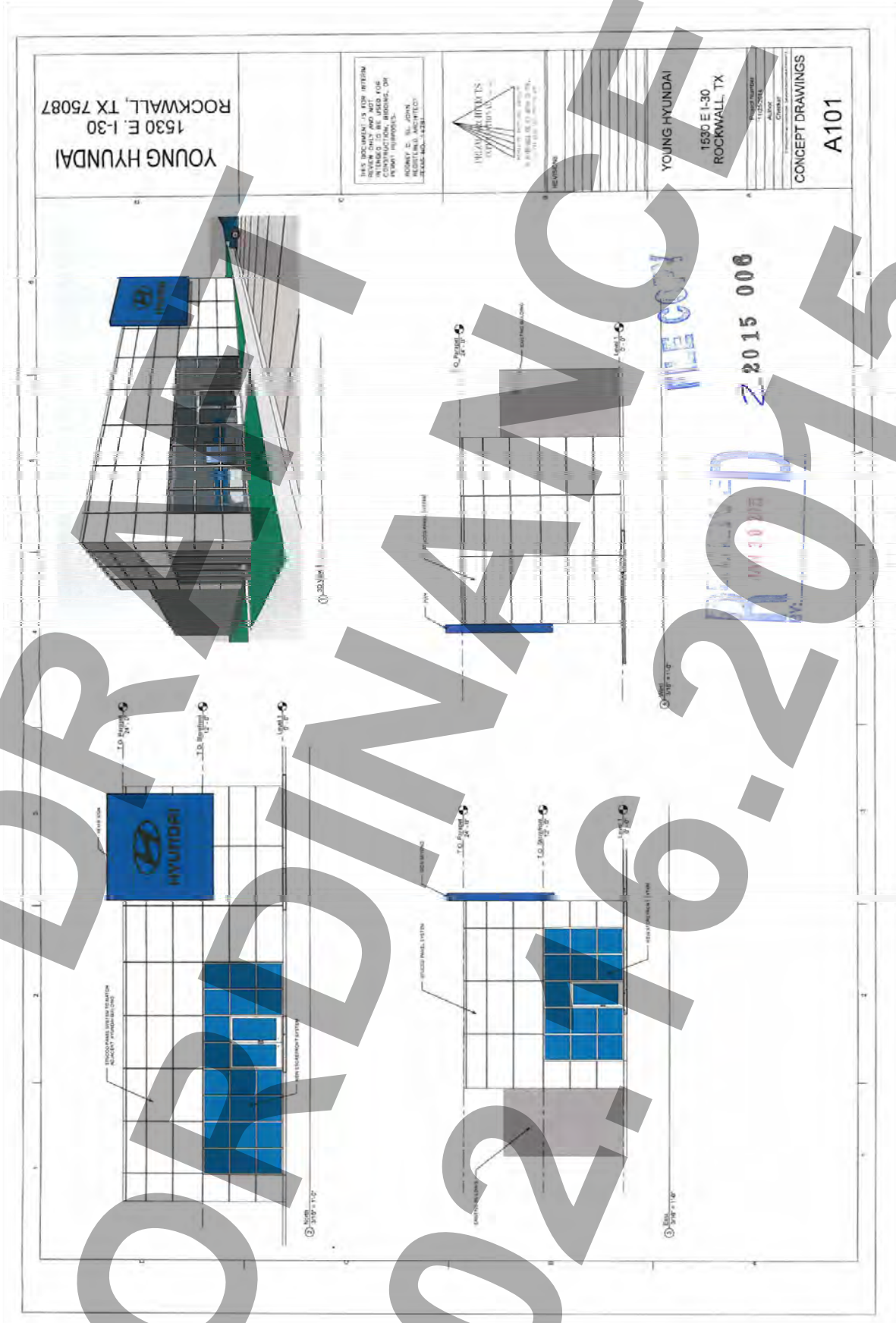
1. ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY OF ROCKWALL.
2. A PAVEMENT FOR TRUCK SAFETY SYSTEMS (TSS) SHALL BE REQUIRED FOR ALL OF THE DRIVEWAY AND PARKING AREAS.
3. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE SHOWN.
4. SEE SHEET C FOR SHADING AND DRAINAGE PLAN OF THE SITE.
5. SEE SHEET D FOR SITE DETAILS.
6. SEE SHEET E FOR EROSION CONTROL PLAN OF THE SITE.

JDJR ENGINEERS & CONSULTANTS, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
1500 SOUTH INTERSTATE HIGHWAY NO. 30
ROCKWALL, TEXAS 75087-1000
PHONE: 972.961.1000
FAX: 972.961.1001
WWW.JDJR.COM

PROJECT NO. 1500
DATE: 08/13/2014
DRAWN BY: JAS
CHECKED BY: JAS
SCALE: 1" = 40'

1/13/2014

Exhibit 'D': Building Elevations



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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 02/16/2015

APPLICANT: Ringley & Associates, Inc.

AGENDA ITEM: **Z2015-002;** 898 Steger Towne Crossing - Automobile Rental - SUP

SUMMARY:

Hold a public hearing to discuss and consider a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary.

BACKGROUND INFORMATION:

The applicant, Lawrence H. Ringley of Ringley & Associates, Inc., is requesting a Specific Use Permit (SUP) to allow for an *Automobile Rental Facility* on a 0.215-acre portion of a larger 4.218-acre parcel of land that is zoned (C) Commercial District. The property is located at 898 Steger Towne Crossing Drive and will be occupied by Avis Budget Car Rental. This location will be used for the rental of passenger vehicles only and will not involve the rental of moving trucks, vans, etc.

Based on the conceptual site plan (SUP Exhibit) submitted, the applicant will lease an area to the rear of the suite and will stripe the area with twenty (20) additional parking spaces should the SUP be approved. These additional parking spaces will be used exclusively for the rental vehicles based on an agreement with the landlord. Staff has included as a condition of approval that the rental vehicles remain in the rear designated parking area when the vehicles are not rented in order to keep the general parking area available for customer use. Also, the representative for Avis Budget Car Rental has indicated that the rental vehicles will be limited to interior cleaning only and will be washed off-site. It should be noted that washing of rental vehicles on site will be strictly prohibited, unless equipped and permitted for a car wash system.

Included in your packet is the letter requesting the SUP, a conceptual site plan (SUP exhibit) indicating the location of the rental facility and the additional twenty (20) parking spaces, a letter indicating the execution of an exclusive parking agreement, and an operational description for the business. A request for an SUP is a discretionary act upon the Planning and Zoning Commission and City Council.

NOTIFICATION:

On January 30, 2015, staff mailed fifteen (15) notices to property owners within 500 feet of the subject property including one (1) HOA/Neighborhood Organization within 1500 feet participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received no notices “for” or “against” the zoning change requested.

RECOMMENDATIONS:


Should the Specific Use Permit be approved, staff would offer the following conditions:

- 1) Adherence to Engineering and Fire Department standards.
- 2) That the parking of rental vehicles shall be restricted to the proposed parking area designated on the concept site plan (SUP Exhibit) as submitted.
- 3) That the rental of automobiles shall be for passenger vehicles only.
- 4) Provide an updated concept site plan (SUP Exhibit) with dimensions as per Engineering's comments in regards to the proposed parking area.
- 5) Provide a copy of the parking agreement once executed by all parties involved.
- 6) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 10, 2015, the Planning and Zoning Commission motion to approve the SUP request with staff conditions and to include the additional condition of 'up to 4 vehicles allowed to park in the general parking area' failed by a vote of 6 to 1 (Lyons - For). However, a second motion to approve the SUP request with staff conditions was approved by the Commission by a vote of 7 to 0.



Z2015-002 - CAR RENTAL SUP
ZONING - LOCATION MAP = 



City of Rockwall

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

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

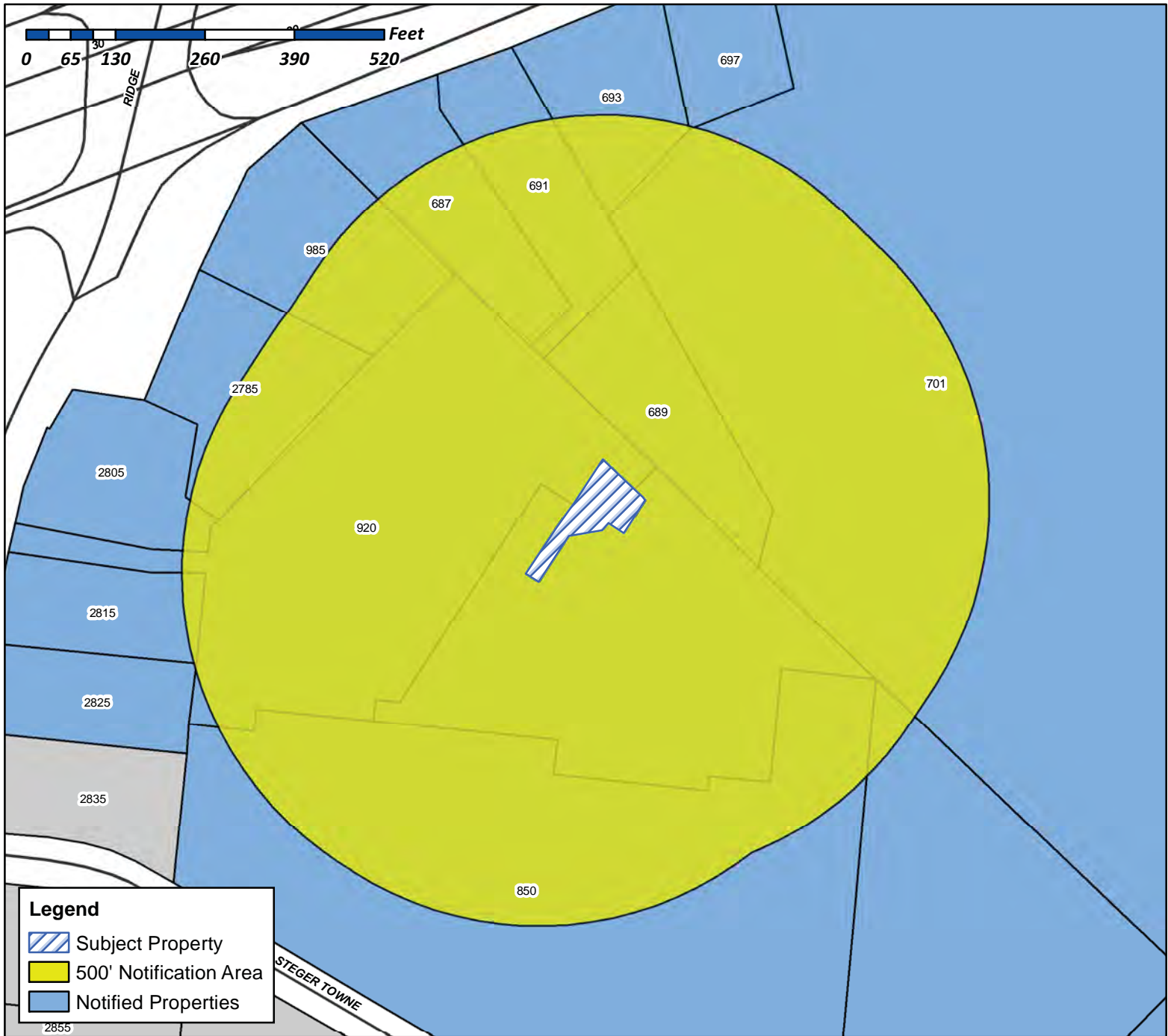
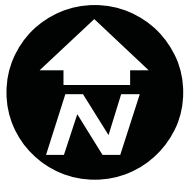




City of Rockwall

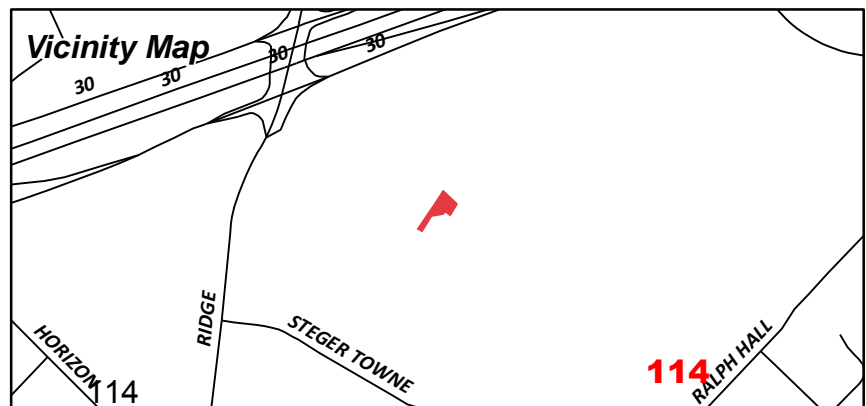
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2015-002
Case Name: Car Rental SUP
Case Type: Specific Use Permit
Zoning: Commercial
Case Address: 898 Steger Towne Drive

Date Created: 1/23/2015
For Questions on this Case Call (972) 771-7745



ROCKWALL AREA CHAMBER OF COMMERCE
2850 SHORELINE TRL
ROCKWALL, TX 75032

STEGER DUNHILL LLC
3100 MONTICELLO AVE STE 300
DALLAS, TX 75205

VERA CRUZ PROPERTIES LP
NEVADA LIMITED PARTNERSHIP
310 VIA VERA CRUZ STE 202
SAN MARCOS, CA 92078

HALLETT NO 1 LP
PO BOX 1147
ROYSE CITY, TX 75189

J A BYERLY COMPANY
TRICIA MUDOCK
101 EAST CHEROKEE S
JACKSONVILLE, TX 75766

HALLE ENTERPRISES LLC
DEPT 1100 TXD 39
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

