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AGENDA
ROCKWALL CITY COUNCIL
Monday, August 03, 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

- p.10** 1. Hold a work session to hear a presentation by Doug Duffie LLC representing First Texas Homes to request consideration of a 380 Agreement for Use Taxes, and take any action necessary.
- p.25** 2. Hold work session to discuss and consider the city budget, 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 Economic Development prospects pursuant to Section 551.087 (Economic Development)
- 2. Discussion regarding purchase or lease of real property / land acquisition in the vicinity of the downtown area for municipal purposes pursuant to Section § 551.072 (Real Property).
- 3. Discussion regarding possible settlement of City of Rockwall v. Temunovic Partnership, LTD., Case No. 1-14-878; 382nd District Court of Rockwall, Texas pursuant to Section 551.071 (Consultation with Attorney).
- 4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees including the Building and Standards Commission, Planning & Zoning Commission, and Board of Adjustments pursuant to Section 551.074 (personnel matters)

IV. ADJOURN EXECUTIVE SESSION

AGENDA
ROCKWALL CITY COUNCIL
Monday, August 03, 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 – MAYOR PRO TEM LEWIS

VIII. OPEN FORUM

IX. CONSENT AGENDA

p.31 1. Consider approval of the minutes from the July 20, 2015 regular city council meeting, and take any action necessary.

p.51 2. **Z2015-020** - Consider approval of an **ordinance** for a request by Wayne Mershawn of Mershawn architects on behalf of Rex Walker of Life Springs Church for a Specific Use Permit (SUP) for a church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary. **(2nd Reading)**

p.57 3. **Z2015-021** - Consider approval of an **ordinance** for a request by Sam Ellis on behalf of the owner, the George Dewoody Estate, for a Specific Use Permit (SUP) for a daycare facility in an Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary. **(2nd Reading)**

p.62 4. **Z2015-022** - Consider approval of an **ordinance** for modifications to Article IV, Permissible Uses, and Article V, District Development Standards, of the Unified Development Code for the purposes of creating a standard for cultured stone, and adding standards for a Portable Beverage or Food Facility, and take any action necessary. **(2nd Reading)**

- p.76 5. P2015-029** - Consider approval of a request by Maria Bonilla of Winkelmann & Associates on behalf of Mark Matise of Makko Goliad I, LP for the approval of a replat for Lots 1, 2 & 3, Block A, Kroger 205 Addition being a replat of 11.236-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast corner of E. Quail Run Road and SH-205, and take any action necessary.
- p.88 6. P2015-031** - Consider approval of a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 13, Block 2, Alliance Addition, Phase 2 being a 0.571-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.
- p.94 7. P2015-032** - Consider approval of a request by Cameron Slown of FC Cuny Corporation on behalf of Lowdent LLC, Hall and Lee Land Company LLC, and Temunovic Partnership LTD for the approval of a replat for Lots 4, 5 & 6, Block A, Temunovic Addition being a 2.582-acre tract of land currently identified as Lots 1, 2 & 3, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1320 & 1350 Summer Lee Drive, and take any action necessary.
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- p.111 9.** Consider authorizing the City Manager to execute a purchase order with Freedom CDJR for the purchase of a 2015 Dodge Charger for Police Traffic Division in the amount not to exceed \$36,000 to be funded by General Fund Reverses, 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.
- p.113 2.** Appointment with Jim Lambeth of Linebarger, Goggan, Blair & Sampson LLP to present information regarding a bid received for delinquent property taxes at 464 Evans at an amount less than the outstanding taxes, and take any action necessary.

- p.120 3.** Appointment to hear presentation from Mark Spencer of MHS Planning and Design regarding The Park at Stone Creek development plan, and take any action necessary.

XI. PUBLIC HEARING ITEMS

- p.131 1.** Z2015-016 - Hold a public hearing to discuss and consider approval of an ordinance for a request by Stacey McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for a zoning change from an Light Industrial (LI) District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary. (1st Reading)

XII. ACTION ITEMS

- p.168 1.** Discuss and consider Construction Manager at Risk process for The Park at Stone Creek development, and take any action necessary.
- p.170 2.** **A2015-002** - Discuss and consider initiating a development agreement with Joey Howell, in accordance with Chapter 212 of the Texas Local Government Code, for a property identified as Tract 18 & 18-01 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, being a ~98-acre tract of land situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located south of SH-276 on the east side of FM-548, and take any action necessary.
- p.190 3.** Discuss and consider the provisions of Chapter 12. Businesses & Sales, Article XII. Ambulance Service of the Code of Ordinances, and take any action necessary.
- p.202 4.** Discuss and consider (re)appointments to city advisory boards, including the Animal Adoption Center/Shelter Advisory Committee, the Architectural Review Board, the ART Commission, the Historic Preservation Advisory Board and the Park Board, and take any action necessary.

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

1. Departmental Reports
- p.211** Building Inspections Monthly Report - June 2015
- Fire Dept. Monthly Report - June 2015 **p.224**
- p.240** Harbor PD Monthly Report - June 2015
- Internal Operations Department Monthly Report - June 2015 **p.242**
- p.246** Meals on Wheels Senior Services Third Quarter Report
- Police Department Monthly Report - June 2015 **p.248**
- p.251** Recreation Monthly Report - June 2015
- Rockwall Animal Adoption Center Monthly Report - June 2015 **p.253**

2. City Manager's Report

XIV. 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 Economic Development prospects pursuant to Section 551.087 (Economic Development)
2. Discussion regarding purchase or lease of real property / land acquisition in the vicinity of the downtown area for municipal purposes pursuant to Section § 551.072 (Real Property).
3. Discussion regarding possible settlement of City of Rockwall v. Temunovic Partnership, LTD., Case No. 1-14-878; 382nd District Court of Rockwall, Texas pursuant to Section 551.071 (Consultation with Attorney).
4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees including the Building and Standards Commission, Planning & Zoning Commission, and Board of Adjustments pursuant to Section 551.074 (personnel matters)

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

XVI. 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 31st day of July, 2015 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kristy Cole, City Secretary

Jacky Casey, Assistant Secretary

Date Removed



MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mary Smith, Assistant City Manager
DATE: July 31, 2015
SUBJECT: Proposed 380 Agreement for Sales/Use Tax

First Texas Homes, an area home builder, through their representative, Doug Duffie has approached the City regarding the possibility of entering into a 380 agreement. Mr. Duffie will make a presentation at the work session regarding the proposal.

Briefly, First Texas Homes and their construction subs currently pay sales tax on home building materials at the point of sale – not at point of use. For example, if First Texas Homes purchases Acme Brick the sales tax is paid either to Dallas or to Denton where their sales offices are located rather than Rockwall where the home is being built. Mr. Duffie has said that he has researched their suppliers and none of them are located in Rockwall.

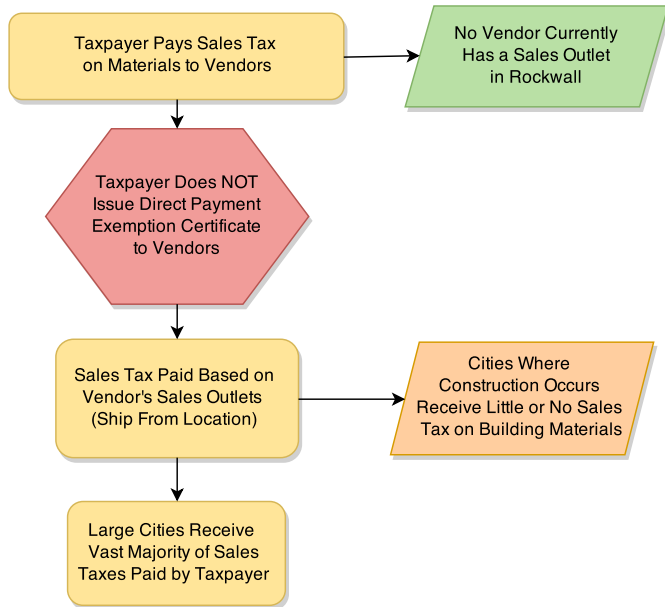
First Texas Homes proposed to change this by altering their accounting systems and paying Use Tax rather than sales tax. For the effort and expense to alter their systems and processes, they are asking for 40% of the Use tax paid to the City. Several area cities have entered into this kind of agreement, Rowlett several years ago with DR Horton and Frisco has agreements with several builders. Frisco is considering an agreement with First Texas Homes at this time.

First Texas Homes Chapter 380 Agreement Summary

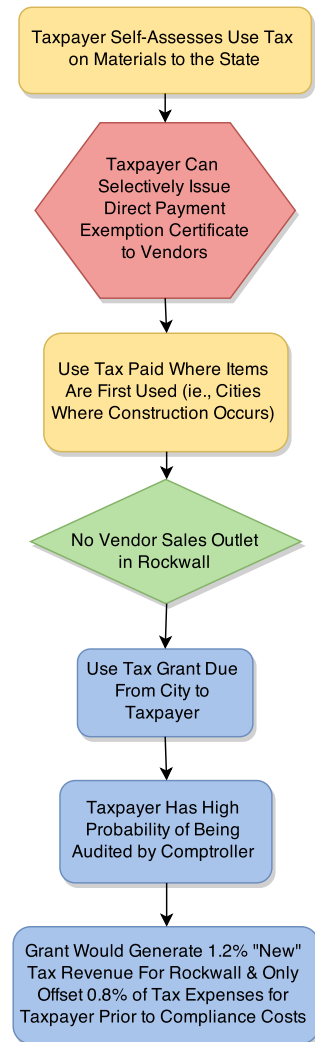
City Chapter 380 Agreements	Legal Entity Individual	First Texas Homes Mtg. on April 23 1:00 Rick Crowley/Mary Smith 2.000%			
City Name		Rockwall			
Contact Name		Rick Crowley			
Contact Title		City Manager			
Street Address		385 S. Goliad			
City, State, Zip Code		Rockwall, TX 75087			
Phone Number		(972) 771-7700			
Email Address		rcrowley@rockwall.com			
Contact Name					
Contact Title		Director of Finance			
Contact Name					
Contact Title		Econ Devel Director			
Est. # of Undeveloped Lots		126			
Ave Sales Price - 2014 YTD		\$373,614			
Direct Materials (%of sales)		17.70%			
Ave Dir Mat Purch / House (today)		\$66,130			
Ave Local City Use Tax/House		\$1,322.59			
Ave Use Tax Grant / House		\$529			
Ave Use Tax Rcvd City / House		\$794			
Agreement Term / Length		10 Years			
Grant Amount / Percentage of 1% City Use Tax for Future Direct Payment Permit Purchases		80.00%			
Estimated Benefits for the Agreement - First Texas	0.8% Total	FTH Est Sav - thru Buildout			
Existing Undev. Lots / Current Mat. Prices		\$66,658.72			
Existing Undev. Lots/Mat. Price Incr 5% Annually		\$88,034.70			
Existing Undev. Lots/Mat. Price Incr 8% Annually		\$104,290.89			
Estimated Benefits for the Agreement - City	1.2% Total	City Est. Sav thru Build-out	.2% Gen. City Tax	.5% 4A Tax	.5% 4B Tax
Existing Undev. Lots / Current Mat. Prices		\$99,988.07	\$16,664.68	\$41,661.70	\$41,661.70
Existing Undev. Lots/Mat. Price Incr 5% Annually		\$132,052.05	\$22,008.67	\$55,021.69	\$55,021.69
Existing Undev. Lots/Mat. Price Incr 8% Annually		\$156,436.34	\$26,072.72	\$65,181.81	\$65,181.81

Note: Based on NO future undeveloped lot purchases/development during 10-year 380 Agreement (ie: most conservative)

Texas Sales Tax Paid to Vendor



Texas Use Tax Paid by Purchaser



**CHAPTER 380 GRANT AGREEMENT BY
AND BETWEEN THE CITY OF ROCKWALL, TEXAS
AND FIRST TEXAS HOMES, INC.**

This **CHAPTER 380 GRANT AGREEMENT** ("Agreement") is made by and between The City of Rockwall, Texas ("City", also referred to as "Grantor") and First Texas Homes, Inc. (the "Company"), acting by and through their respective authorized officers and representatives.

WHEREAS, the City Council of the City of Rockwall, Texas ("City Council") has investigated and determined that it is in the best interest of the City and its citizens to encourage programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380"); and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would like to partner with the City, and that a contributing factor that would induce the Company to purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, would be an agreement by the Grantor to provide an economic development grant to the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City Council has investigated and determined that the Company meets the criteria for providing the grants (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Rockwall ("Approved Project"); and

WHEREAS, the City has concluded that the Approved Project qualifies for a Grant under Chapter 380; and

WHEREAS, with the approval of this Agreement, the City hereby establishes a program authorized by Chapter 380 of the Texas Local Government Code to encourage and induce the generation of local use tax; and

WHEREAS, the Grantor has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the Grantor, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I DEFINITIONS

1.01 For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

"City" and "Grantor" shall mean The City of Rockwall, Texas.

"Company" shall mean First Texas Homes, Inc.

"Commencement Date" shall mean August 1, 2015.

"Effective Date" shall mean August 1, 2015.

"Direct Payment Permit" also referred to herein as a "Texas Direct Payment Permit" shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of Company's taxable purchases. Texas Rule 3.288 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Code or Rules whether renaming such permits or otherwise modifying such provisions.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

"Program" shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

"Program Grant" shall mean the periodic payments paid by the City to the Company in accordance with Section 3 of this Agreement.

"Grant Period" shall mean consecutive six (6) month periods during the term of this Agreement, except that the first Grant Period shall begin on the Effective Date and continue through and include the last day of December 2015 following the Effective Date. For illustration purposes, assume the Effective Date is August 1, 2015 then the first Grant Period would begin on August 1, 2015 and continue through and include December 31, 2015. The next Grant Period would begin on January 1, 2016 and continue through and include June 30, 2016. The final Grant Period for the initial 10-year term of the Agreement would be from July 1, 2025 and end on July 31, 2025.

"Taxable Items" shall have the same meaning assigned by Sections 151.010 and 151.0101, TEX. TAX CODE, as amended.

"Impositions" shall mean all use taxes that may be imposed by public or governmental authority on the Company or any taxable items purchased and used by Company within the City.

"Use Tax Receipts" shall mean the Grantor's receipts from the State of Texas from the collection of one percent (1%) general City use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the collection of use tax by Company associated with the issuance of Company's Texas Direct Payment for Taxable Items used or consumed in the City.

"Use Tax Certificate" shall mean a certificate or other statement in a form reasonably acceptable to the Grantor setting forth the Company's collection of use tax imposed by and received by the Grantor from the State of Texas, for the use of Taxable Items by Company in the City for the applicable calendar month during a Grant Period which are to be used to determine Company's eligibility for a Grant, together with such supporting documentation required herein, and as Grantor may reasonably request.

ARTICLE II TERM

2.01 Term. The term of this Agreement shall begin on the Effective Date and continue for a ten (10) year period.

2.02 This Agreement shall remain in effect until Grantor has made the Program Grants set forth in Section 3 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.03 This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III ECONOMIC DEVELOPMENT GRANT

3.01 Grant. Subject to the Company's continued compliance of all the terms and conditions of this Agreement, the Grantor agrees to provide Company with an economic development grant from lawful available funds payable as provided herein in an amount equal to 80% of the Use Tax Receipts, as previously defined herein (the "Grant"). The Grant will be paid semi-annually at the end of June and the end of December with the potential exception of the final Grant Period during the ten (10) year period following the execution of the Agreement, commencing August 1, 2015. The Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts.

3.02 Grant Payment. Grantor shall pay the Grant for the applicable Grant Period within forty-five (45) days after receipt of a Use Tax Certificate from Company following the end of each Grant Period, pursuant to Section 4.01. Company shall submit Use Tax Certificates to Grantor within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on August 1, 2015 and continues through and includes December 31, 2015. Company would submit a Use Tax Certificate to Grantor for the first Grant Period by January 30, 2016 and Grantor would pay the first Grant within forty-five (45) days after receipt of the Use Tax Certificate. Further assume that the Use Tax Receipts for the first Grant Period equal Five Thousand Dollars (\$5,000.00), then the amount of the first Grant would be Four Thousand Dollars (\$4,000.00).

3.03 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional use tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous period covered within the term of this agreement, the Grant payment for the Grant Period immediately following such State approved amendment shall be adjusted accordingly, provided the Grantor must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide Grantor with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

3.04 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of use tax paid to the City exceeds the correct amount of use tax for a previous Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the Grantor. The Grantor may at its option adjust the Grant payment for the Grant Period immediately following such State of Texas determination to deduct there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide Company with a copy of such determination by the State of Texas.

ARTICLE IV
DOCUMENTATION SUPPORTING THE ECONOMIC DEVELOPMENT GRANT

The conditions contained in this Article IV are conditions precedent to the Grantor's obligation to make any Grant payment.

4.01 Use Tax Certificate. During the term of this Agreement, the Company shall within thirty (30) days after the end of each Grant Period, provide the Grantor with a Use Tax Certificate relating to Use Tax Receipts paid during the Grant Period. The Grantor shall have no duty to calculate the Use Tax Receipts or determine Company's entitlement to any Grant for a Grant Period, or pay any Grant during the term of this Agreement until such time as Company has provided the Grantor a Use Tax Certificate for such Grant Period and the Grantor has received the actual Use Tax Receipts from the State of Texas attributable to such calendar months within the Grant Period. Company shall provide such additional documentation as may be reasonably requested by Grantor to evidence, support and establish the use tax paid directly to the State of Texas pursuant to Company's Direct Payment Permit. The Use Tax Certificate for each Grant Period shall at a minimum contain, include or be accompanied by the following:

- a. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use tax paid directly to the State of Texas related to Company's operations for the Grant Period; and
- b. Information concerning any refund or credit received by the Company of use tax paid by the Company which has previously been reported by the Company as use tax paid for a previous Grant Period within the term of this agreement.

Company will provide to Grantor the Use Tax Certificates from time to time pursuant to the terms of the Agreement, which are confidential ("Confidential Information") and, except as otherwise provided herein, may not be disclosed to a third party without the Company's consent. To the extent that any disclosure of the Confidential Information may be required by law, Grantor will use reasonable efforts to inform Company of the request in sufficient time for Company to assert any objection it may have to such disclosure to an appropriate judicial or administrative body.

4.02 Grantor must have received a Use Tax Certificate for the months within the Grant Period for which payment of a Grant is requested, and Grantor must have received the actual Use Tax Receipts for all calendar months within the Grant Period.

4.03 The Company intends to issue its Texas Direct Payment Permit to specific suppliers or vendors that provide large quantities of building materials or other tangible personal property.

4.04 The Company shall provide the Grantor with a true and correct copy of its Texas Direct Payment Permit, which permit shall be kept in full force and effect throughout the term of the Agreement.

4.05 Company or the City shall not have an uncured material breach or default of this Agreement.

ARTICLE V TERMINATION

5.01 This Agreement may be terminated upon any one of the following:

- (a) by mutual written agreement of the parties;
- (b) by Grantor or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the Grantor or Company, as the case may be;
- (c) by Grantor, if any Impositions owed to the Grantor or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (d) by Grantor, if Company suffers an Event of Bankruptcy or Insolvency;
- (e) by Grantor or Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or
- (f) by Company, if the City does not pay the applicable Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default, or;
- (g) expiration of the term, or any subsequent renewal of the term.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI MISCELLANEOUS

6.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this agreement and their respective successors and permitted assigns. This Agreement may not be assigned without the express written consent of Grantor, which consent shall not be unreasonably withheld or delayed.

6.02 Limitation on Liability. It is understood and agreed between the parties that the Company and Grantor, in satisfying the conditions of this Agreement, have acted independently, and Grantor assumes no responsibilities or liabilities to third parties in connection with these actions. The Company agrees to indemnify and hold harmless the Grantor from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Company's performance of the conditions under this Agreement.

6.03 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

6.04 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.05 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City, to:

Attn: Rick Crowley
Rockwall City Manager
385 S. Goliad
Rockwall, TX 75087

With a copy to:

Attn:

If intended for the Company:

Attn: Kristy Murday
Controller
First Texas Homes, Inc.
500 Crescent Court, Suite 350
Dallas, TX 75201

With a copy to:

Attn: John D. Sloan, Jr.
Sloan Matney, LLP
Two Turtle Creek
3838 Oak Lawn, Suite 1200
Dallas, TX 75219

6.06 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

6.07 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Rockwall, Rockwall County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Rockwall County, Texas.

6.08 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

6.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.13 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

6.14 Dispute Resolution. Any controversy or claim arising from or relating to this Agreement, or a breach thereof shall be subject to non-binding mediation, as a condition precedent to the institution of legal or equitable proceedings by any party unless the institution of such legal or equitable proceeding is necessary to avoid the running of an applicable statute of limitation. The parties shall endeavor to resolve their claims by mediation. Grantor and Company shall share the costs of mediation equally. The mediation shall be held in Rockwall, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

[SIGNATURE PAGES FOLLOW]

EXECUTED as of the ____ day of _____, 2015.

THE CITY OF ROCKWALL, TEXAS

By: _____
Rick Crowley, City Manager

ATTEST:

City Secretary

By: _____

EXECUTED as of the ____ day of _____, 2015.

By: First Texas Homes, Inc.
a Texas corporation

By: _____
Name: Kristy Murday
Title: Controller

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
CITY OF ROCKWALL §

This instrument was acknowledged before me on the _____ day of _____, 2015
by Rick Crowley, City Manager of The City of Rockwall, Texas, on behalf of said city.

Name: _____

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS §
 §
CITY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2015 by Kristy Murday, Controller of First Texas Homes, Inc., a Texas corporation, on behalf of said company.

Name: _____

Notary Public - State of Texas

My commission expires: _____

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MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mary Smith, Assistant City Manager
DATE: July 31, 2015
SUBJECT: Budget Planning Overview

Tax Rate Overview

The City has received certified property tax information from the Rockwall Central Appraisal District (RCAD). We expect to receive the effective and rollback tax rate calculations on Monday.

Assessed Value	\$ 4,314,158,274
Senior Property Values	379,063,284
New Values	105,331,475 (New Construction)

Percentage Increase:	
From New Values	2.57%
From Existing Properties	2.62%
Overall	5.19%

Effective Tax Rate Estimate	47.66 cents per hundred
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2016 Debt Service Payments	11,256,417
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Estimated Debt Service Tax Rate	25.60 cents per hundred (current rate is 27.48 cents)
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Rollback Rate Estimate	52.76 cents per hundred
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Current Tax Rate	49.55 cents per hundred
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Debt Projections

We will again propose to take advantage of the opportunity to do a debt refinancing for savings in the next couple of months. Preliminary evaluation of our current debt shows approximately \$40,000,000 which is eligible for refinancing and for which savings are estimated to be in the 8-9% range over the remaining life of the debt. In addition, we will propose issuing \$8.78million of new voter approved debt with first payments in FY 2016. This will provide funds for engineering and other costs associated with beginning the street rehabilitation projects approved in 2012. This will also provide the funds for the new I-30 on ramp.

We will also have a proposed water and sewer debt issue but are still finalizing the sizing of that issue.

We have previously discussed the potential to restructure the TIF debt to better align the debt service payments. The values have not grown as expected but with the new restaurant, hotel and condominium project starting this year, values should increase significantly in the next couple of years. The original TIF debt was issued in 2005 and 2006 when interest rates were significantly higher and the issues are therefore on the list that First Southwest is recommending for refinancing for interest savings as well.

Equipment

The City has deferred equipment purchases for the last couple of budgets and therefore find several pieces of equipment including dump trucks, backhoes, and vehicles that will need to be replaced soon. In addition, fire trucks have a front line lifespan followed by number of years as a reserve unit. The Chief is proposing we replace a 1999 pumper in the new budget. Due to the size and expense associated with large vehicles like fire trucks and other equipment being considered we will propose a shorter-term debt issuance for equipment as well. The size of that issue will be firmed up over the next couple of weeks as well.

Water and Sewer Fund

While rates were increased for fiscal year 2015, water consumption has still not returned to previous levels. The report issued by NTWMD for June 30 showed our consumption down 43% year to date. We expect to be able to pay water and sewer debt from system revenues next year but do not plan to reinstate the transfer to the General Fund. The district has notified the City of the intent to increase by 10% as well as increases in all sewer systems. In a meeting with member city managers, the district previewed their proposed budget, which included 78 new positions and more than \$203million of capital purchases.

Revenue Projections

Staff has estimated total General Fund revenues for fiscal year 2016 to be at least \$30,491,550.

The assessed value growth is due primarily to the value of new housing starts in 2014, which are adding in excess of \$105,000,000 to the tax rolls. By comparison – new growth for previous tax year was more than \$195,000,000 though.

We are carefully considering the estimation of sales tax revenue for fiscal year 2016. The 2015 revenues were projected to increase by 2% but instead are in the 6% range. Looking back at increases for the last five, ten and fifteen year period shows average growth of 6 – 7% each of those periods. We are working through the budget process with projections of a 4% increase.

An additional major source of revenues for the City – Building Permits, and other construction related revenues, are expected to increase in fiscal year 2016 due to increased interest and activity among developers and builders.

Total Requested Expenditures

Department budget requests were submitted and the total is \$33,715,150. The department heads were instructed to complete their budgets asking for those items or personnel they feel are needed for next year without regard to the potential for funding. This allows Council to see the full impact of items that may be deferred due to a lack of available funding.

Meetings with department heads have been completed and the process of building the proposed budget is nearing completion. We will meet with Council on August 31st to review the proposed balanced budget in its entirety that day. We intend to have budget workbooks ready by August 19th.

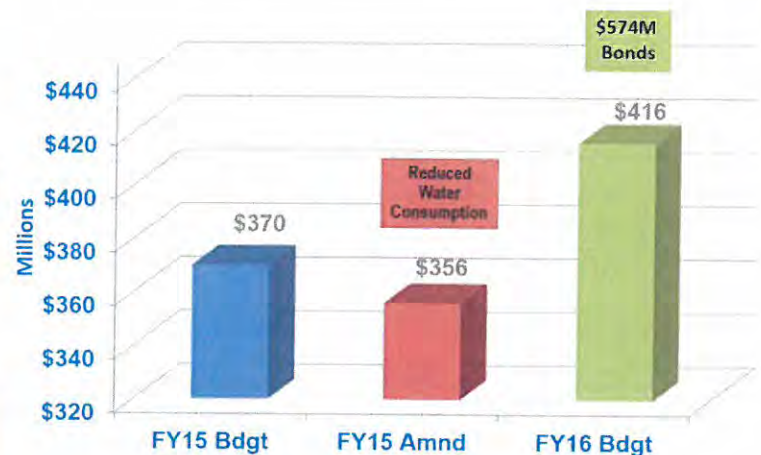
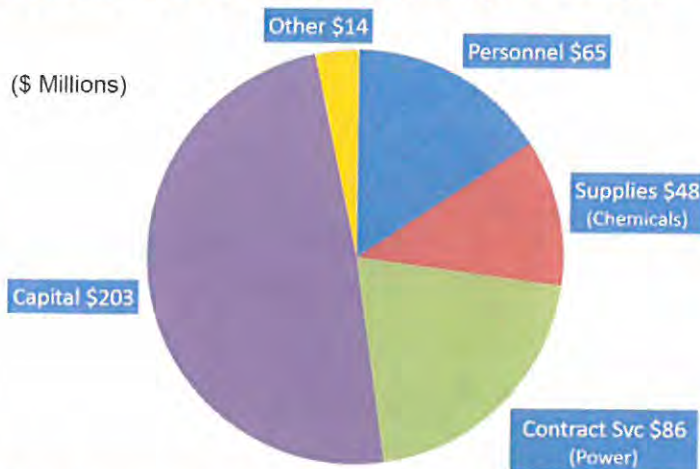


FY2016 Budget Summary

Overview

The North Texas Municipal Water District (NTMWD) serves approximately 1.6 million residents in the north Texas counties of Collin, Dallas, Denton, Fannin, Hopkins, Hunt, Kaufman, Rains, and Rockwall – a service area covering 2,200 square miles. **The NTMWD must responsibly plan and fund programs today to ensure continued reliable water, wastewater and solid waste services for our growing region.** Large capital projects take years to plan, permit and construct and are essential to support increasing needs over the next several decades. Additionally, current NTMWD systems and infrastructure require ongoing maintenance and improvements to meet existing and future customer needs, as well as regulatory requirements to maintain public health and safety. Effective management of increasingly complex and expansive systems requires an appropriate level of resources to ensure efficiency and compliance. The NTMWD proposed FY2016 budget was developed to address these challenges and responsibilities.

Overall FY2016 Proposed Budget = \$416M



Key Components

- \$574M Bond Issues = \$28M debt service in FY16
 - **Water:** Wylie Water Treatment Plant expansion and improvements, Trinity River Main Stem Water Supply, Lower Bois d'Arc Creek Reservoir
 - **Wastewater:** Expansions at Stewart Creek West and Wilson Creek Regional Treatment Plants, as well as interceptor and overall system improvements.
 - **Solid Waste:** Lookout Drive Transfer Station expansion
- 78 personnel additions – \$4.5M (75% of positions recommended by engineering and operations assessments)
- Implementation of Engineering Project Delivery Improvements Evaluation – \$1M
- Continue to address U.S. EPA compliance initiative in wastewater system – \$1M
- Reduction due to expiration of Dallas Water Utilities contract – (\$3M)

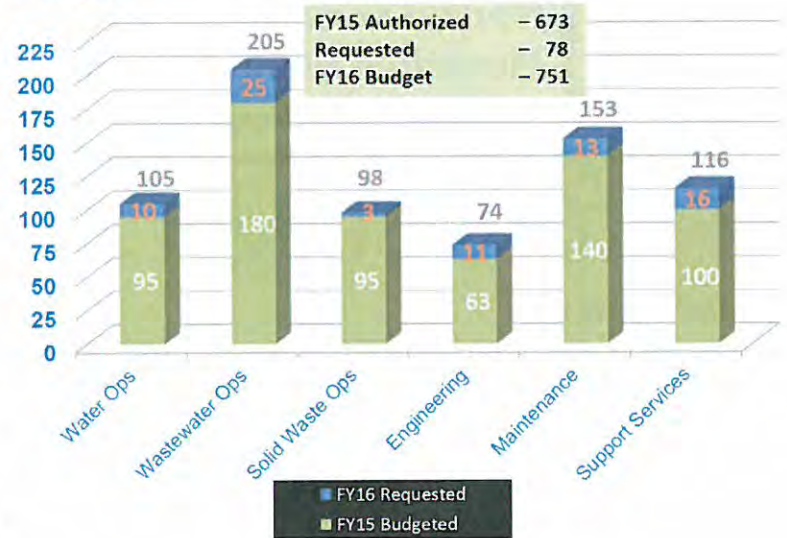
Reduced water consumption in FY15 was due to drought conditions and water management strategies. However, growth and increasing demands are expected based on modeling projections, and the NTMWD must continue advancing critical projects in water, wastewater and solid waste services to be in a solid position to meet those needs.

Personnel Additions ~ 1% of Proposed FY16 Budget

When compared to similar service providers, the NTMWD has been operating below industry staffing levels in all systems. With the **CIP program expected to double in the next five years**, additional resources are required to effectively manage:

- planned system expansions to meet projected demands;
- new large capital projects;
- improvements and maintenance on existing systems; and
- regulatory requirements.

Additionally, of the 642 active NTMWD employees, 63 have a high probability of retiring between now and 2020 – nearly 10% of the current workforce and primarily in management/supervisory roles. It is critical that we continue succession planning now.



NTMWD Systems and Operations Stats

Water

- 370 million gallons per day (MGD) average raw water supply
- 6 water treatment plants – 806+ MGD capacity
- 566 miles of transmission pipelines

- 9 raw water pump stations
- 8 treated water pump stations
- 77 City delivery points

Wastewater

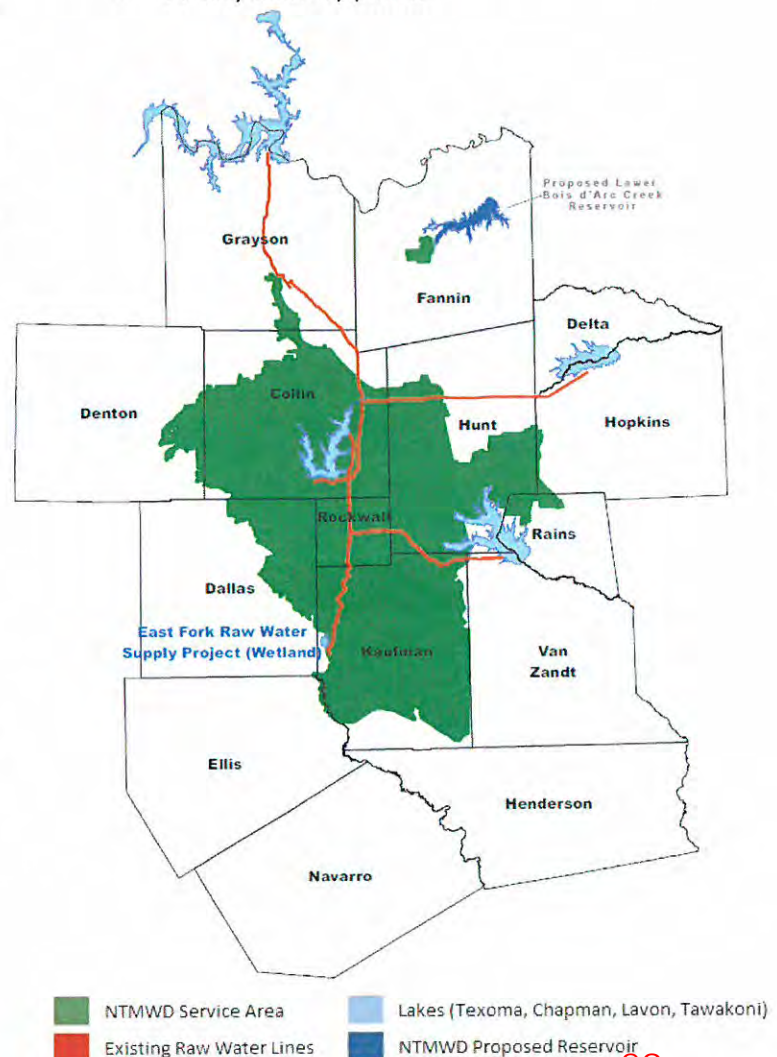
- Operate 17 wastewater treatment plants (11 owned by NTMWD, including 4 regional plants)
- 151+ MGD treatment capacity
- 8 interceptor systems with 250+ miles of large-diameter pipelines and 23 lift stations

Solid Waste

- 3 transfer stations, 3,295 combined permitted tons per day
- 800,000+ tons/year accepted at landfill

Environmental Services

- ~260,000 tests performed each year (NTMWD facilities, 60 public water systems, 59 industries)
- Monthly water source sample collections
- Manage 7 industrial pre-treatment programs, permitting for 59 industries in 11 cities
- Oversee permit applications, renewals, monitoring and compliance for all systems and capital programs
- Coordinate with multiple state/federal regulatory agencies
- Workload: ~ 10% increase per year over last 5 years



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MINUTES
ROCKWALL CITY COUNCIL
Monday, July 20, 2015
4:00 p.m. Regular City Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

I. CALL PUBLIC MEETING TO ORDER

Mayor Pro Tem Lewis called the meeting to order at 4:00 p.m. Present were Mayor Pro Tem Dennis Lewis and Council Members David White, Mike Townsend, John Hohenshelt and Kevin Fowler. Mayor Jim Pruitt and Councilmember Scott Milder were absent from the meeting. Staff 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 work session with city's appointee to Rockwall County Open Space Alliance (RCOA) to hear update on the RCOA Master Plan and related board activities, and take any action necessary.

Ken Dickson
205 Meadowdale
Rockwall, TX

Mr. Dickson came forth and indicated that a community survey was recently conducted and a community work shop was held this past week in order to obtain citizen feedback. He indicated that, as the city's representative on this committee, he personally has some concerns. He shared that over fifty percent of respondents were residents currently living in the City of Rockwall, yet over 95% of the "wants" expressed in the survey are things that the City of Rockwall already provides. So, perhaps the citizens do not really have knowledge of what amenities the city offers as far as parks and open space are concerned. Mr. Dickson conveyed that some residents would like to have jogging/walking trails along the lake. He went on to explain that years ago, the city decided that it did not want Rockwall's Lake Ray Hubbard to be like White Rock Lake in Dallas. Instead, the city wanted lakefront, waterside lots with homes. He expressed that citizens need to be well informed about the fact that the city will likely never have jogging trails along the lake because such trails would go through homeowners' back yards, and this is not feasible.

The council generally asked that Mr. Dickson return to the RCOA and convey to them that the City of Rockwall does not have any plans (or ability) to construct jogging/walking trails along the lakefront.

Nell Welborn
Vice Chair of the RCOA
810 Lake Meadows Circle
Rockwall, TX 75087

Mrs. Welborn came forth and made it clear that the RCOA understands the arrangements pertaining to takeline leases along the lake and the impossibility of having walking/jogging trails along the lake. She shared that the consultant and others have indicated that there may be a future opportunity to connect by walking/jogging trails the Harbor and the SH66 boat ramp (by other means / other routes).

Mr. Dickson expressed that the City of Dallas and/or the Soil Conservation owns all of the lakes or ponds that are over one acre throughout the county. If the city or county were to try and take over any of these, doing so would come with a lot of responsibility regarding maintenance and upkeep of those lakes. After brief, additional comments, the council took no formal action as a result of Mr. Dickson's comments.

2. Hold work session to discuss and consider the provisions of Chapter 12. Businesses & Sales, Article XII. Ambulance Service of the Code of Ordinances, and take any action necessary.