MODERNAGE INC
6820 LYNDON B JOHNSON FWY
DALLAS, TX 75240

STEGER DUNHILL LLC
3100 MONTICELLO AVE STE 300
DALLAS, TX 75205

DAYTON HUDSON CORP/TARGET
ATTN PROPERTY ADMINISTRATION
33 S 6TH ST
MINNEAPOLIS, MN 55402

STEGER DUNHILL LLC
3100 MONTICELLO AVE STE 300
DALLAS, TX 75205

STEGER DUNHILL LLC
3100 MONTICELLO AVE STE 300
DALLAS, TX 75205

STJ INVESTMENTS LLC
1126 DRIPPING SPRINGS DR
KELLER, TX 76248

STEGER DUNHILL LLC
C/O TSA STORES/SPORTS AUTHORITY
1050 WEST HAMPDEN AVENUE
ENGLEWOOD, CO 80110

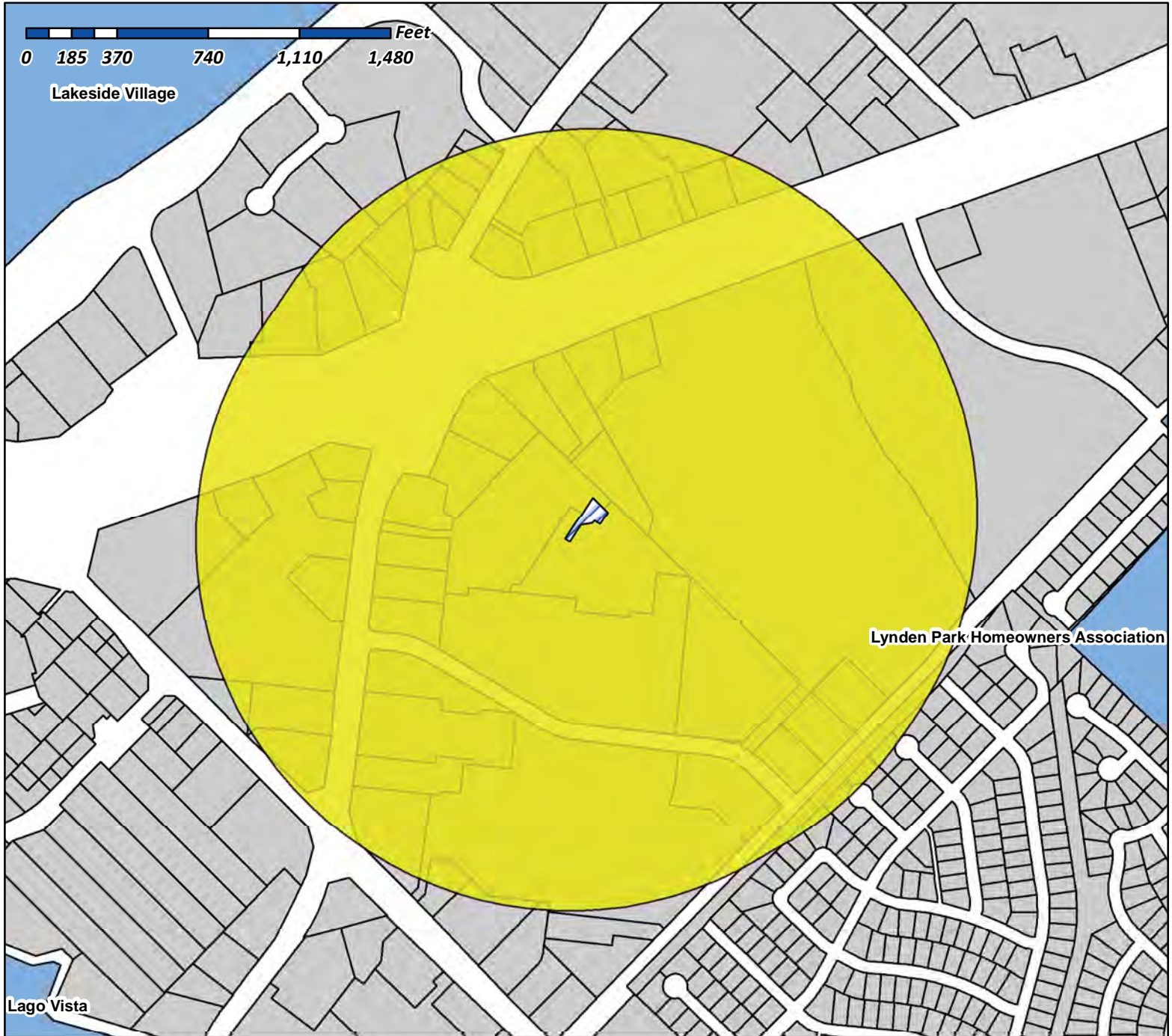
LAKESIDE NATIONAL BANK
ATTN: LYN MCCREARY
2805 RIDGE ROAD
ROCKWALL, TX 75032



City of Rockwall

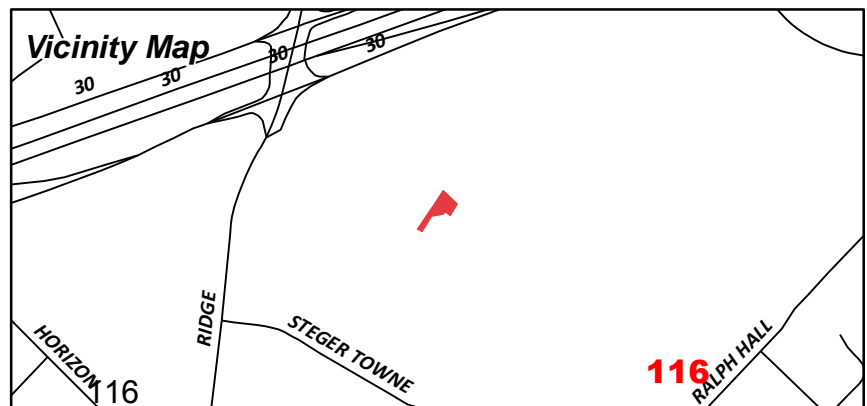
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2015-002
Case Name: Car Rental SUP
Case Type: Specific Use Permit
Zoning: Commercial
Case Address: 898 Steger Towne Drive

Date Created: 1/23/2015
For Questions on this Case Call (972) 771-7745





January 14, 2015

Planning and Zoning Commission
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

RE: AVIS BUDGET CAR RENTAL SPECIFIC USE PERMIT APPLICATION
EXCLUSIVE PARKING AGREEMENT
STEGER TOWNE CROSSING
898 STEGER TOWNE DRIVE, ROCKWALL, TX 75032

To Whom It May Concern:

Please be advised that Steger Dunhill, LLC (hereafter Landlord), the property owner for the subject location, will enter into a Lease Agreement with Avis Budget Car Rental, LLC (hereafter ABCR) pending approval of their Specific Use Permit for the purposes of operating a car rental facility.

Landlord has granted Ringley & Associates to act on behalf of the Landlord for this application. We look forward to the City's approval of the application.

Sincerely,

Steger Dunhill LLC

William L. Hutchinson
President



November 12, 2014

Planning and Zoning Commission
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

RE: AVIS BUDGET CAR RENTAL SPECIFIC USE PERMIT APPLICATION
EXCLUSIVE PARKING AGREEMENT
STEGER TOWNE CROSSING
898 STEGER TOWNE DRIVE, ROCKWALL, TX 75032

To Whom It May Concern:

Please be advised that Steger Dunhill, LLC (hereafter Landlord), the property owner for the subject location, will enter into a Lease Agreement with Avis Budget Car Rental, LLC (hereafter ABCR) pending approval of their Specific Use Permit for the purposes of operating a car rental facility.

Landlord has granted ABCR 20 exclusive parking spaces within the Steger Towne Crossing Shopping Center as indicated on ABCR's site plan and legal description.

We look forward to the City's approval of ABCR's application.

Sincerely,

Steger Dunhill LLC

William L. Hutchinson
President

January 12 2015

City of Rockwall
Planning Department
385 S. Goliad
Rockwall, TX 75087

RE: AVIS BUDGET CAR RENTAL AT 898 STEGER TOWNE DRIVE
OPERATIONAL DESCRIPTION

To Whom It May Concern:

Avis Budget Car Rental (hereafter ABCR) is applying for a Specific Use Permit for a car rental facility at the subject address.

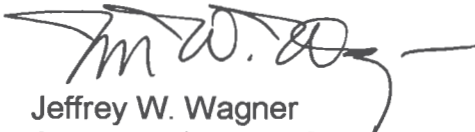
ABCR provides daily, weekly, and monthly vehicle rentals and returns of both local and one way use. Our operation will be 7 days a week with the following hours of operation:

M – F: 8:00 AM until 6:00 PM
Sat: 8:00 AM until 2:00 PM
Sun: 9:00 AM until 1:00 PM

We will have two agents staffing the facility. Additional operational activities will include interior cleaning of the vehicles for rental but all exterior cleaning (washing) will be conducted off-site.

I look forward to responding to any questions you may have.

Sincerely,



Jeffrey W. Wagner
Area Development Manager

CITY OF ROCKWALL

ORDINANCE NO. 15-

SPECIFIC USE PERMIT NO. S-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) ALLOWING FOR AN AUTOMOBILE RENTAL FACILITY, WITHIN A COMMERCIAL (C) DISTRICT, BEING A 0.215-ACRE PORTION OF A LARGER 4.218-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, STEGER TOWNE CROSSING, PHASE 1 ADDITION, AND GENERALLY LOCATED AT 898 STEGER TOWNE DRIVE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN 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, a request has been made by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit (SUP) allowing for an *Automobile Rental Facility* within a Commercial (C) District, being a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, and generally located at 898 Steger Towne Drive, City of Rockwall, Rockwall County, Texas, and more specifically described in Exhibit 'A' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein ; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for an *Automobile Rental Facility* within a Commercial (C) District for the *Subject property*; and

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes

described in this Specific Use Permit (SUP) ordinance granted herein and shall be subject to the conditions set forth in *Article IV, Permissible Uses*, and *Section 4.5, Commercial (C) District*, of *Article V, District Development Standards*, of the *City of Rockwall Unified Development Code [Ordinance No. 04-38]* as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following additions:

2.1 Operational Conditions

The following conditions pertain to the operation of the *Automobile Rental Facility* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) That the parking of rental vehicles shall be restricted to the proposed parking area designated on the concept site plan (SUP Exhibit) as submitted; and
- 2) That the rental of automobiles shall be for passenger vehicles only; and
- 3) That the City Council reserves the right to review the Specific Use Permit (SUP) any time after the effective date of this ordinance.

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 and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE ____ DAY OF _____, 2015.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: _____

2nd Reading: _____

SUP EXHIBIT
BEING 0.215 ACRES
 part of
LOTS 3 & 4, BLOCK A
 of
STEEGER TOWNE CROSSING
 PHASE 1
 City of Rockwall
 Rockwall County, Texas

LEGAL DESCRIPTION

[illegible]

CONCENTRATED AS A 0.5% BUD AND FOUND IN THE WEST-WESTLY NORTHWEST CORNER OF BUILD NO. 2, BLOCK C, ARE SOME BEING THE MOSTLY ANTIMONY MINERAL OF BUILD NO. 4, BLOCK C.

THESE MINERALS WERE FOUND IN THE WEST-WESTLY NORTHWEST CORNER OF BUILD NO. 2, BLOCK C, AND IN THE EAST-NORTHEAST CORNER OF BUILD NO. 4, BLOCK C. THEY WERE FOUND IN THE WEST-WESTLY NORTHWEST CORNER OF BUILD NO. 2, BLOCK C, AND IN THE EAST-NORTHEAST CORNER OF BUILD NO. 4, BLOCK C. THEY WERE FOUND IN THE WEST-WESTLY NORTHWEST CORNER OF BUILD NO. 2, BLOCK C, AND IN THE EAST-NORTHEAST CORNER OF BUILD NO. 4, BLOCK C.

THIRSHINE Continuing along the southern line of sand easement, with sand curve to the right, through a central angle of 04 deg. 00 min. 56 sec. and along an arc distance of 2.61 feet to a point fur corner;

THIRSHINE South 25 deg. 25 min. 51 sec. West, departing from said easement, across said lot 2, Block 4, a distance of 09.01 feet to a point fur corner;

REMARKS: North 54 deg. 36 min. 33 sec. West, continuing across mid Lat. 2, Block A, a distance of 28.18 feet to a point for corner on the northwesterly line at mid Lat. 2, Block A and thence being the northeasterly line of said Lat. 4, Block A.

THEATRE Ninth St. day 46 min. 45 sec. West, departing from old common lat line and across old lat 2. Block
measured again 46 sec. East, along the common line at base into a line 4, a distance of 100 feet to an X found in concrete for a common corner of old lot 2 and 3.
A, a distance of 100 feet to a point for survey on the northerly line of a single story masonry building.

THUNDER: South 25 deg. 27 min. 27 sec. East, along the center of a channel wall to said building, a distance of 80.00 feet to a point far corner on the southerly face of said building.

THUNDER: North 54 deg. 32 min. 30 sec. West, along the southerly face of said building a distance of 22.30 feet to a point far corner.

7189936 North 36 deg. 27 min. 57 sec. East, through acid building along the center of a dividing wall, a distance of 110.0 feet to a point far corner on the northerly face of acid building.

7189935 North 36 deg. 27 min. 56 sec. East, departing from acid building and across saddle into 2 and 4, a distance of 42.10 feet to a point far corner.

THUNDER North 25 deg. 57 min. 57 sec. East, containing seven and a half tons of W.D. feed to a point for over on the solitary line of the above described 30 feet deep. QUINCY & FINEST SANDS.

THUNDER South 44 deg. 07 min. 08 sec. East, along the solitary line of said mound, a distance of 70.14 feet

to the point of measuring and estimating 9,000 square feet or 0.216 acres of land.

ХИТАЙСКО

1. Lawrence H. Hingray, Registered Professional Land Surveyor in and for the State of Texas, hereby certifies that the Part herein represents an actual survey made on the ground under no direct supervision and that all lines and monuments shown are correct to the best of my knowledge during the time of this survey, January 12, 1911, except as herein stated.

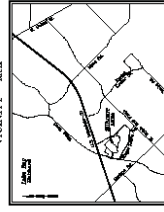
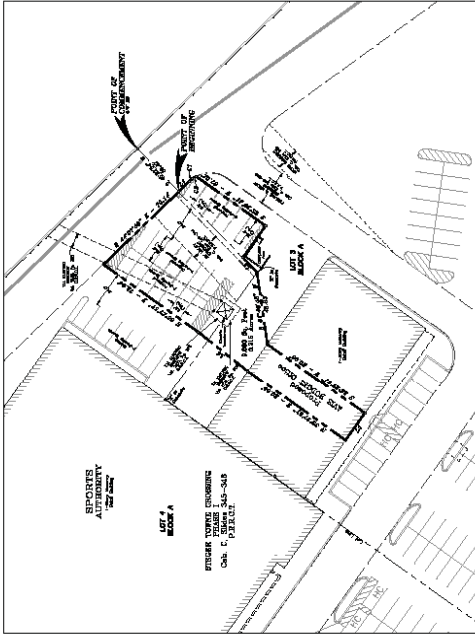
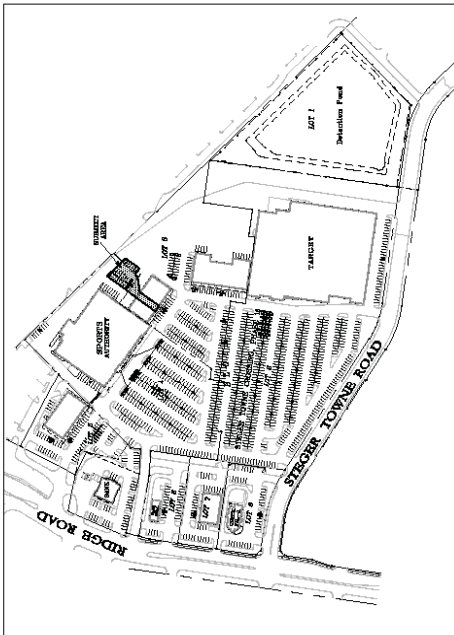
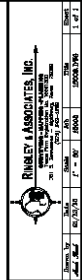
L. H. Hingray
 LAWRENCE H. HINGRAY, J. R. No. 0013

LETTERMAN H. HENSLY, JR., D.D. 6931

LINE	MEASUREMENT	DISTANCE
L1	S 44°02'08" E	6.79'
L2	N 54°32'03" W	26.18'
L3	S 45°52'54" W	13.50'
L4	N 54°32'03" W	22.30'
L5	N 55°22'50" E	43.28'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°13'44"	20.00'	2.87'	S 59°59'35" E	2.57'
C2	06°02'36"	20.00'	2.87'	S 31°01'31" E	2.81'

REVISION: January 25, 2012 - Added Transmissions to the Proposed Parking Space at the rear of the Building.



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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mayor and City Council

CC: Rick Crowley, *City Manager*
Robert LaCroix, *Director of Planning and Zoning*

FROM: Ryan Miller, *Planning Manager*

DATE: February 16, 2015

SUBJECT: Lakes of Somerset Amendments (PD-63) [Z2014-025]

At their regularly scheduled meeting on February 10, 2015, the Planning and Zoning Commission, at the request of the applicant (*Adam Buczek*), postponed the public hearing to February 24, 2015. This means that the projected City Council public hearing will be held at the March 2, 2015 meeting. According to Section 6.2, *Public Hearing Postponements, Recess, and Continuances*, of the Article II of the Unified Development Code, a public hearing may be postponed by announcing the postponement at the public hearing by stating the time and place the new public hearing is scheduled to begin. The announcement of a postponement shall be sufficient notice and no additional notice shall be required.

Exhibit 'A': Applicant's Letter



8214 Westchester Drive, Suite 710
Dallas, TX 75225

February 9, 2015

Mr. Ryan Miller, Planning Manager
City of Rockwall Planning Department
385 S. Goliad Street
Rockwall, Texas 75087

Re: Request to table Agenda Item Z2015-003: Hance Property

Dear Mr. Miller:

As discussed, please accept this letter as Skorburg Company's official request to table Agenda Item Z2015-003 (the Hance property) at tomorrow night's Planning & Zoning Commission meeting.

We respectfully request to be postponed to the February 24, 2015 Planning & Zoning Commission meeting for action.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Buczek", written in a cursive style.

Adam Buczek
Development Partner

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and Council
FROM: Jeffrey Widmer, Building Official
DATE: February 16, 2015
SUBJECT: Front yard fence variance

Consider a request from Mr. Richard and Ceci Chancellor for approval of a 48" wrought iron front yard fence on property located at 705 Pendleton Drive , being, lot 8 Block A, Lynden Park Estates phase 4, zoned PD-17 Single Family Residential district, and take any action necessary.

The applicants are seeking Council approval to allow a 48" wrought iron fence within the front yard of the property, to keep their grandchildren and puppy safe from running into the street. The backyard has a pool and they would rather not have the children playing in the back yard.

All front yard fences require City Council approval.

Rockwall City Council

February 3rd. 2015

To whom it may concern:

My wife Ceci and I would like to petition the Rockwall City Council to allow us to install a 152' X 4' black iron fence around the front perimeter of our front yard.

The purpose of this fence will be to keep our Grandchildren, and new puppy, from running into the street, and safely stay in the front yard, since our back yard, has been restricted by a swimming pool.

Kindly appreciate your consideration.

Richard H. Chancellor.
Ceci Chancellor

Richard and Ceci Chancellor







SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940

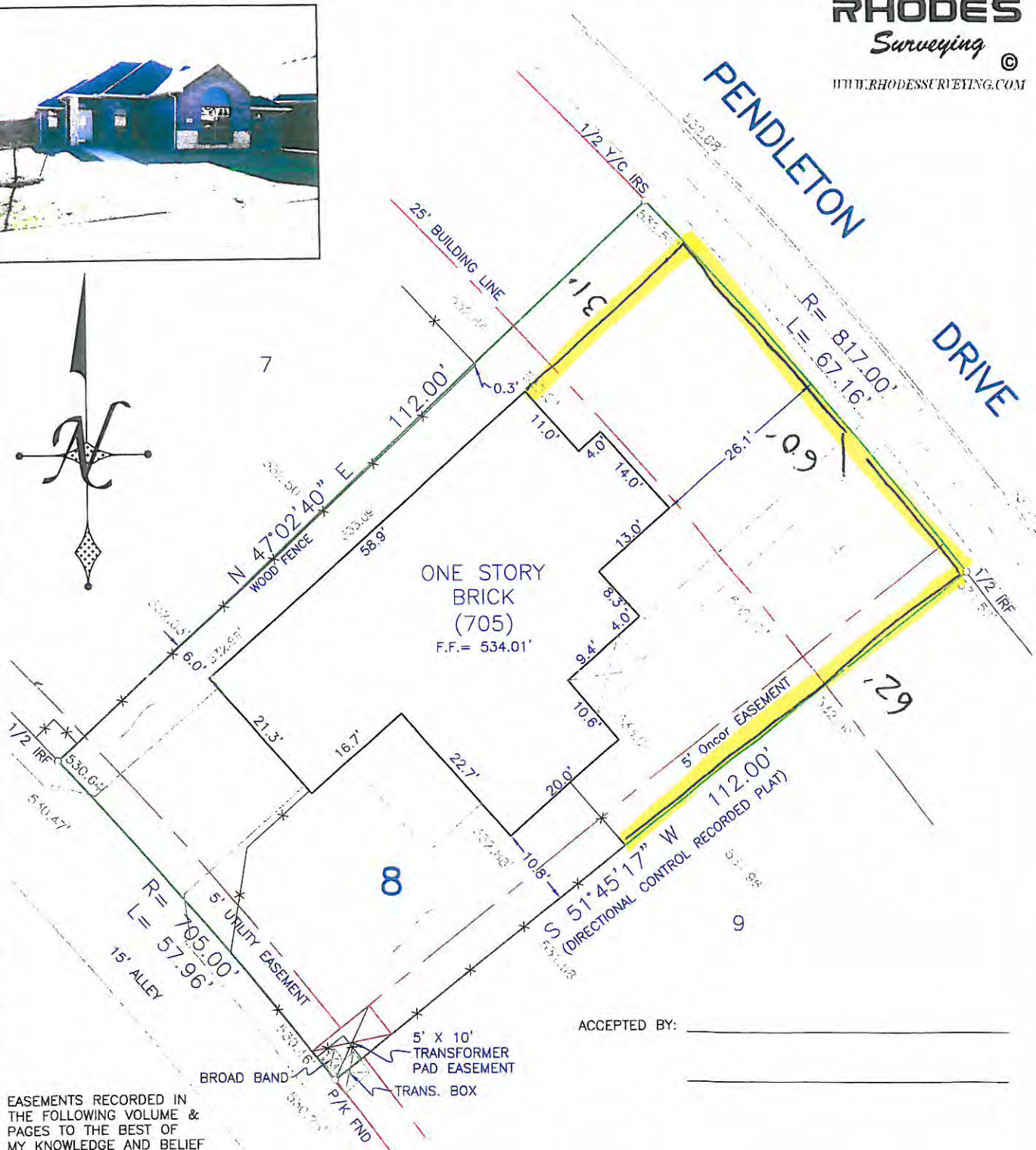
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 705 PENDLETON DRIVE, in the city of ROCKWALL Texas.

Lot No. EIGHT(8), Block No. A,
of FINAL PLAT OF LYNDEN PARK ESTATES, PHASE 4, an addition to the City of ROCKWALL, ROCKWALL COUNTY Texas according to the MAP OR PLAT THEREOF RECORDED in CABINET E at SLIDE 395 of the PLAT records of ROCKWALL COUNTY, TEXAS.

RHODES
Surveying ©
WWW.RHODESSURVEYING.COM



TITLE AND ABSTRACTING WORK FURNISHED BY ALLEGIANCE TITLE



ACCEPTED BY: _____

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT EFFECT THE ABOVE DESCRIBED PROPERTY.
VOLUME 166 PAGE 222
VOLUME 1039 PAGE 152
VOLUME 51 PAGE 113
VOLUME 51 PAGE 121



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CITY OF ROCKWALL

ORDINANCE NO. 15-05

SPECIFIC USE PERMIT NO. S-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A HOTEL WITHIN PLANNED DEVELOPMENT DISTRICT 32 (PD-32), FOR A 2.968-ACRE LOT, CONTAINING TWO (2) PARCELS OF LAND IDENTIFIED AS LOT 3A, BLOCK A, SHORELINE PLAZA ADDITION (1.824-ACRES) AND LOT 1-1, BLOCK A, HENRY AFRICA ADDITION (1.143-ACRES), CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) to allow a *Hotel* on a 2.968-acre lot containing two (2) parcels of land identified as Lot 3A, Block A, Shoreline Plaza Addition (1.824-acres) and Lot 1-1, Block A, Henry Africa Addition (1.143-acres), City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *Hotel* within the *Freeway Frontage Subdistrict* as stipulated by *Exhibit 'D': Subdistrict Land Use Chart* of Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance, Planned Development District 32 (PD-32) [*Ordinance No. 10-21 & 14-44*] and as stipulated by Section 4.1, *General Commercial District Standards*, of Article IV, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the operation of a *Hotel* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of this property shall generally conform to the *Site Plan* depicted in *Exhibit 'B'* of this ordinance;
- 2) The development of this property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) The development of a hotel on the subject property shall incorporate a minimum of 3,650 SF of floor area that will be utilized for the operation of a *Conference Center* (i.e. an area that is exclusively used to host conferences, exhibitions, large meetings, seminars, training sessions, etcetera), a minimum of 1,800 SF of floor area that will be utilized as *Pre-Function Event* area, and a minimum of 2,030 SF of floor area that will be utilized as *Courtyard* area; and,
- 4) The *Subject Property* is prohibited from being utilized as an *Extended Stay, Transient or Residence Hotel*.