Alma Williams Howard
219 Rush Creek Drive
Heath, TX

Mrs. Howard came forth indicating she represents Presbyterian Hospital of Rockwall. She thanked Medic Rescue for the services they have provided to the community over the years, especially early on when the city was growing and before a hospital was located within the City of Rockwall. Although she was a part of developing what is now the city's 'exclusivity ordinance' years ago, she now feels that lifting its provisions is prudent. She believes that competition and provider options will result in better patient care.

Cindy Paris
762 Black Oak Lane
Rockwall, TX 75032

Mrs. Paris spoke on behalf of Presbyterian Hospital Rockwall. She indicated that the hospital has been working diligently over the last eight years or so to be a good partner with Rockwall County EMS/Medic Rescue. She explained that the hospital has concerns related to delays in response times associated with patient transfers and patient care. Mrs. Paris had a heightened level of concern when, this past winter, Rockwall County EMS expressed during the ice days that they would not be helping the hospital with any transports in/out of the city. She feels the current EMS provider does not have the resources needed to adequately and sufficiently meet the demands of growth, both within the city and within the hospital.

Tammy Hawkins
103 Dunford Drive
Rockwall, TX 75032

Mrs. Hawkins came forth and generally indicated that she has worked for the hospital since 2007 before it opened. Over the years, delays associated with Medic Rescue's response times related to transports have become concerning, especially with regards to ensuring optimal patient care. She indicated that the ER staff has been told by the EMS

97 company that the hospital is not allowed to call another provider for transport because
98 they will be fined.

99
100 Gorman Warren
101 CFO for Presbyterian Hospital Rockwall
102 10211 W. Dublin
103 Forney, TX 75126
104

105 Mr. Warren came forth and provided the city council with documents related to billing
106 issues they've encountered with Medic Rescue. He shared that the hospital has been
107 encountering billing-related issues with Rockwall County EMS since he came on board in
108 2012. Meetings were held in June and August of 2012 to try and work out the issues and
109 provide information to Medic Rescue to resolve the billing concerns. In August, the
110 hospital was presented with a bill that was close to \$200,000 from Rockwall County EMS.
111 He explained that bills, even recent ones, often do not contain a lot of detail beyond just
112 the patient's name and dollar amount. By about March, after working closely with Martin
113 Ramirez of Medic Rescue, the bill was worked down to about \$74,000. He went on to
114 explain different kinds of patient transfers that may occur and who pays for those (i.e.
115 the hospital or the patient's insurance). He shared a lot of detail related to emails
116 exchanged in the past related to billing-related issues.
117

118 Councilmember Townsend engaged the Presbyterian Hospital reps in dialogue related to
119 the billing issues and how changing the city's ordinance may or may not really aid in
120 remedying those types of concerns that apparently exist between the hospital and the
121 provider. He generally expressed that he does not believe the city revoking its ordinance
122 will result in these sorts of issues being resolved. Mr. Warren went on to reiterate that
123 additional bills have been arriving, and the hospital does not understand why or what the
124 bills are for. They expect that the patients' insurance companies will be billed, and
125 whatever collections result, that is what the ambulance company gets paid.
126

127 Mrs. Hawkins again came forth, and she expressed the belief that allowing for options
128 related to ambulance service providers will provide for more choices, more competition,
129 more collaboration, and better customer service and care for residents.
130

131 Councilmember Hohenshelt expressed that he believes the billing-related concerns are
132 business related concerns, rather than concerns that would warrant the city council
133 getting involved by changing its exclusivity ordinance.
134

135 Mrs. Paris came forth and explained that they have been working to resolve issues for
136 eight years. Furthermore, only having one option for an EMS provider and associated
137 transport limits the options for ensuring optimal customer service and patient care. She
138 went on to share that nurses and ER physicians have had instances of arguing with the
139 ambulance provider's staff in the parking lot of the hospital, even at times screaming.
140

141 Councilmember White asked questions concerning which entity in the County ultimately
142 oversees ambulance service provision and the quality of that service that the EMS
143 provider on contract provides within our city and the county. Mr. Crowley indicated that
144 the Emergency Services Corporation (ES Corp.) is the body that is ultimately responsible
145 for oversight of ambulance service and its provision, emergency calls or transports,
146 within the County. He suggested that the ES Corp. should have an opportunity to receive

Monday, July 20, 2015 City Council Minutes

complaints like these from EMS customers, investigate those and make decisions related to management of the EMS provider that is under contract. Mr. Crowley indicated that there is a complaint handling process in place to receive, look into and resolve EMS related complaints. He explained that there have been some complaints over the years, but not many. Councilmember White expressed concern that none of these issues have been taken through the proper channels via the ES Corporation. Mrs. Hawkins explained that, if the city's ordinance were lifted, the hospital would still use Rockwall County EMS; however, the hospital would have more choices if the level of service that is being provided is subpar. She believes that, in turn, Rockwall County EMS might then be more receptive to meeting the hospital's and patient's needs. After various comments, Councilmember White went on to suggest that perhaps a compromise would be to still grant exclusivity to the EMS provider on contract in the county, but allow that provider a "first right of refusal" related to transports if they are tied up and unable to respond in an acceptable amount of time. He stressed that he believes the reason the hospital is not getting good service is because they have not taken their concerns to the ES Corp. Furthermore, he does not believe the reason they're not getting good service is attributed to the city's exclusivity ordinance.

Mayor Pro Tem Lewis indicated that he agrees a lot of these issues should be directed to and handled by the Emergency Services Corporation. Lewis explained that a lot of past complaints have been addressed by the ES Corporation, but some of these issues expressed today could be taken to the ES Corporation.

Dr. Gary Bonacquisti
1114 Cambridge Court
Rockwall, TX 75032

He came forth and indicated he believe that the 911 system is currently overwhelming to the EMS provider, especially as the city grows. He believes that competition breeds better service. He wants the same freedom that Lakepointe Medical Center has with regards to calling whatever provider they want to call for patient transfers. He feels that patient care is suffering due to delays in transport response times. He expressed that he has concerns about 'patient diversion' to other facilities. He explained that just because a certain hospital in the county provides certain equipment or services does not mean that particular hospital is the best place for patients to go. He is concerned about patients being transported, through what he views as "diversion," to other medical centers when they exhibit certain symptoms. He believes clinical decisions like this should not be being made by the ambulance provider. He feels patients are being convinced by the ambulance crew to go elsewhere rather than to the facility of their choice or to the nearest facility.

Councilmember White expressed that he would like the ES Corp. to evaluate and report back to the city on what it thinks, as a body, about Rockwall's 'exclusivity ordinance.' Also, he would like these complaints and concerns reviewed and some sort of formal opinion issued related to these matters. Mayor Pro Tem Lewis indicated that he will take these thoughts to the ES Corp. at its board meeting this Wednesday.

Councilmember Fowler inquired as to why the ambulance service provider may be diverting patients away from certain facilities in favor of taking them to others.

Councilmember Hohenshelt suggested that perhaps the existing 'service agreements' between the ES Corp. and the ambulance service provider could be revisited to add some language that addresses, in more detail, things like billing expectations (i.e. all billing shall be issued to the payee within 90 days).

Mitch Ownby
Rockwall County EMS / Medic Rescue
255 Country Club Drive
Heath, TX 75032

Mr. Ownby came forth and expressed that the EMS system was designed back in 2002 in order to provide the most economical service to the citizens. Half or so of the EMS budget is provided for by non-emergency transport business. He explained that essentially, exclusivity allows for the ability to keep the subsidy paid to the ambulance company as economical (low) as possible. He explained that the County pays fifty percent of the 911 subsidy to the company, and the other member cities pay the remaining 50% on a pro rata basis (according to population). So, the City of Rockwall currently pays about \$150,000 per year for its 911 ambulance service (emergencies), and next year it is slated to drop to just under \$130,000. Other cities, he explained, may run their own ambulance services through their fire department, a service, in those instances, that is generally fully subsidized by public funds. He explained that his company remains in compliance with the contract it has in place with the ES Corporation, and it is in compliance with the contract it has with Presbyterian Hospital (which, he explained, was made in an effort to be a good partner). He shared that the purpose of an exclusivity ordinance, over all, is to save tax dollars and allow for a more consistent vetting process. General discussion took place related to the number of ambulances Medic Rescue has and how many staff it employs and when. Also, brief comments were exchanged related to any contracts that Medic Rescue has in place with facilities, be they nursing homes, hospitals or otherwise.

At the request of Councilmember Townsend, Mr. Ownby explained how the process of patient transport works, including triage, emergency vs. non-emergency, and response times.

Councilmember Townsend asked Mr. Ownby to address why patients would be diverted to one facility or another. Mr. Ownby explained that patient transport destinations are based on the best equipped, nearest hospital, and his company does have a 'destination protocol' in place. Townsend asked if the patient has an ability to express a preference. Mr. Ownby indicated that, yes, they do have an ability to express a preference; however, in certain instances, when there is a high acuity, certain hospitals are preferred. For example, burn patients go to Parkland. He asserted that the goal is to ensure the patient gets to the facility where he/she can be treated.

Councilmember Fowler asked what would happen if the city revokes its existing exclusivity ordinance. Mr. Ownby indicated that nothing would change with regards to 911 / emergency calls; however, most likely it would result in the EMS company having to approach the ES Corp. to renegotiate its contract because its subsidy costs would likely go up, being that funds generated from non-emergency transports would presumably go down. If every non-emergency call for transport out of Presby alone went away entirely, it would cost Medic Rescue about \$600,000 annually.

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Councilmember Hohenshelt asked how the company arrives at the amount of subsidy it is going to request from the ES Corporation annually. Mr. Ownby generally indicated that it is based on a three page spreadsheet that reflects estimated growth, system demand and volume and the associated cost (based on an extrapolation of cost per trip). The annual projection is based on actual costs from the previous year.

Mayor Pro Tem Lewis requested that an agenda item be placed on the next city council meeting agenda for the city council to decide on repealing the exclusivity ordinance, leaving it in place or amending it. In the meantime, at this week's ES Corp. board meeting, he will solicit feedback from the board concerning Rockwall's exclusivity ordinance and its possible revocation.

3. Hold work session to hear from representative(s) of the Rockwall Area Chamber of Commerce concerning the "I Shop Rockwall Campaign," and take any action necessary.

Robin Chouteau
166 Elm Hollow Court
Sherman, TX 75092

Mrs. Chouteau came forth and indicated that she is on the Board of Directors of the Chamber of Commerce, and she is one of the owners of Honda Cars of Rockwall. Also, she is currently in the process of moving to Rockwall.

Mrs. Chouteau asked if she would be allowed, as part of this campaign, to place an "I Shop Rockwall" magnet on city vehicles in order to help promote the program and encourage people to shop locally in Rockwall. She explained that this program will begin to be advertised on Facebook and other social media sites

Richard Redig
Blue Ribbon News
Box 967
Rockwall, TX 75087

Mr. Redig came forth and provided some additional information related to how this campaign will be marketed, including a Honda CRV that will be driven around and will reflect sponsorships for the program. He explained that he would like the city's help in allowing some additional signage around the city, including on city vehicles, that say "I Shop Rockwall" to help promote the program. They also have plans to conduct a contest to help promote the program as well.

Mrs. Chouteau explained that, as part of the program, they also hope to be able to purchase additional Christmas decorations that would benefit the city.

Mr. Crowley clarified that, if the city does allow for magnetic signage to be placed on city vehicles, those signs would only reflect "I Shop Rockwall" and would not reflect any names or information related to business sponsorships participating in the campaign. Mr. Crowley expressed that any additional signage around town would need to conform to the city's sign ordinance.

- 296
- 297 4. Hold a work session to discuss and consider animal surrender policies at
- 298 the Rockwall Animal Adoption Center, and take any action necessary.

299 **Mr. Griggs indicated that staff would like to propose that this issue be discussed at this**

300 **week's Rockwall Animal Adoption Center / Shelter Advisory Committee meeting, and**

301 **then have a proposed ordinance placed on the August 3 city council meeting for**

302 **consideration.**

303

304 **At 5:27 p.m. Mayor Pro Tem Lewis read the below listed discussion items into the record**

305 **before recessing the public meeting into Executive Session.**

306

307 **III. EXECUTIVE SESSION.**

308

309 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**

310 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**

311 **CODE:**

312

- 313 1. Discussion regarding status of Rockwall Harbor Landing, Inc. vs. City of
- 314 Rockwall pursuant to Section 551.071 (Consultation with Attorney)
- 315 2. Discussion regarding the city's concession agreement with Suntex Marina
- 316 / Suntex RHCL Marina, LLC pursuant to Section § 551.071 Consultation
- 317 with Attorney)
- 318 3. Discussion regarding possible legal claim related to Oncor pursuant to
- 319 Section 551.071 (Consultation with Attorney)
- 320 4. Discussion regarding (re)appointments to city regulatory boards,
- 321 commissions, and committees including the Building and Standards
- 322 Commission, Planning & Zoning Commission, and Board of Adjustments
- 323 pursuant to Section 551.074 (personnel matters)

324

325 **IV. ADJOURN EXECUTIVE SESSION**

326

327 **Executive Session was adjourned at 5:45 p.m.**

328

329 **V. RECONVENE PUBLIC MEETING**

330

331 **The meeting was reconvened at 6:00 p.m. with all council members except for Mayor**

332 **Pruitt and Councilmember Milder present.**

333

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

335

336 **No action was taken as a result of Executive Session.**

337

338 **VII. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER FOWLER**

339

340 **Councilmember Fowler delivered the invocation and led the Pledge of Allegiance**

341

342

VIII. OPEN FORUM

**Brenda Cross
1287 Standford
Rockwall, TX 75087**

Mrs. Cross came forward and indicated that she is speaking on behalf of the Rubber Duck Regatta. She thanked the Council for all of its support over the years. She handed out several rubber ducks, encouraging various city departments to have a fun challenge among themselves to see who can decorate the best duck. She thanked various city council members for taking part in the event since 2012, and she encouraged the ones who have not yet been involved to come out and join in the activities.

**Alma Williams Howard
219 Rush Creek Drive
Heath, TX 75032**

Mrs. Howard came forth and spoke in favor of Dr. Burney and his request for waiver of certain city assessed fees as he relocates his practice to the City of Rockwall. She believes his practice will bring to the community very high end, high volume benefits to the city and its citizens.

**Lance Holmes
Senior Director of Business Development
Presbyterian Hospital of Rockwall**

Mr. Holmes came forth to encourage the Council to consider granting waivers to Dr. Burney and his practice related to what seems to be an exorbitant amount of fees. He indicated that the closer to home a patient is able to receive care, the faster he/she heals. He believes Dr. Burney's practice will be of great benefit to the community.

**Mr. Bob Wacker
806 Miramar Drive
Rockwall, TX 75087**

Mr. Wacker indicated that he is a patient of Dr. Burney, and he believes him to be a great orthopedic surgeon. He went on to express that he is aware of a fire that somewhat recently occurred in Heath, and he had heard there was not an adequate water supply. He wonders if there is any similar type of danger within the City of Rockwall (related to inadequate water supply).

**Allison Haft
2323 N. Houston Street #308
Dallas, TX 75219**

She indicated that she is now a Dallas County resident, formerly a Rockwall County resident. She came forth and offered brief comments related to lakefront property values as well as lake views and lake access for residents who own homes and property along the takeline (Action Item #5). She generally encouraged the city council to not make any

modifications to the takeline provisions that have been in place pertaining to boat houses since the takeline was first established years ago.

Mr. Bill Swisher
4422 Scenic Circle
Garland, TX

Mr. Swisher came forth and indicated that he is a Garland resident and is a lakefront homeowner in that city. He was a member of the Lakeside Coalition some years ago. He explained that the intent of the coalition was to reduce, prevent and eliminate erosion along the Lake Ray Hubbard shoreline through quality, uniformity and consistency. The hope was to allow lakefront property owners access to the lake via lake houses/boat houses. He generally expressed that the extension of property lines out into the water has never been mentioned pertaining to properties along the lake in any of the lakeside cities. He believes that passing a policy that does call for extending property lines out into the lake would be contrary to the Lakeside Coalition's intentions to encourage lake access for property owners living along the lakeshore.

Mr. Charlie Shearer
431 W. Main Street
Denison, TX 75020

Mr. Shearer indicated that he served on the Lakeside Coalition that initially took a look at construction of boathouses and boat docks along the lake for all cities involved. He generally believes that the boathouse that would be constructed would enhance the property and its value. He expressed that passing the proposed policy with regards to extending property lines out into the lake would go against the Lakeside Coalition's original intent for lakeside properties.

Jannie Cullin
1604 S. Lakeshore Drive
Rockwall, TX 75087

Mrs. Cullin indicated that the policy being considered tonight under Action Item #5 affects her property and Mrs. Foster's property, who is her neighbor. She explained that Mr. Foster knew when he bought the property that he had a very small amount of lake frontage. She explained that Mr. Foster has only become concerned about the building of a boathouse as he is attempting to sell the home. In April of 2012, she explained that Mr. Foster had previously approached the Cullin's asking for a 10' waiver to allow Mr. Foster to build a boat dock, not a boat house. Mrs. Cullins indicated that Mr. Foster then took that letter that the Cullins had signed and presented it to the City of Rockwall. He was subsequently granted a boathouse permit. She requested that the council consider allowing the Cullins' letter to be rescinded since they were under the impression that the waiver granted would be associated with building a boat dock, not a boat house.

Mr. Mike Foster
1600 S. Lakeshore Drive
Rockwall, TX 75087

Mr. Foster indicated that when he purchased the property, there was no such thing in place as a 'takeline area.' He had been under the impression that this property had lake access of about 120' until the year 2012 when he began looking into getting a boathouse permit. Mr. Foster indicated that the waiver he requested from the Cullins property owner was to ask for a boat house because a waiver was not needed for a boat dock or a pier. Mr. Foster went on to display a series of photographs showing the boat house that the Cullins constructed a number of years ago. He also shared photos of the view of the lake and lakeside structures from another piece of property that the Cullins own in Chandlers Landing. He generally encouraged the council to allow him to build the boat house he would like to construct, as he does not believe property values will be adversely affected.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the July 6, 2015 regular city council meeting, and take any action necessary.
2. Consider approval of a resolution authorizing the City Manager to execute an Interlocal Purchasing Agreement with the City of Midlothian, and take any action necessary
3. Consider approval of a resolution allowing a temporary partial closure of FM 552 (John King Boulevard to the Rockwall East City Limits), FM 549 (FM 3097 to SH 205) and SH 205 (FM 549 to South John King Boulevard) for the Hot Rocks Bike Ride on Saturday, August 8, 2015 from 6:30 AM to 3:00 PM, and take any action necessary.
4. Consider approval of a resolution authorizing the City Manager to execute an Interlocal Purchasing Agreement with the City of Frisco, and take any action necessary.
5. **P2015-023** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's Pod, LTD for the approval of a final plat for Phase IXA of the Breezy Hill Subdivision, consisting of 55 single family lots on a 16.805-acre tract of land identified as Tract 7-13 of the T. R. Bailey Survey, Abstract No. 30 and J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located at the northwest corner of the intersection of FM-552 and Breezy Hill Lane, and take any action necessary.
6. **P2015-024** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 2 of the Rockwall Downes Subdivision, consisting of 30 single family lots on a 11.923-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.
7. **P2015-025** - Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the

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488 approval of a final plat for Phase 3 of the Rockwall Downes Subdivision,
489 consisting of 26 single family lots on a 8.559-acre tract of land identified
490 as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of
491 Rockwall, Rockwall County, Texas, zoned Planned Development District
492 10 (PD-10) for residential land uses, located at the northwest corner of
493 the intersection of John King Boulevard and Discovery Boulevard, and
494 take any action necessary.

495 **Councilmember Townsend made a motion to approve the entire Consent Agenda.**
496 **Councilmember Hohenshelt seconded the motion, which passed by a vote of 5 in favor**
497 **with 2 absent (Pruitt and Milder).**
498

499 **Mayor Pro Tem Lewis indicated that the agenda would be reordered to address Action**
500 **Item #1 next on the council agenda.**
501

502 **X. APPOINTMENTS**
503

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

507 **Mr. Renfro, Chair of the P&Z Commission, came forth and briefed the board on**
508 **recommendations of the Commission relative to items on tonight's city council agenda.**
509 **No action was taken at this time.**
510

- 511 2. Appointment with Jim Lambeth of Linebarger, Goggan, Blair & Sampson
512 LLP to present information regarding a bid received for delinquent
513 property taxes at 464 Evans at an amount less than the outstanding
514 taxes, and take any action necessary.

515 **Representatives for this appointment item did not show up at the meeting. Therefore,**
516 **this item was not addressed, and no action was taken.**
517

- 518 3. Appointment with Joey Howell to discuss and consider initiating a
519 development agreement, in accordance with Chapter 212 of the Texas
520 Local Government Code, for a property identified as Tract 18 & 18-01 of
521 the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas,
522 being a ~98-acre tract of land situated within the City of Rockwall's
523 Extraterritorial Jurisdiction (ETJ), located south of SH-276 on the east
524 side of FM-548, and take any action necessary.

525 **Councilmember Hohenshelt indicated that he will be recusing himself from this agenda**
526 **item (he owns this property), and he has filed an affidavit with the City Secretary.**
527

528 **Planning Director Robert LaCroix provided brief background information related to this**
529 **agenda item.**
530

531 **Mr. Howell came forth and indicated that he has been developing properties in the area**
532 **for about the last thirty years. He recently was a partner in developing the Trend Tower,**
533 **but he has also been a part of developing residential subdivisions (i.e. Hillcrest Shores).**
534 **Regarding this particular property, he would like to build one acre lots and utilize septic**
535 **tank systems on these properties. He explained that he has been working with staff on**

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how this project may be able to come to fruition because the County, where the property is currently located, requires 1.5 acre lots for septic systems. He shared that, although this area is not currently located within the city limits, it will eventually be in the city, as it is located in the city's ETJ (extraterritorial jurisdiction). In working with staff and in speaking with the Commissioners Court at the County, he believes that proceeding with the 212 development agreement will be the most agreeable, viable option since annexing into the city at this time is not possible.

Mr. LaCroix indicated that the county's main concern is related to the proposed septic systems and the lot coverage that they fear may limit an adequate septic area to ensure the systems run efficiently.

Mr. Howell went on to clarify that these lots will actually very likely end up being 1.5 acre lots anyway, because essentially the portions of the lots that are located in the floodplain will not 'count' towards the required 1.0 acre needed for the septic systems. He explained that this issue has in fact been discussed with Ron Merritt, the county's health-related authority that oversees septic tank systems.

Mr. Crowley asked how future homeowners would be informed of the fact that someday their home will be annexed into and located within the City of Rockwall city limits. He stressed a desire to have Mr. Howell and his developers / builders to ensure that people purchasing homes in this area are clearly and certainly informed that they will be annexed into the city at some point.

Councilmember Fowler made a motion to initiate this agreement. Mr. LaCroix indicated that staff would like to have some additional time for the city attorney to review the terms of this contractual agreement (the 212) before bringing it back to the city council for actual approval at the next city council meeting. Fowler subsequently withdrew his motion.

Council generally indicated they would like to have staff and the city attorney work with Mr. Howell to have an agreement brought back to Council for consideration at the next council meeting, indicating that some legal and contractual related items need to be worked out first. Also, the city would like to see a draft document that shows how future home buyers will be made aware that, at some point, their property will be annexed into and become part of the City of Rockwall. Therefore, no formal action was taken at this time related to this agenda item.

XI. PUBLIC HEARING ITEMS

1. **Z2015-015** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Rich Darragh of the Skorburg Company on behalf of the owner William Audy Riggs, SR Estate for a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of Breezy Hill Road north of FM-552, and take any action necessary. **(1st Reading) (Applicant has requested to withdraw)**

Mayor Pro Tem Lewis indicated that the applicant has withdrawn this case at this time. So, he would have to go back through the process from the beginning if he wishes to bring it forth again.

2. **Z2015-020** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for a Specific Use Permit (SUP) for a church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary. **(1st Reading)**

After brief comments from Mr. LaCroix, Mayor Pro Tem Lewis opened the public hearing. There being no one wishing to come forth and speak, he then closed the public hearing. Councilmember Townsend made a motion to approve Z2015-020. Councilmember White seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 15-____

SUP NO. _____

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 TO ALLOW FOR A "CHURCH" WITHIN AN AGRICULTURAL (AG) DISTRICT, BEING A 7.00-ACRE PORTION OF A LARGER 28.881-ACRE TRACT OF LAND IDENTIFIED AS TRACT 15-01 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, AND GENERALLY LOCATED ON THE NORTH SIDE OF JOHN KING BOULEVARD EAST OF THE INTERSECTION OF JOHN KING BOULEVARD AND SH-205, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; 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 unanimously of Council present (2 absent – Pruitt and Milder).

3. **Z2015-021** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Sam Ellis on behalf of the owner, the George Dewoody Estate, for a Specific Use Permit (SUP) for a daycare facility in an Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary. **(1st Reading)**

Planning Director Robert LaCroix provided background information related to this agenda item. Notices were sent out to adjacent property owners (total of 66) located within 500' of the subject property. Nearby HOAs were notified as well, and two notices

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were received back expressing support of this request. The applicant would need to come at a later date and submit a detailed site plan and go through an architectural review. The P&Z Commission has recommended approval of this case.

Sam Ellis, the applicant, came forth and offered brief comments, generally explaining the purpose of his request and asking the council for approval.

Mayor Pro Tem Lewis opened the public hearing and asked if anyone would like to come forth and speak.

Bob Wacker
806 Miramar Drive
Rockwall, TX 75087

Mr. Wacker indicated that he was involved in the townhome development behind CVS. He explained that he is concerned about traffic ingress and egress, suggesting that another entrance/exit be added on the north side.

Troy Clark
3025 N. Goliad
Rockwall, TX

Mr. Clark indicated that he is the property owner located immediately to the north of this location. He expressed support for approval of this item.

Mr. LaCroix clarified that the owner could replat the property, but the zoning of this property would stay in place.

Councilmember White made a motion to approve Z2015-021. Councilmember Townsend seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 15-____
SUP NO. _____

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 TO ALLOW FOR A "DAYCARE FACILITY" WITHIN AN AGRICULTURAL (AG) DISTRICT, BEING A 2.00-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE DEWOODY ADDITION, AND LOCATED AT 3011 NORTH GOLIAD STREET, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; 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 unanimously of those present (2 absent – Pruitt and Milder).

- 684 **4. Z2015-022** - Hold a public hearing to discuss and consider approval of an
685 **ordinance** for modifications to Article IV, Permissible Uses, and Article V,
686 District Development Standards, of the Unified Development Code for the
687 purposes of creating a standard for cultured stone, and adding standards
688 for a Portable Beverage or Food Facility, and take any action necessary.
689 **(1st Reading)**

690 **Planning Director Robert LaCroix provided background information related to this**
691 **agenda item. P&Z has recommended approval of this item. Mayor Pro Tem Lewis**
692 **opened the public hearing and asked if anyone would like to come forth and speak.**
693 **There being no one, the public hearing was closed. Councilmember White made a**
694 **motion to approve Z2015-022. Councilmember Townsend seconded the motion. The**
695 **ordinance was read as follows:**

696 **CITY OF ROCKWALL**
697 **ORDINANCE NO. 15-XX**

700 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF**
701 **ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT**
702 **CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS**
703 **HERETOFORE AMENDED, BY AMENDING SECTIONS 1.1 & 2.1.6 OF**
704 **ARTICLE IV, PERMISSIBLE USES, AND SECTION 6 OF ARTICLE V,**
705 **DISTRICT DEVELOPMENT STANDARDS; PROVIDING FOR A**
706 **PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND**
707 **DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A**
708 **SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE;**
709 **PROVIDING FOR AN EFFECTIVE DATE.**

710
711 **The motion passed unanimously of Council present (2 absent – Pruitt and Milder).**
712

- 713 **5. Z2015-016** - Hold a public hearing to discuss and consider approval of an
714 **ordinance** for a request by Stacey McVey of Double Eagle Properties on
715 behalf of the owner 308 ON 276 LP for a zoning change from an Light
716 Industrial (LI) District to a Planned Development District for Single Family
717 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre
718 tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract
719 No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial
720 (LI) District, located at the northeast corner of the intersection of Rochelle
721 Road and SH-276, and take any action necessary. **(1st Reading)**
722 ***(Applicant has requested to postpone to the Aug. 3, 2015 regular cc mtg.)***

723
724 **Mayor Pro Tem Lewis announced that this item has been postponed until the August 3,**
725 **2015 city council meeting.**

726
727 **XII. ACTION ITEMS**

- 728
729 **1.** Discuss and consider a request from Dr. Umar Burney for waiver of fees
730 owed on a development which includes a medical office building (Ortho
731 Specialists of Dallas) located on Summer Lee Drive behind the Aldi
732 building, and take any action necessary.

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Mr. Crowley indicated that Mr. Burney has contacted the city to ask for consideration of waiver of pro rata fees associated roadway and water line impact fees.

Dr. Umar Burney
825 Roth Avenue
Richardson, TX

Mr. Burney came forth and thanked those who have expressed support today for this new facility that is slated to be opened in Rockwall. He explained that the impact fees that are being presented to him equate to nearly six figures. He went on to explain the various advantages and services that his business will provide to the citizens of Rockwall. He generally indicated that he has been surprised by these fees. Furthermore, based in the services his business will bring that will benefit the community, he requested that the city council consider reviewing the proposed impact fees and waive them at this time.

Councilmember Hohenshelt asked if any other business that would otherwise be moving in at this particular location would be faced with the same fees. Mr. Crowley explained that the larger cost of the roadway in front of the city was paid for by the city up front as well as the water line in as an effort to attract the hospital. However, pro rata shares associated with these expenses have since been paid for by the other businesses that have since located along this particular roadway. Dr. Burney is now requesting special consideration from Council concerning his pro rata fees.

City Engineer Tim Tumulty clarified that impact fees are discussed upfront when a business first sits down in pre-meetings with staff members. So, while he understands that this is contrary to what Dr. Burney has shared (that they just very recently found out about these fees), it is normal practice to present these fees upfront when development is forthcoming.

It was stated that impact fees are normal practice, and other cities commonly impose such fees as well.

After brief comments, the item received no motions, so no action was taken by the Council concerning this agenda item.

Following this item, Mayor Pro Tem Lewis went on to address Appointment Item #1 (with P&Z Commission Chairman).

2. **SP2015-015** - Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of variances to the natural stone and masonry material requirements stipulated by Article V, District Development Standards, of the UDC in conjunction with an approved site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, 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 IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Mr. LaCroix explained that this request is associated with a restaurant that would be located next to the Trend Tower down near The Harbor. He explained that H&G Supply is a restaurant that also has a location on Lower Greenville Avenue in Dallas. He described the various building materials that the applicant is proposing to use. He shared that all of the rooftop equipment would be screened, so people in the Trend Tower who might look down on the building would not see it. He explained that the Architectural Review Board did review these concept plans, and they generally agree that this is a nice design that, although it is a little modern, will fit in well with the existing, surrounding area. After some, slight revisions were made by the applicant at the request of the ARB, the P&Z did recommend approval of this item.

Cameron Sloan
F. C. Cuny Corporation
Civil engineer firm
4316 Belmar Avenue
Dallas, TX

Mr. Sloan explained he is with the Cuny Corporation and is representing the applicant on this case. His office is very near the existing restaurant location on Greenville Avenue, and he believes this will be a great addition to this area in Rockwall.

Mayor Pro Tem Lewis made a motion to approve SP2015-015. Councilmember White seconded the motion, which passed unanimously of council present (2 absent – Pruitt and Milder).

3. **A2015-001** - Discuss and consider the expiration of an existing 212 Development Agreement for four (4) tracts of land contiguous with the City of Rockwall's city limits and being identified as approximately 94.05-acres of land situated within the City's Extraterritorial Jurisdiction (ETJ), generally located south of SH-276 along Zollner Road, and take any action necessary.

Mr. LaCroix indicated that this item is related to a 212 agreement that the city entered into with the property owners, the Zolner family, about 6.5 years ago. The initial term was for a period of seven years. The state law allows for these agreements to be for a term up to fifteen years. If the Council does not wish to sign a new 212 agreement, then the city would proceed with annexation.

Councilmember White made a motion to approve A2015-001, extension of a 212 agreement, for a period of seven years. Councilmember Townsend seconded the motion, which passed unanimously of council present.

4. Discuss and consider status of Franchise Agreement with Legends Batting Cages, and take any action necessary.

Andy Hesser, Parks Manager, came forth and provided brief background information related to this agenda item. He explained that in May of 2014, the city council approved entering into this franchise agreement at the recommendation of the Park Board. In January of 2015, the Park Board asked for a status update from Legends. An update was given, and the Park Board requested to see progress, in the form of drawings, within ten days. Legends did provide said drawings. This past meeting, July 7, the Park Board did

hear from the representative of the Legends Batting cages, who indicated that he is having delays getting a concrete contractor out to pour concrete. However, some progress has been made, for example with poles, nets and machines. Park Board is now recommending that the contract be terminated if substantial progress had not been made on site by September 1, 2015 and that the 30 day written notice be given concurrently to correspond with the September 1st deadline. Councilmember Townsend made a motion to accept this Park Board recommendation as conveyed. Mayor Pro Tem Lewis seconded the motion, which passed by a vote of 4 in favor, 1 against (White), and 2 absent (Pruitt and Milder).

5. Discuss and consider approval of a policy for the construction of structures, including a dock deck, fixed pier or boathouse within Lake Ray Hubbard for properties eligible to lease the Lake Ray Hubbard Takeline adjacent to the property, and take any action necessary.

Robert LaCroix provided background information related to this agenda item. He indicated that staff received an email from the City of Dallas indicating that modifications to sublease property boundaries and general layout locations of takeline subleases are the responsibility of the City of Rockwall. Structure dimensions and building materials must adhere to the interlocal agreement with the City of Dallas. He explained that Dallas is only concerned with water quality. He went on to explain the process associated with those property owners who sublease for applying to build a boat dock or a boat house structure. He indicated that plans have to be submitted to the City, and the City has to review those plans and approve them prior to issuing a building permit. He explained that any imaginary property lines extending out into the lake are currently not part of any takeline leases; however, the policy being proposed tonight would allow staff to extend those imaginary lines into the water in order to make considerations for setbacks before issuing any related building permits.

Councilmember White clarified that when a property owner subleases the takeline, he/she only leases the dirt and not the water. Mr. LaCroix concurred. Assistant City Manager Brad Griggs explained that staff has attempted to determine with certainty where a particular boat house is going to be built in order to ensure there is ample room for maneuvering a boat so as to not encroach on a neighbor's boat house or other, adjacent boats being backed out.

Mayor Pro Tem Lewis clarified that the City of Dallas allows for those who sublease to build boathouses that extend 40' into the water as long as they go through the City of Rockwall to obtain a permit.

After extensive discussion, Councilmember White made a motion to approve the policy with the understanding that item #3 will be changed to remove the language about imaginary lines that do not exist that extend into the water. Councilmember Townsend seconded the motion, which passed by a vote of 5 in favor with 2 absent (Pruitt and Milder).

The Council did not reconvene in Executive Session following the close of the public meeting.