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes 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. 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 offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. That if any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, 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 to 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 and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF FEBRUARY, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: 02-02-2015

2nd Reading: 02-16-2015

Exhibit 'A': Location Map & Legal Description

Subject Property: Lot 3A, Block A, Shoreline Plaza Addition & Lot 1-1, Block A, Henry Africa Subdivision



Exhibit 'B': Site Plan

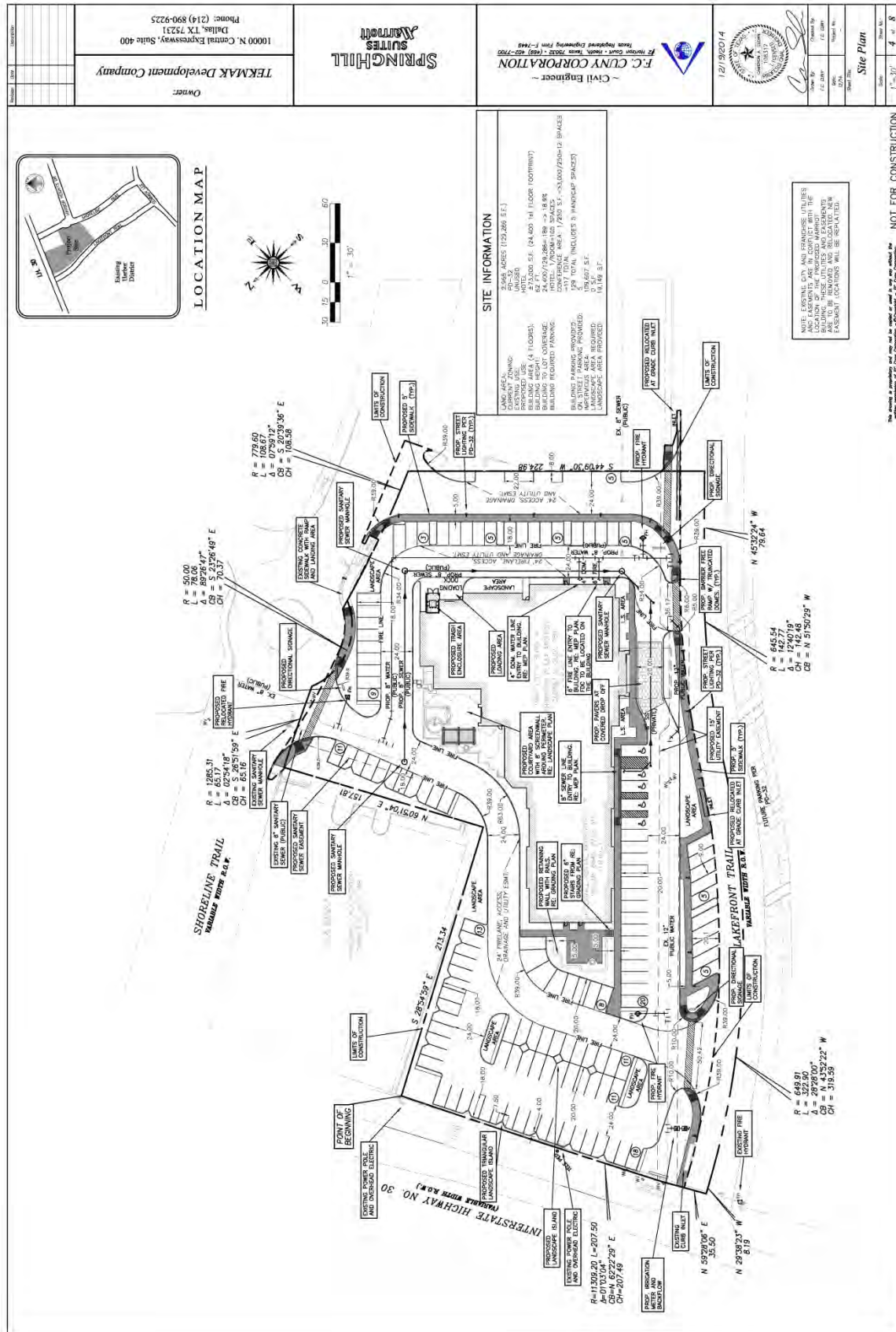
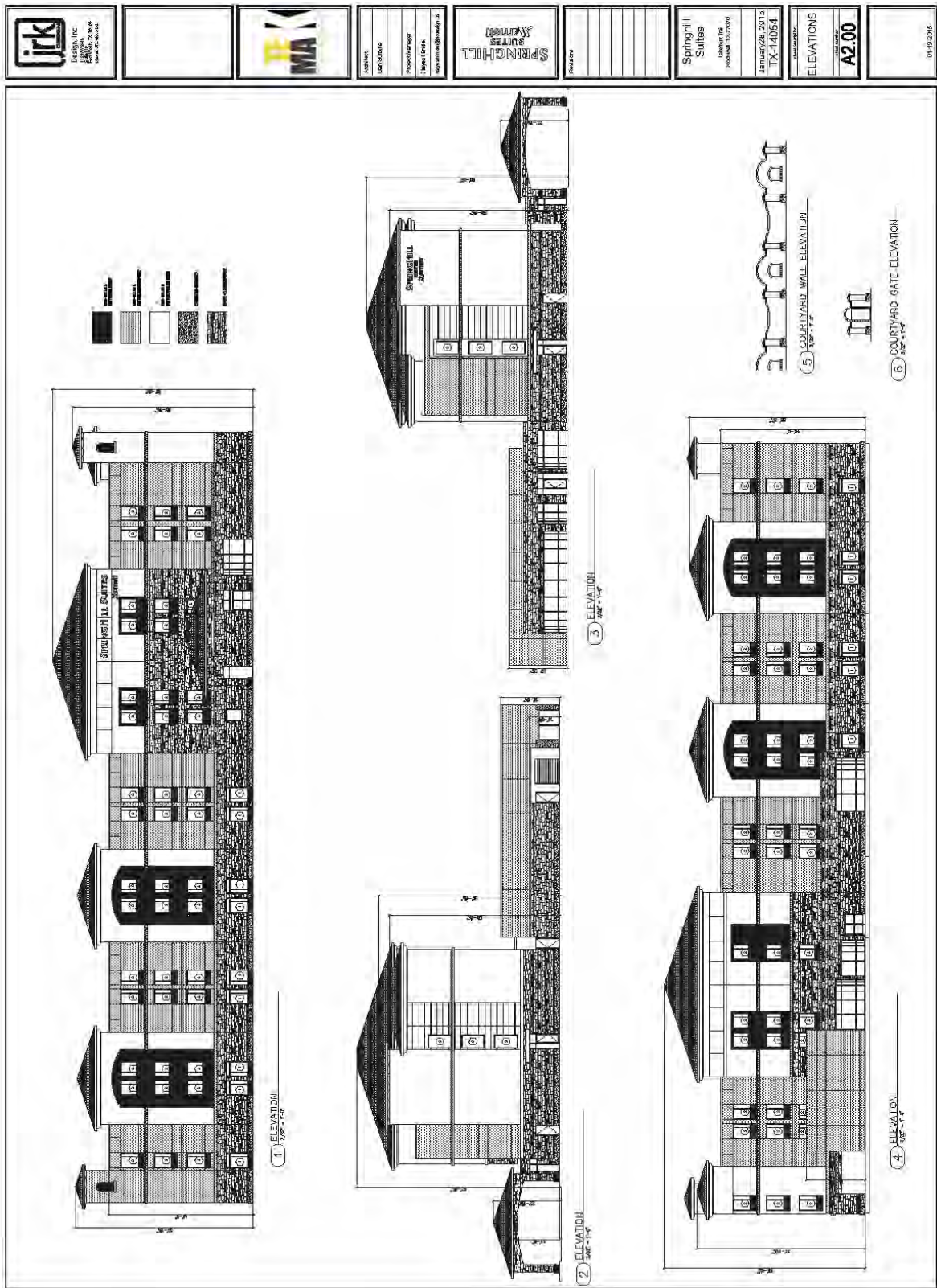


Exhibit 'C': Building Elevations



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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 02/16/2015

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2014-034**; *Spring Hill Suites Hotel (Marriott) Site Plan*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

BACKGROUND:

On December 18, 2015, the applicant submitted a request for the approval of a site plan and Specific Use Permit (SUP) for the purpose of constructing a *Spring Hill Suites Hotel* on the 2.968-acre subject property. After the work session on January 13, 2015, the applicant and staff decided to delay the site plan case until after the first reading of the SUP ordinance and after the Architectural Review Board (ARB) had proper time to review the building elevations. Since this time, the ARB has reviewed and signed off on the proposed building elevations and on February 2, 2015, the City Council approved the first reading of the SUP ordinance. Additionally, the Planning and Zoning Commission approved the site plan with the variances and waivers on February 10, 2015.

CITY COUNCIL WAIVERS:

According to Ordinance No. 10-21, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [PD-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." In this case, the applicant is requesting the following waivers:

1) *Building Placement Requirements.*

- i. *Build-To-Lines and Building Setbacks.* According to the *Freeway Frontage Subdistrict* all buildings constructed on the subject property shall be subject to the following building setbacks:

- (a) Lakefront Trail [*Street Type 'E'*]: Seven (7) Feet
- (b) Harbor Heights Drive [*Street Type 'D'*] (*Based on Ordinance No. 13-16*): Three (3) Feet
- (c) Shoreline Trail [*Street Type 'A'*]: Five (5) Feet

(d) IH-30 Frontage Road: 250-Feet

The site plan shows conformance to all building and setback requirements with respect to Lakefront Trail, Harbor Heights and Shoreline Trail; however, the site plan depicts the building being situated within 183-feet of the IH-30 Frontage Road. *The purpose of the 250-foot building setback adjacent to the IH-30 Frontage Road is depicted in Exhibit E-2: Freeway Frontage Subdistrict Density and Dimensional Requirements.*

- ii. *Building Form.* According to the *Freeway Frontage Subdistrict* all buildings constructed on the subject property shall subject to the following building form requirements:
 - (a) A minimum of 80% of the street for *Street Type 'E'* must be defined by a building façade.
 - (b) A minimum of 45% of the building must be built to the *build-to-line* for *Street Types 'C' & 'E'*.
 - (c) The remaining building façade must be no less than two (2) feet and no greater than 12-feet from the *build-to-line*.

Taking these requirements into consideration the following would be required:

- (a) A minimum of ~200-feet of building façade would be required along the frontage of Harbor Heights Drive with a minimum of ~100-feet being located within three (3) feet of the property line. Additionally, the building could not be located greater than 15-feet from the property line. In this case, the hotel is situated ~48-feet from the property line.
- (b) Due to the changes from *Ordinance No. 13-16* (which re-introduced Lakefront Trail into the plan as a *Street Type 'E'*) the building form requirements -- when taking into consideration the 250-foot building setback -- cannot be applied to Lakefront Trail.
- (c) The building should be no greater than 17-feet from Shoreline Trail. The site plan shows the building at ~55-feet from Shoreline Trail.

For a diagram of the Subdistrict's intent with regard to building placement see Exhibit E-2: Freeway Frontage Subdistrict Density and Dimensional Requirements.

2) Parking Requirements

- i. *Surface Parking Setbacks.* According to the *Freeway Frontage Subdistrict* all surface parking lots must adhere to the following standards:
 - (a) Lakefront Trail [*Street Type 'E'*]: Ten (10) Feet
 - (b) Harbor Heights Drive [*Street Type 'D'*] (*Based on Ordinance No. 13-16*): Ten (10) Feet
 - (c) Shoreline Trail [*Street Type 'A'*]: Ten (10) Feet
 - (d) IH-30 Frontage Road: 20-Feet

With the exception of Lakefront Trail -- *which was re-introduced into the plan by Ordinance No. 13-16* -- none of the proposed surface parking locations conform to any of the setback requirements (*i.e. the setbacks are as follows: Harbor Heights Drive is less than one [1] foot, Shoreline Trail is approximately three [3] feet, and the IH-30 Frontage Road is less than one [1] foot*).

- 3) Increased Building Height. According to the *Freeway Frontage Subdistrict* the maximum building height is two (2) stories at 45-feet, with the ability to add an additional floor that can be used for office uses only. The building elevations submitted by the applicant show a four (4) story hotel that will be 66-feet, 8¼-inches in total height.

With regard to granting waivers, *Ordinance No. 10-21* states that "... (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission ... [and] In order to approve a waiver, the City Council must find that the waiver:

- 1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
- 2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
- 3) Will not prevent the implementation of the intent of this PD District."

Taking the intent of the development into consideration, the proposed development would not change the general intent of the *Freeway Frontage Subdistrict*, and should result in an attractive contribution to the adjacent current and future buildings indicated by the overall concept plan. Additionally, the construction of this hotel will not prevent the implementation of the remainder of the PD District and will not inhibit adjacent development.

VARIANCES:

Based on the applicant's submittal staff has identified the following variances:

- 1) *Building Materials.*
 - a) *Stone Requirements.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant is requesting to use a similar cultured stone that was utilized on the Trend Tower building (*i.e. Tuscan Country Rubble by Eldorado Stone*). The percentage of culture stone exceeds 20% on each façade.
 - b) *Masonry Material Requirements.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials. The applicant is requesting a variance to this standard for the purpose of utilizing cultured stone and EFIS. The EFIS being proposed (*i.e. StoTherm NExT Insulated Wall Claddings*) is similar to the EFIS that was permitted on the Hilton and requires the same three (3) part application system that was used to install the *Dryvit Stucco* on the Trend Tower.
 - c) *Secondary Material Requirements.* According to Section 6.6, *IH-30 Overlay (IH-30 OV) District*, of the UDC exterior walls should not incorporate more than 10% secondary materials. EFIS is considered to be a secondary material.
- 2) *Alternate Tree Mitigation Plan.* The applicant is requesting an *Alternate Tree Mitigation Plan* in order to satisfy the remaining tree mitigation balance (*i.e. 306-inches*). Specifically, the applicant is proposing to plant 75 trees ranging in size from four (4) caliper inches to six (6) caliper inches. Some of the trees being proposed do not meet the UDC's requirements for replacement trees.

PLANNING AND ZONING COMMISSION:

On February 10, 2015, the Planning and Zoning Commission made a motion to approve the site plan and recommended approval of the variances, waivers and alternate tree plan requested by the applicant. The motion was approved by a vote of 6-1, with Commissioner Logan dissenting.

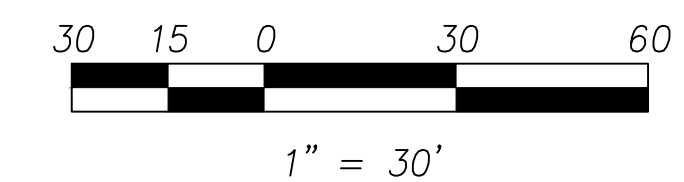
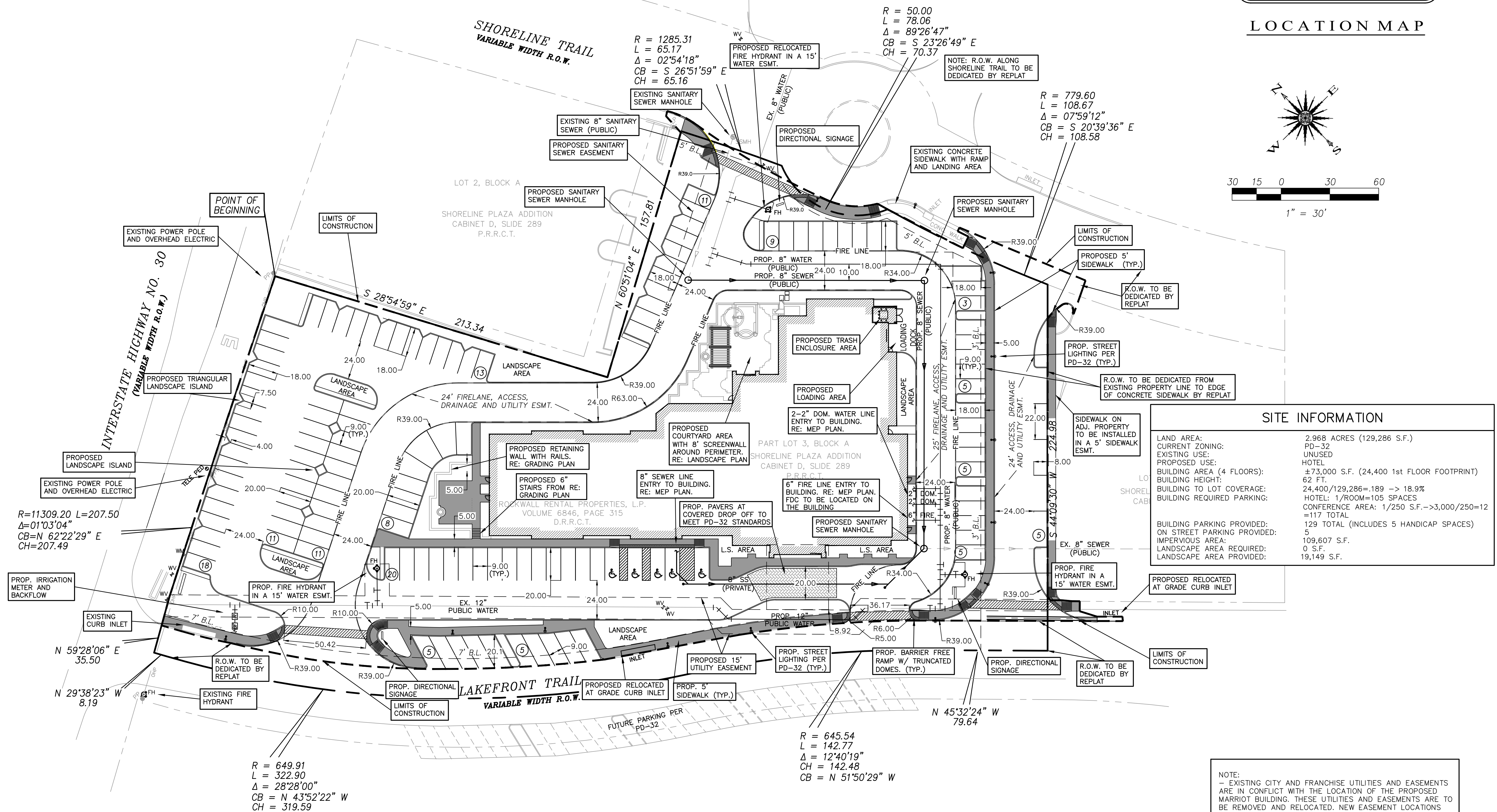


City of Rockwall

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

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



[illegible]

NOTE:

- EXISTING CITY AND FRANCHISE UTILITIES AND EASEMENTS ARE IN CONFLICT WITH THE LOCATION OF THE PROPOSED MARRIOT BUILDING. THESE UTILITIES AND EASEMENTS ARE TO BE REMOVED AND RELOCATED. NEW EASEMENT LOCATIONS WILL BE REPLATTED.
- MARRIOT WILL NOT HAVE A GREASE PRODUCING KITCHEN. THEREFORE NO GREASE TRAP LOCATED ON SITE.

SP 2014-034

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NOT FOR CONSTRUCTION



Design, Inc.
112 NW 24th
Suite 116
Fort Worth, TX. 76164
phone. 872.489.9132



Architect:
Dan Burbine

Project Manager:
Hayes Hinkle
hayes.hinkle@jrkd.com

SPRINGHILL
SUITES
Marriott

Revisions

Springhill
Suites

Lakefront Trail
Rockwell, TX 77070

January 28, 2015
TX-14054

sheet description
ELEVATIONS

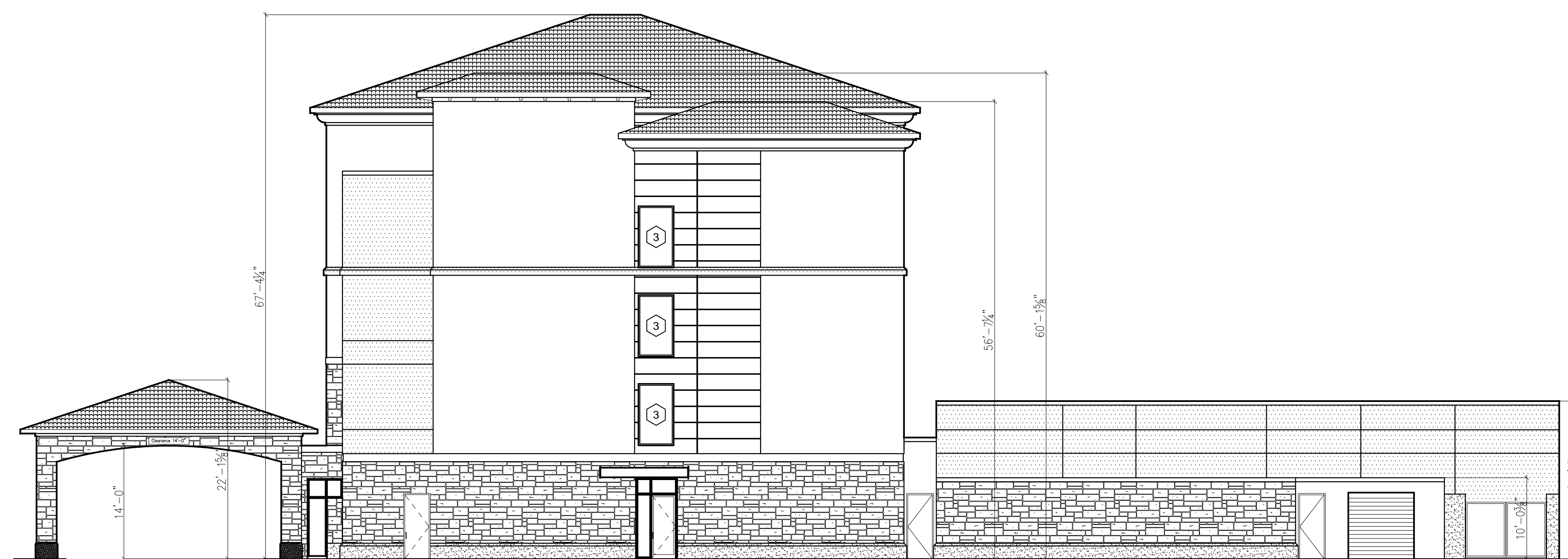
sheet number
A2.00

01-19-2015



- EPS-COLOR A
SW 7735 PALM LEAF
- EPS-COLOR B
SW 7504 KEYSTONE GREY
- EPS-COLOR C
SW 7512 PAVILION BEIGE
- CONCRETE - BASE ONLY
- STONE - ELDERADO STONE

1 ELEVATION
3/32" = 1'-0"



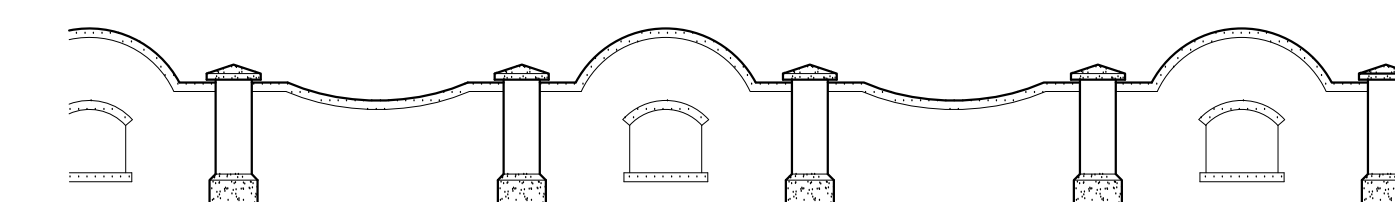
2 ELEVATION
3/32" = 1'-0"



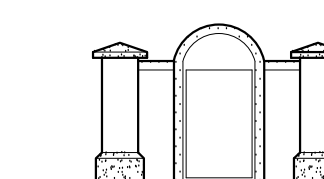
3 ELEVATION
3/32" = 1'-0"



4 ELEVATION
3/32" = 1'-0"



5 COURTYARD WALL ELEVATION
3/32" = 1'-0"



6 COURTYARD GATE ELEVATION
3/32" = 1'-0"













SPRINGHILL SUITES
Marriott

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 2014, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERBERIA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYDIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOD AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3"-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS:
BASE BID:
1. BEGONIA, GREEN WITH WHITE FLOWERS.
OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
1. DWARF PEACH WHITE, 4" POTS, 2 PER SQ FOOT.
2. MEDIAN FEATHER GRASS, 1 GALL (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

1. SOIL PREPARATION FOR GRASS AREAS ON SITE

1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERBERIA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERBERIA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP. PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. 3M-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND MAKE SMOOTH FOR FINISHED GRASSES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NOT LEAVE CAPS OR ADD AZALEA MIX IN ALL CAPS OVER 0.5" TO FILL IN AFTER SODDING IF CAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUB PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUB PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

1. SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO THE REMOVAL OF SOIL UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT 1272880-0000. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO DISCOVER SUCH INFORMATION.
3. CONTRACTOR SHALL MAINTAIN CLOSE COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO PREVENT ANY CONFLICTS.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONSULT WITH THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SCHEDULES OF WORK TO COMPLETE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES.
7. CONTRACTOR IS RESPONSIBLE FOR PREPARING, SODS AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERBERIA-FREE CONDITION. ALL BERBERIA SHALL BE CUT OUT BY THE ROOTS AND REMOVED FROM THE SITE.
8. ALL PAVING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINAGE AT A MINIMUM SLOPE.
9. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS)
11. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER TREE STAKING AND GUYING METHODS, TO CONFORM TO SITE AESTHETIC STANDARDS.
12. TREE STAKING AND GUYING METHODS, TO CONFORM TO THE RESPONSIBILITY FOR THE TREE'S STABILITY FOR THE DURATION OF THE WARRANTY PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RESIDE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING, ALL PLANTING BEDS TO BE DIVIDED FROM SOD WITH STEEL EDGING, TYPICAL.
15. SEASONAL COLOR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. OWNER MAY SELECT COLOR FOR EACH SEASON TO FOLLOW. THE INSTALLATION SHALL BE COMPLETED WITHIN A FEW MONTHS. WALLS, HEADERS, WALKS AND OTHER THINGS WITHIN THE PROJECT AND CONFORM TO THE LANDSCAPE ARCHITECT'S DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
16. 3.5% SLOPE AREA SHALL NOT HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE BEEN FILLED IN WITH ADJACENT SOIL AND COMPACTED.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- .10 OF 1" OF FINISHED GRADE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF DEFECTS OR PLANT MATERIALS THAT DO NOT MEET THE SPECIFICATIONS AND WARRANTY ALL PLANT MATERIAL FOR 360 DAYS FROM FINAL COMPLETION.
20. STEEL EDGING SEE NOTES THIS SHEET.

1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FINISHED MOWED GRASS. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLANTING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEED/EATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNDOSED GRADE.