XIII. EXECUTIVE SESSION

880
881 **THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS**
882 **THE FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT**
883 **CODE:**
884

- 885 1. Discussion regarding status of Rockwall Harbor Landing, Inc. vs. City of Rockwall
886 pursuant to Section 551.071 (Consultation with Attorney)
- 887 2. Discussion regarding the city's concession agreement with Suntex Marina / Suntex
888 RHCL Marina, LLC pursuant to Section § 551.071 Consultation with Attorney)
- 889 3. Discussion regarding possible legal claim related to Oncor pursuant to Section 551.071
890 (Consultation with Attorney)
- 891 4. Discussion regarding (re)appointments to city regulatory boards, commissions, and
892 committees including the Building and Standards Commission, Planning & Zoning
893 Commission, and Board of Adjustments pursuant to Section 551.074 (personnel
894 matters)

895 **XIV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**
896

897 **The Council did not reconvene in Executive Session following the close of the public**
898 **meeting.**
899

900 **XV. ADJOURNMENT**
901

902 **The meeting was adjourned at 7:59 p.m.**
903

904 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,**

905 **THIS 3rd DAY OF AUGUST, 2015.**
906

907 _____
908 **Jim Pruitt, Mayor**

909 **ATTEST:**
910

911 _____
Kristy Ashberry, City Secretary

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CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 15-21

SUP NO. 139

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 TO ALLOW FOR A "CHURCH" WITHIN AN AGRICULTURAL (AG) DISTRICT, BEING A 7.00-ACRE PORTION OF A LARGER 28.881-ACRE TRACT OF LAND IDENTIFIED AS TRACT 15-01 OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, AND GENERALLY LOCATED ON THE NORTH SIDE OF JOHN KING BOULEVARD EAST OF THE INTERSECTION OF JOHN KING BOULEVARD AND SH-205, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; 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 Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit (SUP) allowing for a "Church" within an Agricultural (AG) District, being a 7.00-acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract 187, and generally located on the north side of John King Boulevard and SH-205, 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit for a "Church" within the Agricultural (AG) District for the *Subject Property*; and

Section 2. That the Specific Use Permit shall be subject to the requirements as set forth in **Article V, Section 2.1, Agricultural (AG) District** of the City of Rockwall Unified Development Code (Ord. 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:

2.1 Operational Conditions

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

- 1) That adherence to Engineering and Fire Department standards shall be required, and
- 2) That the proposed conceptual site plan should be used only for the purpose of establishing a boundary that will incorporate a 7.0-acre tract of land as depicted in Exhibit 'B' of this ordinance, and
- 3) That future site plan submittal and approval shall be required, including Architectural Review and adherence to all standards specified in the 205 By-Pass Corridor Overlay district and other applicable sections of the Unified Development Code, and
- 4) That submittal and approval of engineering plans, and final plat shall be required prior to issuance of a Certificate of Occupancy, and

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, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 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 3rd day of August, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: **07-20-15**

2nd Reading: **08-03-15**

Exhibit 'A' - Legal Description

DESCRIPTION OF 6.9946 ACRES

BEING a tract of land situated in the JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187, Rockwall, Rockwall County, Texas, and being part of that certain 31.012 acre tract of land conveyed from Bruce A. Clark and Rose R. Clark to Life Spring Church, a Texas nonprofit corporation, by Warranty Deed With Vendor's Lien ("LSWD") recorded in Volume 6934, Page 206 of the Official Public Records of Rockwall County, Texas ("OPRRCT"), and being more particularly described as follows:

Basis of bearings is Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202, NAD83);

BEGINNING at 5/8" iron rod with yellow plastic cap set ("5/8" YCIRS") for corner in the northeasterly right-of-way line of John King Boulevard (120' R.O.W.) as described in Warranty Deed to the City of Rockwall, Texas, recorded in Volume 5364, Page 123 of the OPRRCT, and also being in a curve to the left and concave to the southwest, said curve having a central angle of 14°38'17", a radius of 1,660.00', and a chord which bears N 42°34'31" W a distance of 422.95';

THENCE northwesterly with said curve to the left and northeasterly right-of-way line an arc distance of 424.10 feet to a 5/8" YCIRS for corner;

THENCE North 45 deg. 36 min. 28 sec. West a distance of 431.07 feet to a 5/8" YCIRS for corner;

THENCE North 89 deg. 11 min. 22 sec. East a distance of 346.65 feet to a 5/8" YCIRS for corner in the east line of said 31.012 acre tract and west line of Tract 1 as described in Special Warranty Deed With Vendor's Lien to BH Balance III LLC, a Texas limited liability company, recorded in County Clerk Instrument No. 20130000498889 of the OPRRCT, and also being in the west line of Block D of Breezy Hill Phase IV, an addition to the City of Rockwall, Texas as recorded in County Clerk Instrument No. 20150000003964;

THENCE South 00 deg. 52 min. 30 sec. East with said east line of said 31.012 acre tract and west line of said Tract 1 and Block D, a distance of 597.62 feet to a 5/8" YCIRS for corner in the north right-of-way line of Life Spring Drive (variable R.O.W.) as described in Right-Of-Way Plat of Life Spring Drive, recorded in County Clerk Instrument No. 20140000004816 of the OPRRCT, said rod corner being in a curve to the left, said curve being concave to the south and having a central angle of 02°37'29", a radius of 850.00', and a chord which bears N 89°26'27" W a distance of 38.93';

THENCE westerly with said curve to the left and north right-of-way line an arc distance of 38.94 feet to a 5/8" YCIRS for corner and PT of said curve;

THENCE South 89 deg. 14 min. 49 sec. West with said north right-of-way line 152.28 feet to a 5/8" YCIRS for corner and PC of a curve to the left, said curve being concave to the south and having a central angle of 5°25'24", a radius of 275.00', and a chord which bears S 86°32'09" W a distance of 26.02';

THENCE westerly with said curve to the left and north right-of-way line an arc distance of 26.03 feet to a 5/8" YCIRS for corner and point of reverse curve to the right, said curve being concave to the north and having a central angle of 14°46'00", a radius of 90.50', and a chord which bears N 88°47'28" W a distance of 23.26';

Exhibit 'A' - Legal Description

THENCE westerly with said curve to the right and north right-of-way line an arc distance of 23.32 feet to a 5/8" YCIRS for corner and point of reverse curve to the left, said curve being concave to the southeast and having a central angle of 31°16'08", a radius of 109.50', and a chord which bears S 82°57'31" W a distance of 59.02';

THENCE southwesterly with said curve to the left and northerly right-of-way line an arc distance of 59.76 feet to a 5/8" YCIRS for corner and point of compound curve to the left, said curve being concave to the southeast and having a central angle of 08°07'31", a radius of 289.00', and a chord which bears S 63°15'40" W a distance of 40.95';

THENCE southwesterly with said curve to the left and northerly right-of-way line an arc distance of 40.98 feet to a 5/8" YCIRS for corner and easterly terminus of a northerly right-of-way clip;

THENCE North 79 deg. 14 min. 38 sec. West with the said northerly right-of-way clip 42.80 feet to the PLACE OF BEGINNING, and containing 304,687 square feet or 6.9946 acres of land, more or less.

OWNER: LIFE SPRING CHURCH
OWNER ADDRESS: 1000 N. W. 10th St., Suite 100, Rockwall, Texas 75087
OWNER PHONE: (972) 968-1000
OWNER FAX: (972) 968-1001
OWNER E-MAIL: info@lifespringchurch.org
OWNER WEBSITE: www.lifespringchurch.org

DESIGNER: MERSHAWN ARCHITECTS
DESIGNER ADDRESS: 1000 N. W. 10th St., Suite 100, Rockwall, Texas 75087
DESIGNER PHONE: (972) 968-1000
DESIGNER FAX: (972) 968-1001
DESIGNER E-MAIL: info@mershawnarchitects.com
DESIGNER WEBSITE: www.mershawnarchitects.com

DATE: 10/1/2010
SCALE: 1/8" = 1'-0"

EXHIBIT 'B' - CONCEPTUAL SITE PLAN

LIFE SPRING CHURCH
 ROCKWALL, TEXAS

SITE PLAN

MEDICAL, COMMERCIAL, CHURCHES, INSTITUTIONAL
MERSHAWN ARCHITECTS

RESIDENTIAL, RESTAURANTS
INSTITUTIONAL
ARCHITECTS

PHONE: 972-744-1000
 FAX: 972-744-1001
 WWW.MERSHAWNARCHITECTS.COM

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CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 15-22

SUP NO. 140

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 TO ALLOW FOR A "DAYCARE FACILITY" WITHIN AN AGRICULTURAL (AG) DISTRICT, BEING A 2.00-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1 OF THE DEWOODY ADDITION, AND LOCATED AT 3011 NORTH GOLIAD STREET, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; 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 Sam Ellis on behalf of the owner, the George Dewoody Estate for the approval of a Specific Use Permit (SUP) allowing for a "*Daycare Facility*" within an Agricultural (AG) District, being a 2.00-acre parcel of land identified as Lot 1 of the Dewood Addition, and located at 3011 North Goliad Street, 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit for a "*Daycare Facility*" within the Agricultural (AG) District for the *Subject Property*; and

Section 2. That the Specific Use Permit shall be subject to the requirements as set forth in **Article V, Section 2.1, Agricultural (AG) District** of the City of Rockwall Unified Development Code (Ord. 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:

2.1 Operational Conditions

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

- 1) That adherence to Engineering and Fire Department standards shall be required, and
- 2) That future site plan submittal and approval shall be required, including Architectural Review and adherence to all standards specified in the North SH 205 Corridor Overlay district and other applicable sections of the Unified Development Code (UDC), and
- 3) That the proposed conceptual site plan shall be used only for the purpose of establishing a general layout of the daycare facility as depicted in Exhibit 'B' of this ordinance, and
- 4) That the use for a daycare facility as requested shall be allowed on the 1.940-acre tract of land, and
- 5) That submittal and approval of engineering plans, and final plat shall be required prior to issuance of a Certificate of Occupancy.

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, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 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 3rd day of August, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

1st Reading: **07-20-15**

2nd Reading: **08-03-15**

Frank Garza, City Attorney

Exhibit 'A' - Legal Description

FIELD NOTE DESCRIPTION

BEING a 1.940 acres tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas and being all of Lot One of De Woody Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 387 of the Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

Beginning at a point for corner in the west right of way line of State Highway No. 205 (North Goliad Street) a 100 feet wide right of way from which a ½ inch iron rod found bears, NORTH 42°24'55" EAST a distance of 0.35 feet;

THENCE along the west line of said State Highway No. 205 (North Goliad Street), SOUTH 13°15'00" East a distance of 223.20 feet to a point for corner from which a 5/8 inch iron rod found bears SOUTH 89°15'07" EAST a distance of 1.65 feet and being in the north line of Lot 1, Block D of North Lakeshore Valley an addition to the City of Rockwall according to the plat recorded in Cabinet G, Slide 247 (PRRCT);

THENCE along the common line of said Lot One and Lot 1, Block D, SOUTH 73°33'02" West a distance of 356.45 feet to a point for corner from which a ½ inch iron rod bears SOUTH 42°24'55" WEST a distance of 0.35 feet and being in the east right of way line of Quail Run Road a variable width right of way;

THENCE along the east line of said Quail Run Road, NORTH 16°30'14" WEST a distance of 72.55 feet to a point from which a 5/8 inch iron rod found bears NORTH 66°36'45" WEST a distance of 3.28 feet and being in the north line of said Quail Run Road;

THENCE along the north line of said Quail Run Road, NORTH 80°05'54" WEST a distance of 37.23 feet to a 5/8 inch iron rod set for corner;

THENCE along the west line of said Lot One, NORTH 09°30'06" WEST a distance of 134.76 feet to a point for corner from which a ½ inch iron rod found bears SOUTH 76°22'22" WEST a distance of 7.69 feet and another ½ inch iron rod found bears NORTH 77°57'23" EAST a distance of 8.33 feet;

THENCE along the north line of said Lot One, NORTH 73°33'00" EAST a distance of 386.04 feet to the POINT OF BEGINNING;

CONTAINING 1.940 acres or 84,484.79 square feet of land more or less all according to that certain survey prepared by A. J. Bedford Group Inc.

[illegible]

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CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 15-23

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, BY AMENDING SECTIONS 1.1 & 2.1.6 OF ARTICLE IV, *PERMISSIBLE USES*, AND SECTION 6 OF ARTICLE V, *DISTRICT DEVELOPMENT STANDARDS*; 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, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 04-38] has been initiated by the City Council of the City of Rockwall to amend Section 1.1, *Use of Land and Buildings*, and Section 2.1.6, *Recreation, Entertainment and Amusement Use Conditions*, of Article IV, *Permissible Uses*, and Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] for the purposes of creating standards for cultured stone and adding standards for a *Portable Beverage or Food Facility*; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

Section 1. That Section 1.1, *Use of Land and Buildings*, and Section 2.1.6, *Recreation, Entertainment and Amusement Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'A'* of this ordinance;

Section 2. That Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibits 'B'* of this ordinance;

Section 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm,

corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 5. 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 3RD DAY OF AUGUST, 2015.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: **07-20-15**

2nd Reading: **08-03-15**

Exhibit 'A'
Article IV, Permissible Uses,
of the Unified Development Code

Article IV, Permissible Uses, of the Unified Development Code
Section 1. Land Use Schedule
Section 1.1. Use of Land and Buildings

Residential										Permitted Uses		Mixed Use			Commercial			Industrial		
AG	SF-E	SF-1	SF-16	SF-10	SF-8.4	SF-7	ZL-5	2-F	MF-14			DT	R-O	N-S	GR	C	HC	RT	LI	HI
										Antique/collectible store		S		S	P	P	P			
										Astrologer, hypnotist, or psychic art and science		S	P	P	P	P	P			
										Banquet facility		S			P	P	P			
										Beverage and/or Food Service Facility, Portable +		S	S		S	S	S		S	P
										Business school		P			P	P	P	P	P	
										Catering service		A		S	P	P	P	S	P	
										Christmas tree sales lot and similar uses, temporary +		S		S	P	P	P	S	P	P
										Copy center		P		P	P	P	P	P	P	P
										Display, incidental +		P		P	P	P	P		P	
										Garden supply/plant nursery				S	P	P	P		P	
										General personal service		P		P	P	P	P		S	
										General retail store		P	S	P	P	P	P		S	S
										Hair salon, manicurist		P	S	P	P	P	P		S	
										Laundry, dropoff/pickup		P		P	P	P	P		P	P
										Laundry, self-service		P		P	P	P	P		P	P
										Massage therapist		P	P	P	P	P	P			
										Museum or art gallery (private)		P	P	S	P	P		P	P	
										Night club, discoteque, or dance hall		S			S	P	P		S	S
										Pawn shop						S	S		P	P
										Pet shop				P	P	P	P			

Exhibit 'A'
*Article IV, Permissible Uses,
of the Unified Development Code*

Article IV, Permissible Uses, of the Unified Development Code

Section 2. Use Standards

Section 1.6. Retail and Personal Service Use Conditions

Beverage **and/or food** service facility, portable. A portable beverage **and/or food** service facility is an establishment that sells beverages **and/or food** from a structure **or trailer** that can be moved from place to place but that stays at one location during a normal business day; **food sales are prohibited in these facilities**. A portable beverage **and/or food** facility shall meet the following minimum conditions:

1. The service shall be limited to snow cone stands, **and** beverage **and/or food** stands serving nonalcoholic beverages such as coffee, juices or sodas **and/or prepared food products**.
2. The maximum time limit of such temporary use shall not exceed 150 days annually **or a time limit otherwise approved by the City Council**. At the end of the **time period 150-day period**, the structure shall be removed from the property.
3. Any temporary power poles will be removed on the date of or immediately following the termination date of the permit.
4. No additional freestanding signage shall be permitted.
5. The temporary portable structure or trailer shall meet all health and electrical codes of the city.
6. Any such temporary facility shall not reduce the number of required parking spaces of any nearby building or use.
7. Any such temporary facility shall have permanent restrooms for employees available within 300 feet of the door of the portable **beverage** facility. Written permission from the permanent building owner for restroom use must be submitted to the building official; no portable restroom facility is allowed.
8. Any such temporary facility shall be located on an all-weather (*asphalt or concrete*) parking surface with adequate space for parking and circulation, unless **variance alternatively approved by the City Council. has been approved.**

Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.6. IH-30 Overlay (IH-30 OV) District

C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. **Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;**
 - ☑ **That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;**
 - ☑ **That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;**
 - ☑ **That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;**
 - ☑ **That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and**
 - ☑ **That the manufactured stone product shall have a minimum warranty of 75 years.**
 - b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.7. SH-205 Overlay (SH-205 OV) District

C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. **Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;**
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 - ☑ **That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and**
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 - b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.8. Scenic Overlay (SOV) District

D. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. **Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;**
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Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.9. SH-66 Overlay (SH-66 OV) District

D. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. **Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;**
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 - ☑ **That the manufactured stone product shall have a minimum warranty of 75 years.**
 - b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.10. 205 By-Pass Corridor Overlay (205 BY-OV) District

C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
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Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.11. North SH-205 Corridor Overlay (N-SH 205 OV) District

C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
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Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code
Section 6. Overlay Districts
Section 6.12. East SH-66 Corridor Overlay (E-SH 66 OV) District

C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
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Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.13. FM-549 Corridor Overlay (FM-549 OV) District

C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
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 - ☑ **That the manufactured stone product shall have a minimum warranty of 75 years.**
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Exhibit 'B'
*Article V, District Development Standards,
of the Unified Development Code*

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 6.14. SH-276 Corridor Overlay (SH-276 OV) District

C. Architectural standards.

1. **Masonry requirements.** Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.
 - a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. **Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;**
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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 08/03/2015

APPLICANT: Maria Bonilla, *Winkelmann & Associates*

AGENDA ITEM: **P2015-029**; *Lots 1, 2 & 3, Block A, Kroger 205 Addition*

SUMMARY:

Discuss and consider a request by Maria Bonilla of Winkelmann & Associates on behalf of Mark Matise of Makko Goliad I, LP for the approval of a replat for Lots 1, 2 & 3, Block A, Kroger 205 Addition being a replat of 11.236-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast corner of E. Quail Run Road and SH-205, and take any action necessary.

PLAT COMMENTS:

- ✓ The objective of this request is to replat two (2) parcels of land into three (3) parcels of land for the purpose of constructing a grocery store and gas station. The grocery store will be situated on a 9.754-acre parcel of land identified as *Lot 1* and the gas station will be situated on a 0.550-acre parcel of land identified as *Lot 2*. The remaining 0.859-acre parcel of land is identified as *Lot 3* and will remain vacant.
- ✓ On April 20, 2015, the City Council approved a site plan request [*Case No. SP2015-007*] for the grocery store and gas station. The proposed plat layout conforms to the approved site plan.
- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

Staff recommends approval of the final plat for *Lots 1, 2 & 3, Block A, Kroger 205 Addition* in conformance with the following conditions of approval:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, 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 July 28, 2015, the Planning & Zoning Commission approved a motion to recommend approval off the replat by a vote of 6-0, with Commissioner Conley absent.

City of Rockwall

Project Plan Review History

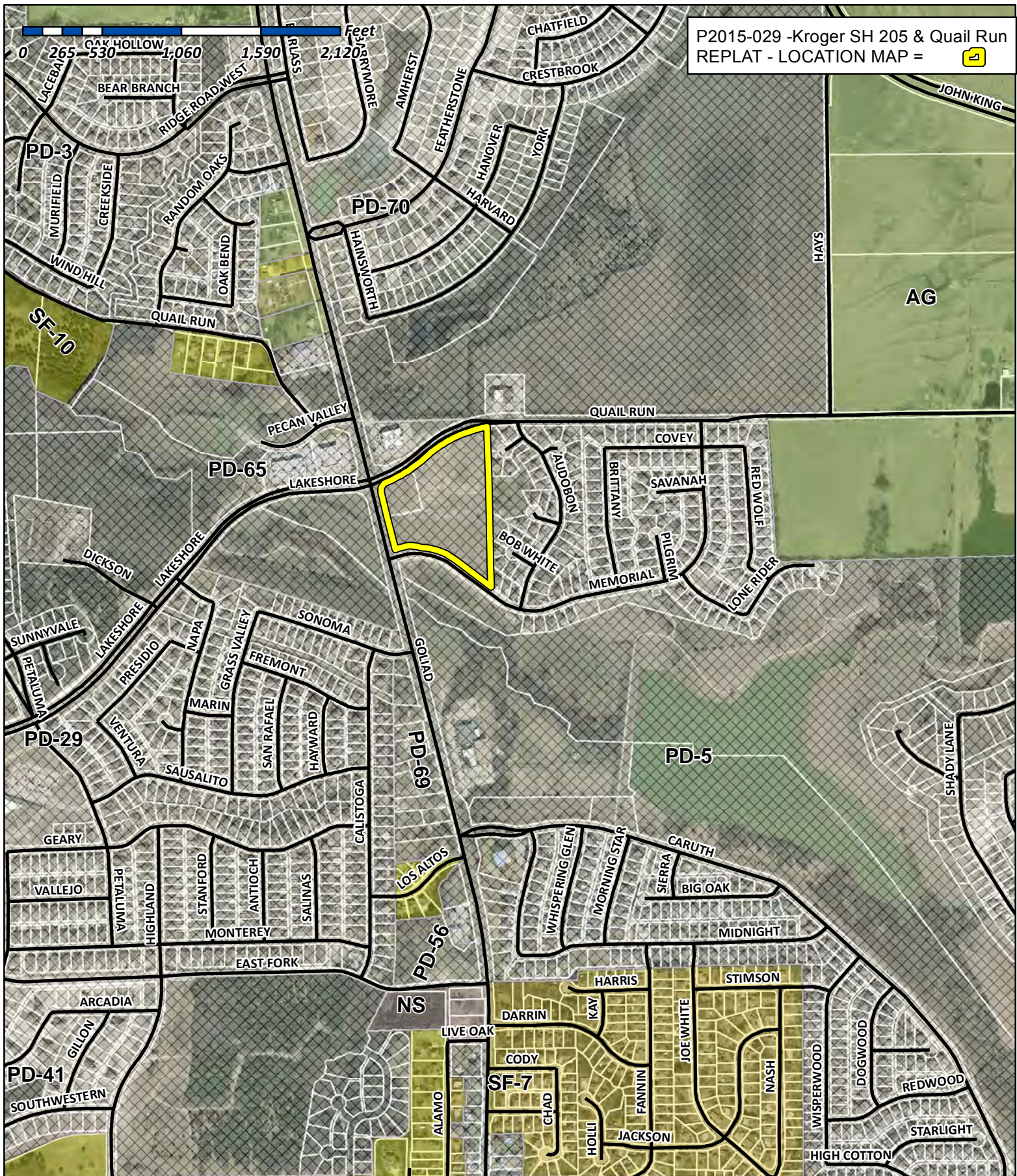


Project Number	P2015-029	Owner	MAKKO, GOLIAD I LP	Applied	7/7/2015	LM
Project Name	Kroger SH 205 & Quail Run	Applicant	WINKELMANN & ASSOC.	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	STAFF REVIEW			Status	7/7/2015	LM

Site Address	City, State Zip	Zoning
QUAIL RUN	,	
Subdivision	Tract	Block
QUAIL RUN RETAIL	2	A
		Lot No
		2
		Parcel No
		4717-000A-0002-00-OR
		General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/7/2015	7/14/2015	7/8/2015	1	APPROVED	
ENGINEERING (7/9/2015 7:20 AM AW) See markups	Amy Williams	7/7/2015	7/14/2015	7/9/2015	2	COMMENTS	See Markups
FIRE (7/8/2015 3:54 PM AA) see Engineering comment on the labeling of the fire lane easement.	Ariana Hargrove	7/7/2015	7/14/2015	7/8/2015	1	COMMENTS	see comment
GIS (7/22/2015 3:14 PM LS) 1. Please tie two corners to TX State Plane Coordinates - NAD83 North Central TX 4202 or tie to City Monumentation by Bearing/Distance. Note: R009 is missing or damaged. 2. Provide closure report and cad file in .dwg, .dxf. or .shp format 3. Addressing will be: Kroger Store - 1950 N Goliad St, Rockwall, TX 75087 Fuel Station - 1980 N Goliad St, Rockwall, TX 75087 Please contact GISGroup@rockwall.com with any questions.	Lance Singleton	7/7/2015	7/14/2015				See Comments
PLANNING	Ryan Miller	7/7/2015	7/14/2015	7/22/2015	15	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2015-029 (Lots 1, 2 & 3, Block A, Kroger 205 Addition): Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request for the approval of a replat of 11.236-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, and located at the southeast corner of E. Quail Run Road and SH-205.						
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmler@rockwall.com.						
M.3 For reference, include the case number (P2015-029) in the lower right hand corner of all pages on future submittals.						
M.4 Please change the title block as follows:						
Replat Kroger 205 Addition Lots 1, 2, & 3, Block A Being a Replat of Lots 2 & 3, Block A Quail Run Retail Addition Being 11.236-acres Situated Within the S. S. McCurry Survey, Abstract No. 146 and The J. H. B. Jones Survey, Abstract No. 124 City of Rockwall, Rockwall County, Texas						
M.5 Change the Lot and Block designation of each lot to reflect Lots 1, 2, & 3, Block A.						
M.6 Indicate the centerline of all adjacent streets.						
M.7 In the dedication language select I or we/my or our not both.						
M.8 Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the development packet.						
M.9 Move all text impairing the visibility of the boundaries of the easements.						
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The Planning & Zoning meeting date for this case will be July 28, 2015.						
I.11 The projected City Council meeting date and subsequent approval for this plat is August 3, 2015.						



P2015-029 -Kroger SH 205 & Quail Run
REPLAT - LOCATION MAP =

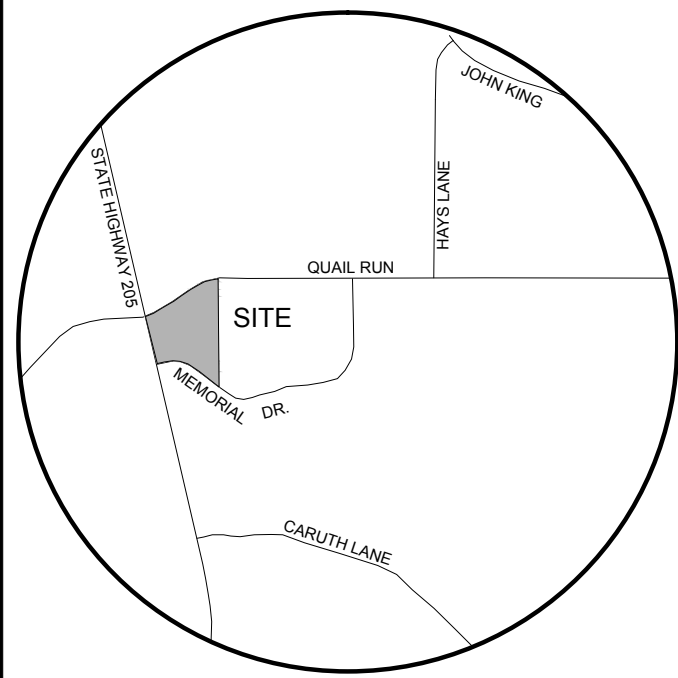


City of Rockwall

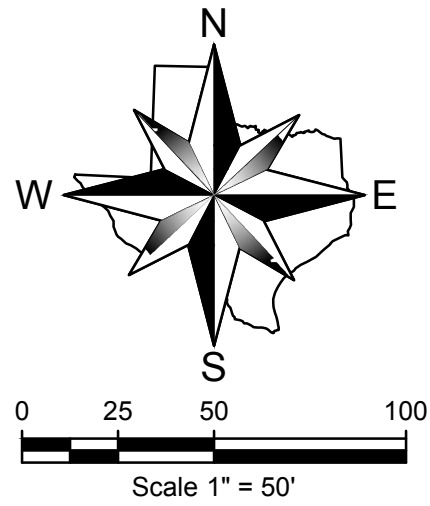
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
NOT TO SCALE



CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

MONUMENT NAME: R008
NORTHING: 7,004,275.230
EASTING: 2,592,504.070
CONVERGENCE: +1 06' 35.1745"
SCALE FACTOR: 0.999873743848

MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8134"
SCALE FACTOR: 0.999873997269

VARIABLE WIDTH RIGHT-OF-WAY
STATE HIGHWAY 205
N. GOULD STREET

POINT OF BEGINNING

1/2" CIRCS

5/8" CIRF

415.50'

26.80'

111.30'

7.5' RIGHT-OF-WAY DEDICATION

5' RIGHT-OF-WAY DEDICATION

CABINET H, SLIDE 37

WATER EASEMENT (BY THIS PLAT)

LOT 2R
0.550 ACRES
(23,939 SQ. FT.)

SANITARY SEWER EASEMENT (BY THIS PLAT)

LOT 2R
0.550 ACRES
(23,939 SQ. FT.)

LOT 2R
0.550 ACRES
(23,939 SQ. FT.)

LOT 2R
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(23,939 SQ. FT.)

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LOT 2R
0.550 ACRES
(23,939 SQ. FT.)

LOT 2R
0.550 ACRES
(23,939 SQ. FT.)

$\Delta=019^{\circ}44'33''$
 $R=892.50'$
 $L=307.53'$
 $Ch L=306.01'$
 $Ch B=N56^{\circ}54'23''E$

QUAIL RUN
(VARIABLE WIDTH RIGHT-OF-WAY)

1/2" IRF
CM #2

74.80'

56.18'

46.02'

N 88°31'24" E

46.02'

N 88°31'24" E

46.02'

N 88°31'24" E

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N 88°31'24" E

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N 88°31'24" E

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N 88°31'24" E

46.02'

N 88°31'24" E

46.02'

N 88°31'24" E

46.02'

N 88°31'24" E

LOT 3R
0.859 ACRES
(37,418 SQ. FT.)

15' UTILITY EASEMENT
CABINET H, SLIDE 37

ACCESS & UTILITY EASEMENT
(BY THIS PLAT)

LOT 24
QUAIL RUN VALLEY NO. 1
BLOCK B
CABINET E, SLIDE 63

LOT 23

LOT 23

LOT 23

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LOT 23

KROGER 205 ADDITION
BLOCK A
11.236 ACRES
(489,427 SQ. FT.)

LOT 1R
9.754 ACRES
(424,899 SQ. FT.)

FIRELANE EASEMENT
(BY THIS PLAT)

LOT 1R
9.754 ACRES
(424,899 SQ. FT.)

LOT 1R
9.754 ACRES
(424,899 SQ. FT.)

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LOT 1R
9.754 ACRES
(424,899 SQ. FT.)

LOT 3R
0.859 ACRES
(37,418 SQ. FT.)

15' UTILITY EASEMENT
CABINET H, SLIDE 37

ACCESS & UTILITY EASEMENT
(BY THIS PLAT)

LOT 24
QUAIL RUN VALLEY NO. 1
BLOCK B
CABINET E, SLIDE 63

LOT 23

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LOT 23

1/2" CIRCS

S 01°28'36" E

192.67'

LOT 24
QUAIL RUN VALLEY NO. 1
BLOCK B
CABINET E, SLIDE 63

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LOT 24
QUAIL RUN VALLEY NO. 1
BLOCK B
CABINET E, SLIDE 63

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LOT 23

QUAIL RUN VALLEY NO. 1
BLOCK B
CABINET E, SLIDE 63

DRAINAGE EASEMENT AND
OPEN AREA
TO BE MAINTAINED BY
QUAIL RUN VALLEY H.O.A.

15' DRAINAGE &
UTILITY EASEMENT
CABINET H, SLIDE 37

LOT 23

LOT 23

LOT 23

LOT 23

LOT 23

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LOT 23

LOT 23

LOT 23

MATCHLINE - SEE SHEET 2

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE

SHEET INDEX

NO.	DESCRIPTION
1	PROPOSED LOT AND EASEMENT CONFIGURATION
2	PROPOSED LOT AND EASEMENT CONFIGURATION; LINE AND CURVE TABLES
3	EXISTING LOT CONFIGURATION; EXISTING EASEMENTS ABANDONED BY THIS PLAT
4	EXISTING EASEMENTS ABANDONED BY THIS PLAT CONTINUED
5	OWNERS CERTIFICATE AND DEDICATION; SIGNATURE AND APPROVAL BLOCKS

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER:
Kroger Texas L.P.
1331 E. Airport Frwy.
Irving, Texas 75602

REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A,
BEING A REPLAT OF LOTS 2 AND 3, BLOCK A,
QUAIL RUN RETAIL
BEING 11.236 ACRES
S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and
the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER #

REPLAT

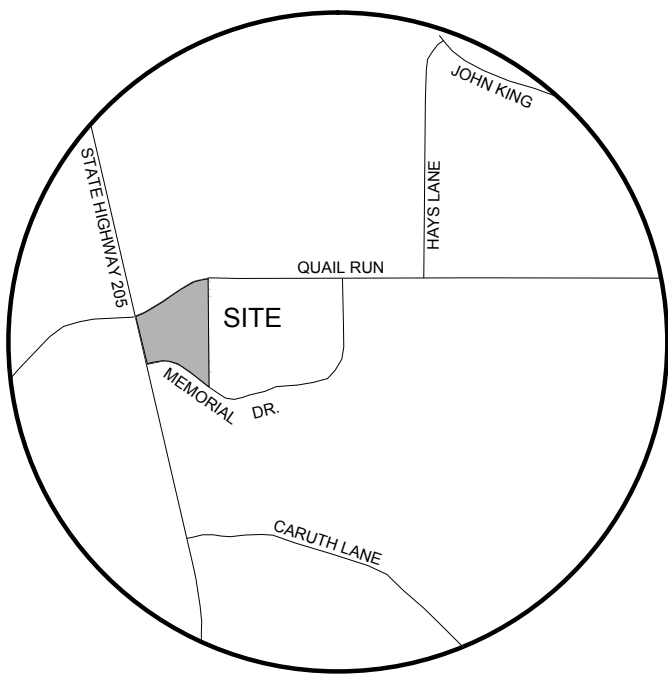
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
11.236 ACRES

Date : 07.02.15
Scale : 1" = 50'
File : 31585-PPLT
Project No. : 31585

SHEET
1
OF
6

Winkelmann
& Associates, Inc.
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
SURVEYORS
(972) 490-7090
(972) 490-7099 FAX
Texas Engineer Registration No. 89
75230
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S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
KROGER TEXAS L.P.
1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

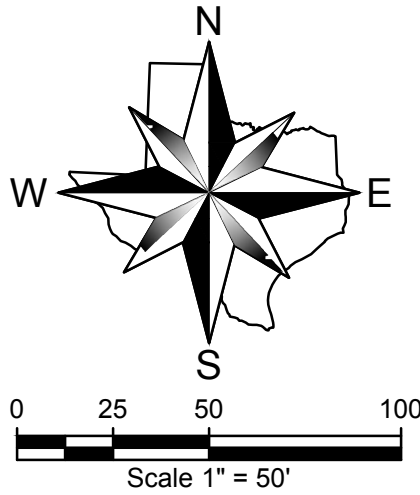


VICINITY MAP
NOT TO SCALE

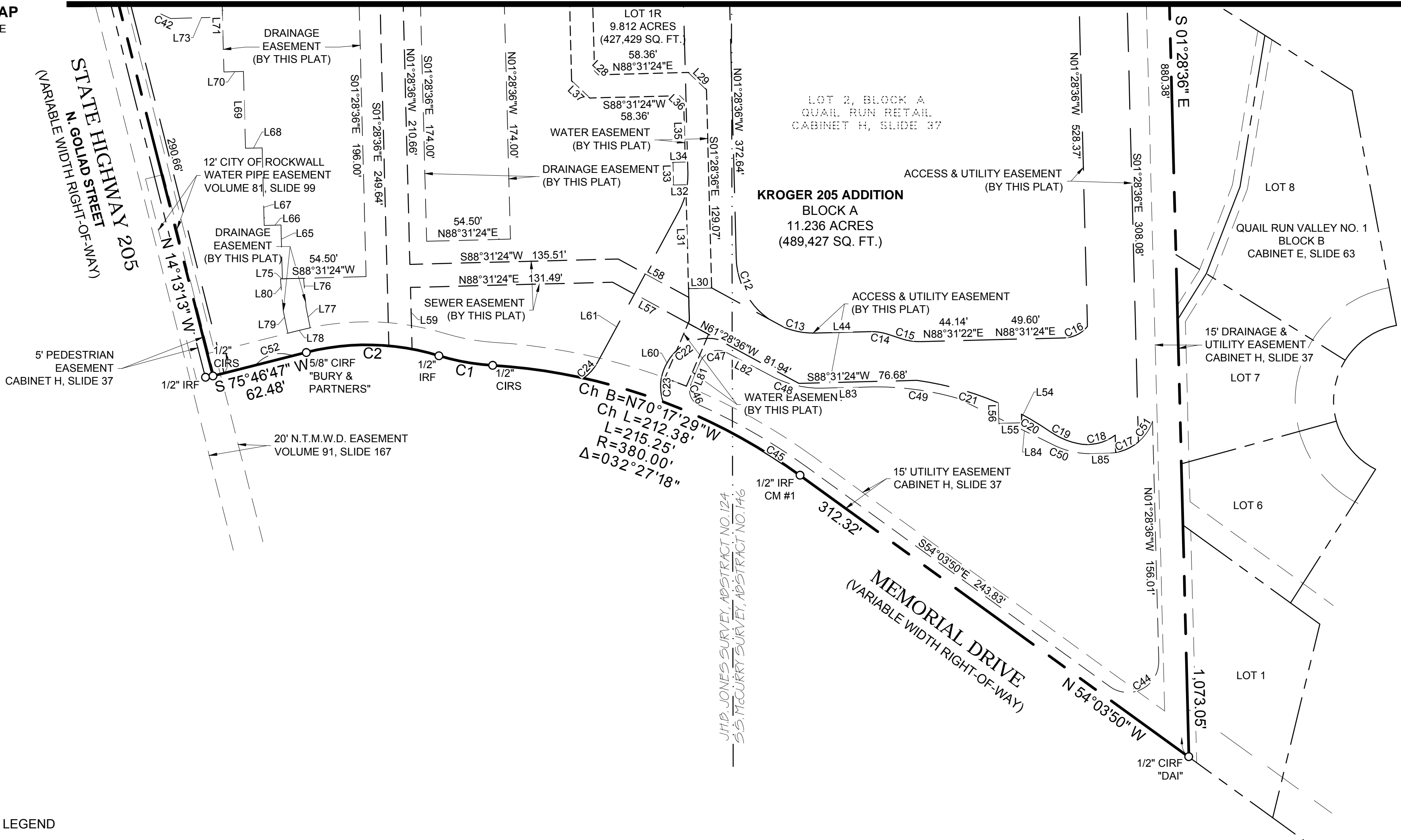
CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

MONUMENT NAME: R008
NORTHING: 7,004,275.230
EASTING: 2,592,504.070
CONVERGENCE: +1 06' 35.1745"
SCALE FACTOR: 0.999873743848

MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269



MATCHLINE ~ SEE SHEET 1



ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
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REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
BEING A REPLAT OF LOTS 2 and 3, BLOCK A,
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S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
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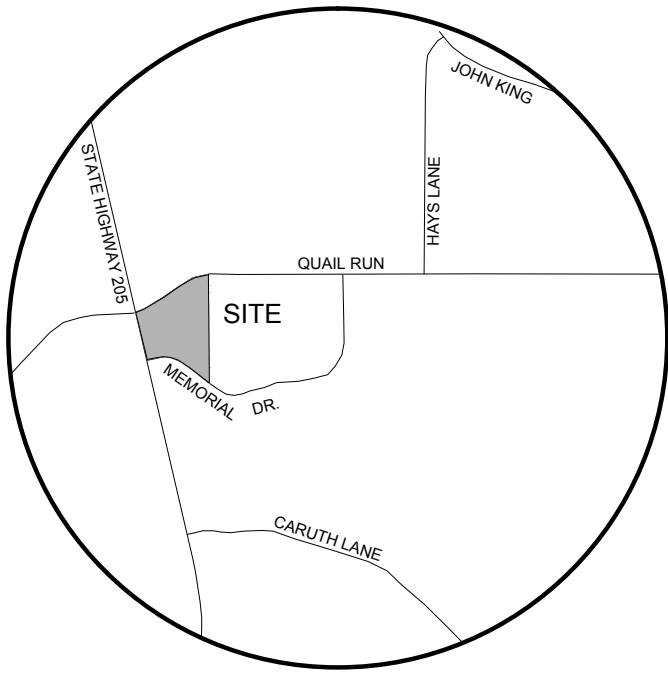