LANDSCAPE IRRIGATION WARRANTY

1. LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW TREES.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SOD IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

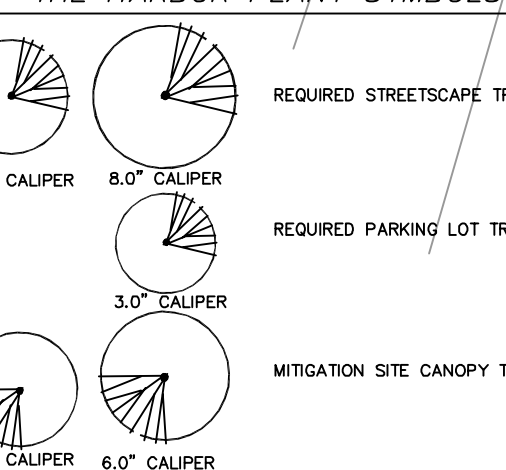
CITY OF ROCKWALL MAINTENANCE NOTE:

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY OR MANAGER OR AGENT OF THE PROPERTY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUTTER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SOD AREAS MUST BE MAINTAINED 0.5" TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL. THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

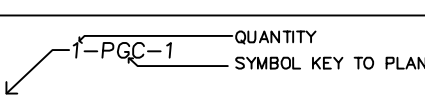
ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE WITH ALL TREES SHOWN, UNLESS NOTED.
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" GRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP, BARRIER TO EXTEND 1" ABOVE GRADE.

THE HARBOR PLANT SYMBOLS



LANDSCAPE PLAN LEGEND



THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

		COMMON NAME	BOTANICAL NAME
QUANTITY	REQUIRED	STREETSCAPE TREES	
10	RST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
0	RST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
0	RST-3	LIVE OAK, BAY PRESS	TALEXIUM DISTICHUM
TOTAL	1	CEDEXAR ELM	ULMUS CRASSIFOLIA
		REQUIRED PARKING LOT TREES	
10	RPT-1	RED BARKED WHITE	LACONOSTOMA INDOCA, (W)
0	RPT-2	DESERV LEMON	CHLOROPHYLLUS NANA, (W)
3	LITL	SMALL MAGNOLIA	MAGNOLIA LILY
0	RPT-4	YALPOUN HOLLY, MULTI TRUNK	LEX VOMITORIA
QUANTITY MITIGATION TREES ON SITE			
3	MST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
5	MST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA
9	MST-3	OCTOBER GLORY MAPLE	ACER RUBRUM, OCTOBER
0	MST-4	CEDEXAR ELM	TALEXIUM DISTICHUM
5	MST-5	CEDEXAR ELM	ULMUS CRASSIFOLIA
0	MST-6	CEDEXAR ELM	ULMUS CRASSIFOLIA
0	MST-7	CEDEXAR ELM	ULMUS CRASSIFOLIA
0	MST-8	DESERV LEMON	(W) CHLOROPHYLLUS NANA
0	MST-9	LITL SM MAGNOLIA	MAGNOLIA LILY
13	MST-10	YALPOUN HOLLY, MULTI TRUNK	LEX VOMITORIA, TRE FORM
13	MST-10	SAVANNAH HOLLY, TRE FORM	LEX ATTENUATA, SAVANNAH
TOTAL	75		

Exhibit E-2 (Page 1 of 2) Freeway Frontage Subdistrict

FREEWAY FRONTAGE SUBDISTRICT

The intent of the Freeway Frontage subdistrict is to provide mid-size retail anchors with high visibility that can contribute to the creation of a vibrant, pedestrian oriented character within the Harbor District and the existing Harbor development. Prime views and access from Interstate 30 combined with storefront presence along the main pedestrian and vehicular corridor within the district make this subdistrict an ideal location for retail anchors. Existing slopes within this subdistrict are in the 3% - 6% range.

Building Placement

Build-to-line (Distance from R.O.W. line)

Street Type C	3'
Street Type E	7'

Setback (Distance from R.O.W. line)

Street Type A	5'
Street Type H	10'
Interstate 30 Frontage	250'

Building Form

Street Type C block face must have a minimum of 90% of its length defined by a building façade.
Street Type E block face must have a minimum of 80% of its length defined by a building façade.

Street Type C façade built to BTL	45%	min.
Street Type E façade built to BTL	45%	min.

Remaining façade must be no less than 2' and no greater than 12' from the BTL.

Maximum Lot Coverage	30%
----------------------	-----

Notes

When an abutting property with an existing building has windows facing to the side, any new building shall provide at least 10 feet of separation.

Use

Ground Floor

Retail
Restaurant

Upper Floors

Retail
Restaurant
Office

Height

	stories / height
Maximum Building Height *	2 / 45'
Minimum 1st floor commercial Height (with other uses above)	15'
Minimum 1 story commercial Height	25'

Notes

* One additional story may be added for upper floor office use only.

Encroachments

Location

Street Type C	5'
Street Type E	5'
Street Type A	5'
Street Type H	5'
Interstate 30 Frontage	5'

Notes

Canopies, awnings, balconies, and roof overhangs may encroach over the BTL as shown in the table above.

Parking

Surface Parking Setback (Distance from R.O.W. line)

Street Type C	10'
Street Type E	10'
Street Type A	10'
Street Type H	10'
Interstate 30 Frontage	20'

Surface Parking Lots

A maximum of 100% of the total parking for this subdistrict may be surface parking.

Driveways (Maximum number per block face)

Street Type C	0
Street Type E, H	2
Street Type A	2
Interstate 30 Frontage	0

Pedestrianways (Minimum number per block face)

Street Type C	1
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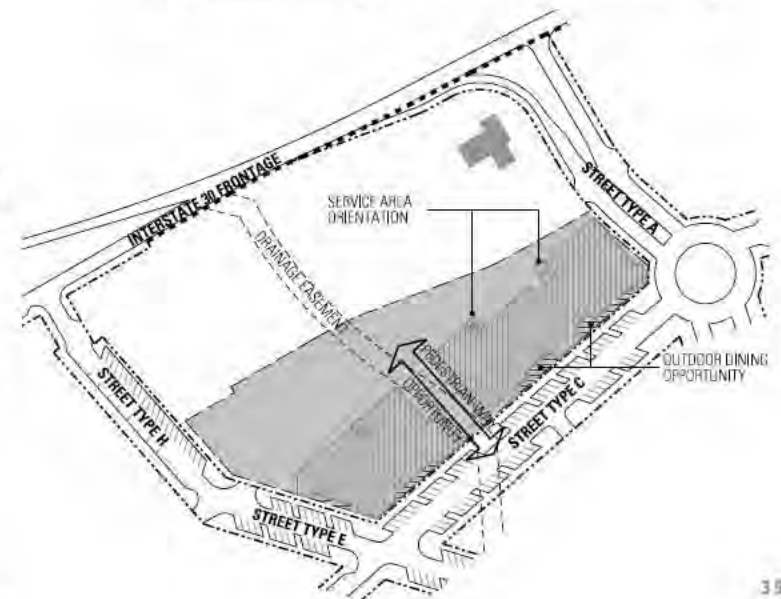
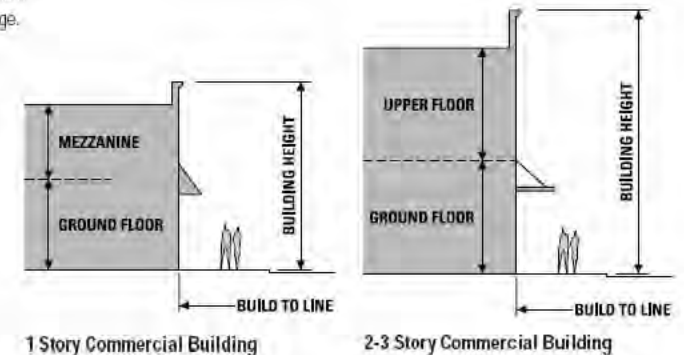
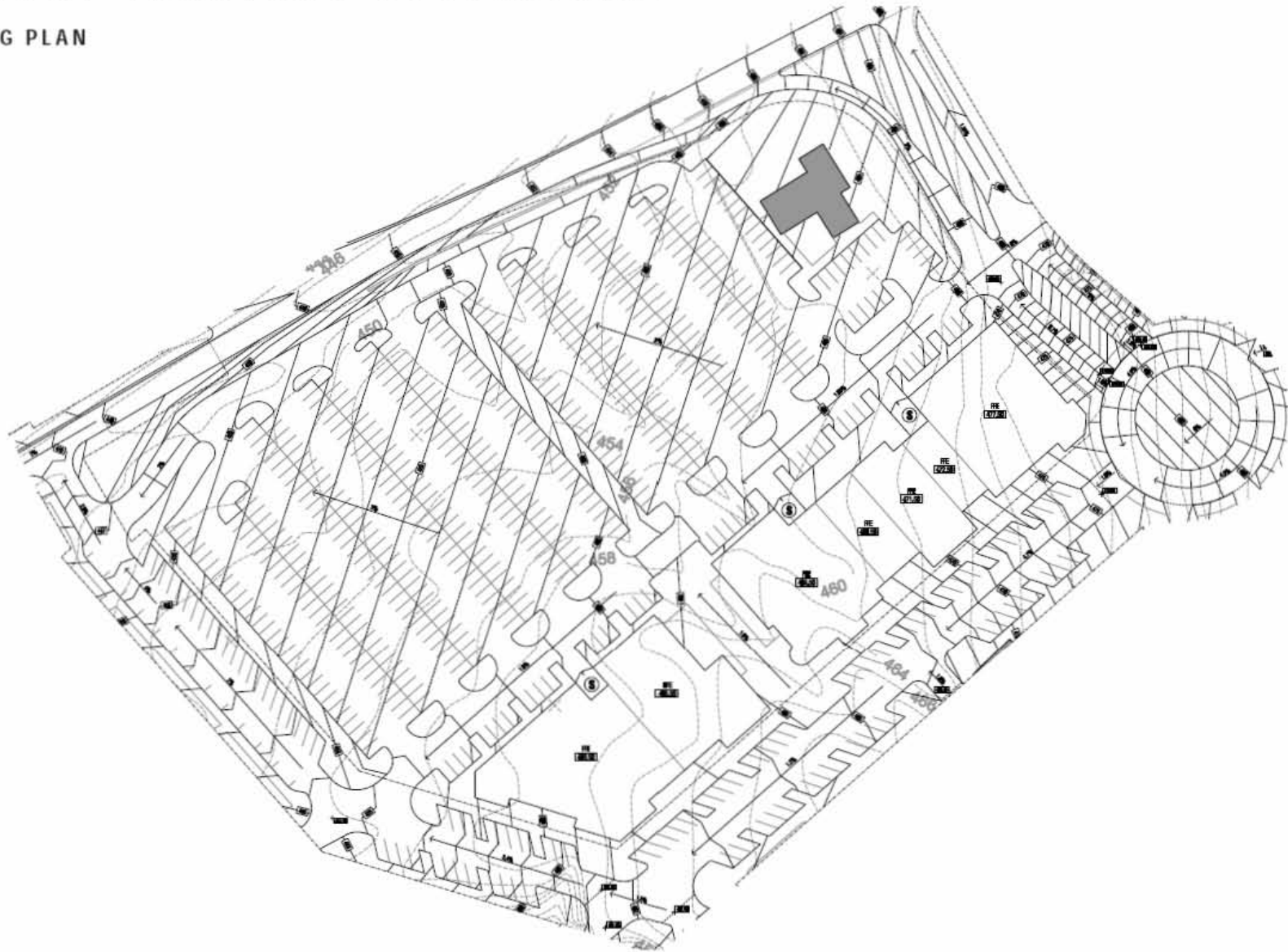


Exhibit E-2 (Page 2 of 2)
Freeway Frontage Subdistrict

F R E E W A Y F R O N T A G E S U B D I S T R I C T
G R A D I N G P L A N



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City of Rockwall
The New Horizon

MEMORANDUM

TO: Rick Crowley – City Manager
FROM: Brad Griggs – Assistant City Manager
DATE: February 6, 2015
SUBJECT: 84th Session of the Legislature

The 84th Session of the Texas Legislature is currently in progress, and, as of February 1, over 400 bills have been filed that may impact municipal operations. According to Representative Turner's office, over 7,000 bills have been drafted and are waiting to be filed. These bills are currently in the Legislative Council review process. The filing deadline is March 13.

The Texas Municipal League (TML) is currently monitoring bills that may have an impact on local government operations. They send an electronic update each week noting any new bills that have been filed. TML employs a small team of lobbyists to protect the interests of their member cities.

From reviewing the city-related filed bills, there appears to be several bills filed related to transportation funding, gun rights, property and sales tax exemptions and elections.

After a review of the bills being watched by TML, several bills have a potential impact to the City of Rockwall. Of those, I have pulled a sample of bills that the Council may have an interest in taking a particular position on and take an action to oppose or support through a resolution or other formal action.

HB 133: The bill would repeal the additional property taxes imposed as a result of certain changes in the use of open-space land appraised as agricultural land. This bill, if passed, would eliminate the roll back taxes on land that changes from agricultural to SF or commercial.

HB 957: The bill would reduce the property tax appraisal cap on residence homesteads from ten to five percent.

SB 182: This bill would: (1) lower the property tax rollback rate from eight percent to four percent, with an exception for a city located in an area declared a disaster area by the governor or president of the United States during the current tax year; and (2) provide that a city must hold a ratification election to adopt a tax rate that exceeds the four-percent rollback rate (as opposed to current law, which only requires an election if a petition is received from the citizens).