S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
KROGER TEXAS L.P.
1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
11.236 ACRES

Date : 07.02.15
Scale : 1" = 50'
File : 31585-PPLT
Project No. : 31585

SHEET
2
OF
6



VICINITY MAP
NOT TO SCALE

CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

MONUMENT NAME: R008
NORTHING: 7,004,275.230
EASTING: 2,592,504.070
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MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N75°46'47"E	22.70'
L2	N88°50'49"E	18.00'
L3	N75°48'05"E	33.21'
L4	N14°13'11"W	9.50'
L5	S30°33'22"E	48.64'
L6	N88°31'24"E	9.65'
L7	S31°28'36"E	33.71'
L8	S88°31'24"W	11.55'
L9	S31°28'36"E	33.73'
L10	S88°31'24"W	20.64'
L11	S14°13'13"E	48.60'
L12	S01°28'36"E	11.00'
L13	S33°23'46"E	20.90'
L14	S33°23'46"E	47.90'
L15	N56°36'14"E	9.51'
L16	N88°31'28"E	58.33'
L17	N25°33'17"E	19.25'
L18	S88°31'28"W	21.04'
L19	S02°14'11"E	32.90'
L20	S87°45'49"W	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N02°14'11"W	33.10'
L22	S88°31'28"W	14.39'
L23	S56°36'14"W	5.22'
L24	S33°23'46"E	19.20'
L25	S43°31'24"W	16.21'
L26	S43°31'24"W	3.79'
L27	S01°26'18"E	15.00'
L28	S46°28'36"E	3.79'
L29	S46°28'36"E	16.21'
L30	N88°31'24"E	15.00'
L31	N01°28'36"W	67.40'
L32	S88°34'58"W	8.12'
L33	N01°25'02"W	15.00'
L34	N88°34'58"E	8.10'
L35	N01°28'36"W	40.46'
L36	N46°28'36"W	3.79'
L37	N46°28'36"W	16.21'
L38	N43°31'24"E	16.21'
L39	N43°31'24"E	3.79'
L40	N01°28'36"W	66.78'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N33°23'46"W	76.71'
L42	S36°28'25"E	3.31'
L43	N88°31'24"E	12.63'
L44	N88°31'24"E	35.61'
L45	N01°28'27"W	75.02'
L46	N88°31'23"E	22.50'
L47	S01°28'36"E	90.64'
L48	S64°26'43"E	13.04'
L49	S25°33'17"W	15.00'
L50	N64°26'43"W	5.39'
L51	N88°31'22"E	8.45'
L52	S01°28'38"E	15.00'
L53	S88°31'22"W	8.45'
L54	S01°28'36"E	5.74'
L55	S88°31'24"W	15.00'
L56	N01°28'36"W	13.47'
L57	S61°28'36"E	55.98'
L58	N61°28'36"W	52.24'
L59	N01°28'36"W	40.13'
L60	S28°19'18"W	2.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L61	S28°19'18"W	111.34'
L62	S23°56'27"W	20.71'
L63	S14°11'55"E	24.35'
L64	S36°28'25"E	43.79'
L65	N01°28'36"W	35.00'
L66	S88°31'24"W	10.90'
L67	N01°28'36"W	50.50'
L68	S88°31'24"W	10.90'
L69	N01°28'36"W	50.00'
L70	S88°31'24"W	12.70'
L71	N01°28'36"W	60.50'
L72	N88°31'24"E	89.00'
L73	N88°31'24"E	33.77'
L74	N88°31'24"E	30.40'
L75	S88°31'24"W	15.03'
L76	N05°03'58"W	19.19'
L77	N11°21'57"W	13.37'
L78	N75°46'47"E	8.46'
L79	S11°21'57"E	14.82'
L80	S05°03'58"E	20.96'

LINE TABLE		
LINE #	BEARING	DISTANCE
L81	S22°13'10"W	16.05'
L82	N62°29'04"W	31.64'
L83	S88°34'45"W	33.68'
L84	N64°01'31"W	67.91'
L85	S88°31'24"W	10.93'
L86	N29°58'29"W	16.16'
L87	N14°13'11"W	32.95'
L88	S75°46'49"W	57.67'
L89	N14°13'11"W	15.00'
L90	N75°46'49"E	72.67'
L91	S14°13'11"E	45.87'
L92	S29°58'29"E	14.08'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°33'50"	150.00'	35.51'	35.43'	N79°44'12"W
C2	31°16'05"	160.50'	87.59'	86.51'	N88°35'08"W
C3	58°17'36"	64.50'	65.62'	62.83'	N37°38'05"E
C4	5°55'49"	944.00'	97.71'	97.66'	N62°23'39"E
C5	44°21'10"	30.00'	23.22'	22.65'	S14°17'50"E
C6	56°57'39"	30.08'	29.90'	28.69'	S64°59'19"E
C7	27°01'54"	100.00'	47.18'	46.74'	N77°57'40"W
C8	124°45'56"	20.00'	43.56'	35.45'	S48°23'45"W
C9	11°20'29"	125.87'	24.92'	24.87'	N07°33'42"W
C10	25°25'44"	50.00'	22.19'	22.01'	N11°13'35"E
C11	25°25'44"	50.00'	22.19'	22.01'	S11°13'35"W
C12	52°51'04"	50.00'	46.12'	44.50'	S27°54'08"E
C13	22°51'04"	50.00'	19.94'	19.81'	S80°03'05"E
C14	19°53'21"	35.00'	12.15'	12.09'	N81°31'56"W
C15	19°53'23"	35.00'	12.15'	12.09'	S81°31'57"E
C16	49°41'06"	20.00'	17.34'	16.81'	N63°40'50"E
C17	30°37'56"	31.00'	16.57'	16.38'	N64°51'38"E
C18	49°27'54"	30.00'	25.90'	25.10'	N77°34'13"E
C19	22°12'01"	50.00'	19.37'	19.25'	S66°35'49"E
C20	6°18'10"	200.00'	22.00'	21.99'	N58°38'54"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C21	15°46'22"	200.00'	55.06'	54.88'	N74°31'18"W
C22	74°18'34"	30.00'	38.91'	36.24'	S65°28'37"W
C23	45°47'33"	29.98'	23.96'	23.33'	S03°41'56"W
C24	26°13'00"	30.00'	13.73'	13.61'	N41°25'48"E
C25	25°25'44"	80.00'	35.51'	35.21'	S11°13'35"W
C26	88°52'54"	20.00'	31.03'	28.01'	N47°02'09"W
C27	37°01'33"	20.00'	12.92'	12.70'	S70°00'37"W
C28	6°40'13"	959.00'	111.65'	111.58'	N54°49'57"E
C29	20°59'50"	50.00'	18.32'	18.22'	N68°39'59"E
C30	18°57'00"	50.00'	16.54'	16.46'	S69°41'24"W
C31	6°00'06"	953.00'	99.83'	99.78'	N63°12'57"E
C32	3°21'57"	929.00'	54.58'	54.57'	N64°17'01"E
C33	105°35'58"	20.00'	36.86'	31.86'	N09°48'03"E
C34	24°37'50"	29.92'	12.86'	12.76'	N55°52'20"W
C35	23°17'44"	30.00'	12.20'	12.11'	S02°41'42"E
C36	107°30'52"	20.00'	37.53'	32.26'	S68°06'01"E
C37	6°38'43"	929.00'	107.75'	107.69'	N54°49'12"E
C38	37°01'33"	50.00'	32.31'	31.75'	S70°00'37"W
C39	104°09'41"	20.00'	36.36'	31.56'	N36°26'33"E
C40	23°09'31"	102.89'	41.59'	41.30'	N27°21'51"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C41	41°44'28"	30.00'	21.86'	21.38'	N57°20'39"W
C42	4°53'04"	83.15'	7.09'	7.09'	N64°59'29"W
C43	14°52'04"	68.15'	17.68'	17.63'	N57°26'29"W
C44	127°24'46"	20.00'	44.48'	35.86'	N62°13'47"E
C45	11°59'18"	387.00'	80.97'	80.83'	N60°03'29"W
C46	83°24'52"	10.01'	14.58'	13.33'	S24°18'45"E
C47	91°53'13"	12.58'	20.17'	18.08'	S65°23'48"W
C48	31°12'36"	67.67'	36.86'	36.41'	S75°27'42"E
C49	15°24'13"	194.00'	52.16'	52.00'	N82°43'09"W
C50	27°27'05"	52.00'	24.91'	24.68'	S77°45'04"E
C51	30°19'40"	31.00'	16.41'	16.22'	N34°22'50"E
C52	52°52'23"	21.13'	19.49'	18.81'	S75°46'47"W
C53	15°48'01"	33.00'	9.10'	9.07'	N65°20'24"E
C54	25°40'45"	147.00'	65.88'	65.33'	N60°24'02"E
C55	15°47'59"	33.00'	9.10'	9.07'	N55°27'39"E
C57	1°08'24"	807.50'	16.07'	16.07'	N55°01'39"E

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER:
Kroger Texas L.P.
1331 E. Airport Frwy.
Irving, Texas 75602

REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A,
QUAIL RUN RETAIL
BEING 11.236 ACRES
S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and
the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER #_____

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE

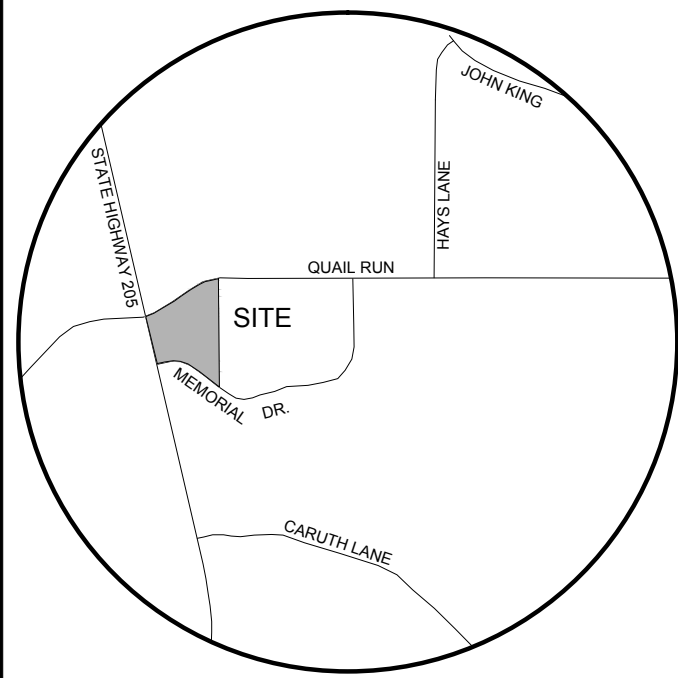
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7099 FAX
Texas Engineers Registration No. 89
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SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
KROGER TEXAS L.P.
1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

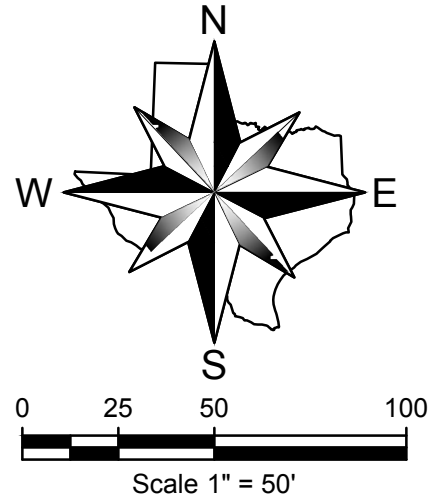
REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
11.236 ACRES

Date : 07.02.15
Scale : 1" = 50'
File : 31585-PPLT
Project No. : 31585

SHEET
3
OF
6



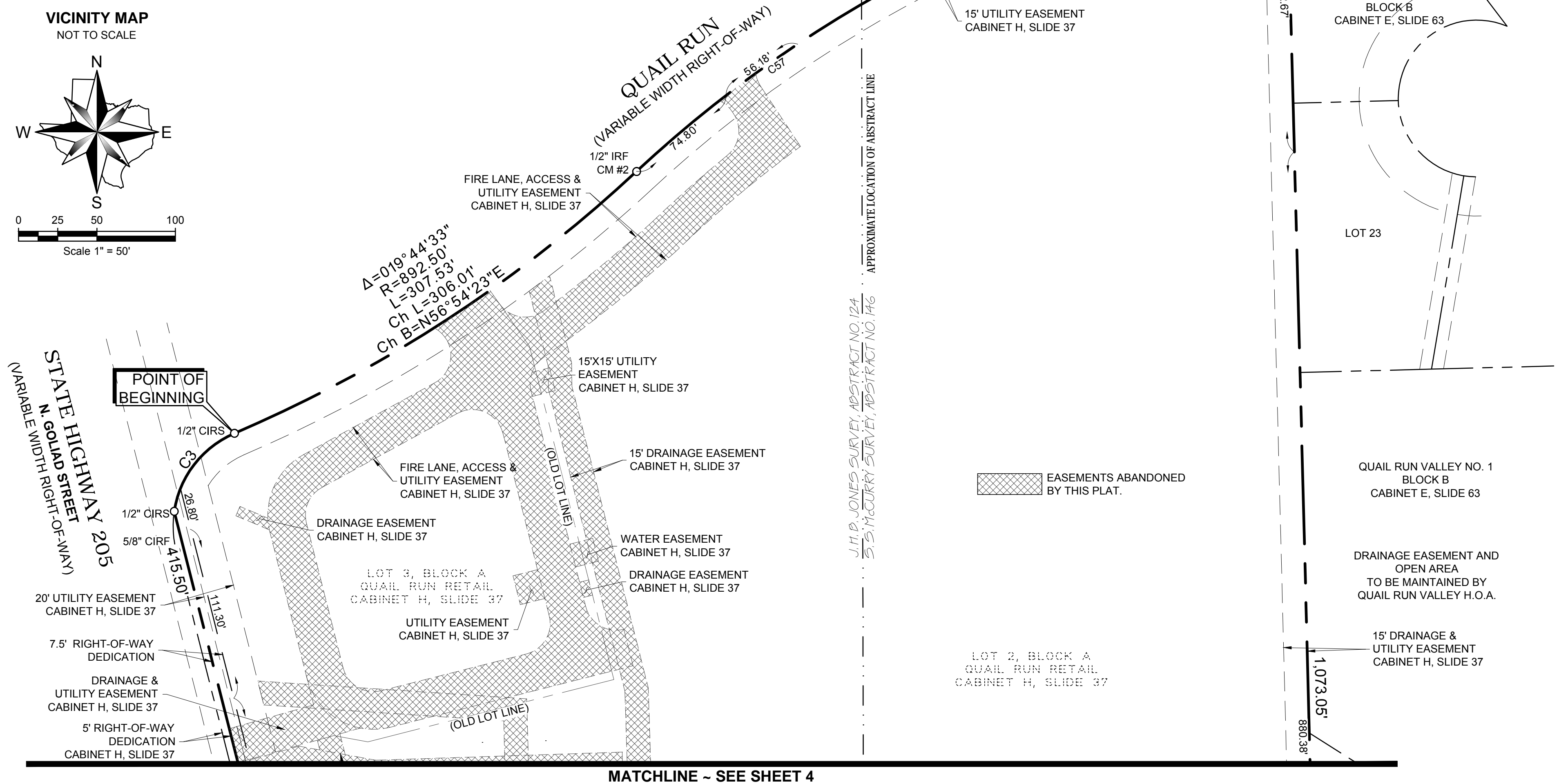
VICINITY MAP
NOT TO SCALE



CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

MONUMENT NAME: R008
NORTHING: 7,004,275.230
EASTING: 2,592,504.070
CONVERGENCE: +1 06' 35.1745"
SCALE FACTOR: 0.999873743848

MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269



MATCHLINE - SEE SHEET 4

ABBREVIATION LEGEND	
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IRF	IRON ROD FOUND
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PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE

EASEMENT DIMENSIONS, DETAILS AND BOUNDARY TIES
WILL BE ADDED TO THE PLAT ONCE THE FINAL
LOCATIONS HAVE BEEN APPROVED BUT BEFORE THE
PLAT IS FILED WITH THE COUNTY CLERK'S OFFICE.

CONSULTING ENGINEERS:
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6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER:
Kroger Texas L.P.
1331 E. Airport Frwy.
Irving, Texas 75602

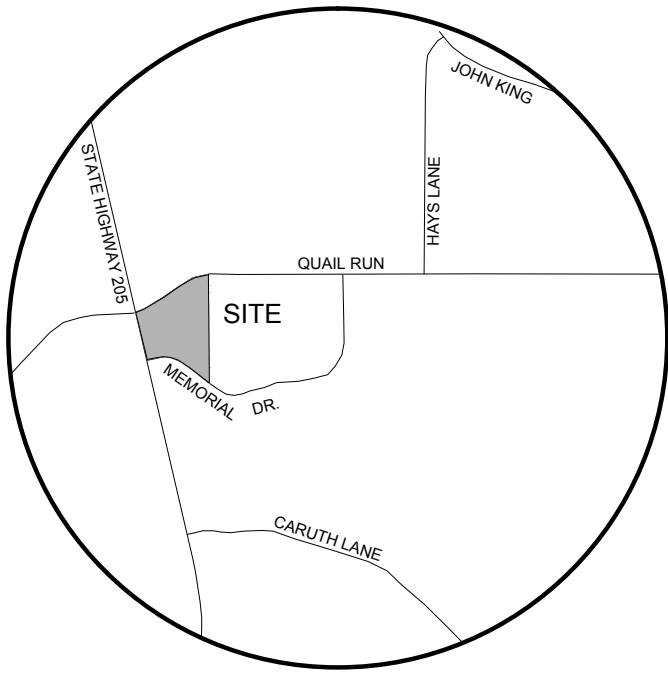
REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A,
BEING A REPLAT OF LOTS 2 and 3, BLOCK A,
QUAIL RUN RETAIL
BEING 11.236 ACRES
S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and
the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER #

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
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(972) 490-7099 FAX
Texas Engineers Registration No. 89
10015
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SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
KROGER TEXAS L.P.
1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
11.236 ACRES

Date : 07.02.15
Scale : 1" = 50'
File : 31585-PPLT
Project No. : 31585
SHEET 4 of 6

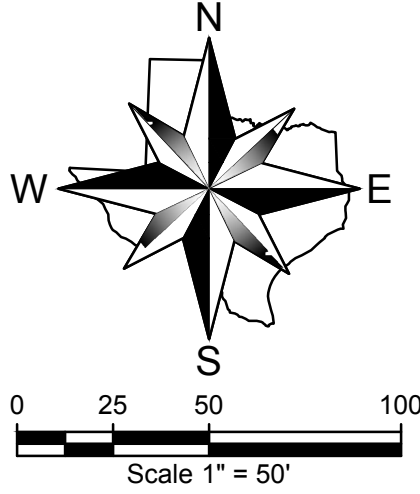


VICINITY MAP
NOT TO SCALE

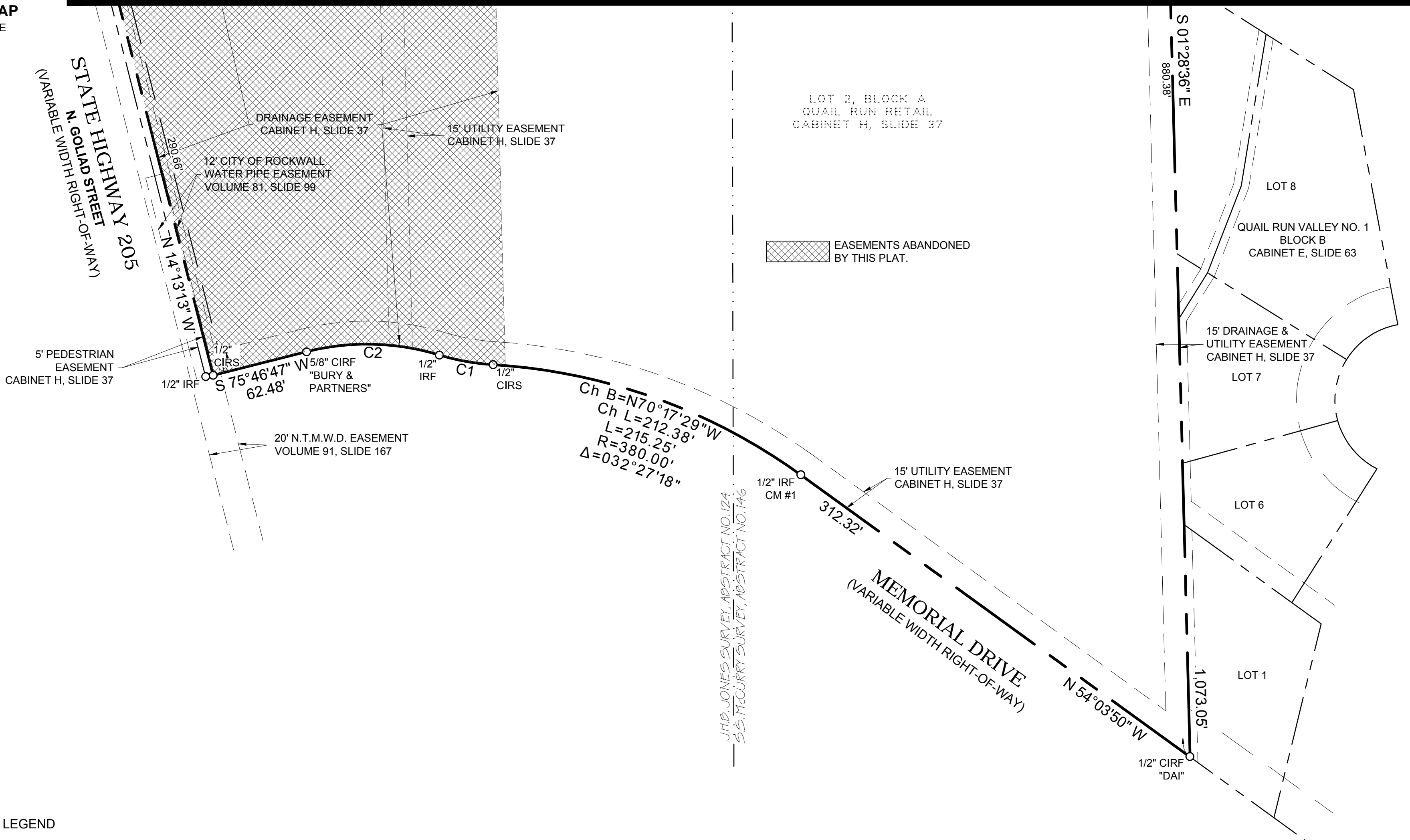
CITY OF ROCKWALL, TEXAS - CONTROL MONUMENTATION
NAD-83 TX STATE PLANE, NORTH CENTRAL ZONE

MONUMENT NAME: R008
NORTHING: 7,004,275.230
EASTING: 2,592,504.070
CONVERGENCE: +1 06' 35.1745"
SCALE FACTOR: 0.999873743848

MONUMENT NAME: R009
NORTHING: 7,036,908.399
EASTING: 2,592,046.946
CONVERGENCE: +1 06' 31.8314"
SCALE FACTOR: 0.999873997269



MATCHLINE ~ SEE SHEET 3



ABBREVIATION LEGEND

ABBR.	DEFINITION
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REPLAT
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the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER # _____

**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
TELEPHONE: (972) 490-7090
FAX: (972) 490-7099
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S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES
SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

KROGER TEXAS L.P.
1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
11.236 ACRES

Date : 07.02.15	Scale : 1" = 50'	File : 31585-PPLT	Project No. : 31585
SHEET 5 6			

OWNER'S CERTIFICATE
(Public Dedication)

GH5 H9 'C : 'H9 L5 GY
7 CI BMMC: 'FC7 ?K 5 @@ Y

WHEREAS, Kroger Texas L.P., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and the J. H. B. JONES SURVEY, ABSTRACT NO. 124, in the City of Rockwall, Rockwall County, Texas, being all of Lots 2 and 3, Block A, Quail Run Retail, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 37, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner at the Northeast end of a radial corner clip at the intersection of the Northeasterly right-of-way of State Highway 205 (N. Goliad Street), a variable width right-of-way with the Southeasterly right-of-way of Quail Run, a variable width rigaht-of-way, said point being the beginning of a curve to the left having a radius of 892.50 feet, a central angle of 19 deg 44 min 33 sec, a chord bearing of North 56 deg 54 min 23 sec East, and a chord length of 306.01 feet;

THENCE along said curve to the left, the Southeasterly right-of-way of said Quail Run, and the Northwesterly line of said Lot 2, an arc distance of 307.53 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the right having a radius of 807.50 feet, a central angle of 33 deg 16 min 22 sec, a chord bearing of North 63 deg 40 min 17 sec East, and a chord length of 462.37 feet;

THENCE along said curve to the right, continuing along the Southeast right-of-way of said Quail Run and the Northwesterly line of said Lot 2, an arc distance of 468.93 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Northwest corner of Lot 24, Block B, Quail Run Valley No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Page 63, Official Public Records, Rockwall County, Texas, said point also being the Northeast corner of said Lot 2;

THENCE South 01 deg 28 min 36 sec East, departing the Southeast right-of-way of said Quail Run, along the West line of said Quail Run Valley No. 1 and the East line of said Lot 2, a distance of 1,073.05 feet to a 1/2-inch iron rod with plastic cap stamped "DAI" found for corner on the Northerly right-of-way of Memorial Drive, a variable width right-of-way, said point being the Southwest corner of Lot 1, Block B, of said Quail Valley Run No. 1 and the Southeast corner of said Lot 2;

THENCE North 54 deg 03 min 50 sec West, along the Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2, a distance of 312.32 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 380.00 feet, a central angle of 32 deg 27 min 18 sec, a chord bearing of North 70 deg 17 min 29 sec West, and a chord length of 212.38 feet;

THENCE along said curve to the left, continuing along the Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2,, an arc distance of 215.25 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner and the beginning of a curve to the right having a radius of 150.00, a central angle of 13 deg 33 min 50 sec, a chord bearing of North 79 deg 44 min 12 sec West and a chord length of 35.43 feet;

THENCE along said curve to the right, continuing along Northerly right-of-way said Memorial Drive and the Southerly line of said Lot 2, an arc distance of 35.51 feet to a 1/2-inch iron rod found for corner, said point being the beginning of a curve to the left having a radius of 160.50 feet, a central angle of 31 deg 16 min 05 sec, a chord bearing of North 88 deg 35 min 08 sec West and a chord length of 86.51 feet;

THENCE along said curve to the left, continuing along the Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2, an arc distance of 87.59 feet to a 5/8-inch iron rod with plastic cap stamped "BURY & PARTNERS" found for corner;

THENCE South 75 deg 46 min 47 sec West, continuing along Northerly right-of-way of said Memorial Drive and the Southerly line of said Lot 2, a distance of 62.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for the Southwest corner of said Lot 2, said point being intersection of the Northerly right-of-way of said Memorial Drive with the Northeasterly right-of-way of said State Highway 205 as established by right-of-way dedication shown on said Quail Run Retail;

THENCE North 14 deg 13 min 13 sec West, departing the Northerly right-of-way of said Memorial Drive and along the Northeasterly right-of-way of said State Highway 205, a distance of 415.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the right (radial corner clip), having a radius of 64.50 feet, a central angle of 58 deg 17 min 36 sec, a chord bearing of North 37 deg 38 min 05 sec East and a chord length of 62.83 feet;

THENCE along said non-tangent curve to the right and said radial corner clip, an arc distance of 65.62 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 489,427 square feet or 11.236 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of March, 2015, utilizing a G.P.S. measurement (NAD 83) from the GeoShack VRS Network.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

GH5 H9 'C : 'H9 L5 GY
7 CI BMMC: 'FC7 ?K 5 @@ Y

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **KROGER 205 ADDITION**, Lots 1R, 2R, & 3R, Block A, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the Kroger 205 Addition subdivision have been notified and signed this plat.

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

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

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

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

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

KROGER TEXAS L.P., an Ohio limited partnership
By: KRGP INC., an Ohio corporation, its general partner

By: Rick J. Landrum
Vice President of KRGP Inc.

STATE OF OHIO
COUNTY OF HAMILTON

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Rick J. Landrum, Vice President of KRGP Inc., an Ohio corporation and the general partner of Kroger Texas L.P., an Ohio limited partnership, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this _____day of _____, 2015.

Notary Public in and for the State of Ohio My Commission Expires:

SURVEYOR'S CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS :

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

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

STATE OF TEXAS
COUNTY OF DALLAS

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

Given upon my hand and seal of office this _____day of _____, 2015.

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____day of _____, 2015.

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

WITNESS OUR HANDS, this _____day of _____.

Mayor, City of Rockwall City Secretary City Engineer

CONSULTING ENGINEERS:
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Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER:
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1331 E. Airport Frwy.
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REPLAT
KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
BEING A REPLAT OF LOTS 2 and 3, BLOCK A,
QUAIL RUN RETAIL
BEING 11.236 ACRES
S. S. MCCURRY SURVEY, ABSTRACT NO. 146 and
the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NUMBER #_____

REPLAT

S. S. MCCURRY, ABSTRACT NO. 146 and the J. H. B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

KROGER 205 ADDITION
LOTS 1R, 2R, & 3R, BLOCK A
11.236 ACRES

Date : 07.02.15

Scale : N/A

File : 31585-PPLT

Project No. : 31585

SHEET

6 of 6

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
SURVEYORS
6750 HILLCREST PLAZA DRW. SUITE 325
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KROGER TEXAS L.P.
1331 E. AIRPORT FRWY.
ROCKWALL COUNTY, TEXAS

11.236 ACRES

Project No. : 31585

SHEET

6 of 6

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/03/2015

APPLICANT: Mike Whittle on behalf of Rockwall Rental Properties, LP

AGENDA ITEM: P2015-031 (Alliance Addition – Replat)

SUMMARY:

Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 13, Block 2, Alliance Addition, Phase 2 being a 0.571-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.

COMMENTS:

- The objective of the request is to replat a 0.571-acre parcel of land containing one lot. The replat is being proposed to establish the necessary easements in order to accommodate the development of this site. A site plan was approved in April of this year for a 4,918 sq. ft. single story office building.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the Recommendations section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

A) All the technical comments from the Planning, Engineering and Fire Departments shall be addressed prior to the filing of this plat, including the following comments;

1. Adherence to Engineering and Fire Department standards.
2. Address all staff comments as listed in the Project Plan Review (see attached).

B) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, 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 Commission Recommendation:

On July 28, 2015, the Planning and Zoning Commission recommended approval of the replat by a vote of 6 to 0 [Conley – absent].

City of Rockwall

Project Plan Review History



Project Number	P2015-031	Owner	ROCKWALL, RENTAL PROPERTIES LP	Applied	7/17/2015	LM
Project Name	Alliance Addition Ph 2 Lot 13, Blk 2	Applicant	MIKE WHITTLE	Approved		
Type	PLAT			Closed		
Subtype	FINAL			Expired		
Status	STAFF REVIEW			Status	7/17/2015	LM

Site Address
ALLIANCE DR

City, State Zip
,

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
ALLIANCE ADDITION PH 2	4	2	4	3039-0002-0004-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	John Shannon	7/17/2015	7/24/2015	7/20/2015	3 APPROVED	
ENGINEERING (7/17/2015 12:56 PM AW) Add easement info to plat (see markup)	Amy Williams	7/17/2015	7/24/2015	7/17/2015	COMMENTS	See Comment
FIRE	Ariana Hargrove	7/17/2015	7/24/2015			
GIS	Lance Singleton	7/17/2015	7/24/2015			
PLANNING Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 13, Block 2, Alliance Addition, Phase 2 being a 0.571-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.	David Gonzales	7/17/2015	7/24/2015	7/23/2015	6 COMMENTS	See comments

The following staff comments are to be addressed and resubmitted no later than Tuesday, August 4, 2015 (four large copies [18" X 24" FOLDED] and one PDF version) for a subsequent review by staff.

1. Adherence to all Engineering and Fire Department standards shall be required.
2. Label as "Case No. P2015-031" on the lower right corner on all pages of the plat.
3. Tie two (2) corners to city monumentation.
4. Verify distance for bearing S 45.31.27 W along the eastern property line to legal description (discrepancy).

** As a note, this case will be placed on the Consent Agenda for approval by the Planning Commission and City Council; however, staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **

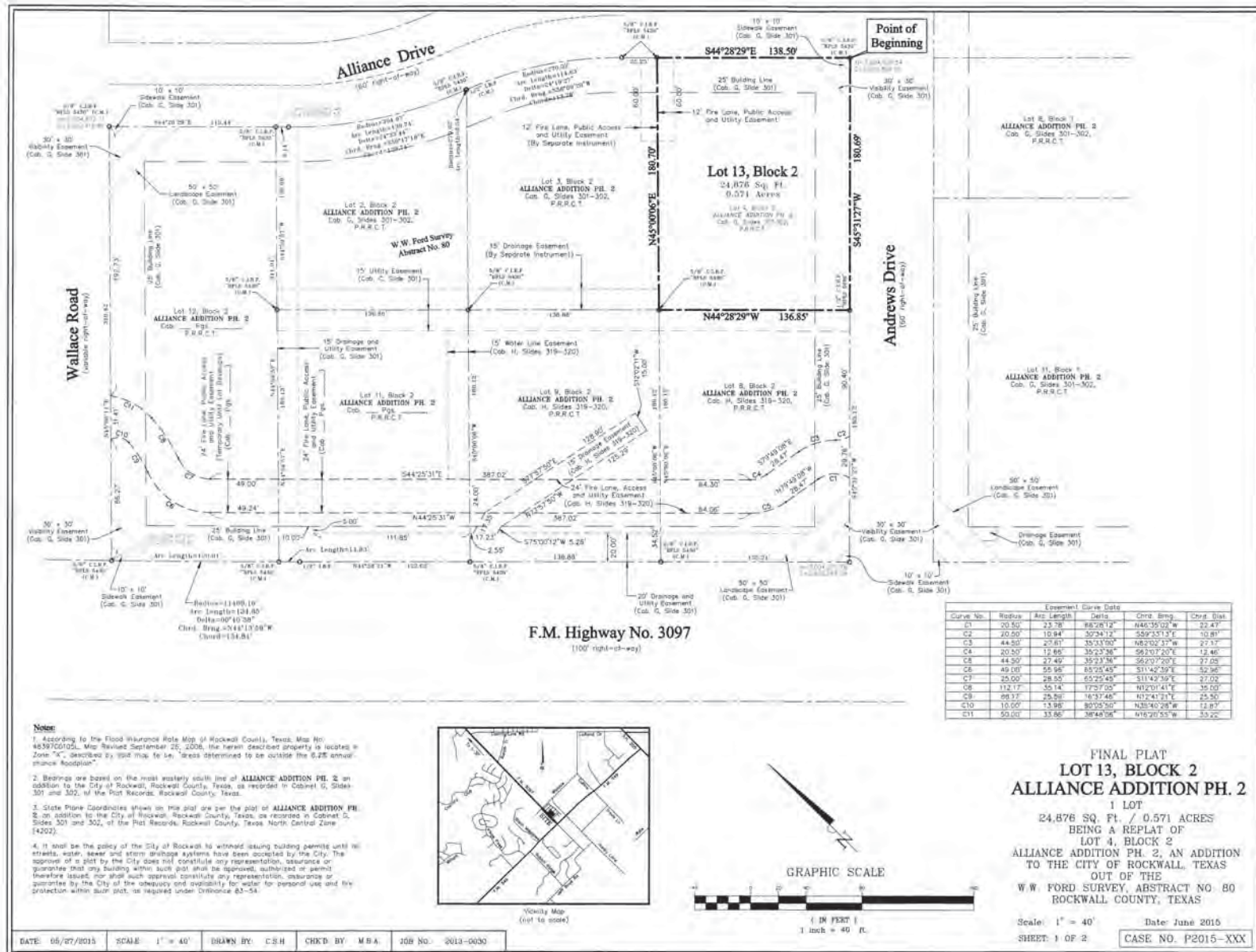


City of Rockwall

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.





NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

We, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned owners of the land shown on this plat, and designated herein as LOT 13, BLOCK 2 - ALLIANCE ADDITION PH. 2 subdivision in the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown on the plat and in consideration hereof, we further certify that all other parties who have a mortgage or lien interest in LOT 13, BLOCK 2 - ALLIANCE ADDITION PH. 2, of this subdivision have been notified and signed this plat.

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

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

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

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

Rockwall Rental Properties, L.P.

Random Road - Other

**STATE OF TEXAS:
COUNTY OF ROCKWALL:**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Randall Noel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

I, Given, under my hand and seal of office this the ____ day of _____, 2015.

Notary Public in and for the STATE OF TEXAS

OWNER:
Rockwall Rental Properties, L.P.
Contact: Mike Weller
P.O. Box 363
Rockwall, Texas 75087
Phone (972) 771-5251

ENGINEER:
HELMBERGER ASSOCIATES, INC.
15155 Bauman Avenue
Wylie, Texas 75098
Contact: Stephen A. Helmsberger, P.E.
Phone (972) 442-1455

SURVEYOR:
North Texas Surveying, LLC
1815 South McDermott St., Suite 110
McAllen, Texas 78501
Ph. (409) 424-2074
Fax (409) 424-1997
www.northtexasurveying.com

LEGAL DESCRIPTION:

BEING a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the W.W. Ford Survey, Abstract No. 80 and being all of Lot 4, Block 2, of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Sides 301 and 302, of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "RPLS 5430" found (herein after referred to as a capped iron rod found) at the intersection of the northwesterly monumented line of Andreas Drive and the southwesterly monumented line of Alliance Drive, same being the most easterly corner of said Lot 4;

THENCE South 45°31'21" West, along the southeasterly line of said Lot 4, same being the northwesterly monumented line of Andreas Drive, a distance of 180.89', to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5656" found for the most southerly corner of said Lot 4, same being the most easterly corner of Lot 5, Block 2, of ALLIANCE ADDITION PH. 2, an addition to the City of Rockwall, as recorded in Cabinet H, Sides 319-320, P.R.R.C.T.

THENCE North 44°28'29" West, along the common line between said Lot 4 and Lot 8, a distance of 136.85' to a capped iron rod found for the most westerly corner of said Lot 4, same being the most northerly corner of said Lot 6, said corner also being the most easterly corner of Lot 9, of said addition (H/319-320), and also being the most southerly corner of Lot 5, of said addition (G/301-302).

THENCE North 45°00'00" East, along the common line between said Lots 3 and 4, a distance of 180.70' to a capped iron rod found in the aforementioned southwesterly monumented line of Alliance Drive, same being the most northerly corner of said Lot 4, same being the most easterly corner of said Lot 3.

THENCE South 44°28'29" East, along said southwesterly monumented line of Alliance Drive, same being the northwesterly line of said Lot 4, a distance of 138.50' to the **POINT OF BEGINNING** and containing 24,876 square feet or 0.571 of one acre of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5486



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date: _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2015.

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

WITNESS OUR HANDS, this ____ day of _____, 2015.

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

**FINAL PLAT
LOT 13, BLOCK 2
ALLIANCE ADDITION PH. 2**
1 LOT
24,876 SQ. FT. / 0.571 ACRES
BEING A REPLAT OF
LOT 4, BLOCK 2
ALLIANCE ADDITION PH. 2, AN ADDITION
TO THE CITY OF ROCKWALL, TEXAS
OUT OF THE
W.W. FORD SURVEY, ABSTRACT NO. 80
ROCKWALL COUNTY, TEXAS

Scale: 1" = 40' Date: June 2015

SHEET: 2 of 2 CASE NO. P2015-XXX

DATE: 05/27/2015 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2013-0090

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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 08/03/2015

APPLICANT: Cameron Slown of FC Cuny Corporation

AGENDA ITEM: P2015-032 (Temunovic Addition – Replat)

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Lowdent LLC, Hall and Lee Land Company LLC, and Temunovic Partnership LTD for the approval of a replat for Lots 4, 5 & 6, Block A, Temonovic Addition being a 2.582-acre tract of land currently identified as Lots 1, 2 & 3, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1320 & 1350 Summer Lee Drive, and take any action necessary.

COMMENTS:

- The objective of the request is to replat a 2.582-acre tract of land containing three (3) lots. The replat is being proposed to establish the necessary easements in order to accommodate the development of Lots 4 & 5. A site plan was approved in May of this year for single story medical office facilities for Lots 4 & 5.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions listed in the Recommendations section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

RECOMMENDATIONS:

If the Planning & Zoning Commission and City Council choose to approve the request for final plat, staff would recommend the following conditions of approval:

A) All the technical comments from the Planning, Engineering and Fire Departments shall be addressed prior to the filing of this plat, including the following comments;

1. Adherence to Engineering and Fire Department standards.
2. Address all staff comments as listed in the Project Plan Review (see attached).

B) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, 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 Commission Recommendation:

On July 28, 2015, the Planning and Zoning Commission recommended approval of the replat with staff conditions by a vote of 6 to 0 [Conley – absent].

City of Rockwall

Project Plan Review History



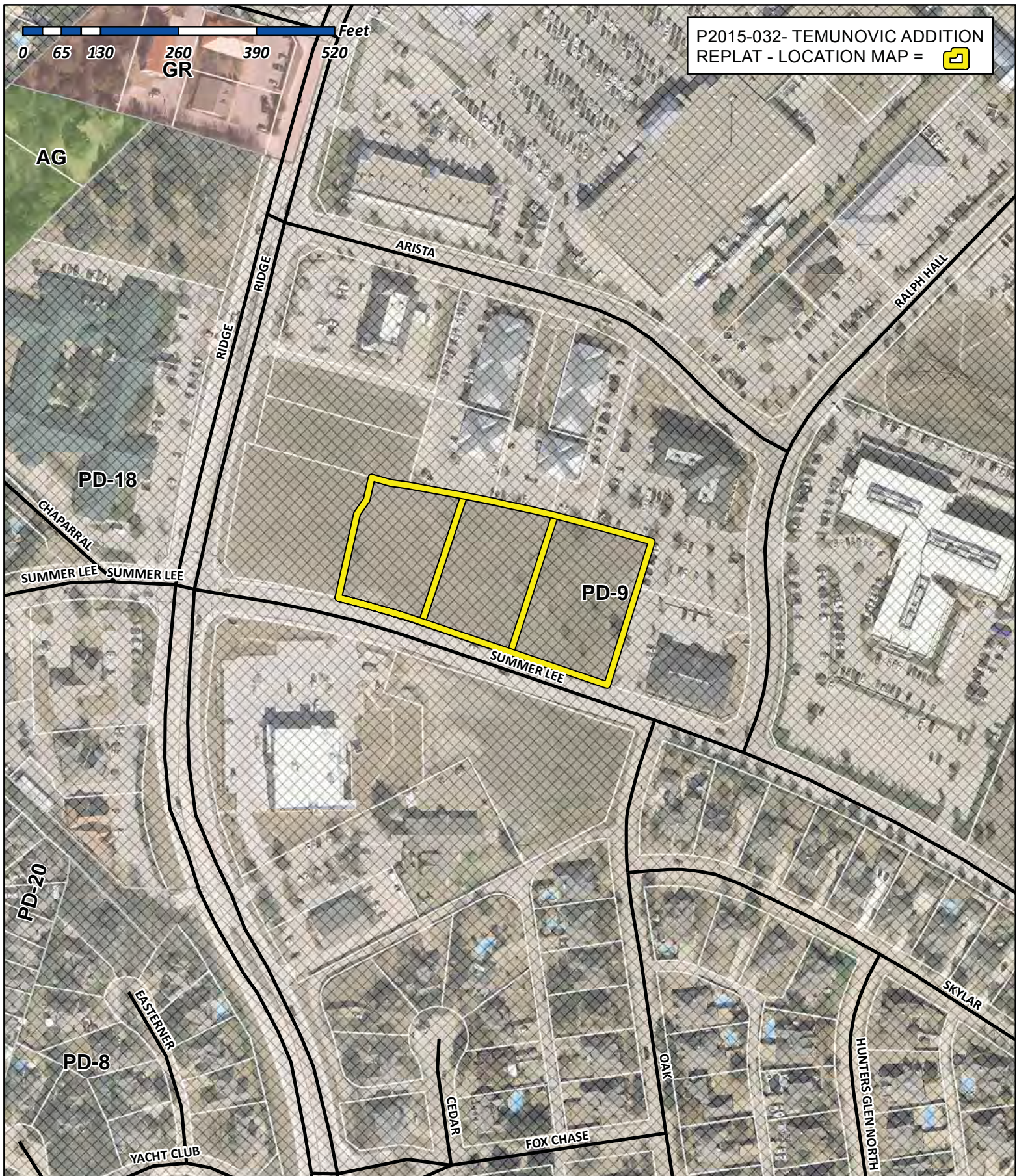
Project Number	P2015-032	Owner	TEMUNOVIC, PARTNERSHIP LTD	Applied	7/20/2015	LM
Project Name	Temunovic Addition	Applicant	FC CUNY CORPORATION	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	STAFF REVIEW			Status	7/20/2015	LM

Site Address	City, State Zip	Zoning
3035 RIDGE RD	ROCKWALL, TX	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HORIZON RIDGE ADDITION	4-9		4-9	0207-0000-0004-09-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/20/2015	7/27/2015	7/21/2015	1	APPROVED	
ENGINEERING (7/21/2015 11:23 AM AW) Need to have all dimensions labels on one sheet. Plat doesn't match engineering site plan Revise the utility easement for the sewer to match revisions requested on engineering markups Make sure you show all existing easements on all sheets. FYI (again from site plan approval) Summer Lee sidewalk assessment=\$19.33/lf 12" water line assesement along Summer Lee=\$38.80/lf Summer Lee roadway assessment=\$95.12/lf 4% engineering fees	Amy Williams	7/20/2015	7/27/2015	7/21/2015	1	COMMENTS	See markups and comments
FIRE	Ariana Hargrove	7/20/2015	7/27/2015				
GIS	Lance Singleton	7/20/2015	7/27/2015				
PLANNING	David Gonzales	7/20/2015	7/27/2015	7/23/2015	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Lowdent LLC, Hall and Lee Land Company LLC, and Temunovic Partnership LTD for the approval of a replat for Lots 4, 5 & 6, Block A, Temonovic Addition being a 2.582-acre tract of land currently identified as Lots 1, 2 & 3, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1320 & 1350 Summer Lee Drive, and take any action necessary.</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday, August 4, 2015 (four large copies [18" X 24" FOLDED] and one PDF version) for a subsequent review by staff.</p> <ol style="list-style-type: none"> 1. Adherence to all Engineering and Fire Department standards shall be required. 2. Provide a label indicating "Case No. P2015-032" on the lower right corner on all pages of the plat. 3. Change Title Block from Replat to "Final Plat" and have it read as follows: Final Plat, Temunovic Addition, Lot 4, 5, and 6 Block A, Being a replat of all of Lots 1, 2, and 3 Block A of the Temunovic Addition,...P.R.R.C.T... 4. Lot numbers on plat are to reflect new lot numbers; relabel as Lot 4 Block A, Lot 5 Block A, and Lot 6 Block A. 5. Relabel all access easements where indicated to read "Public Access Easement" on plat. 6. Page 2 is essentially the same as page 1 with the exception of the call outs data table. Reduce to a two (2) page plat and relocate data table. 7. Use the Standard City Signature Block (P&Z, City Council, Mayor, City Engineer, and City Secretary signatures) and not the administrative approval block as indicated. <p>** As a note, this case will be placed on the Consent Agenda for approval by the Planning Commission and City Council; however, staff comments are to be addressed and all revisions resubmitted and approved by staff prior to plat submittal on mylar for filing purposes. **</p>						



City of Rockwall

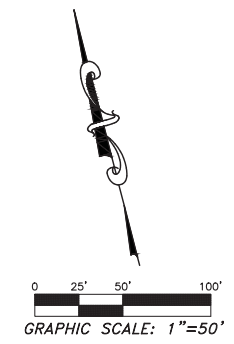
Planning & Zoning Department
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RIDGE ROAD (F.M. 740)
(VARIABLE WIDTH R.O.W.)

NOTES:
1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. SEE PAGE 2 FOR EASEMENT ANNOTATIONS.



Legend of Symbols & Abbreviations
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
DOC = DOCUMENT
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET

FLOOD NOTE:
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, MAP REVISED, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).
2. ZONE "X" (OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
3. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO LOTS 1, 2, & 3 BLOCK A IN ORDER TO CREATE DEVELOPABLE LOTS.

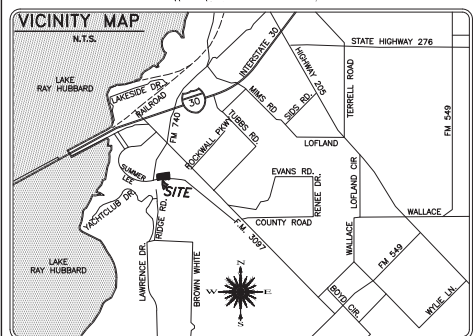
REPLAT TEMUNOVIC ADDITION LOTS 1, 2, AND 3 BLOCK A

BEING ALL OF
LOTS 1, 2, AND 3 BLOCK A, OF THE TEMUNOVIC ADDITION,
RECORDED IN CABINET I, SLIDE 201
P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Surveyor: MADDOX SURVEYING & MAPPING INC. P.O. Box 2109 Forney, Texas 75126 (972) 564-4416
Owner Lot 1: LOWDENT, LLC 17393 Adams Trail Forney, TX 75126
Owner Lot 2: HALL AND LEE LAND COMPANY, LLC 217 Rush Creek Heath, TX 75032
Owner Lot 3: TEMUNOVIC PARTNERSHIP LTD 3021 Ridge Road Suite A57 Rockwall, Texas 75032

LINE	BEARING	DISTANCE
L1	N 34°21'34" E	28.41'
L2	N 12°22'14" E	38.10'
L3	S 74°21'03" E	47.33'

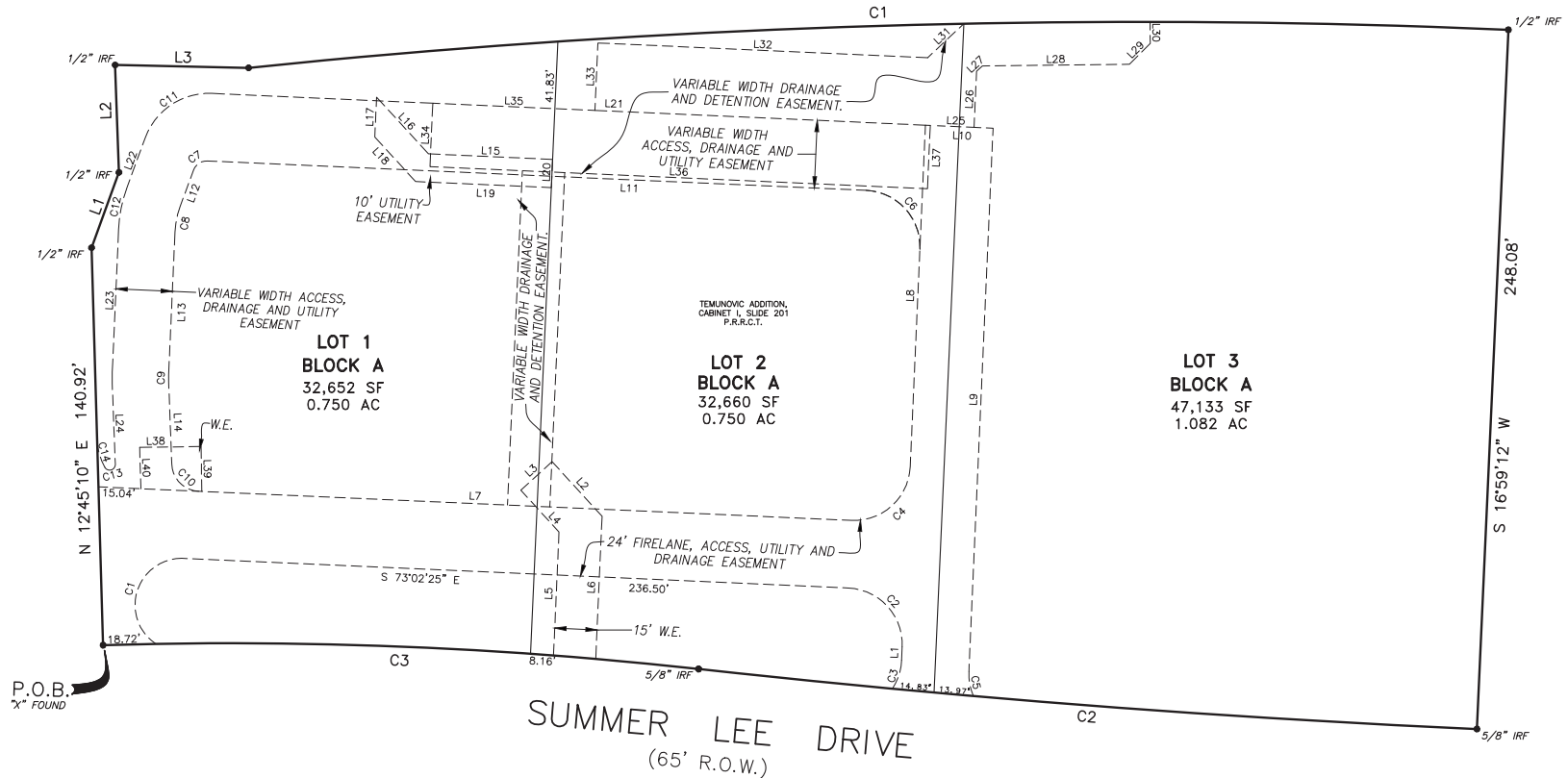
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3074.27'	8°19'56"	447.07'	S 77°19'17" E	446.67'
C2	4243.50'	3°44'10"	276.70'	N 71°10'43" W	276.65'
C3	1512.50'	8°00'30"	211.41'	N 73°18'03" W	211.24'



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 34°21'34" E	28.41'
L2	N 12°22'14" E	38.10'
L3	S 74°21'03" E	47.33'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3074.27'	8°19'56"	447.07'	S 77°19'17" E	446.67'
C2	4243.50'	3°44'10"	276.70'	N 71°10'43" W	276.65'
C3	1512.55'	8°00'30"	211.41'	N 73°18'03" W	211.24'

0 15 30 60
GRAPHIC SCALE: 1"=30'
Legend of Symbols & Abbreviations
 IRF = IRON ROD FOUND
 R.O.W. = RIGHT-OF-WAY
 P.O.B. = POINT OF BEGINNING
 U.E. = UTILITY EASEMENT
 DOC = DOCUMENT
 VOL. = VOLUME
 PG. = PAGE
 CAB. = CABINET



LINE	BEARING	DISTANCE
L1	S 16°57'35" W	4.73'
L2	N 28°02'25" E	26.25'
L3	S 61°57'35" W	15.00'
L4	S 28°02'25" E	20.04'
L5	S 16°57'35" W	43.83'
L6	S 16°57'35" W	50.58'
L7	S 73°02'25" E	267.07'
L8	N 16°57'35" E	121.10'
L9	N 16°57'35" E	192.75'
L10	N 73°02'25" W	24.00'
L11	N 73°02'25" W	233.68'
L12	S 34°36'17" W	13.71'
L13	S 16°57'35" W	50.58'
L14	S 12°13'21" W	29.33'
L15	N 73°02'25" W	44.02'
L16	N 28°02'25" W	27.24'
L17	S 16°57'35" W	14.14'
L18	S 28°02'25" E	21.38'
L19	S 73°02'25" E	48.16'
L20	N 16°57'35" E	10.00'
L21	N 73°02'25" W	253.13'
L22	S 34°36'17" W	18.64'
L23	S 16°57'35" W	50.58'
L24	S 12°13'21" W	28.61'
L25	S 73°02'25" E	13.02'
L26	N 16°57'35" E	19.89'
L27	N 61°57'35" E	2.80'
L28	S 76°13'43" E	52.15'
L29	N 59°15'15" E	10.39'
L30	N 14°15'15" E	7.63'
L31	N 61°13'00" E	17.58'
L32	S 73°02'25" E	117.00'
L33	N 16°57'35" E	23.93'
L34	N 16°57'35" E	22.50'
L35	S 73°02'25" E	57.50'
L36	N 73°02'25" W	176.50'
L37	S 16°57'35" W	22.50'
L38	S 76°26'09" E	41.77'
L39	S 13°33'51" W	15.92'
L40	S 12°45'10" W	14.64'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16.54'	146°24'55"	42.28'	N 31°10'01" E	31.68'
C2	20.00'	90°00'00"	31.42'	S 28°02'25" E	28.28'
C3	20.00'	30°44'51"	10.73'	S 32°20'01" W	10.60'
C4	19.92'	90°26'52"	31.45'	N 61°57'35" E	28.28'
C5	20.00'	25°31'22"	8.91'	N 04°11'54" E	8.84'
C6	20.00'	90°00'00"	31.42'	N 28°02'25" W	28.28'
C7	5.00'	72°21'18"	6.31'	S 70°46'56" W	5.90'
C8	30.00'	17°38'42"	9.24'	S 25°46'56" W	9.20'
C9	30.00'	4°44'14"	2.48'	S 14°35'28" W	2.48'
C10	10.00'	85°15'46"	14.88'	S 30°24'52" E	13.55'
C11	24.00'	72°21'18"	30.31'	S 70°46'56" W	28.33'
C12	50.00'	17°38'42"	15.40'	S 25°46'56" W	15.34'
C13	2.00'	152°59'04"	5.34'	N 88°42'53" E	3.89'
C14	21.36'	26°17'21"	9.80'	S 01°38'55" E	9.72'

NOTES:

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL, GPS MONUMENT NETWORK.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO LOTS 1, 2, & 3 BLOCK A IN ORDER TO CREATE DEVELOPABLE LOTS.

REPLAT
TEMUNOVIC ADDITION
LOTS 1, 2, AND 3 BLOCK A
 BEING ALL OF
 LOTS 1, 2, AND 3 BLOCK A, OF THE TEMUNOVIC ADDITION,
 RECORDED IN CABINET I, SLIDE 201
 P.R.R.C.T.
 SITUATED IN THE
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Surveyor: MADDOX SURVEYING & MAPPING INC. 17393 Adams Trail, P.O. Box 2109, Forney, Texas 75126 (972) 564-4416
 Owner Lot 1: LOWDENT, LLC 3021 Ridge Road Suite A57, Heath, TX 75032
 Owner Lot 2: HALL AND LEE LAND COMPANY, LLC 217 Rush Creek, Heath, TX 75032
 Owner Lot 3: TEMUNOVIC PARTNERSHIP LTD 3021 Ridge Road Suite A57, Rockwall, Texas 75032

07-20-2015

SHEET 2 OF 3

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the **TEMUNOVIC ADDITION** to the City of Rockwall, Texas, and whose name's are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, we further certify that all other parties who have a mortgage or lien interest in the TEMUNOVIC ADDITION have been notified

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwalls West regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and ditches, all according to the specifications of the City of Rockwall, or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

LOWDENT, LLC
LOT 1 OWNER

HALL AND LEE LAND COMPANY, LLC
LOT 2 OWNER

TEMUNOVIC PARTNERSHIP LTD
LOT 3 OWNER

NOTES:

THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED

I hereby certify that the above and foregoing replat of TEMUNOVIC ADDITION to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the ____ day of _____, 2015.

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

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

Director of Planning

City Engineer

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2015.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Lowdent, LLC, Lee Land Company, LLC, and Temunovic Partnership, LTD, Hall are the owners of three tracts of land in the Edward Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, recorded as lots 1, 2, and 3 of The Temunovic Addition, an addition to The City of Rockwall, Texas as recorded in Cabinet I Slide 201 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found for the south corner of NEC Ridge/Summer Lee addition, an addition to The City of Rockwall, Texas recorded in Cabinet I, Slide 71, Plat Records Rockwall County, Texas, said point also lying on the northerly line of Summer Lee Drive, (a called 65' right-of-way);

THENCE North 12 degrees 45 minutes 10 seconds East along the easterly line of said NEC addition, a distance of 140.92 feet to a 1/2 inch iron rod found for corner;

THENCE North 34 degrees 21 minutes 34 seconds East continuing along the easterly line of said NEC addition a distance of 28.41 feet to a 1/2 inch iron rod found for corner;

THENCE North 12 degrees 22 minutes 14 seconds East continuing along the easterly line of said NEC addition a distance of 38.10 feet to a 1/2 inch iron rod with cap stamped "KAZ" found for the east corner of said NEC addition, same lying on the southerly line of Lot 27, Block A, of the replat of lot 13R called Lots 26 & 27, Block A, Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet H, Slide 367, Plat Records Rockwall County, Texas ;

THENCE South 74 degrees 21 minutes 03 seconds East along the southerly line of said Lot 27 a distance of 47.33 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 3074.27 feet, a central angle of 08 degrees 19 minutes 56 seconds, an arc length of 447.07 feet, a chord bearing of South 77 degrees 19 minutes 17 seconds East a distance of 446.67 feet to a 1/2 inch iron rod found for an inner ell corner of Lot 21 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 123, Plat Records Rockwall County, Texas;

THENCE South 16 degrees 59 minutes 12 seconds West a distance of 248.08 feet to a 5/8 inch iron rod found for the west corner of Lot 22 of Replat Horizon Ridge Addition, an addition to The City of Rockwall, Texas recorded in Cabinet G, Slide 293, Plat Records Rockwall County, Texas, said point also lying on the aforementioned northerly line of Summer Lee Drive and at the beginning of a curve to the right;


THENCE with said curve to the right and along the northerly line of said Summer Lee Drive having a radius of 4243.50 feet, a central angle of 03 degrees 44 minutes 10 seconds, an arc length of 276.70 feet, a chord bearing of North 71 degrees 10 minutes 43 seconds West a distance of 276.65 feet to a 5/8 inch iron rod found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left and continuing along the northerly line of said Summer Lee Drive having a radius of 1512.55 feet, a central angle of 08 degrees 00 minutes 30 seconds, an arc length of 211.41 feet, a chord bearing of North 73 degrees 18 minutes 03 seconds West a distance of 211.24 feet to the POINT OF BEGINNING containing 112,445 square Feet, or 2.581 acres of land.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS TO LOTS 1, 2, & 3 BLOCK A IN ORDER TO CREATE DEVELOPABLE LOTS.

**REPLAT
TEMUNOVIC ADDITION
LOTS 1, 2, AND 3 BLOCK A**

**BEING ALL OF
LOTS 1, 2, AND 3 BLOCK A, OF THE TEMUNOVIC ADDITION,
RECORDED IN CABINET I, SLIDE 201
P.R.R.C.T.
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

Surveyor:
MADDOX SURVEYING &
MAPPING INC. 
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

Owner Lot 1:
LOWDENT, LLC
17393 Adams Trail
Forney, TX 75126

Owner Lot 2:
HALL AND LEE LAND
COMPANY, LLC
217 Rush Creek
Heath, TX 75032

Owner Lot 3:
TEMUNOVIC PARTNERSHIP LTD
3021 Ridge Road Suite A57
Rockwall, Texas 75032

07-20-2015

SHEET 3 OF 3

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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 08/03/2015

APPLICANT: Cameron Slown, *FC Cuny Corporation*

AGENDA ITEM: **P2015-033**; *Lot 1, Block A, Marriott Addition*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a replat for Lot 1, Block A, Marriott Addition being a 2.968-acre tract of land identified as a portion of Lot 3A, Block A, Shoreline Plaza Addition and all of 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.

PLAT COMMENTS:

- ✓ The objective of this request is to replat two (2) existing parcels of land into one (1), 2.968-acre parcel of land for the purpose of constructing a Marriott Springhill Suites hotel. The proposed plat conforms to the site plan that was approved by the Planning & Zoning Commission on February 10, 2015 under *Case No. SP2014-034*.
- ✓ As part of this replat the applicant will be dedicating the remainder of the right-of-way needed for Lakefront Trail and Harbor Heights Drive.
- ✓ The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the *Subdivision Ordinance* in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ✓ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

RECOMMENDATIONS:

Staff recommends approval of the final plat for *Lot 1, Block A, Marriott Addition* in conformance with the following conditions of approval:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, 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 July 28, 2015, the Planning & Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Conley absent.

7/24/2015

City of Rockwall

Project Plan Review History



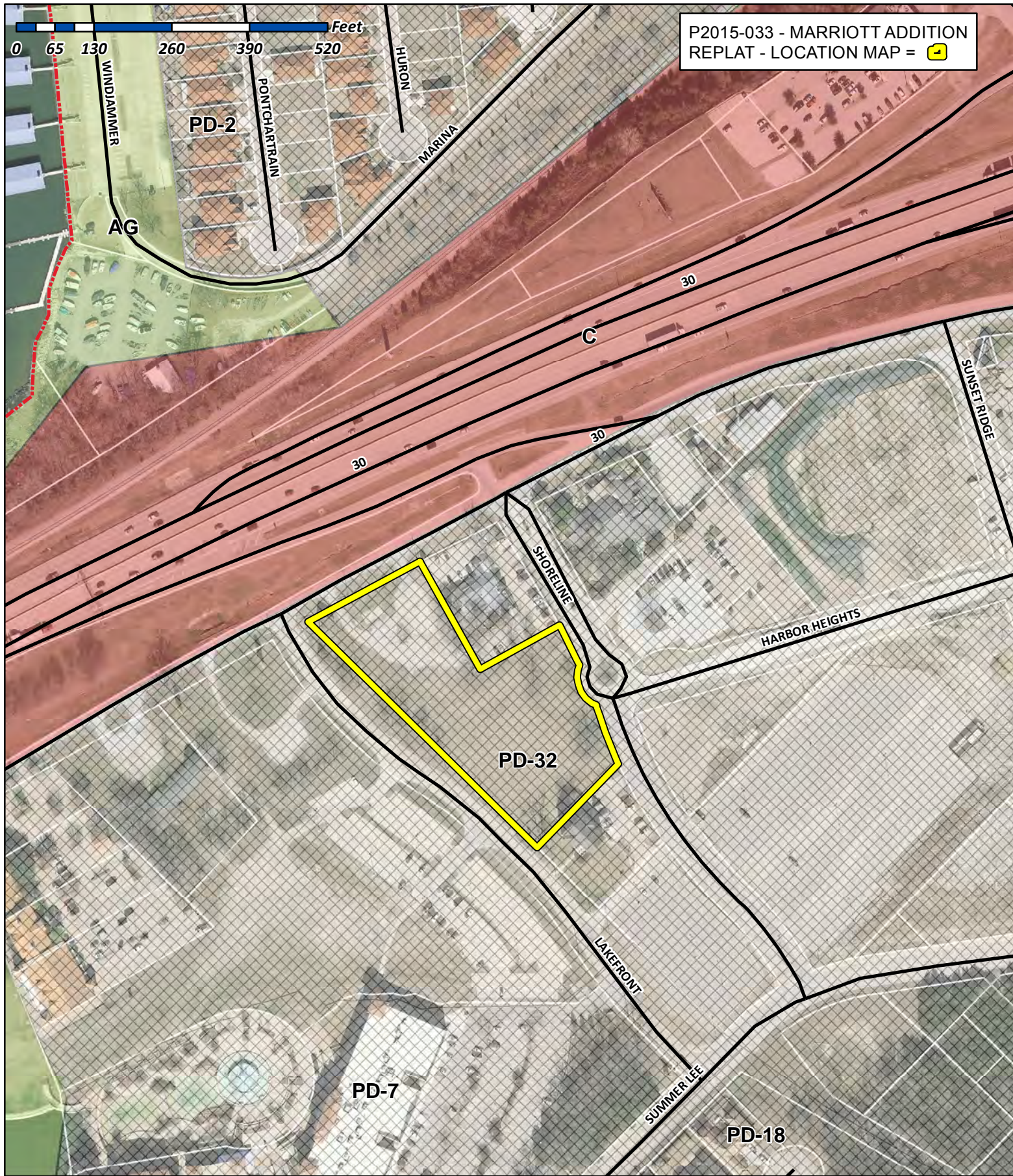
Project Number	P2015-033	Owner	LAKEFRONT TRAIL ROCKWALL HOTEL, LP	Applied	7/22/2015	LM
Project Name	Marriott Addition	Applicant	FC CUNY CORPORATION	Approved		
Type	PLAT			Closed		
Subtype	REPLAT			Expired		
Status	STAFF REVIEW			Status	7/22/2015	LM

Site Address	City, State Zip	Zoning
2601 LAKEFRONT TRL	Rockwall, TX 75032	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
HENRY AFRICA SUBD	3A	A	3A	4941-000A-0003-A0-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Shannon	7/22/2015	7/29/2015	7/23/2015	1	APPROVED	
ENGINEERING (7/23/2015 3:21 PM AW) Make a detail to enlarge the SE corner...hard to see easements	Amy Williams	7/22/2015	7/29/2015	7/23/2015	1	COMMENTS	See Comment
FIRE	Ariana Hargrove	7/22/2015	7/29/2015				
GIS (7/24/2015 8:50 AM LS) Address wil be: 2601 LAKEFRONT TRL, ROCKWALL, TX 75032	Lance Singleton	7/22/2015	7/29/2015	7/24/2015	2	APPROVED	
PLANNING	Ryan Miller	7/22/2015	7/29/2015	7/23/2015	1	APPROVED W/ CONDITIONS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2015-033 (Lots 1, Block A, Marriott Addition): Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
<p>I.1 This is a request for the approval of a replat for Lot 1, Block A, Marriott Addition being a 2.968-acre tract of land identified as a portion of Lot 3A, Block A, Shoreline Plaza Addition and all of 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.</p> <p>I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.</p> <p>M.3 For reference, include the case number (P2015-033) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Please change the title block as follows:</p> <p>Replat Marriott Addition Lots 1, Block A Being a Replat of a Portion of Lot 3, Block A, Shoreline Plaza Addition Recorded in Cabinet D, Page 289, P.R.R.C.T And All of a Tract of Land to Lakefront Trail Rockwall Hotel, LP Recorded in Instrument Number 2015000009497 O.P.R.R.C.T Being 2.968-acres Situated Within the M. J. Barksdale Survey, Abstract No. 11 City of Rockwall, Rockwall County, Texas</p> <p>M.5 Label Harbor Heights Drive and indicate the width of the dedicated right-of-way.</p> <p>M.6 Indicate the centerline of all adjacent streets.</p> <p>M.7 Indicate the width of all right-of-ways.</p> <p>M.8 Provide the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the development packet.</p> <p>M.9 Move all text impairing the visibility of the boundaries of the easements.</p> <p>M.10 Change the signature block from the administrative approval signature block to the standard city signature block.</p> <p>I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. The Planning & Zoning meeting date for this case will be July 28, 2015.</p> <p>I.12 The projected City Council meeting date and subsequent approval for this plat is August 3, 2015.</p>						



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.



FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 48397C004 L, which bears an effective date of September 26, 2008, no portion of the property lies within a Special Flood Hazard Area. No field surveying was performed to determine this zone, and this statement shall not create liability on part of the surveyor.