HB 82: This bill would repeal the state law prohibiting the state comptroller from crediting to the Parks and Wildlife Department or the Texas Historical Commission any amount of taxes imposed on the sale of sporting goods in excess of the amounts appropriated to the department or commission, respectively. Currently, the law reads that all sales tax proceeds from the sale of sporting goods shall be credited to the TPWD and the THC subject to appropriations. This bill would credit 94% of the revenue of the sales tax from the sale of sporting goods to the TPWD which would allow for additional grant opportunities for local park projects.

HB 158: Very similar to HB 82, this bill would repeal the state law prohibiting the state comptroller from crediting to the Parks and Wildlife Department or the Texas Historical Commission any amount of taxes imposed on the sale of sporting goods in excess of the amounts appropriated to the department or commission, respectively.

HB 283: This bill would: (1) require a home-rule city with a population of 50,000 or more: (a) to make a video and audio recording of reasonable quality of each regularly scheduled open meeting that is not a work session or a special called meeting, and make available an archived copy of such recording on the Internet; (b) to make the archived recording described in (a), above, available on an existing Internet site, which could be a publicly accessible video-sharing or social networking site; (c) to make available, in a conspicuous manner, on an Internet site that the city maintains the archived recording described in (a), above, or a link to the archived recording; (d) to make the archived recording described in (a), above, available on the Internet not later than seven days after the recording was made and maintain the archived recording on the Internet for not less than two years after the date the recording was first made available; and (e) to comply with the requirements in (b)-(d), above, unless the required recording cannot be made as the result of a catastrophe or technical breakdown, after which the city must make all reasonable efforts to make the required recording available in a timely manner; and (2) authorize a home-rule city with a population of 50,000 or more to broadcast a regularly scheduled open meeting on television. Although many municipalities currently broadcast their public meetings, if passed, this would be an unfunded mandate and previous discussions regarding this subject indicated a fairly high cost to produce these broadcasts in a manner in which would provide the quality we may expect.

HB 814: This bill would provide that: (1) a governmental body that is required by law to post notice of a meeting in a newspaper may instead post notice of the meeting on the Internet; and (2) a government body that is required by law to post notice of a meeting on the Internet is not required to post notice in a newspaper.

HB 342: This bill would abolish a building permit fee on the tenth anniversary after the date the fee is adopted (or reauthorized) unless the city council holds a public hearing on the reauthorization of the fee and reauthorizes the fee by a majority vote of the city council. In 2014, the City of Rockwall collected over \$720,000 in Building Permit fees.

HB 359: This bill would provide that if a city fails or refuses to disannex an area pursuant to a petition alleging failure to provide services, a district court shall enter an order disannexing the area if the court finds that a valid petition was filed with the city and that the city failed to perform its obligations in accordance with the service plan or the state law governing provision of services. (Note: This bill would overturn a Supreme Court of Texas decision in favor of the City of Bryan.)

SB 178: This bill would: (1) prohibit a state agency, political subdivision, or a corporation created by a governmental entity from taking private property through the use of eminent domain if the taking is for a recreational purpose, including a parks and recreation system or a specific park, greenbelt, or trail; and (2) provide that the determination by the entity proposing to take the property that the taking does not involve an act or circumstance prohibited by the bill does not create a presumption with respect to whether the taking involves that act or circumstance. Currently, that control lies with the local political subdivision.

SB 360: This bill would make most city regulations subject to the Private Real Property Rights Preservation Act, which would: (1) waive sovereign immunity to suit and liability for a regulatory taking; (2) authorize a private real property owner to bring suit to determine whether the governmental action of a city results in a taking; (3) require a city to prepare a “takings impact assessment” prior to imposing certain regulations; and (4) require a city to post 30-day’s notice of the adoption of most regulations prior to adoption.

The bill would also define a “taking” as: (1) a governmental action or series of actions within a 10-year period that: (a) affects private real property, in whole or in part or temporarily or permanently, in a manner that requires the governmental entity to compensate the private real property owner as provided by the federal or state constitutions, (b) affects an owner's private real property that is the subject of the governmental action, in whole or in part or temporarily or permanently, in a manner that restricts or limits the owner's right to the property that would otherwise exist in the absence of the governmental action, and is the cause of a reduction of at least 20 percent in the market value of the affected private real property; or (b) is the producing cause of at least a 20 percent reduction of revenue or income from the use or sale of the affected real private property, determined by comparing the revenue or income from the use or sale of the property as if the governmental action is not in effect and the revenue or income from the use or sale of the property determined as if the governmental action is in effect;

The bill would also: (1) remove numerous exceptions to the law that would otherwise exempt a city from the Act; (2) extend the statute of limitations for a claim under the Act from 180 days to two years; (3) change the current remedies in the Act to allow for a property owner to seek invalidation of the governmental regulation and money damages from the governmental entity that imposes the regulation; (4) a judgment or final decision or order under the Act shall include a fact finding that determines the monetary damages suffered by the private real property owner as a result of the taking, including, if the governmental action has ceased or has been rescinded, amended, invalidated, or repealed, the temporary or permanent economic loss sustained by the private real property owner while the governmental action was in effect; (5) require a city to give 30 days’ notice of any proposed ordinance or rule that could result in a taking of private real property; (6) provide that a court shall award a governmental entity that prevails in a suit or contested case filed under the Act reasonable and necessary attorneys’ fees and court costs, but only if the court determines that the private real property owner knew that the suit or contested case had no merit at the time the owner filed the suit; and (7) provide that a proposed governmental action that requires a takings impact assessment may be stayed by a court if an assessment is not prepared or if the assessment is not in compliance with guidelines developed by the attorney general under the Act.

HB 174: This bill would require a city, a state agency, and vendors of state agencies to adopt a living wage policy that would require a city, state agency, or vendor to pay the greater of \$10.10 per hour or the federal minimum wage.

HB 630: This bill would: (1) require a governmental entity, including a city, to enroll in e-verify for its employees; (2) require the immediate termination of an employee responsible for verifying employment information through e-verify if they fail to comply with this requirement; and (3) create a license suspension process, including for city licenses, for businesses that knowingly employ a person not lawfully present in the United States.

HB 579: This bill would require a peace officer to complete an animal encounter and behavior training program established by the Texas Commission on Law Enforcement: (1) not later than the second anniversary of the date the officer is licensed or the date the officer applies for an intermediate proficiency certificate, whichever date is earlier; or (2) in any case by September 1, 2017. This may be a good training for our officers to have, but it is a potentially unfunded mandate at this time.

HB 309: This bill would incrementally increase the state's gas tax from 20 to 30 cents by 2018, and would thereafter index annual increases or decreases to the highway cost index.

HB 469: This bill would provide that, beginning in increments in 2017 and completed in 2026, the revenue derived from the state sales tax imposed on the sale of a motor vehicle sold in this state shall be deposited to the credit of the state highway fund.

HB 928: This bill would: (1) require retail public water suppliers that provide potable water service to 3,300 or more connections to include, in each drought contingency plan submitted to the TCEQ, an evaluation of the effectiveness of strategies in the plan that were implemented during any period of significant drought that occurred in the preceding five years; (2) require a public water supplier to notify TCEQ not later than the fifth business day after the date the supplier implements, changes the manner of implementing, or ceases to implement a mandatory provision of the supplier's drought contingency plan; and (3) task the Water Conservation Advisory Council with recommending methodologies for conducting drought contingency plan evaluations. (Companion bill is S.B. 329 by Hinojosa.)

HJR 61: This bill would amend the Texas Constitution to provide that the people have the right to hunt, fish, and harvest wildlife, including by the use of traditional methods, subject to laws or regulations to conserve and manage wildlife and preserve the future of hunting and fishing. (Note: this bill would likely eliminate a city's ability to regulate the discharge of firearms.):

Although these are just a small fraction of the bills filed thus far in the session, the Council may elect to take a position on these bills and others. The Council may also consider whether it may be beneficial to secure additional lobbying support in addition to the TML lobbying program. We have received a proposal from Capitol Insights to serve as a consultant in the legislative session and to serve our needs for government relations during the session. They have proposed a fee of \$2,000 per month for the remainder of the session. Capitol Insights was the same firm we used in the 82nd Session to seek passage of the bill related to the investor owned utilities. A copy of the proposal is attached for your review.



CAPITOL-INSIGHTS

LEGISLATIVE AND BUSINESS CONSULTING

LEGISLATIVE and BUSINESS CONSULTANT RETAINER

The Client (City of Rockwall, Texas) agrees to employ the Consultant (Capitol-Insights) for a fee of Two thousand dollars (\$2,000.00) per month beginning February 1, 2015 and ending June 30, 2015 for the performance of government relations and political consulting services indicated and described herein.

- I. The Consultant accepts such employment and payment and agrees to provide political data, and input in respect to legislative decisions affecting the Client. The services will include consultation with the Client on legislative and government relation matters.
- II. The Consultant's work shall be carried out in accordance with general policies and goals set by the Client and the Consultant shall coordinate his efforts with the Client and report to the Client on a periodic basis.
- III. The file and work product materials of the Client will be maintained in the Consultant's regular offices.
- IV. The Client shall pay to the Consultant as compensation for services the sum of two thousand dollars (\$2,000.00) per month
- V. It is understood between parties that this Agreement includes all services regarding governmental and business consultation provided by Consultant during the term of the Agreement and as needed by the Client.

This Agreement made this 16th day of February, 2015 by and between Consultant and Client terminates June 30, 2015.

City of Rockwall, Texas

Capitol-Insights

Rick Crowley
City Manager

Drew Campbell
Senior Partner

Date: _____

Date: _____

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MEMORANDUM

TO: Mayor and City Council

FROM: Rick Crowley, City Manager

DATE: February 11, 2015

SUBJECT: Agenda Item Submitted by Councilmember Milder

Council Member Milder has requested that an item to discuss conducting a Citizen Survey be placed on the agenda. His memorandum on the subject is attached, and I am certain that he will want to address the item at the meeting.

I have included a copy of the 2011 Citizen Survey (conducted by mail) for your reference.

February 10, 2015

To: Rick Crowley
City Manager

From: Scott Milder
Councilmember

Subject: Public Opinion Survey

Let's place an item on the agenda to discuss and consider taking action on authorizing staff to conduct a public opinion survey this spring so that we have results prior to budget planning this summer. I believe a thorough, objective, scientific survey assessing citizen attitudes, priorities, and concerns will help us make better-informed, more strategic decisions.

If Council chooses, I recommend establishing a budget of \$25,000 to retain a public opinion research firm that will execute an effective survey with the most *operable* results. Please note that hard costs associated with a survey, such as printing and postage, would be an additional expense since we do not yet know the size of the survey universe, length of the survey, or medium(s).

Following are a few of the reasons why an annual customer survey is so important.

1. Conducting an annual survey of our population creates an opportunity for anyone to be heard who wants to be heard.
2. Conducting an annual survey demonstrates the genuine desire of city leadership to connect with its citizenry.
3. Conducting an annual survey allows the City to gauge what's important to its citizens, and conversely, what's not important. It allows city management to align its priorities with the wishes of its residents by collecting and analyzing unbiased survey data. By analyzing results, the City can address topics in order of importance, rather than waste time and valuable resources on areas of little or no concern.
4. Conducting an annual survey is an un-biased strategy intended to feed the decision-making process. These survey results would help reduce some of the uncertainty city leaders may have when making decisions.
5. Conducting an annual survey would allow the city to adapt its management practices annually, when necessary, as the City continues to grow and evolve.
6. Conducting an annual survey is one of the most foundational elements of any effective community relations program.
7. Conducting an annual survey is a starting point for conversation with citizens about pressing issues facing city leadership, and serves as an invitation to participate in further discussion via live meetings or social media.
8. Conducting an annual survey informs residents about the challenges facing city leaders.
9. Conducting an annual survey will lead the City more strategically toward its goals and objectives.
10. Conducting an annual survey casts a wide net over the entire citizenry. No matter how much each Councilmember thinks they know what's on the minds of their citizens, each of their circles of connections fall far short of a representative sample of the entire city population.

2011 ROCKWALL CITIZEN SURVEY

Mission statement: "... To provide responsible leadership and the services and infrastructure necessary for a safe environment and a high quality of life for our citizens."

Instructions: Ongoing input from citizens is critical to measuring the city's success. The Mayor and City Council request your help in completing this important survey. Please complete one questionnaire per family. For each question, check the box that is closest to your opinion. Check only one box per question unless instructions say, "Check all that apply." Please return the completed questionnaire to City Hall, or mail it in the enclosed envelope to: Raymond Turco & Associates, Rockwall Citizen Survey, P.O. Box 1386, Rockwall, TX 75087 by March 30, 2011. Please attach a sheet of paper for any additional written comments. Should you have any questions, please contact Joey Boyd at (972) 772-6408 or jboyd@rockwall.com. Thank you for your help.