BASIS OF BEARING:

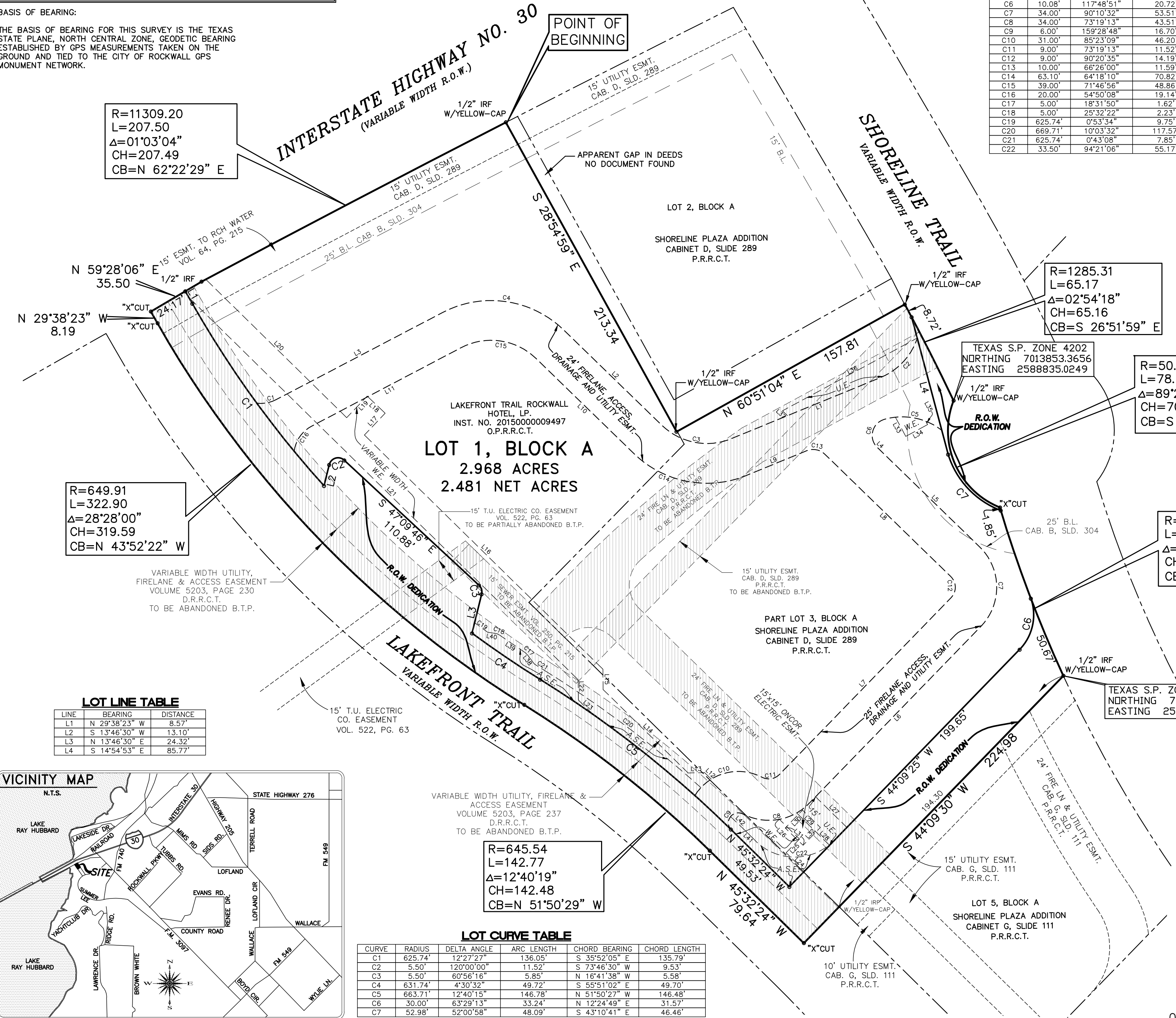
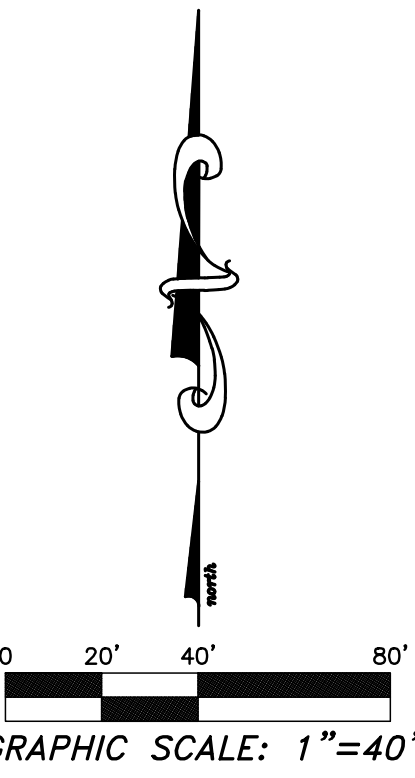
THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

R=11309.20
L=207.50
Δ=01°03'04"
CH=207.49
CB=N 62°22'29" E

EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	34°33'40"	12.06'	S 79°39'19" W	11.88'
C2	39.00'	49°12'55"	33.50'	S 43°07'05" W	32.48'
C3	39.10'	63°43'38"	43.49'	N 77°48'07" W	41.29'
C4	63.00'	71°46'56"	78.93'	N 81°44'03" W	73.87'
C5	39.00'	54°12'42"	36.90'	N 79°25'51" W	35.54'
C6	10.08'	117°48'51"	20.72'	S 13°48'38" W	17.26'
C7	34.00'	90°10'32"	53.51'	S 01°29'44" E	48.16'
C8	34.00'	73°19'13"	43.51'	S 80°49'04" W	40.60'
C9	6.00'	159°28'48"	16.70'	S 37°44'17" W	11.81'
C10	31.00'	85°23'09"	46.20'	N 74°47'06" E	42.04'
C11	9.00'	73°19'13"	11.52'	N 80°49'08" E	10.75'
C12	9.00'	90°20'35"	14.19'	N 02°06'45" W	12.77'
C13	10.00'	66°26'00"	11.59'	N 79°03'28" W	10.96'
C14	63.10'	64°18'10"	70.82'	N 78°04'10" W	67.16'
C15	39.00'	71°46'56"	48.86'	N 81°44'03" W	45.73'
C16	20.00'	54°50'08"	19.14'	S 34°53'04" W	18.42'
C17	5.00'	18°31'50"	1.62'	N 46°22'56" W	1.61'
C18	5.00'	25°32'22"	2.23'	N 68°25'02" W	2.21'
C19	625.74'	0°53'34"	9.75'	N 53°48'48" W	9.75'
C20	669.71'	10°03'32"	117.57'	N 53°08'46" W	117.42'
C21	625.74'	0°43'08"	7.85'	N 57°44'44" W	7.85'
C22	33.50'	94°21'06"	55.17'	N 88°40'02" W	49.14'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°43'32" W	99.10'
L2	N 45°50'35" W	82.59'
L3	S 62°22'29" W	113.58'
L4	S 45°50'35" E	0.89'
L5	S 45°50'28" E	85.03'
L6	S 44°09'25" W	149.08'
L7	N 44°09'25" E	148.91'
L8	N 45°50'28" W	105.93'
L9	S 67°43'32" W	41.73'
L10	N 45°50'35" W	82.61'
L11	S 62°18'08" W	102.04'
L12	N 45°32'14" W	5.65'
L13	S 88°51'05" W	9.94'
L14	N 45°32'14" W	71.94'
L15	N 00°32'14" W	12.25'
L16	N 45°32'14" W	201.84'
L17	N 43°32'59" E	18.20'
L18	N 46°27'01" W	15.00'
L19	S 43°32'59" W	17.96'
L20	N 45°32'14" W	119.19'
L21	S 45°32'14" E	329.47'
L22	S 00°32'14" E	12.25'
L23	S 45°32'14" E	12.35'
L24	N 45°32'14" W	15.71'
L25	N 44°14'50" E	11.56'
L26	N 45°45'10" W	17.02'
L27	N 45°32'14" W	26.50'
L28	N 45°32'14" W	27.86'
L29	N 45°50'35" W	15.00'
L30	S 44°09'25" W	15.00'
L31	S 45°50'35" E	15.00'
L32	N 44°09'25" E	15.00'
L33	S 28°21'15" E	13.19'
L34	N 61°38'45" E	15.00'
L35	N 28°21'15" W	2.30'
L36	S 61°38'45" W	92.45'
L37	S 45°52'20" E	4.21'
L38	N 37°07'01" W	7.19'
L39	N 55°38'51" W	19.06'
L40	N 81°11'13" W	5.01'
L41	N 45°37'00" W	6.87'
L42	N 46°03'56" W	12.08'

Legend of Symbols & Abbreviations
IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
W/ = WITH
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
A.S.E. = ACCESS & SIDEWALK EASEMENT
ESMT. = EASEMENT
B.T.P. = BY THIS PLAT
DOC = DOCUMENT
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET



R=649.91
L=322.90
Δ=28°28'00"
CH=319.59
CB=N 43°52'22" W

R=1285.31
L=65.17
Δ=02°54'18"
CH=65.16
CB=S 26°51'59" E

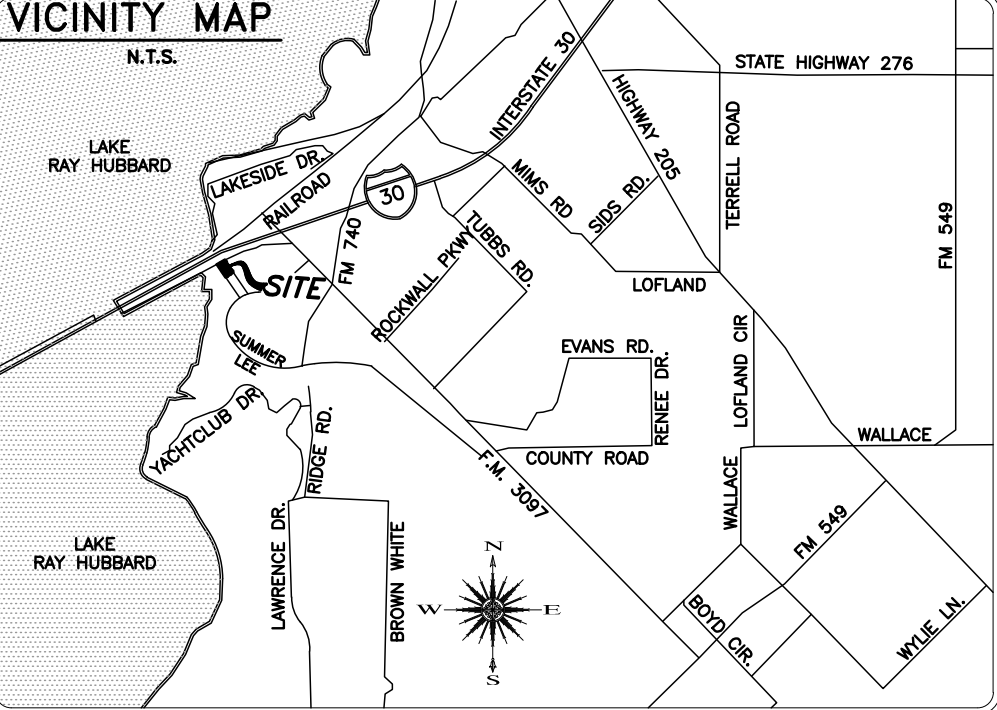
R=50.00
L=78.06
Δ=89°26'47"
CH=70.37
CB=S 23°26'49" E

R=779.60
L=108.67
Δ=07°59'12"
CH=108.58
CB=S 20°39'36" E

R=645.54
L=142.77
Δ=12°40'19"
CH=142.48
CB=N 51°50'29" W

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	625.74'	12°27'27"	136.05'	S 35°52'05" E	135.79'
C2	5.50'	120°00'00"	11.52'	S 73°46'30" W	9.53'
C3	5.50'	60°56'16"	5.85'	N 16°41'38" W	5.58'
C4	631.74'	4°30'32"	49.72'	S 55°51'02" E	49.70'
C5	663.71'	12°40'15"	146.78'	N 51°50'27" W	146.48'
C6	30.00'	63°29'13"	33.24'	N 12°24'49" E	31.57'
C7	52.98'	52°00'58"	48.09'	S 43°10'41" E	46.46'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°38'23" W	8.57'
L2	S 13°46'30" W	13.10'
L3	N 13°46'30" E	24.32'
L4	S 14°54'53" E	85.77'



REPLAT
LOT 1, BLOCK A
MARRIOTT ADDITION
BEING A PORTION OF LOT 3, BLOCK A, SHORELINE PLAZA ADDITION, RECORDED IN CABINET D, PAGE 289, P.R.R.C.T., AND ALL OF A TRACT OF LAND TO LAKEFRONT TRAIL ROCKWALL HOTEL, LP. RECORDED IN INSTRUMENT NUMBER 2015000009497 O.P.R.R.C.T.
SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER: LAKEFRONT TRAIL ROCKWALL HOTEL, LP. 10000 N. CENTRAL EXPRESSWAY SUITE 400 DALLAS, TEXAS 75231 (972) 564-4416
SURVEYOR: MADDOX SURVEYING & MAPPING INC. P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416
07-22-2015 SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, Lakefront Trail Rockwall Hotel, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, also being a portion of Lot 3, Block A, Shoreline Plaza Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the Plat recorded in Cabinet D, Page 289, of the Plat Records of Rockwall County, Texas, and being all of a tract of land described by deed to Lakefront Trail Rockwall Hotel, LP, recorded in Instrument Number 20150000009497 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap found for the most northerly northeast corner of said Lakefront Trail tract, said rod also lying on the southerly line of Interstate Highway No. 30, a variable width right-of-way, also lying 7.75 feet southwest of the northwest corner of Lot 2, Block A of said Shoreline Plaza Addition;

THENCE South 28 degrees 54 minutes 59 seconds East, along the most northerly northeast line of said Lakefront Trail tract and lying parallel and 7.75 feet from the westerly line of said Lot 2, Block A, a distance of 213.34 feet to a 1/2 inch iron rod with yellow cap found for an ell corner of said Lakefront Trail tract;

THENCE North 60 degrees 51 minutes 04 seconds East, along a northwest line of said Lakefront Trail tract and lying 17.60 feet south of and parallel from the southerly line of said Lot 2, Block A, a distance of 157.81 feet to a 1/2 inch iron rod with yellow cap found for the most easterly north corner of said Lakefront Trail tract, also lying on the southwest line of Shoreline Trail a variable width right-of-way and lying in a curve to the right;

THENCE with said curve to the right and said Shoreline trail with a radius of 1285.31 feet, a central angle of 02 degrees 54 minutes 18 seconds, an arc length of 65.17 feet, and a chord which bears South 26 degrees 51 minutes 59 seconds East, a chord length of 65.16 feet to a 1/2 inch iron rod with yellow cap found for the beginning of a reverse curve to the left,

THENCE with said reverse curve to the left continuing along said Shoreline Trail with a radius of 50.00 feet, a central angle of 89 degrees 26 minutes 47 seconds, an arc length of 78.06 feet, and a chord which bears South 23 degrees 26 minutes 49 seconds East, a chord length of 70.37 feet to an "X" cut found in a concrete sidewalk for the beginning of a compound curve to the left,

THENCE with said compound curve continuing to the left continuing along said Shoreline Trail with a radius of 779.60 feet, a central angle of 07 degrees 59 minutes 12 seconds , an arc length of 108.67 feet, and a chord which bears South 20 degrees 39 minutes 36 seconds East, a chord length of 108.58 feet to a 1/2 inch iron rod with yellow cap found for the southeast corner of said Lakefront Trail tract, also for the northeast corner of Lot 5, Block A, Shoreline Plaza Addition, an addition to the City of Rockwall recorded in Cabinet G, Slide 111 of the Plat Records of Rockwall County, Texas,

THENCE South 44 degrees 09 minutes 30 seconds West, along the southeast line of said Lakefront Trail tract and the northwest line of said Lot 5, Block A, passing a 1/2 inch iron rod with yellow cap found for the northwest corner of said Lot 5, Block A at a distance of 194.30 feet, and continuing a total distance of 224.98 feet to an "X" cut in concrete set for the southwest corner of said Lakefront Trail tract, also lying in the center of Lakefront Trail, a variable width right-of-way,

THENCE North 45 degrees 32 minutes 24 seconds West, along the westerly line of said Lakefront Trail tract and the center of said Lakefront Trail, a distance of 79.64 feet to an "X" cut in concrete for the beginning of a curve to the left;

THENCE with said curve to the left continuing along the westerly line of said Lakefront Trail tract and said Lakefront Trail with a radius of 645.54 feet, a central angle of 12 degrees 40 minutes 19 seconds, an arc length of 142.77 feet, and a chord which bears North 51 degrees 50 minutes 29 seconds West, a chord length of 142.48 feet to an "X" cut in concrete set for the beginning of a reverse curve to the right,

THENCE with said reverse curve to the right continuing along the westerly line of said Lakefront Trail tract and said Lakefront Trail with a radius of 649.91 feet, a central angle of 28 degrees 28 minutes 00 seconds, an arc length of 322.90 feet, and a chord which bears North 43 degrees 52 minutes 22 seconds West, a chord length of 319.59 feet to an "X" cut in concrete set at an angle point in same,

THENCE North 29 degrees 38 minutes 23 seconds West, continuing along the westerly line of said Lakefront Trail tract and said Lakefront Trail, a distance of 8.19 feet to a an "X" cut in concrete set for the northwest corner of same, also lying on the southerly right-of-way line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly line of said Lakefront Trail tract, a distance of 35.50 feet to a 1/2 inch iron rod found for the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lakefront Trail tract with a radius of 11309.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.50 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 129,265 square feet, or 2.968 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2015.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, Lakefront Trail Rockwall Hotel, LP., the owners of the land shown on this plat, and designated herein as Lot 1, Block A, Marriott Addition, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Lakefront Trail Rockwall Hotel, LP.

Representative

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

Given upon my hand and seal of office this _____day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires:

THE PURPOSE OF THIS REPLAT IS TO DEDICATE RIGHT-OF-WAY AND REMOVE/ADD EASEMENTS TO CREATE A DEVELOPABLE LOT.

REPLAT
LOT 1, BLOCK A
MARRIOTT ADDITION

BEING A PORTION OF LOT 3, BLOCK A, SHORELINE PLAZA ADDITION, RECORDED IN CABINET D, PAGE 289, P.R.R.C.T., AND ALL OF A TRACT OF LAND TO LAKEFRONT TRAIL ROCKWALL HOTEL, LP. RECORDED IN INSTRUMENT NUMBER 20150000009497 O.P.R.R.C.T.

SITUATED IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER:
LAKEFRONT TRAIL
ROCKWALL HOTEL, LP.
10000 N. CENTRAL EXPRESSWAY
SUITE 400
DALLAS, TEXAS 75231
(972) 564-4416
SURVEYOR:
MADDOX SURVEYING
& MAPPING INC.
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416



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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager
CC: Kirk Riggs, Police Chief

FROM: Lea Ann Ewing, Purchasing Agent

DATE: July 29, 2015

SUBJECT: Purchase of 2015 Model Dodge Charger Police Pursuit Vehicle for Traffic Division

A 2008 Traffic Division Dodge Charger blew an engine. In lieu of repairs because of age and condition, Police staff would like to purchase a new 2015 Dodge Charger. We will also incur some safety and communication equipment costs for this new 2015 model as most of the equipment on the 2008 model is not compatible.

Funds to buy the new vehicle and equipment would come from General Fund Reserves.

The Dodge Charger is available from Freedom CDJR through Houston-Galveston Area COG purchasing cooperative contract #VE11-13. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to the purchase of this new car.

For Council consideration the total cost of this new car, including equipment, should not exceed \$36,000 and authorize the City Manager to execute a Purchase Order.

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MEMORANDUM

TO: Rick Crowley, City Manager
FROM: Mary Smith, Assistant City Manager
DATE: July 29, 2015
SUBJECT: Adjustment of Tax Lien on Property in LRE

Mr. Jim Lambeth with Linebarger, Goggan, Blair and Sampson will attend Monday's Council meeting to make a presentation regarding a property in Lake Rockwall Estates. The property, located at 464 Evans, was offered at tax sale but did not draw any bids. When this happens, the property is struck off the roll and is generally put under the RISD name. Many years ago, the taxing entities agreed that any property in LRE that is struck off would be placed under the City of Rockwall name. Further taxes are not assessed from that point. The property can remain this way until a potential buyer comes along and makes a bid on the property.

Recently the Rockwall Housing Development Corporation (RHDC) decided to make a bid on the property. The bid is less than the total taxes due to the three taxing entities. Mr. Lamberth is approaching each governing body to determine if each will agree to receive a pro-rata share the bid amount and waive the remaining taxes due at this time.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
771 JUSTIN RD., #100

(972)961-0086
FAX: (903)874-5007
25324
Suit Number 3-05-17

COSTS

Publication Fees:	\$648.00
Court Costs:	\$3,458.75
Title Fee:	\$30.00
COST OF SUIT TOTAL:	\$4,136.75

Judgment Taxes

Rockwall ISD	\$5,881.56
Rockwall County	\$1,191.58
City of Rockwall	\$480.78
JUDGMENT TOTAL:	\$7,553.92

Post Judgment Taxes

Rockwall ISD	\$1,096.00
Rockwall County	\$263.88
City of Rockwall	\$239.52
POST JUDGMENT TOTAL:	\$1,599.40

TOTAL DUE:	\$13,290.07
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Tax Sale:

Value at Judgment:	\$19,640.00
Current Value:	\$19,670.00

No Bidders - Struck off to *City of Rockwall*

Situs:

A Bid in the amount of \$6,000.00 received from: Rockwall Housing Development Corporation

BID

Property Located in : Rockwall ISD, City of Rockwall, and Rockwall County

I hereby submit my bid for the purchase of Suit No. 3-05-17 Rockwall ISD, Et Al vs Ofelio Guevara, Et Al, being more particularly described as **Lot 1413, Rockwall Lake Properties Development No. 2 Subdivision**, a subdivision in Rockwall County, Texas according to the map or plat thereof, recorded in Volume 1, Pages 79 and 80, Plat Records of Rockwall County, Texas (25324) and have included a cashier's check or money order for the bid amount.

Bid Amount \$6,000.00

General Conditions for Bids

Read Carefully

The land and/or improvements described above shall hereinafter be referred to as "the property".

The Deeds to these properties will contain an acknowledgment that the property is subject to the prior owner's right of redemption, if any, and that property is being purchased "as is" and "with all faults" and "The Taxing Entities" have no responsibility for the condition of the property and all sales are made without warranty, expressed or implied.

"The Taxing Entities" assume no responsibility as to the accuracy of any fact relating to the property for sale. The data reflected in the advertisement is for information only. All sales are "as is" to the successful Bidder on a "Buyer Beware" basis.

It is understood and agreed that my bid will be returned if my bid is not accepted. "The Taxing Entities" responsibility to return my bid to me shall extend only to depositing same in the U.S. Mail on or before 30 days from the date my bid is rejected.

"The Taxing Entities" reserve the right to reject any and all Bids.

"The Taxing Entities" will not provide title policy.

"The Taxing Entities" make no representations of any nature regarding the property, and this agreement represents the sole responsibility of the Entities regarding this property.

If my bid is accepted, "The Taxing Entities" accept no responsibility for any misrepresentations. Failures of disclosure, errors or other neglect or wrongful acts occurring in the context of or pertaining to the closing of this transaction.

"The Taxing Entities", by advertising this property, makes no warranty concerning zoning or as to whether or not the property so advertised can be utilized for any purpose. It will, therefore, be the responsibility of the bidder to examine all applicable building codes and ordinances to determine that the property in question can be used for the purpose desired.

By entering into this agreement, I hereby waive any rights I may have either now or in the future, to undertake any legal action against "The Taxing Entities" for failure of the "The Taxing Entities" to properly advertise or notice the sale of the property or to properly conduct the sale of this property.

I certify that I have no outstanding tax judgments or tax delinquencies in Rockwall County.

SIGNATURE:

Donna Allen

PRINT NAME:

Donna Allen

ADDRESS:

787 Hail Drive

CITY:

Rockwall

STATE:

TX

ZIP:

75032

TELEPHONE:

(972) 722-7316

Please print name (s) to appear on deed if different than above: Rockwall Housing Development Corporation

ALL BIDS MUST BE SIGNED BY HAND

For additional information call:

JJ Minyard – Linebarger, Goggan, Blair, & Sampson, LLP (972) 961-0086

ROCKWALL CENTRAL APPRAISAL DISTRICT
PROPERTY 25324
Legal Description
ROCKWALL LAKE EST #2, LOT 1413 MH LABEL #
UNK0000000

OWNER ID
11146
CITY OF ROCKWALL
OWNERSHIP
100.00%

Entities
CAD 100%
CRW 100%
GRW 100%
SRW 100%

5380-0000-1413-00-0R Ref ID: R25324
Map ID: 2.5

SITUS 464 EVANS RD

ACRES:
EFF. ACRES:
APPR VAL METHOD: Cost

SKETCH for Improvement #1 (MOBILE HOME)

Values
IMPROVEMENTS 14,270
LAND MARKET + 5,400
MARKET VALUE = 19,670
PRODUCTIVITY LOSS 0
APPRAISED VALUE = 19,670
HS CAP LOSS 0
ASSESSED VALUE = 19,670

GENERAL
LAST APPR. KP
LAST APPR. YR 2014
LAST INSP DATE 03/06/2014
NEXT INSP DATE

REMARKS

N/C 2014 GL - N/C 2010-DB: ANNEXED INTO
THE CITY OF ROCKWALL PER RESOLUTION
06-07 FOR THE 2010 TAX YEAR-- NO CHG FOR
09 PER DB-- BLUEWHITE

ISSUE DT PERMIT TYPE BUILDING PERMITS
PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
04/01/2014 ***** GUEVARA CARDENASE DE / 2014 / 00000
04/21/1993 ***** ALLENDER LEROY ECD / 779 / 276

#	TYPE	DESCRIPTION	MTHD	CLASS	SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF. YR	COND	VALUE	DEPR	PHYS	ECON	FUNG	COMP	ADJ	ADJ VALUE
1	MA	MAIN AREA	F	M	MMF24	1,286.0	25.21	1980	1980	1980	40%	32,670	100%	100%	100%	100%	100%	0.40	13,070
1	MA	MAIN AREA	F	F		100.0	0.00	1	2007	2007	100%	200	100%	100%	100%	100%	100%	1.00	200
1	MO	MOBILE HOME	F	F		1,396.0	0.00	1	2007	2007	100%	800	100%	100%	100%	100%	100%	1.00	800
1	PUP	ADD ON FOR 2008 DB- BLUEWHITE										33,670							14,070
2	ST	STORAGE	F	F			0.00					200	100%	100%	100%	100%	100%	1.00	200
2	FR	FRAME STC	F	F			0.00					200	100%	100%	100%	100%	100%	1.00	200
2	FR	FRAME STC	F	F			0.00					200	100%	100%	100%	100%	100%	1.00	200

IMPROVEMENT FEATURES



PICTURE

EX XV Other Exemptions (including

SUBD: S5380 100.00% NBHD: N5380 100.00%
L# DESCRIPTION CLS TABLE S5380U
1 RES MH
Comment LT

LAND INFORMATION
DIMENSIONS UNIT PRICE GROSS VALUE
0 1650 AC 5,400.00 5,400.00

IRR Wells 0 Capacity 0
MKT VAL AG APPL AG CL ASS AG TABLE AG UNIT PRG AG VALUE
5,400 NO 0.00 0

528

118

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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager

FROM: Andy Hesser, Parks and Recreation Manager

DATE: July 29, 2015

SUBJECT: THE PARK AT STONE CREEK FINAL DESIGN

Mark Spencer with MHS Planning and Design will present the site plan for the Park at Stone Creek. This final draft includes input from the preliminary public meeting held on August 5, 2014 and July 7, 2015. The minutes are included in your packet.

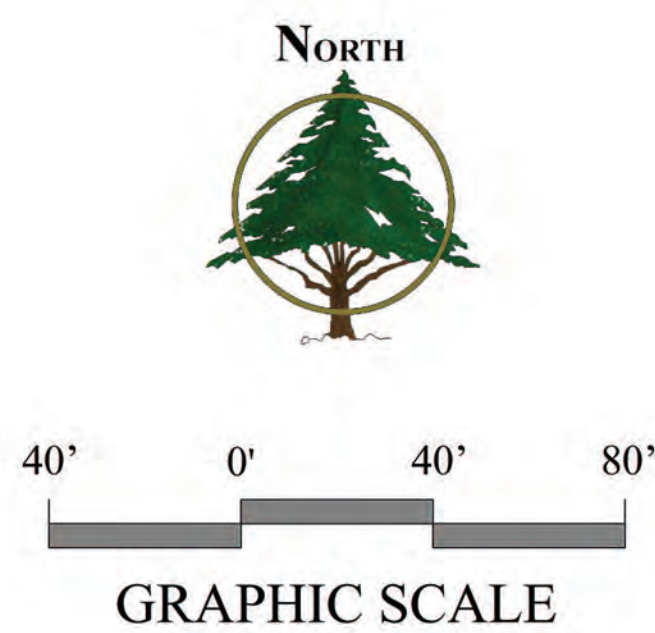
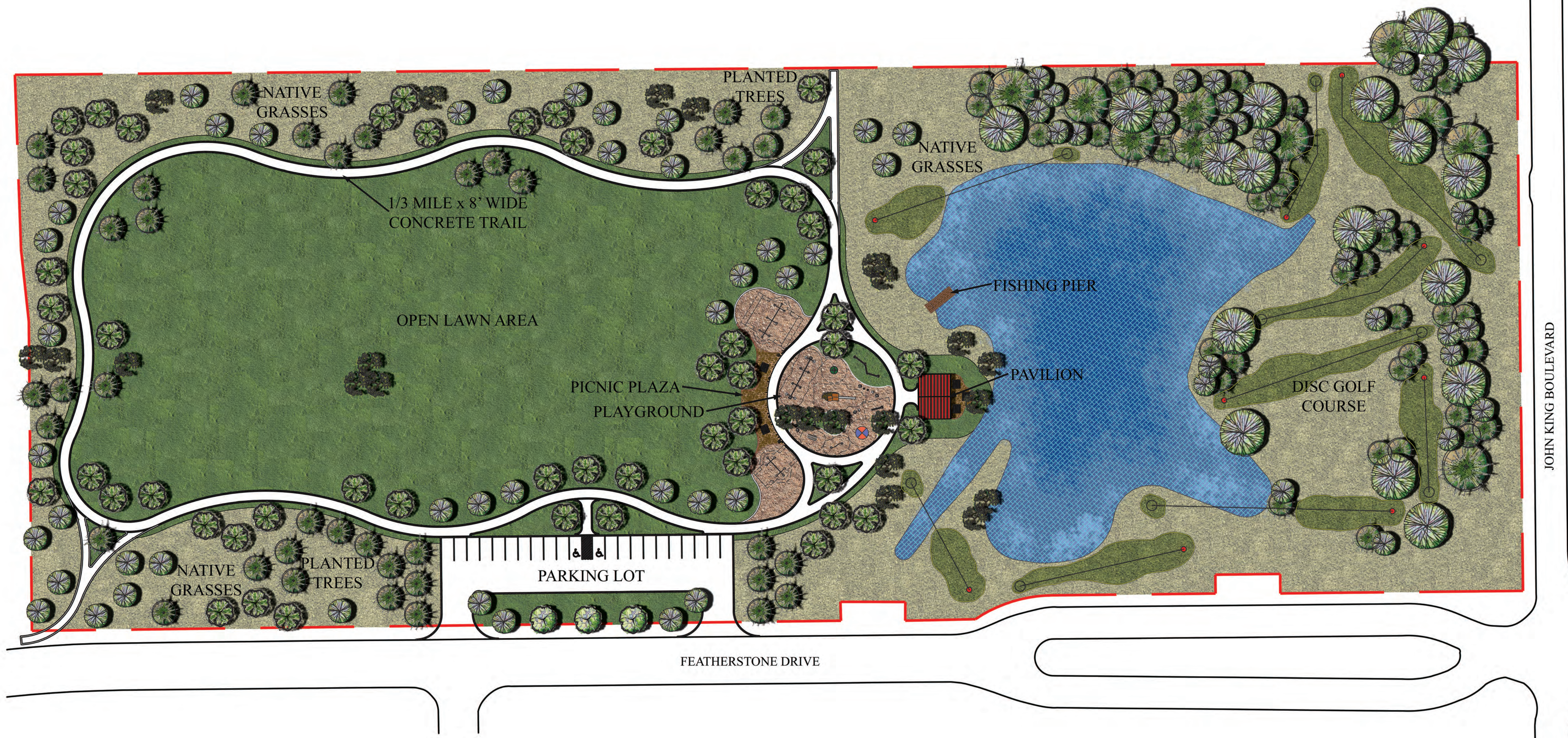
Total Project budget is \$647,800 including design fees. Of that amount, Texas Parks and Wildlife (TPWD) will contribute \$400,000 and the remaining funds of \$247,800 come from the developer's contributions collected in accordance with the Mandatory Park Land Dedication Ordinance.

At the August 5, 2014 meeting, the preliminary design presentation was met with favorable comments from the public. The general consensus was that a covered picnic area and playground were the highest priorities. At the July 7, 2015 meeting, Mark Spencer brought back the revised draft that concentrated the funds and amenities to the west side of the pond to address the playground and pavilion priorities. The design also includes an 8' wide concrete trail approximately 1/3 mile long, irrigated open play area, off-street parking, 9-hole disc golf course, small fishing pier and drinking fountain. Additional trees are proposed to be planted on site for shade and aesthetics. The funds for the trees are proposed to come from the tree mitigation fund contingent on budget request approval.

Contingent on Council approval, MHS Planning and Design would proceed with construction and bid documents for the approved design. This is typically a 3 to 6 month process. Depending on how quickly Texas Parks and Wildlife can review and approve the plan and bid documents, construction could potentially begin as early as spring 2016.

PARK AT STONE CREEK

CITY OF ROCKWALL, TEXAS



MHS
 PLANNING & DESIGN, LLC
 212 WEST NINTH STREET
 TYLER, TEXAS 75701
 PHONE: 903.597.6606
 WWW.MHSPLANNING.COM

MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S. Goliad, Rockwall, TX 75087
August 5, 2014
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Board Member Chairman Marcus Yarbrough with the following Board Members present: Kevin Moffatt, Charles Johnson, Brad Bassett, Ray Harton and Bob Lewis. Larry Denny was absent. Also present were Parks and Recreation Manager Andy Hesser and Administrative Secretary Wendy Young.

Consider approval of minutes from the July 1, 2014 Park Board meeting and take any action necessary.

The minutes from the July 1, 2014 Park Board meeting were provided to the Board for their review and approval. Board member Brad Bassett made a motion to approve the minutes. Board member Bob Lewis seconded the motion which passed by a vote of 6-0.

Discuss and consider public input related to The Park at Stone Creek site plan and take any action necessary.

Parks and Recreation Manager Andy Hesser explained that phase 6 final plat of the Stone Creek development is expected to be submitted within the next 30-60 days and will contain approximately 11.85 acres of dedicated park land. This parcel will serve as the neighborhood park for district #5 located west of John King Blvd south of FM 552 and east of SH 205. The proposed park is immediately south of Williams Middle School. The City will have collected upon the final plat of phase 6 approximately \$218,000 in pro-rata equipment fees. The ultimate build out of the development is tentatively planned to include 918 residential lots. Based on current adopted pro-rata equipment fees, the total equipment fees collected could be approximately \$380,000. There is no timeline for the final phases, as this is driven primarily by economic demand. These fees must be used within park district #5. There is a 50/50 matching grant opportunity through the Texas Parks and Wildlife Department (TPWD) to provide an additional \$400,000 of matching funds. The value of the dedicated park land can be counted toward the City's \$400,000 matching portion. The remaining amount not covered by the land value, would be matched with the pro-rata equipment fees from developer contributions. The balance pro-rata equipment fees for district #5 can be used toward park development as well. The City has contracted with Mark Spencer of MHS Planning and Design to complete the grant application and provide a site plan with phasing for the proposed park in Stone Creek. The site plan is a necessary step to guide the future development of the park regardless of the grant application outcome. According to the Mandatory Park Land Dedication Ordinance, the adopted cost to develop a typical 11 acre neighborhood park is \$1,050,000. The phasing for the park will be determined by available funding. In order to achieve the \$1,050,000 ultimate build out, a bond initiative is often necessary. The TPWD grant will get us much closer to achieving that goal. Mr. Hesser introduced Mark Spencer with MHS Planning and Design.

Mr. Spencer presented a power point depicting the location of the pond, playground, trails, benches, etc. Mr. Spencer explained that the pond is an existing pond with a small tree line that leads east and west with trail connections in every direction. The green area is 160 feet in diameter that is an area less than an acre. The park amenities will include a playground, 1.3 mile loop trail, trail connections, a plaza area with pavilions, basketball court, playground pavilion, 9 hole disc golf course, open lawn area, fishing pier, nature areas, mature woodlands, native grasses, trail rest stop, bike repair station, 50 parking spaces. Board Member Ray Horton asked if the park would be fenced. Mr. Hesser explained that he was going to try and coordinate something with the RISD Science coordinator to walk science class there from an environmental standpoint.

Open Forum

Bob Wacker
806 Miramar

Mr. Wacker came forth and stated that people that have moved into this community have children and have been told for years that a park would be built eventually. A pavilion is great but would like for it to be covered with picnic tables.

Shirley Smith
609 Amherst

Ms. Smith came forth and explained that this was a great plan that is being presented and is very impressed.

BJ Finney
605 Deverson

Mr. Finney came forth and stated that parking was key and would like to have more parking spaces at the park.

Jeff Dodson
570 Featherstone

Mr. Dodson came forth and suggested that a fountain be put where the pond is located.

Charles Johnson made a motion to approve The Park at Stone Creek site plan. Brad Bassett seconded the motion which passed unanimously.

Discuss and consider Caruth Lakes 1B Final Plat and take any action necessary

Mr. Hesser explained that the final plat of two lots within Caruth Lakes 1B has been submitted. It is located within park district #9, which is east of SH 205, west of John King Blvd. and between SH 66 and Quail Run Rd. Staff recommends collecting cash in lieu of land fees of \$202 per lot for a total of \$404 and the pro-rata equipment fees of \$344 per lot for a total of \$688. After some discussion Brad Basset made a motion to accept Caruth 1B final plat and collect a total of \$404 for cash in lieu of land fees and

\$688 for the pro-rata equipment fees. Ray Harton seconded the motion which passed by a vote of 6-0.


Staff updates on upcoming programs and events and take any action necessary.

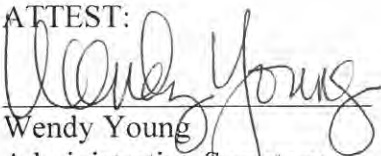
Mr. Hesser introduced Parks and Recreation intern Brittany Harness. Brittany is a Recreation major from Henderson State University in Arkadelphia, Arkansas. Brittany has been involved in various projects during her internship. One of the projects is the Concert by the Lake surveys. The data is based on a random survey of 400 people who attended the concert between May 8 – July 31, 2014. Brittany's survey presentation showed that 48% of attendees are non-local residents while 52% are local within the Rockwall and Heath zip codes. The results reflect that the highest percentage of attendees attend in groups of 3 – 5 or 1 – 2. When asked how the attendees were informed of the concerts, 63% came by tradition, 17% heard by word of mouth, 12% were informed through the website, 6% came because of proximity of residence and 2% were informed through an advertisement. When asked if survey participants visit Harbor businesses, 76% said yes and 24% said no.

Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 7:16 p.m.

PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF ROCKWALL, TEXAS, this 3rd day of September 2014.


Brad Bassett
Chairman, Park Board

ATTEST:

Wendy Young
Administrative Secretary

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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S. Goliad, Rockwall, TX 75087
July 7, 2015
6:00 PM

Call To Order

The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad Bassett with the following Board Members present: Kevin Moffatt, Charles Johnson, Bob Lewis, Ray Harton and Larry Denny. Wayne Larson was absent. Also present were Parks and Recreation Manager Andy Hesser, Administrative Secretary Wendy Young, Parks Superintendent Aaron Dobson and Recreation Superintendent Andrew Ainsworth.

Consider approval of the minutes from the June 2, 2015 Park Board meeting and take any action necessary

The minutes from the June 2, 2015 Park Board meeting were provided to the Board for their review and approval. Board Member Charles Johnson made a motion to approve the minutes. Board Member Kevin Moffatt seconded the motion which passed by a vote of 6-0 (Larson absent).

Open Forum

Chairman Bassett explained how Open Forum is conducted and asked if anyone in the audience would like to come forth and speak during this time.