DEMOGRAPHIC INFORMATION

1. Sex and age of individual(s) completing survey:

- | | |
|---|---|
| Male | Female |
| <input type="checkbox"/> 1 Under 35 years | <input type="checkbox"/> 1 Under 35 years |
| <input type="checkbox"/> 2 36—45 | <input type="checkbox"/> 2 36—45 |
| <input type="checkbox"/> 3 46—55 | <input type="checkbox"/> 3 46—55 |
| <input type="checkbox"/> 4 56—65 | <input type="checkbox"/> 4 56—65 |
| <input type="checkbox"/> 5 Over 65 | <input type="checkbox"/> 5 Over 65 |

2. Length of residence in Rockwall:

- | | |
|---|---|
| <input type="checkbox"/> 1 Under 1 year | <input type="checkbox"/> 4 8—10 years |
| <input type="checkbox"/> 2 1—3 years | <input type="checkbox"/> 5 11—20 years |
| <input type="checkbox"/> 3 4—7 years | <input type="checkbox"/> 6 More than 20 years |

3. Do you have any children under the age of 18 living in your home? (If yes, please indicate age groups and check all that apply.)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> 1 No children | <input type="checkbox"/> 3 Ages 7—12 |
| <input type="checkbox"/> 2 Under age 6 | <input type="checkbox"/> 4 Ages 13—18 |

4. Do you own your residence or do you rent?

- | | |
|--------------------------------|---------------------------------|
| <input type="checkbox"/> 1 Own | <input type="checkbox"/> 2 Rent |
|--------------------------------|---------------------------------|

5. Did you vote in the May 2010 City Council election?

- | | | |
|--------------------------------|-------------------------------|---|
| <input type="checkbox"/> 1 Yes | <input type="checkbox"/> 2 No | <input type="checkbox"/> 3 Not registered to vote |
|--------------------------------|-------------------------------|---|

6. Do you work in Rockwall? ☐1 Yes ☐2 No

7. If you work, in what zip code? _____

8. Overall, how satisfied or dissatisfied are you with the quality of life in Rockwall?

- | | |
|---|--|
| <input type="checkbox"/> 1 Very satisfied | <input type="checkbox"/> 3 Dissatisfied |
| <input type="checkbox"/> 2 Satisfied | <input type="checkbox"/> 4 Very dissatisfied |

9. How satisfied or dissatisfied are you with roadway improvements made in the city?

- | | |
|---|--|
| <input type="checkbox"/> 1 Very satisfied | <input type="checkbox"/> 3 Dissatisfied |
| <input type="checkbox"/> 2 Satisfied | <input type="checkbox"/> 4 Very dissatisfied |

10. During the time you have lived here, do you think that as a community, Rockwall has:

- | | | |
|-------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> 1 Improved | <input type="checkbox"/> 2 Remained the same | <input type="checkbox"/> 3 Declined |
|-------------------------------------|--|-------------------------------------|

11. How satisfied or dissatisfied are you with the value of services received from the city as it relates to the amount of tax dollars you pay to the city?

- | | | | |
|---|--------------------------------------|---|--|
| <input type="checkbox"/> 1 Very satisfied | <input type="checkbox"/> 2 Satisfied | <input type="checkbox"/> 3 Dissatisfied | <input type="checkbox"/> 4 Very dissatisfied |
|---|--------------------------------------|---|--|

12. What one thing would you say makes Rockwall a unique place to live?

13. What would you say is the most critical issue facing Rockwall today?

14. How strongly do you agree or disagree with the following statement: "I can generally find what I want to buy in Rockwall."

- | | | | |
|---|----------------------------------|-------------------------------------|--|
| <input type="checkbox"/> 1 Strongly agree | <input type="checkbox"/> 2 Agree | <input type="checkbox"/> 3 Disagree | <input type="checkbox"/> 4 Strongly disagree |
|---|----------------------------------|-------------------------------------|--|

15. The last time you were unable to purchase an item in Rockwall, what were you trying to buy?

16. How strongly do you agree or disagree with the following statement: "I generally find ample entertainment opportunities in Rockwall."

- | | | | |
|---|----------------------------------|-------------------------------------|--|
| <input type="checkbox"/> 1 Strongly agree | <input type="checkbox"/> 2 Agree | <input type="checkbox"/> 3 Disagree | <input type="checkbox"/> 4 Strongly disagree |
|---|----------------------------------|-------------------------------------|--|

17. The last time you were unable to participate in an entertainment opportunity in Rockwall, what were you trying to do?

18. Please list three retail establishments you would like to see located in Rockwall.

1. _____ 2. _____ 3. _____

19. Please list three restaurants you would like to see located in Rockwall.

1. _____ 2. _____ 3. _____

20. Please list three entertainment opportunities you would like to see located in Rockwall.

1. _____ 2. _____ 3. _____



The City of Rockwall is on Facebook and Twitter. To join, search City of Rockwall. To receive Rockwall's E-newsletter, join at www.rockwall.com.

21. Check the boxes that best represent the topic you consider to be the city's greatest strength and weakness, as well as those you feel should be emphasized. In addition, if you need more public information on any topic, please check the appropriate boxes.

FOCUS AREA	Strength	Weakness	Areas To Emphasize	More public information needed
	(check one box)	(check one box)	(check all that apply)	(check all that apply)
Public safety	<input type="checkbox"/> ₁	<input type="checkbox"/> ₁	<input type="checkbox"/> ₁	<input type="checkbox"/> ₁
Roads	<input type="checkbox"/> ₂	<input type="checkbox"/> ₂	<input type="checkbox"/> ₂	<input type="checkbox"/> ₂
Commercial development	<input type="checkbox"/> ₃	<input type="checkbox"/> ₃	<input type="checkbox"/> ₃	<input type="checkbox"/> ₃
Roadway intersections	<input type="checkbox"/> ₄	<input type="checkbox"/> ₄	<input type="checkbox"/> ₄	<input type="checkbox"/> ₄
City staff effectiveness	<input type="checkbox"/> ₅	<input type="checkbox"/> ₅	<input type="checkbox"/> ₅	<input type="checkbox"/> ₅

22. Is there a topic not listed that should be emphasized by the city? 1. _____ 2. _____ 3. _____

23. How strongly do you agree or disagree that traffic issues remain a necessary area of emphasis for the city?

☐₁ Strongly agree ☐₂ Agree ☐₃ Disagree ☐₄ Strongly disagree

24. IMPORTANCE OF CERTAIN ISSUES TO THE CITY													
How satisfied or dissatisfied are you with how the following services are provided? Check the box that is closest to your opinion: <input type="checkbox"/> ₁ Very satisfied, <input type="checkbox"/> ₂ Satisfied, <input type="checkbox"/> ₃ Dissatisfied, <input type="checkbox"/> ₄ Very dissatisfied. If you have used a particular service, please mark the box. If you have no opinion, do not mark an answer.		Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	Have used		How satisfied or dissatisfied are you with how the following services are provided? Check the box that is closest to your opinion: <input type="checkbox"/> ₁ Very satisfied, <input type="checkbox"/> ₂ Satisfied, <input type="checkbox"/> ₃ Dissatisfied, <input type="checkbox"/> ₄ Very dissatisfied. If you have no opinion, do not mark an answer.	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	
A.	Fire services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	O.	Development standards	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
B.	Police services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	P.	Major roadways	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
C.	Ambulance services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	Q.	Maintenance of neighborhood streets	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
D.	Animal services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	R.	Efforts to improve traffic movement	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
E.	Code enforcement	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	S.	Citizen communication efforts	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
F.	City parks	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	T.	Trash collection services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
G.	Water and wastewater services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	U.	City wide beautification	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
H.	Drainage services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	V.	Emergency preparedness	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
I.	Recreational opportunities	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	W.	General community safety	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
J.	Building inspections	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	X.	Community efforts to conserve natural resources	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
K.	Opportunities for special events	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>	Y.	Cable television services	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	
L.	City activities offered at The Harbor District	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>							
M.	City activities offered at the Historic Downtown area	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>							
N.	Opportunities to serve the city as a volunteer	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/>							

25. List the services you would support being improved or expanded: 1. _____ 2. _____ 3. _____

26. How strongly would you support an increase in taxes to fund the additional services? ☐1 Strongly support ☐2 Support ☐3 Oppose ☐4 Strongly oppose

27. CUSTOMER SATISFACTION

If you had contact with a city employee during the past year, how satisfied or dissatisfied are you with the following customer service activities? If you had no contact, skip to the next question. Check the box that is closest to your opinion: <input type="checkbox"/> 1 Very satisfied, <input type="checkbox"/> 2 Satisfied, <input type="checkbox"/> 3 Dissatisfied, <input type="checkbox"/> 4 Very dissatisfied. If you have no opinion, do not mark an answer.		Very satisfied	Satisfied	Dissatisfied	Very dissatisfied			Very satisfied	Satisfied	Dissatisfied	Very dissatisfied
A.	The general courtesy of the person responding	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	D.	If not available, correct employee returned my call in reasonable amount of time	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
B.	Directed to the correct department/person for my issue	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	E.	The issue was adequately addressed by employee responding	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
C.	Employee seemed concerned about my issue	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	F.	Follow-up from city to ensure my issues were addressed	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4

28. How safe do you feel in your community? ☐1 Very safe ☐2 Somewhat safe ☐3 Not safe ☐4 Not at all safe

29. COMMUNITY SAFETY THROUGH POLICE SERVICES

How strongly would you support or oppose the following public safety actions? Check the box that is closest to your opinion: <input type="checkbox"/> 1 Strongly support, <input type="checkbox"/> 2 Support, <input type="checkbox"/> 3 Oppose, <input type="checkbox"/> 4 Strongly oppose. If you have no opinion, do not mark an answer.		Strongly support	Support	Oppose	Strongly oppose			Strongly support	Support	Oppose	Strongly oppose
A.	Increase patrol of neighborhoods	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	D.	Increase patrol of commercial areas	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
B.	Increase speed enforcement in neighborhoods	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	E.	Continue holiday crime watch program	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
C.	Increase speed enforcement on major roadways	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4						

30. COMMUNITY SAFETY THROUGH FIRE SERVICES

How knowledgeable or not are you of the following? Check the box that is closest to your opinion: <input type="checkbox"/> 1 Very knowledgeable, <input type="checkbox"/> 2 Knowledgeable, <input type="checkbox"/> 3 Not knowledgeable, <input type="checkbox"/> 4 Not at all knowledgeable. If you have no opinion, do not mark an answer.		Very knowledgeable	Knowledgeable	Not knowledgeable	Not at all knowledgeable			Very knowledgeable	Knowledgeable	Not knowledgeable	Not at all knowledgeable
A.	The city's combination (volunteer/paid) fire department	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	C.	Service levels and cost savings due to the structure of the Fire Department	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
B.	Response time of the fire department	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	D.	Community services provided by the fire department	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4

31. How satisfied or dissatisfied are you with the service and manner in which the Fire Department is maintained and operated?
☐1 Very satisfied ☐2 Satisfied ☐3 Dissatisfied ☐4 Very dissatisfied

32. COMMUNITY SAFETY THROUGH CODE COMPLIANCE

Please rate how strongly you agree or disagree with the following statements relative to the city's property maintenance standards. Check the box that is closest to your opinion: ☐1 Strongly agree, ☐2 Agree, ☐3 Disagree, ☐4 Strongly disagree. **If you have no opinion, do not mark an answer.**

		Strongly agree	Agree	Disagree	Strongly disagree			Strongly agree	Agree	Disagree	Strongly disagree
A.	I am pleased with the overall manner in which the city is maintained	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	C.	I do not believe the current property maintenance standards are reasonable and necessary	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
B.	I believe enforcement of the property maintenance standards has a positive affect on my property values	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	D.	I believe the increased emphasis of the property maintenance standards has led to a positive change in that our city looks better than it did before the code was implemented	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4

33. Should the city consider changes to its approach to code enforcement? ☐1 Yes ☐2 No

If yes, how: _____

34. What could the city do to improve its street maintenance efforts? _____

35. Which of the following sources do you use to get information about Rockwall? (Check all that apply)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> 01 Local newspapers | <input type="checkbox"/> 06 Water bill inserts | <input type="checkbox"/> 11 Word of mouth | <input type="checkbox"/> 15 Other web sites |
| <input type="checkbox"/> 02 City Fun Guide | <input type="checkbox"/> 07 City Council | <input type="checkbox"/> 12 Newsletters | <input type="checkbox"/> 16 Twitter |
| <input type="checkbox"/> 03 Local television stations | <input type="checkbox"/> 08 City staff | <input type="checkbox"/> 13 Posters/flyers | <input type="checkbox"/> 17 Facebook |
| <input type="checkbox"/> 04 City cable channel | <input type="checkbox"/> 09 Chamber web site | <input type="checkbox"/> 14 City E-newsletter | <input type="checkbox"/> 18 Other _____ |
| <input type="checkbox"/> 05 City web site | <input type="checkbox"/> 10 Blogs | | |

36. What cable television service providers are available in your neighborhood?

- ☐1 AT&T ☐2 Charter ☐3 Other _____

If you would like further information on volunteer opportunities with the city, or to be contacted about an issue or concern you may have, please check the box or boxes below. If you do check a box, please fill in the contact information so that a representative from the city can get in touch with you.

- ☐ I would like information on becoming a Rockwall volunteer firefighter.
- ☐ I would like to register to receive the city's electronic newsletter (E-mail address required below).
- ☐ I would like to participate in public safety volunteer programs (Citizens on Patrol, Neighborhood Watch, Citizens Emergency Response Teams, Volunteer Fire Department, etc.)
- ☐ I would like to participate in a focus group (check all that apply): ☐01 Neighborhood ☐02 Electronic ☐03 Public forum
- ☐ I would like information about serving on a City of Rockwall board or commission.
- ☐ I would like to participate in volunteer programs (The Animal Adoption Center, Parks and Recreation, The Main Street Program, Friends of Downtown)
- ☐ Please contact me regarding a concern or issue I have: _____

Name: _____ Phone: _____ E-mail: _____

Thank you for your comments. Your participation is appreciated.

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