Bruce Foith
1087 Shady Lane Drive
Rockwall, TX 75087

Mr. Foith indicated that he did some research about 5 years go and saw the master plan and the Caruth Lakes and saw the lots that backed the park and liked it so he and his wife built there. In 2014, there were big plans for the park, feels disappointed none of that has happened. Mr. Foith would like to name the 165 acre park around Raymond Cameron Lake and Phelps Lake after the Caruth Lakes subdivision that surrounds it. Recently parks were named for other subdivisions and feels it is time that this large, special purpose park get an official name like "Park at Caruth Lakes" or "Central Park at Caruth Lakes." The wetlands should be named "Squabble Creek Wetlands." Squabble Creek and two tributaries provide water for beavers, coyotes, birds, ducks and other wildlife.

Board Member Moffatt asked if that particular area was part of the wetlands. Mr. Hesser that it was in fact part of the wetlands.

Mr. Foith feels like the retention pond behind his house is a hazard and eyesore with trash and beavers nearby, a clean up would be an asset to this park. Mr. Foith also feels like the City should establish and enforce catch and release at park lakes.

Chairman Bassett asked if anyone would like to come forth and speak at this time. There being no one to indicate such, Chairman Bassett then closed the Open Forum.

Discuss and consider Breezy Hill Phase IX-A final plat and take any action necessary.

Parks & Recreation Manager Andy Hesser indicated that Breezy Hill Phase IX-A is in Park District #7 and is located at north of FM 552 and west of Breezy Hill Rd. The 11 acre park within Breezy Hill has already been dedicated along with approximately 30 acres of open space. Phase IX-A proposes 55 lots on 16.805 acres. In accordance with the Mandatory Park Land Dedication Ordinance, the developer owes pro-rata equipment fees for each lot. The current adopted equipment fee per lot for district #7 is \$214 per lot for a total of \$11,700. Lot 1, Block 3 is labeled as .974 acres of open space. Chairman Bassett made a motion to accept the Breezy Hill Phase IX-A (9) final plat in park district #7 that includes 55 lots at \$214 per lot for a total of \$11,700 and lot 1 block 7 to be maintained by the HOA. Denny seconded the motion which passed by a vote of 6-0 (Larson absent).

Discuss and consider Rockwall Downes Phase II final plat and take any action necessary.

Mr. Hesser explained that Rockwall Downes is generally located south of I-30 and east of John King Blvd. Phase II would be required to continue the 10' trail adjacent to the east side of John King Blvd. connecting the Phase I trail to Discovery Blvd. and be dedicated as public trail and maintained by the HOA. Johnson made a motion to accept Rockwall Downes Phase II final plat and continue the trail 10' trail adjacent to the east side of John King Blvd. connecting the Phase I trail to Discovery Blvd. and be dedicated as public trail and maintained by the HOA. Moffatt seconded the motion which passed by a vote of 6-0 (Larson absent).

Discuss and consider Rockwall Downes Phase III final plat and take any action necessary.

Mr. Hesser stated that Phase III already contains the concrete trail along the west side of John King and connects to the trail in front of The Mansions. Phase III can be accepted as presented by the developer by providing that Phase III trail requirements are met. Johnson made a motion to accept Rockwall Downes Phase III final plat providing that Phase II trail requirements are met. Moffatt seconded the motion which passed by a vote of 6-0 (Larson absent).

Hear public input concerning The Park at Stone Creek final site plan and take any action necessary.

Mark Spencer with MHS Planning & Design came forth and presented a powerpoint that depicted the site plan for the park. He stated that this final draft includes input from the preliminary plat input meeting held on August 5, 2014. The consensus from that meeting was that everyone would like to focus on a playground. In order to have a great playground we would do a high quality job in a small area so all amenities are focused on the west side of the pond. The design encompasses about 3 acres in the interior of the trail. At the far-east end is the playground, picnic and pavilion area. The concept of this

project is to irrigate the area inside of the trail and the outside is native grasses with a mowed edge on either side of the trail. There is an old fence row down the middle of the project running east and west. We will keep some of those trees and some of those are undesirable and will be taken out. With the credits in the City's tree mitigation fund more trees will be planted outside the oval trail pretty heavily. There will be a small fishing pier located in the deeper portion of the pond, a 25x35 pavilion with 2 picnic tables surrounded by 18 inch high retaining wall, swing set and toddler swing. The playground area encompasses about 6500 square feet. The Shores park pavilion is about 4500-5000 square feet. There will also be a water fountain near the pavilion, a disc golf course. Board Member Denny asked about the basketball court stating that it was proposed in the original plan. Mr. Spencer stated there is not a basketball court in this phase but could possibly come at a later phase and there is simply not enough money in the budget.

Chairman Bassett opened the hearing.

Shirley Smith
609 Amherst Drive
Rockwall, Texas 75087

Ms. Smith expressed that she was pleased with the plans and drawings brought forth and indicated that she would love to see a basketball court and Frisbee golf. Ms. Smith stated that a lot of people that live in Stone Creek also have pets and would love to see a dog park there.

Bob Wacker
806 Miramar Drive
Rockwall, Texas 75087

Mr. Wacker came forth and expressed concerns about the lack of certain elements and what all is actually included in the park. Mark Spencer addressed these questions directly and clarified.

Jim Smith
609 Amherst Drive
Rockwall, TX 75087

Mr. Smith came forth and seconded Bob Wacker's comments. He stated that there was a lot of money being spent here for not a lot of park.

Chairman Bassett read emails from people that were not able to attend the meeting. Some of the emails requested the following:

- Access to Williams Middle School
- Basketball court (6)
- Dog park

- 138 • Shaded picnic area
139 • Climbing wall
140 • Water fountain
141 • Splash pad
142

143 Board Member Moffatt asked what the cost was to install a basketball court with turf.
144 Mr. Spencer along with Mr. Hesser stated it would cost around \$67,000.
145

146 Mr. Hesser provided some more background on the scope of this project in comparison
147 to other parks in the city. Fox Chase, Shores Park, Hickory Ridge, 66 Boat Ramp and
148 Emerald Bay Park are all similar footprints in terms of a 10 acre park. Our citizen
149 surveys have consistently shown over the last 15 years that the top priority for our
150 citizens are playground, picnic areas, trails and open play areas. This design continues to
151 carry that theme. All of these parks fall into the same price category. All of these parks
152 are similar in nature and price point.
153

154 After some discussion, Johnson made a motion to accent the final site plan and move
155 forward with the plans presented. Denny seconded the motion which passed by a vote of
156 6-0 (Larson absent).
157

158 **Discuss and consider Eagle Scout Project proposal by Drew Hargrove and take any**
159 **action necessary.**

160 Eagle Scout Candidate Drew Hargrove came forth and showed a powerpoint of his
161 project. He will be replacing the fence at Gloria Williams Pool.
162

163 **Hear update from Legends Batting Cages regarding batting cage franchise**
164 **agreement located within Tuttle Athletic Complex and take any action necessary.**

165 Mr. Leo Rodriguez came forth and presented a powerpoint that showed the plans for the
166 batting cages. Chairman Bassett state that we initially had a conversation in April 2014
167 and this was supposed to take 30 days and then in January 2015 there was a deadline
168 given of January 16, 2015 and we still have not had anything done. Mr. Rodriguez stated
169 that there have been huge delays because of the rain and many other things. After some
170 discussion, Moffatt made a motion to continue with this project with concrete poured and
171 posts in the ground by September 1st. Mr. Rodriguez will give an update at the next Park
172 Board Meeting on September 1, 2015. If the agreement is not met, this agreement will be
173 voided. Lewis seconded the motion and passed unanimously.
174

175 **Hear staff monthly report and updates on programs and events and take any action**
176 **necessary.**

177 Recreation Superintendent Andrew Ainsworth gave a brief update. Family Fun Friday
178 will be on July 24 at Northshore Park, featuring Toy Story. Swim lessons are in full
179 swing and the lifeguards have done a great job this summer and he has been happy with
180 their performance so far. Parks Superintendent Aaron Dobson showed photos of
181 Yellowjacket Park and says it is looking good and we are set to schedule a ribbon cutting
182 the first part of August. There has been lots of storm clean up from the rain and flooding.

183 We've had some volunteers help plant flowers and put out mulch at Shores, Emerald Bay
184 and Northshore Park.

185

186 **Adjournment**

187 There being no further business to come before the Board at this time, the meeting was
188 adjourned at 8:21 p.m.

189

190 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
191 ROCKWALL, TEXAS, this 4th day of August 2015.

192

193

194

Brad Bassett

195

Chairman, Park Board

196 ATTEST:

197

198

Wendy Young

199 Administrative Secretary
200

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CITY OF ROCKWALL

CITY COUNCIL MEMO

AGENDA DATE: 08/03/2015

APPLICANT: Stacy McVey, *Double Eagle Properties*

AGENDA ITEM: **Z2015-016**; *Discovery Lakes (LI to PD)*

SUMMARY:

Hold a public hearing to discuss and consider a request by Stacy McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Light Industrial (LI) District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

PURPOSE:

On June 2, 2015, the applicant submitted an application requesting to rezone a 316.315-acre tract of land from a Light Industrial (LI) District to a Planned Development District for a single-family, residential subdivision and commercial/retail development. The proposed single family, residential subdivision will consist of 507 single-family homes, a 55.2-acre public park and an amenities center. The proposed nine (9) acres of commercial/retail land will be located at the northeast corner of Rochell Road and SH-276. The subject property, which was annexed into the City on June 15, 1998 by *Ordinance No. 98-20*, is currently vacant.

ADJACENT LAND USES AND ACCESS:

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

North: Directly north of the subject property is the City's corporate boundaries followed by a vacant tract of land situated within the City of Fate's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is SH-276, which is designated as a TxDOT 6D (*state highway, six [6] lane, divided roadway*). Beyond this state roadway is a 197.76-acre vacant tract of land zoned Planned Development District 66 (PD-66) for Single Family 16 (SF-16) District land uses.

East: Directly east of the subject property is an 85.479-acre vacant tract of land zoned Light Industrial (LI) District. Beyond this is a 212.25-acre vacant tract of land zoned Agricultural (AG) District.

West: Directly west of the subject property is Rochell Road, which is designated as a M4D (*minor arterial, four [4] lane, divided roadway*). Beyond this thoroughfare are a 60.30-acre tract of vacant land and a 57.46-acre tract of vacant land. Both properties are zoned Light Industrial (LI) District.

CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards for the proposed residential subdivision and commercial/retail tract of land.

Commercial/Retail

The nine (9) acre commercial/retail tract of land will be subject to the General Retail (GR) District development standards and land uses contained within the Unified Development Code (UDC); however, the applicant has requested that the following uses be permitted by-right: 1) Hotel, Hotel (*Full Service*) or Motel (*with a maximum of four [4] stories*) [*limited to one (1) hotel/motel*], 2) Restaurant (*with Drive-Through or Drive-In*) [*limited to three (3) restaurants*], and 3) Retail Store (*with more than two [2] gasoline dispensers*). Typically, these uses require a Specific Use Permit within the General Retail (GR) District. Per the requirements of the PD Ordinance, any development within the area designated as *commercial/retail* will require a PD Development Plan, which is a discretionary approval process for the City Council. Additionally, the applicant has agreed to prohibit some of the land uses that are permitted within the General Retail (GR) District, but are not compatible with the proposed adjacent residential subdivision.

Single-Family, Residential Subdivision

The proposed residential subdivision will consist of 121, 80' x 120' lots; 127, 70' x 110' lots; and 259, 60' x 110' lots, which equals an average lot size of ~7,600 SF. The proposed gross residential density is limited to less than 1.70 units/acre by the PD Ordinance (*~1.65 units/acre is depicted on the concept plan*). The subdivision will also incorporate 30.9-acres of open space, a 55.2-acre public park that will serve Park District No. 31, and 65.2-acres of additional floodplain. The total open space provided will be 96.6-acres (~31.5%) [*floodplain counted at ½:1*]. Additionally, the development will include two (2) Soil Conservation Service (SCS) ponds (*one [1] of which will be in the public park*), which will be used as an additional amenity to the development. One (1) amenities center will be provided to service the 507-lot subdivision. A summary of the proposed development standards is as follows:

Lot Type ►	A	B	C
Minimum Lot Width/Frontage	80'	70'	60'
Minimum Lot Depth	120'	110'	110'
Minimum Lot Area	9,600 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback	20'	20'	20'
Minimum Side Yard Setback	6'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street)	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height	36'	36'	36'
Minimum Rear Yard Setback	15'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,800 SF	2,250 SF	2,000 SF
Garage Orientation	J-Swing or Front Entry	J-Swing or Front Entry	J-Swing or Front Entry
Maximum Number of Front Entry Garages	48	42	173
Maximum Lot Coverage	65%	65%	65%

General Notes:

- 1) A ten (10) foot encroachment to the front building setback will be permitted for architectural elements like sunrooms, front porches, stoops, bay windows, etc.
- 2) All J-Swing or Traditional Swing Garages will require a minimum lot width of 65-feet.

Waivers to Code Requirements

It should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the UDC and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- 1) According to Section 4, *Residential Parking*, of Article VI, *Parking and Loading*, of the UDC, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a *J-Swing* garage where the garage door is perpendicular to the street." The applicant has requested that front entry garages be permitted

to be located 20-feet from the front property line. This would create a minimum of a five (5) foot off-set between the front façade of the primary structure and the garage; however, the applicant has also included the option to allow a ten (10) foot encroachment to the front building façade for architectural elements (e.g. *front porches, sunrooms, etc.*), which if utilized would increase the off-set to 15-feet. As a compensatory measure, the applicant has agreed to limit the number of front entry garages allowed for each product type as follows: 1) *Type A* would require 60% *J-Swing Drives*/40% *Front Entry Drives*, 2) *Type B* would require 67% *J-Swing Drives*/33% *Front Entry Drives*, and 3) *Type C* would require 33% *J-Swing Drives*/67% *Front Entry Drives*.

- 2) According to the Engineering Department's *Standards of Design and Construction Manual*, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow *J-Swing* and/or *Front Entry* garages in lieu of alleys. This requirement has been waived for other subdivisions throughout the City.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

In reviewing the original concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff recommended that the applicant incorporate the following recommendations to ensure conformance to the policies and guidelines established by *Resolution 07-03*:

- 1) *Single-family lots adjacent to open space should be front loaded for the purpose of maximizing the value of the adjacent single-family homes, preserving view corridors along the streetscapes, and to better optimize the use of open space within the development.*
- 2) *Increased street connectivity for safety and access can be achieved by removing unnecessary cul-de-sacs.*
- 3) *The applicant should consider incorporating a boulevard or other green space in the center of the development to provide a heightened sense of open space.*

In response to these comments and the concerns raised by the Planning and Zoning Commission at their regularly scheduled meeting on June 30, 2015, the applicant has made the requested changes, which has resulted in a reduction of the number of lots from 560 to 507. This is a decrease in the total residential density from 1.82 units/acre to 1.65 units/acre. The new plan also includes a lot mix that is more even, and incorporates more of the larger *Type A* lots and less of the smaller *Type C* lots than the original plan. Additionally, the new concept plan indicates general conformance to the "housing tree" model (*i.e. the largest lots and homes are located on the main entry or perimeter streets, and smaller lots and homes are located internal to the neighborhood*), which is a requirement of *Resolution 07-03*. With the changes to the concept plan, the applicant has demonstrated congruence to the policies and guidelines established in *Resolution 07-03* and the Comprehensive Plan.

With this being said, the Future Land Use Map, contained within the Comprehensive Plan, designates the subject property as an *Employment Center*. According to the Comprehensive Plan, the purpose of this designation is to, "...provide a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices, and institutions." The zoning change proposed by the applicant would require this designation to be amended to a *Low Density Residential* and *Commercial* designation. This has been added as a condition of approval for this case.

NOTIFICATION:

On June 5, 2015, staff mailed 19 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Timber Creek Homeowner's Associations

(HOA's), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of the intersection of Rochell Road and SH-276, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted one (1) response in favor of the applicant's request was received by staff.

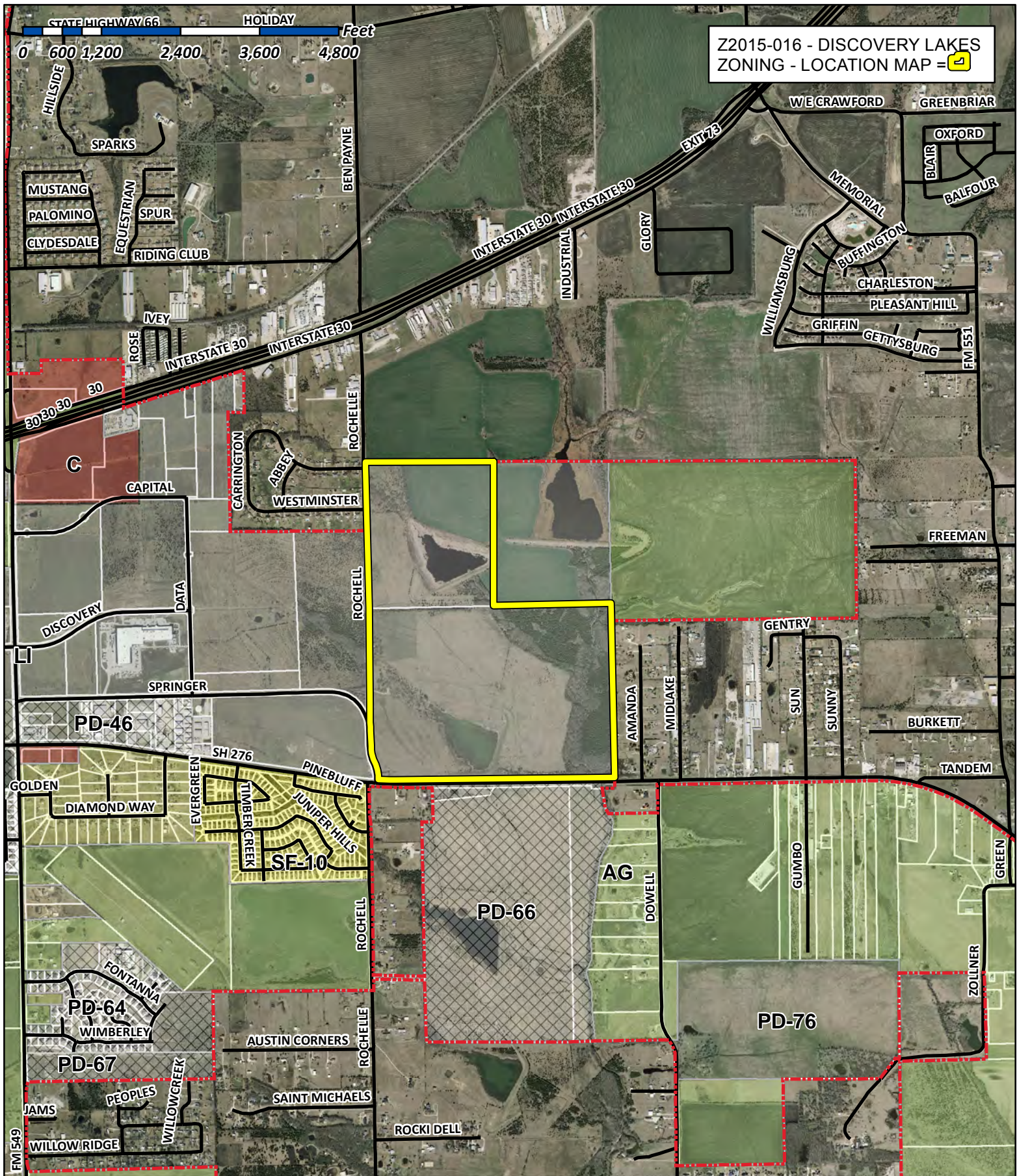
RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from an Employment Center designation to a Low Density Residential and Commercial designation; and,
- 3) Any construction resulting from the approval of this *zoning change* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING & ZONING COMMISSION:

On July 14, 2015, the Planning & Zoning Commission approved a motion to recommend denial of the zoning change by a vote of 5-2, with Commissioners Conley and 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.

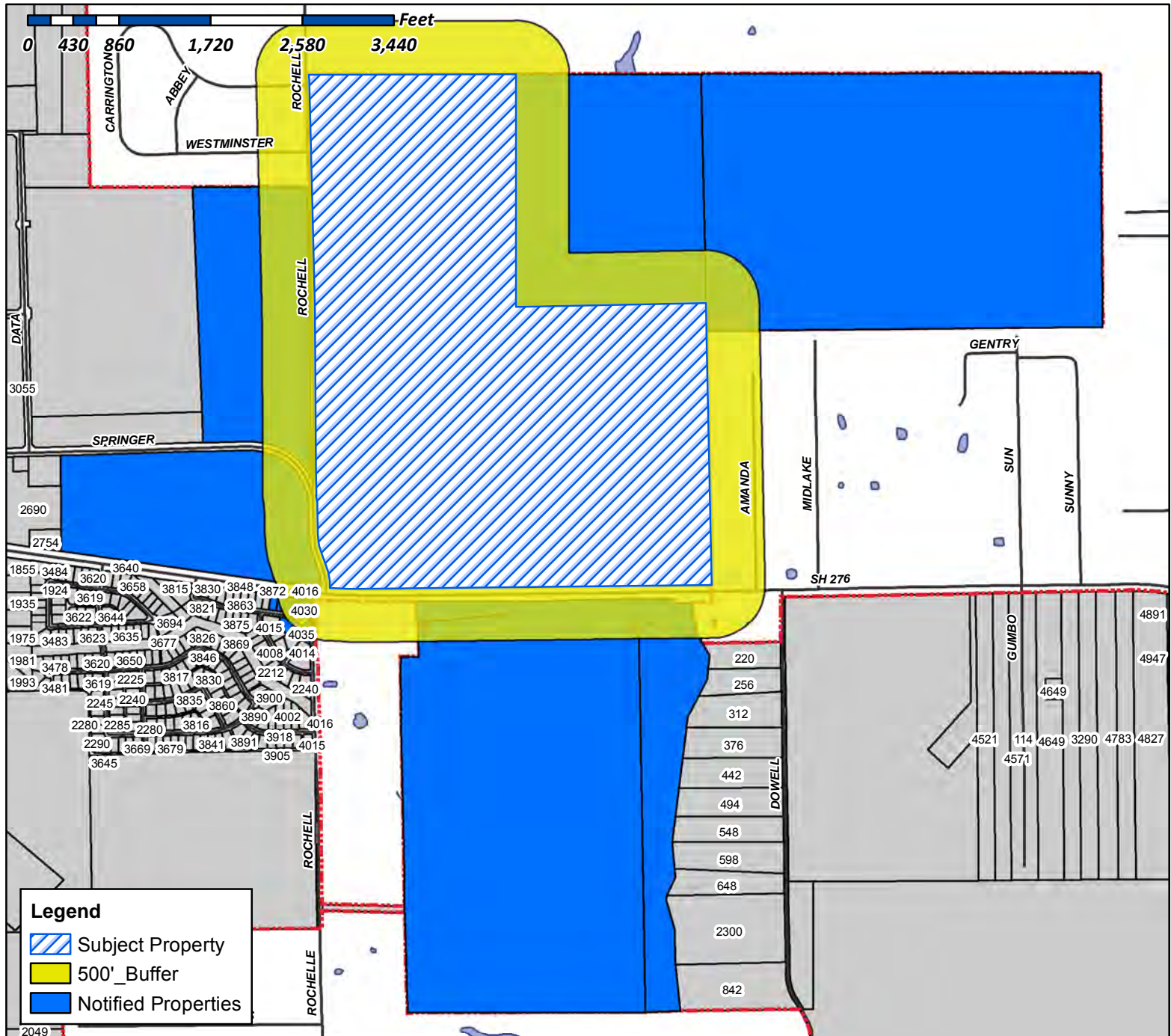
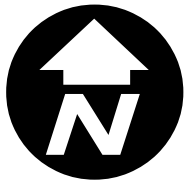




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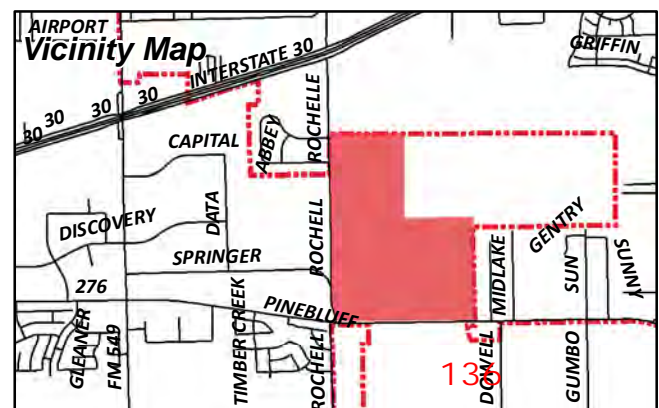
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Case Number: Z2015-016
Case Name: Discovery Lakes
Case Type: Zoning
Zoning: PD
Case Address: NE corner of SH 276 and Rochell Rd.

Date Created: 05/19/2015

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



PACIFIC PHOENIX TRUST OF 2013
WALTER E & LINDA H MOELLER TRUSTEES
1355 CORDE LOMA
WALNUT CREEK, CA 94598

SAMUEL VARUGHESE P & REMANI V
14 COLUMBIA CT
LUFKIN, TX 75901

308 ON 276 LP
14785 PRESTON RD SUITE 690
DALLAS, TX 75254

308 ON 276 LP
14785 PRESTON RD SUITE 690
DALLAS, TX 75254

SOUTH ROCKWALL HOLDINGS LP
1601 ELM ST STE 3400
DALLAS, TX 75201

WILLIAMS BRENT C AND SUSAN RAE
AND DUSTIN STUART WILLIAMS
1902 CLYDESDALE CT
ROWLETT, TX 75088

ROCKWALL FUND I LLC
212 S PALM AVE FL 2
ALHAMBRA, CA 91801

CURRENT RESIDENT
WALTER E & LINDA H MOELLER TRUSTEES
3884 PINEBLUFF LN
ROCKWALL, TX 75032

WEAVER TIFFANY D
4010 PINEBLUFF LANE
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY
4015 PINEBLUFF LN
ROCKWALL, TX 75032

FIELDS RUTH A
4016 PINEBLUFF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
C/O MICHAELSON CONNOR & BOUL INC
4022 PINEBLUFF LN SUITE 300
ROCKWALL, TX 75032

HENDERSON ERIC
4030 PINEBLUFF LN
ROCKWALL, TX 75032

CURRENT RESIDENT
AND DUSTIN STUART WILLIAMS
4035 PINEBLUFF LN
ROCKWALL, TX 75032

THE SECRETARY OF HOUSING AND URBAN DEV.
ATTN: SF PROP DISP. BRANCH
C/O MICHAELSON CONNOR & BOUL INC
4400 WILL ROGERS PKWY SUITE 300
OKLAHOMA CITY, OK 73108

HIGHLANDS OF ROCKWALL LTD
C/O JAMES M BROWN
6750 HILLCREST PLAZA DR STE 213
DALLAS, TX 75230

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C/O JAMES M BROWN
6750 HILLCREST PLAZA DR STE 213
DALLAS, TX 75230

NATIVE OAKS PROPERTIES INC
ATTN ERIC CHUNG
PO BOX 59489
DALLAS, TX 75229



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2015-016: Discovery Lakes PD

Hold a public hearing to discuss and consider a request by Stacey McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 308.52-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 6/30/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 7/06/2015 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **6/15/2015** to ensure they are included in the information provided to the City Council.

Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

— • — • — PLEASE RETURN THE BELOW FORM — • — • —

Case No. Z2015-016: Discovery Lakes PD

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

Case No. Z2015-016: Discovery Lakes PD

Please place a check mark on the appropriate line below:

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

Name: NATIVE OAKS PROPERTIES, INC ERIC CHUNG
 Address: P.O. BOX 59489 DALLAS, TX 75229

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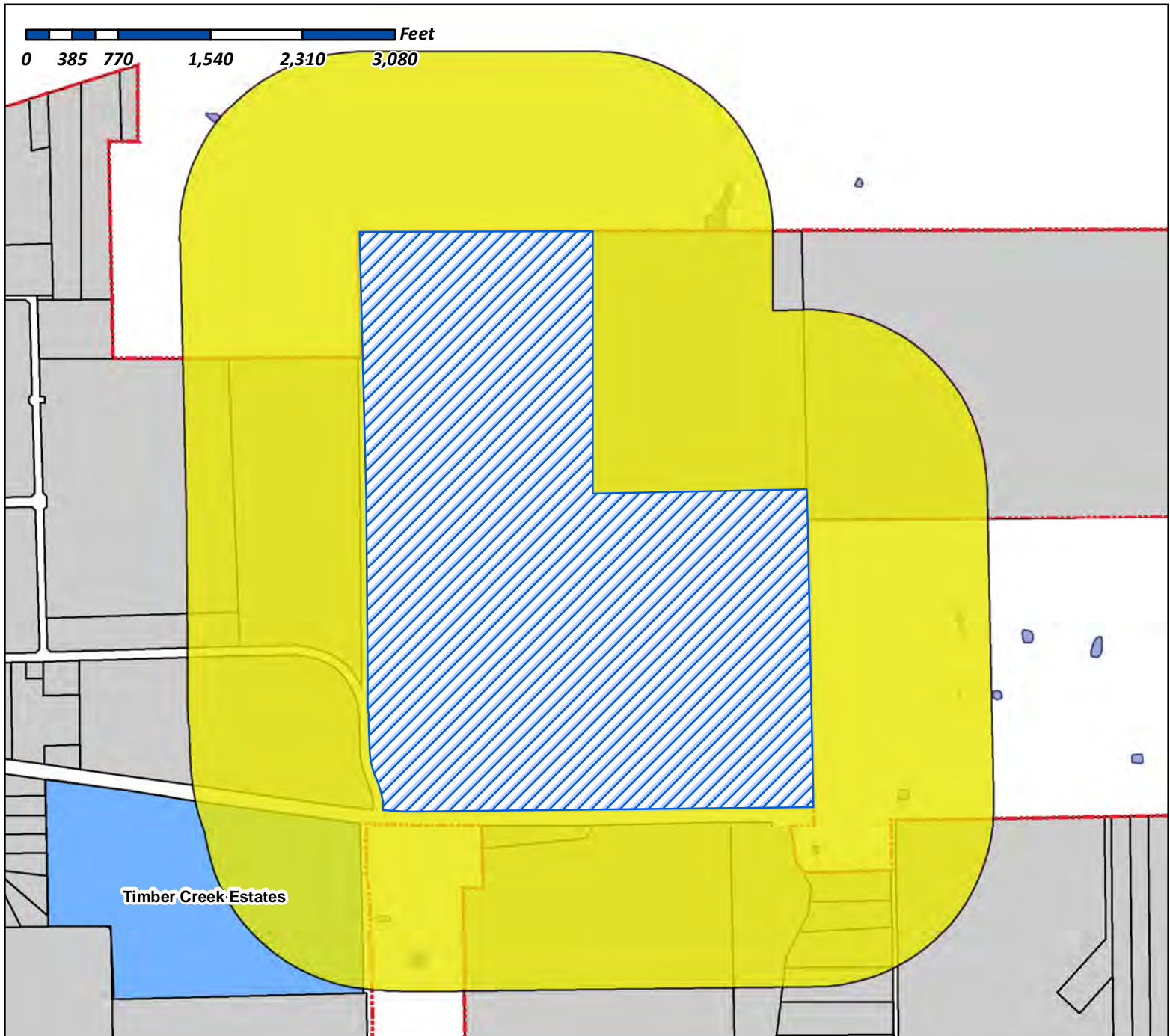
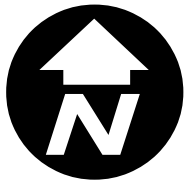
Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



City of Rockwall

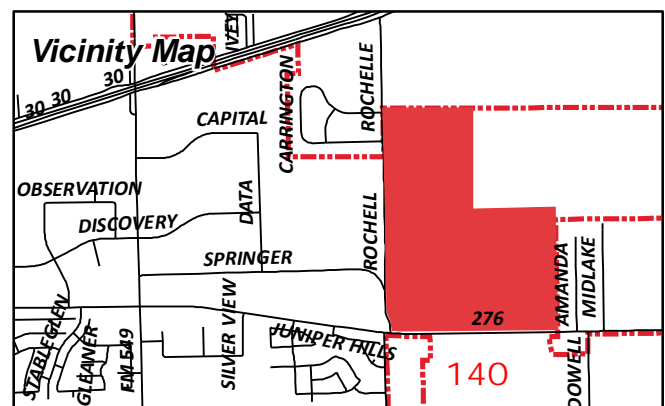
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Case Number: Z2015-016
Case Name: Discovery Lakes
Case Type: Zoning
Zoning: PD
Case Address: NE corner of SH 276 and Rochell Rd.

Date Created: 05/19/2015
For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Morales, Laura
Sent: Friday, June 05, 2015 8:29 AM
To: [REDACTED]
Subject: Neighborhood Notification Program: Notice of Zoning Request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that will also be published in the Rockwall Herald Banner on June 12th, 2015. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <http://www.rockwall.com/planning/planningDevCases.asp>.

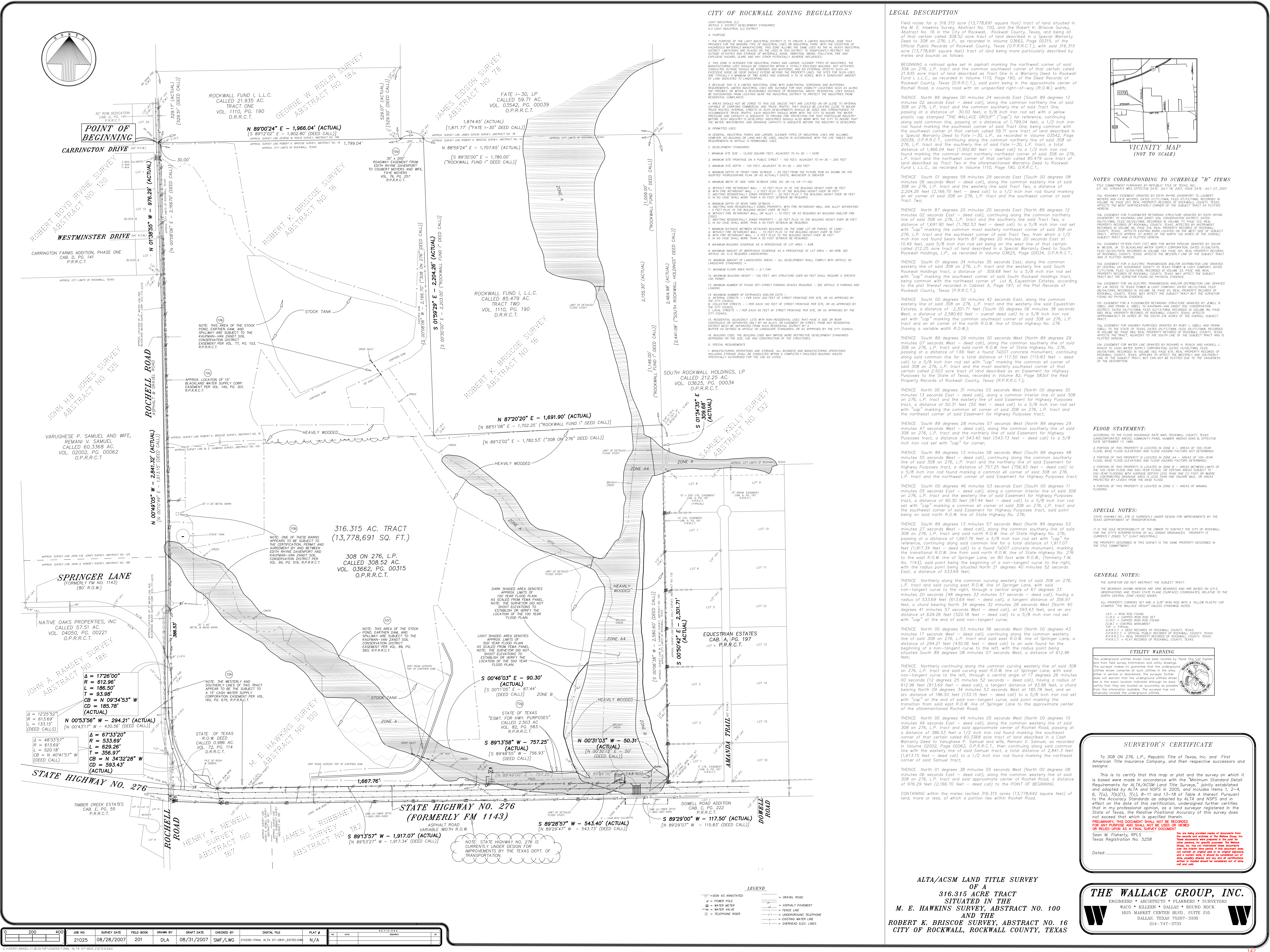
Z2015-016: Discovery Lakes Subdivision

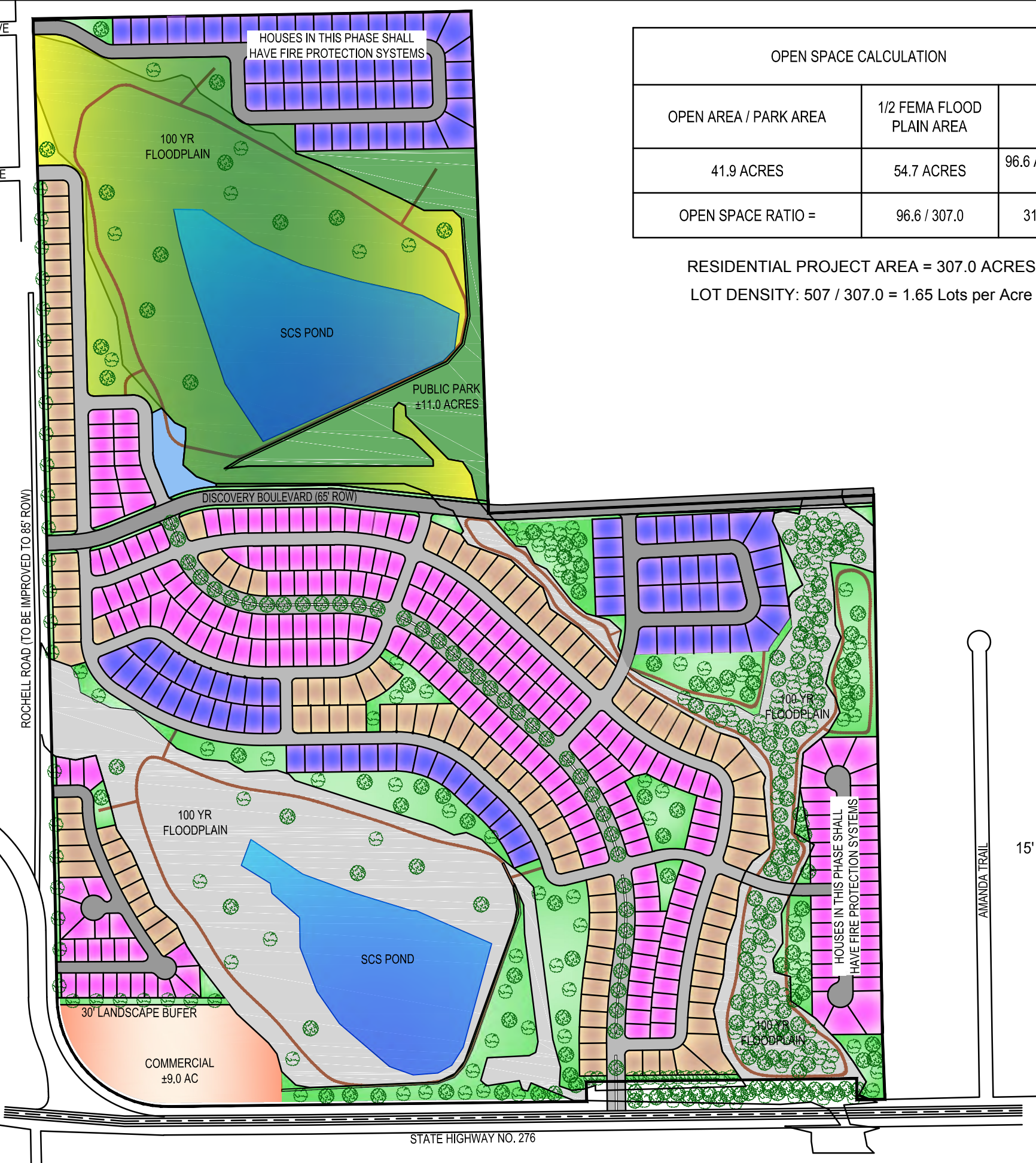
Hold a public hearing to discuss and consider a request by Stacey McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

Thank you,

Laura Morales

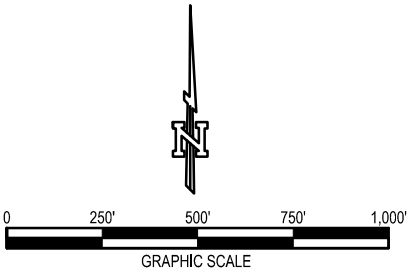
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>





OPEN SPACE CALCULATION		
OPEN AREA / PARK AREA	1/2 FEMA FLOOD PLAIN AREA	
41.9 ACRES	54.7 ACRES	96.6 ACRES
OPEN SPACE RATIO =	96.6 / 307.0	31.5%

RESIDENTIAL PROJECT AREA = 307.0 ACRES
LOT DENSITY: 507 / 307.0 = 1.65 Lots per Acre



- LEGEND
- TYPE A LOT
 - TYPE B LOT
 - TYPE C LOT
 - COMMERCIAL ± 9.0 AC.
 - OPEN AREA ± 30.9 AC
 - PARK ± 11.0 AC
 - OPEN AREA/FLOODPLAIN TO BE DEDICATED TO THE PUBLIC ± 44.2 AC
 - COMMUNITY CENTER ±1.2 ACRES
 - REMAINING FEMA FLOODPLAIN ±65.2 AC
 - WALKING TRAIL ±3.8 MILES

GENERAL LOT INFORMATION

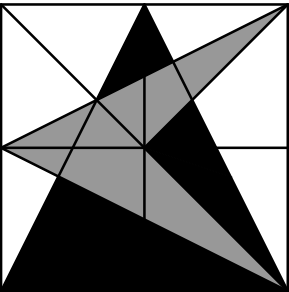
TYPE A - 121 LOTS - 80'x120' (MIN) - 9,600 SF
TYPE B - 127 LOTS - 70'x110' (MIN) - 7,700 SF
TYPE C - 259 LOTS - 60'x110' (MIN) - 6,600 SF

15' LANDSCAPE BUFFER ALONG DISCOVERY BOULEVARD
20' LANDSCAPE BUFFER ALONG ROCHELL ROAD
25' LANDSCAPE BUFFER ALONG HIGHWAY 276

507 LOTS

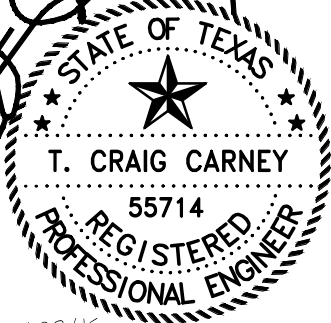
"THIS SITE PLAN SHOULD BE CONSIDERED PRELIMINARY AND CONCEPTUAL AND IS NOT BASED ON FINAL ALTA OR TOPOGRAPHIC SURVEY OR COMPLETE DUE DILIGENCE INFORMATION FROM THE GOVERNING JURISDICTION. LOT POSITION MAY VARY AS PLAN IS REFINED. PLAN WILL NOT EXCEED 507 LOTS. IT SHOULD NOT BE USED FOR LEASE EXHIBITS, PERMIT APPROVAL OR ANY OTHER BINDING AGREEMENTS"

DISCOVERY LAKES
PLANNED DEVELOPMENT
ROCKWALL, TEXAS



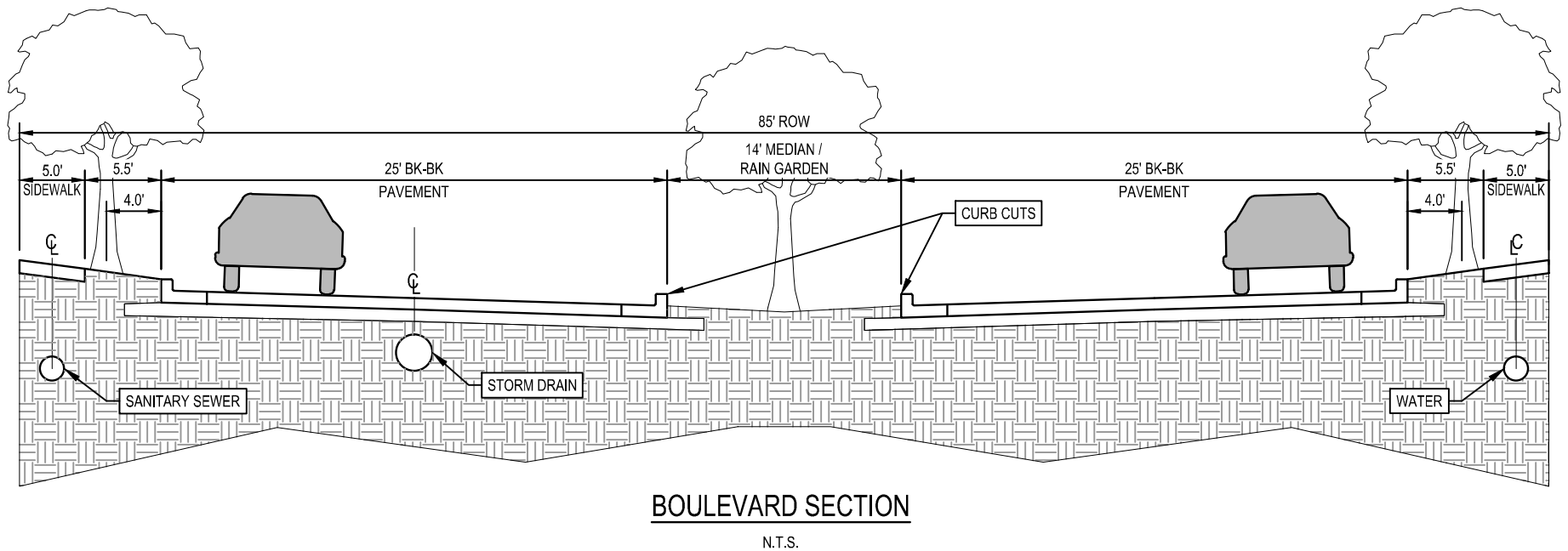
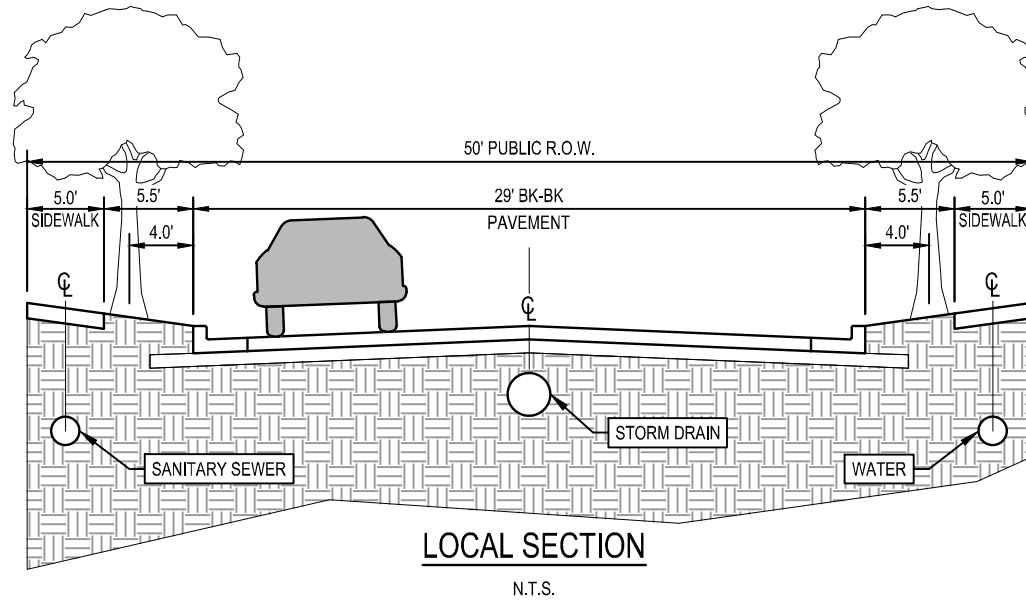
CARNEY
ENGINEERING
COMPANY

4588 Hinton Dr.
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863



07/08/15
TBPE FIRM REGISTRATION NO: F-5033

DRAWN BY: TCP
CHECKED BY: JAH
START DATE: 7-8-2015
SCALE: 1" = 500'
PROJECT NO.: 2068-075



DISCOVERY LAKES TYPICAL STREET SECTIONS

144







Permitted Land Uses in a General Retail (GR) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	P
Animal Boarding/Kennel without Outside Pens	S
Animal Clinic for small animals, no outdoor pens ¹	P
Animal Hospital, Clinic	S

Residential & Lodging ¹	
Accessory Building ¹	P
Caretakers Quarters/Domestic or Security Unit	P
Convent or Monastery	P
Garage	A
Hotel or Motel	S
Hotel, Residence	S
Residential Care Facility	S

Institutional & Community Service	
Assisted Living Facility ¹	P
Blood Plasma Donor Center	P
Cemetery/ Mausoleum	P
Church/House of Worship ¹	P
Convalescent Care Facility/Nursing Home ¹	P
Day Care (7 or More Children) ¹	P
Emergency Ambulance Services, Ground	P
Group or Community Home ¹	P
Government Facility	P
Hospice	P
Hospital	P
Library, Art Gallery or Museum (Public)	P
Mortuary or Funeral Chapel	P
Post Office, Local Service	P
Public or Private School, Primary ¹	P
Public or Private School, Secondary ¹	P
Public or Private School Temporary Education Building ¹	S
Social Service Provider, except Rescue Mission or Homeless Shelter	S

Office & Professional	
Financial Institution with Drive-Through ¹	P
Financial Institution without Drive-Through	P
Office, General	P
Office Building, less than 5,000 Sq. Ft.	P
Office Building, 5,000 Sq. Ft. or more	P

Recreation, Entertainment & Amusement	
Billiard Parlor or Pool Hall ¹	S
Carnival, Circus, or Amusement Ride, Temporary ¹	P
Commercial Amusement/ Recreation (Inside) ¹	S
Commercial Amusement/ Recreation (Outside)	S
Community or Recreation Club, Public or Private (Accessory)	P
Country Club, Private	S
Golf Driving Range	S
Fund Raising Events by Non-Profit, Indoor or Outdoor, Temporary ¹	P
Gun Club, Skeet or Target Range (Indoor)	S



Permitted Land Uses in a General Retail (GR) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Health Club	P
Private Club, Lodge or Fraternal Organization	P
Public Park or Playground	P
Tennis Courts (Not accessory to a public or private club)	S
Theater	S

Retail & Personal Services	
Antique/Collectible Store	P
Astrologer, Hypnotist, or Psychic Art and Science	P
Banquet Facility	P
Business School	P
Catering Service	P
Christmas Tree Sales Lot & Similar Uses, Temporary ¹	P
Copy Center	P
Display, Incidental ¹	P
Garden Supply/Plant Nursery	P
General Personal Service	P
General Retail Store	P
Hair Salon, Manicurist	P
Laundry, Drop-off/Pickup	P
Laundry, Self Service	P
Massage Therapist	P
Museum or Art Gallery (Private)	P
Night Club, Discoteque, or Dance Hall	S
Pet Shop	P
Private Club ¹	P
Real Estate Sales Office, On-site, Temporary ¹	P
Rental Store, w/o Outside Storage and Display	S
Restaurant, Less than 2000 Sq. Ft., w/ Drive-Thru or Drive-in ¹	S
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Thru or Drive-in	P
Restaurant, 2000 Sq. Ft. or more, w/ Drive-Thru or Drive-in ¹	S
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Thru or Drive-in	P
Restaurant with accessory Private Club or Brew Pub ¹	P
Retail store with gasoline product sales limited to 2 dispensers and 4 vehicles	P
Retail store with more than 2 dispensers	S
Secondhand Dealer	P
Studio - Art, Photography or Music	P
Tailor, Clothing or Apparel Shop	P

Commercial & Business Services	
Electrical, Watch, Clock, Jewelry & Similar Repair	P
Locksmith	P
Shoe and Boot Repair and Sales	P
Trade School	S
Temporary On-site Construction Office ¹	P

Auto & Marine-Related	
Auto Repair Garage, Minor ¹	S
Car Wash/Auto Detail ¹	S
Car Wash, Self Service	S
Parking Lot, non-commercial	P
Service Station ¹	P



Permitted Land Uses in a General Retail (GR) District

Date: March 21, 2014

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; ¹: Additional Requirements

Industrial & Manufacturing	
Asphalt or Concrete Batch Plant, Temporary ¹	P
Mining and Extraction (Sand, Gravel Oil & other) ¹	S
Utilities, Communications & Transportation	
Antenna, Accessory ¹	P
Antenna, Commercial ¹	S
Antenna, Dish ¹	P
Antenna, Commercial, Free-Standing ¹	S
Antenna, Commercial, Mounted ¹	S
Helipad	S
Utilities (Non-Municipally owned or Controlled), including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	P
Private Streets	S
Radio Broadcasting	P
Railroad Yard or Shop	S
Recording Studio	S
Satellite Dish ¹	P
Transit Passenger Facility	S
TV Broadcasting & Other Communication Service	S
Utilities Holding a Franchise from City of Rockwall	S
Utility Installation, Other than Listed	S
Utility/ Transmission Lines	S
Wireless Communication Tower	S



CITY OF ROCKWALL

ORDINANCE NO. 15-XX

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 CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY 10 (SF-10) AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A' & EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Stacy McVey of Double Eagle Properties, LLC on behalf of the owner 308 ON 276, LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A' & Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Development Plan (*Required for Retail Areas Only*)
 - (4) PD Site Plan
 - (5) Preliminary Plat
 - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 20TH DAY OF JULY, 2015.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Ashberry, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2015

2nd Reading: August 3, 2015

Exhibit 'A':
Legal Description

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

THENCE North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ("cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet, a 1/2-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet (1,902 .80 feet - deed call) to a 1/2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain called 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

THENCE South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet (2,166.70-feet - deed call) to a 1/2 inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

THENCE North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8 inch iron rod set with "cap " marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a 1/2-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212. 25 acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

THENCE South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

THENCE South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580 . 60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

THENCE South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a total distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as an Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 276, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway Purposes tract;

Exhibit 'A':
Legal Description

THENCE South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap" for corner;

THENCE South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

THENCE South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap" marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

THENCE South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap" for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

THENCE Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

THENCE North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 ON 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

THENCE Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

THENCE North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

THENCE North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

CONTAINING within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

Exhibit 'B':
Survey

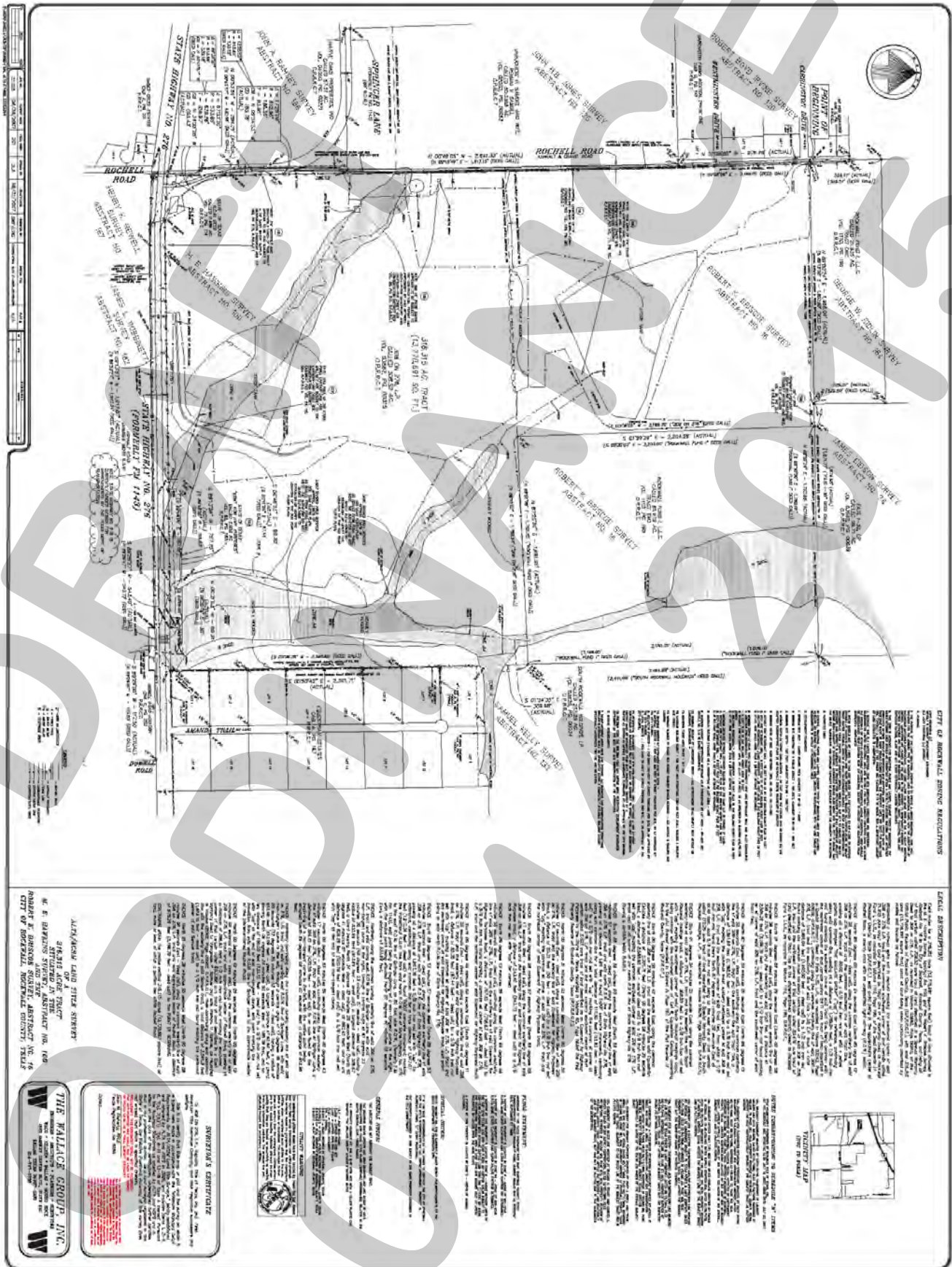


Exhibit 'C':
Concept Plan

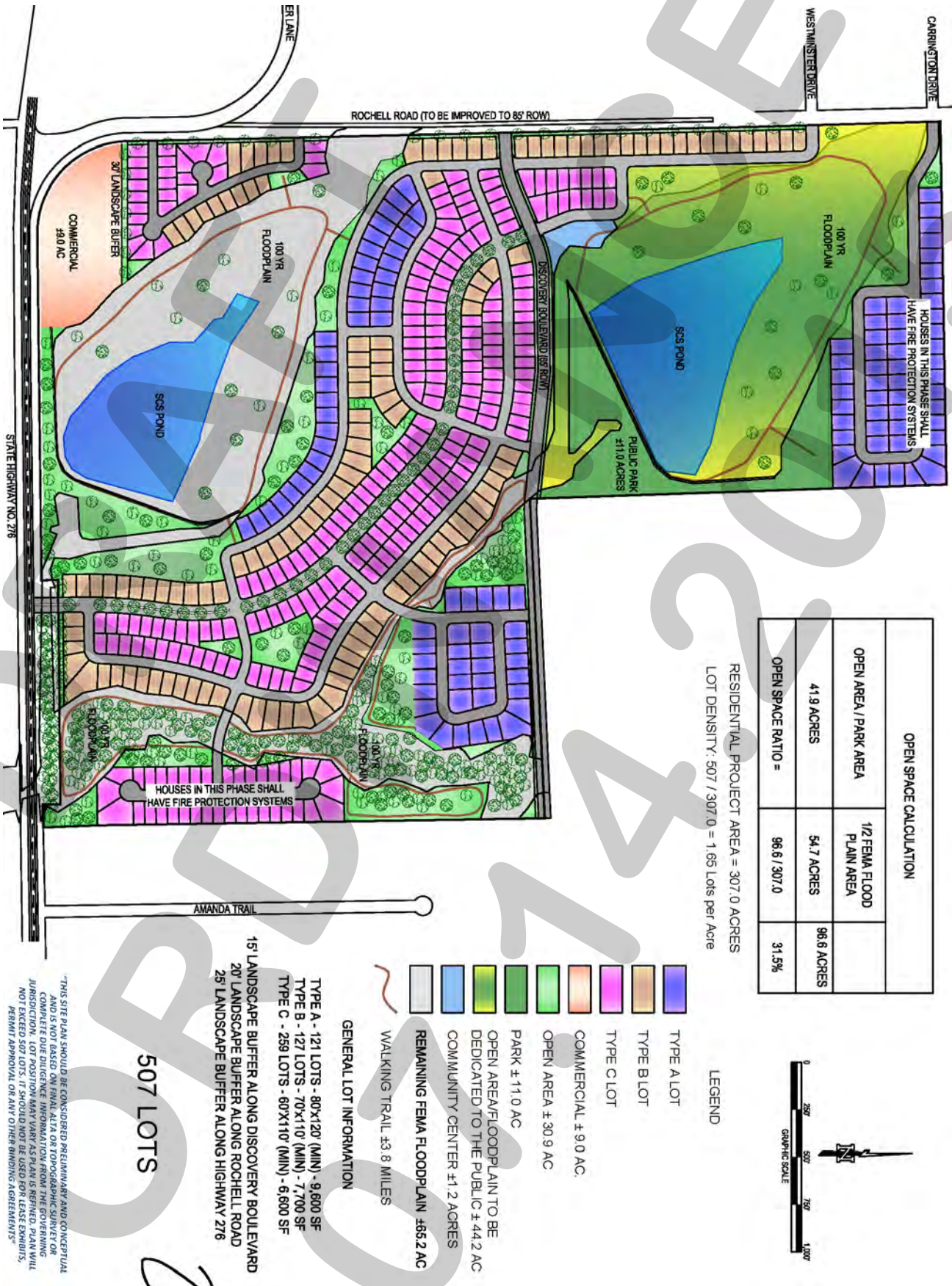


Exhibit 'D':
PD Development Standards

A. PURPOSE

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~3.8-miles of hiking/jogging/biking trails. The master plan calls for 507 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and Discovery Boulevard. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street.

The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31.

The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

B. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

- (i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*)¹
- ☒ Restaurant (*with Drive-Through or Drive-In*)²
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:

¹: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

²: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

Exhibit 'D':
PD Development Standards

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary of Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Garden Supply /Plant Nursery
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

2. **Non-Residential Development.** The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (*e.g. screening walls*) and incorporating landscape buffers/elements (*e.g. greenspace, parkways, and etcetera*) and urban design elements (*e.g. pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

(a) **Retail Landscape.** Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(b) **Retail Landscape Buffers.** All landscape and plantings located within the buffers shall be maintained by the property owner.

(1) **Landscape Buffer (Residential Adjacency).** Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (*e.g. pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

(2) **Landscape Buffer and Sidewalks (SH-276).** A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover,

Exhibit 'D':
PD Development Standards

a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) *Sidewalks*.

- i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

3. *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 507 units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 120'	9,600 SF	121	23.87%
B	70' x 110'	7,700 SF	127	25.05%
C	60' x 110'	6,600 SF	259	51.08%
Maximum Permitted Units:			507	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 525 units; and,
- (2) The average lot size for the total development is not less than 7,500 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) *Lot Type "A"* shall not be decrease below 115 lots; and,
- (4) *Lot Type "B"* shall not be decreased below 23% of the total 507 lots; and,
- (5) *Lot Type "C"* shall not be increased beyond 55% of the total 507 lots.

Exhibit 'D':
PD Development Standards

- (b) **Density and Dimensional Requirements.** The maximum permissible density for the *Subject Property* shall not exceed 1.70 dwelling units per gross acre of land; however, in no case should the proposed development exceed 507 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width ^{(1) & (5) & (7)}	80'	70'	60'
Minimum Lot Depth	120'	110'	110'
Minimum Lot Area	9,600 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback ^{(2) & (6)}	20'	20'	20'
Minimum Side Yard Setback	6'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) ⁽²⁾	15'	15'	15'
Minimum Length of Driveway Pavement	20'	20'	20'
Maximum Height ⁽³⁾	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	15'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,800 SF	2,250 SF	2,000 SF
Garage Orientation	J-Swing or Front	J-Swing or Front	J-Swing or Front
Maximum Number of Front Entry Garages Permitted	48	42	173
Maximum Lot Coverage	65%	65%	65%

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. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; 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].
7. All lots with a J-Swing or *Traditional Swing* driveway require a minimum of a 65-foot lot width.

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

- (1) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (3) **Garage Orientation.** Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented

Exhibit 'D':
PD Development Standards

toward the street; however, the front façade of the garage must be situated a minimum of 20-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing, Traditional Swing or J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

- (d) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration on the following page).

Table 3 : Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	80' x 120'	(1), (2), (3)
B	70' x 110'	(1), (2), (3)
C	60' x 110'	(1), (2), (3)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations on the following page.

Exhibit 'D':
PD Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.



Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(e) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (1) **Wood Fences.** All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of eight (8) feet in height.
- (2) **Wrought Iron/Tubular Steel.** Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) **Corner Lots.** Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) **Solid Fences (including Wood Fences).** All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

Exhibit 'D':
PD Development Standards

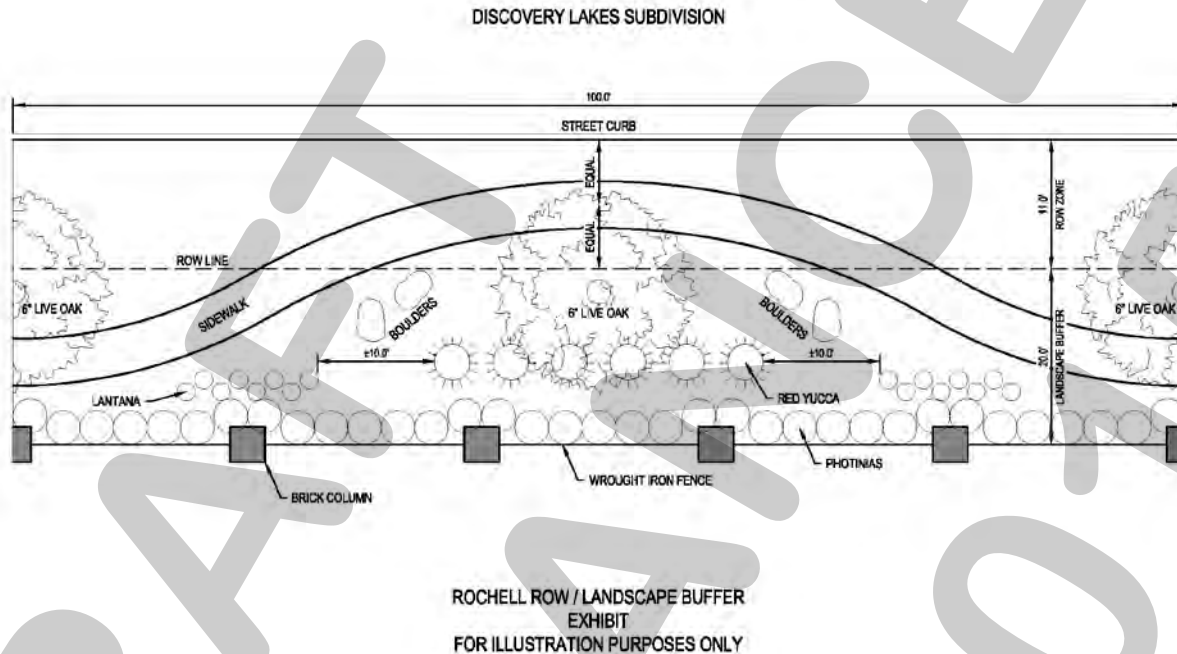
(f) Landscape and Hardscape Standards.

- (1) **Residential Landscape.** Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) **Single Family Landscaping.** Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:
 - i) **Interior Lots.** All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
 - ii) **Corner Lots.** All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) **Landscape Buffers.** All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) **Landscape Buffer and Sidewalks (Discovery Boulevard).** A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.
 - (b) **Landscape Buffer (Rochell Road).** A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [i.e. *Illustration 3*].

Exhibit 'D':
PD Development Standards

Illustration 3: Landscape Buffer along Rochell Road.



(c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubberty shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

(4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.

(g) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(h) *Sidewalks*.

i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.

Exhibit 'D':
PD Development Standards

- ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard.* All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
 - (i) *Open Space.* The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (e.g., 10-acres of floodplain would count as 5-acres of open space). The Homeowner's Association (HOA) shall maintain all open space areas.
 - (j) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
 - (k) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction.
 - (l) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
4. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
5. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

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MEMORANDUM

TO: Rick Crowley – City Manager

FROM: Brad Griggs – Assistant City Manager

DATE: July 29, 2015

SUBJECT: Park at Stone Creek Construction Method

Contingent on the Council approval of the design plans for the Park at Stone Creek, MHS Design will begin putting together the plans and construction documents. Prior to the plans being completed, the staff would like direction from the Council in regards to the method of construction contract to be used. There are three options available according to State law.

We have the ability to use a “Design/Build” type contract where the design team would also accept responsibility for the construction serving as the general contractor or self-perform the work. In this situation, MHS Planning and Design does not have the capability to enter into this type of arrangement.

A second option is the typical ‘general contractor’ low bid model. Using this option, a GC submits a bid to complete the project and all bids are in tabulated and the contract is awarded to the low bidder.

A third option is the Construction Manager at Risk method. With this option, each trade is bid in compliance with State law, any work that is self-performed by the CM at Risk must be bid in accordance with State law and when all bids are received, the CM at Risk provides the City with a guaranteed maximum price (GMP). The actual cost may come in lower than the GMP and the City will receive a portion of that amount but the cost cannot be higher. We have used this type of contract for the downtown project, the construction of City Hall, Myers Park Phase III, four neighborhood parks and a few other projects.

Staff recommends that we use a CM at Risk contract for the development of the Park at Stone Creek. Contingent on Council approval, we will advertise for proposals for CM at Risk services and upon the review of those proposals, we will return to the Council with a contract for services.

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MEMORANDUM

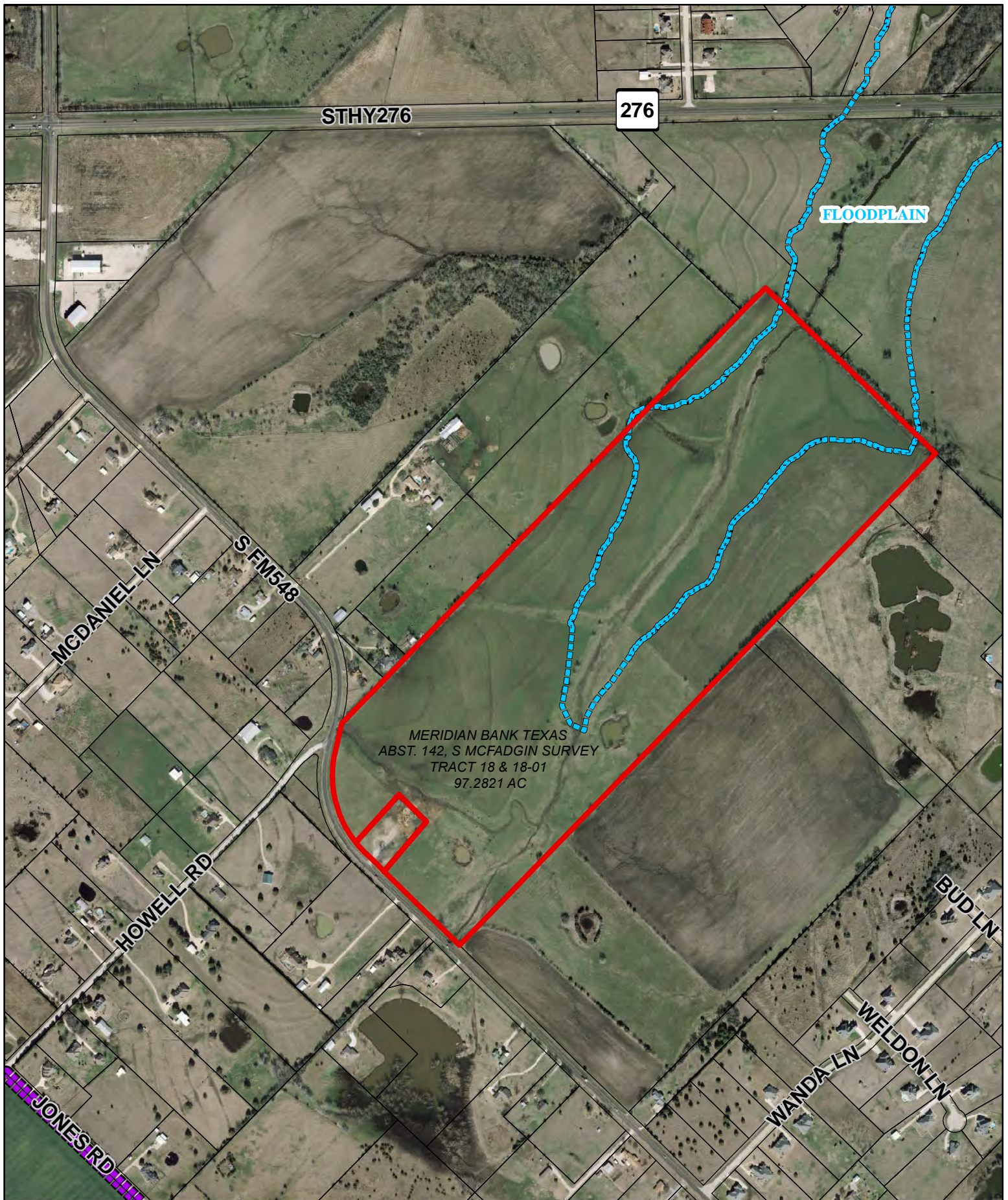
TO: City Council

FROM: Robert LaCroix, Director of Planning & Zoning

DATE: August 3, 2015

SUBJECT: Chapter 212 Development Agreement

Joey Howell, representing Meridian Bank Texas, is requesting the City Council to consider a Chapter 212 Development Agreement for a tract of land consisting of approximately 98 acres located along the east side of FM 548 and south of SH 276. The agreement is providing that the property, which is located in the City's ETJ (Extraterritorial Jurisdiction), would be developed with the standards and requirements contained in the residential Planned Development Districts of the City's Unified Development. The agreement would also require the any development of the property would be required to adhere to the building, engineering and fire codes standards and requirements of the City. The agreement allows the property to continue its ETJ status for a limited term and at the termination of the term the property would be voluntarily annexed into the City. The location of this property in the far eastern area of the City's ETJ is not contiguous to the city limits which may warrant providing an extended term for the agreement. Staff would suggest a term of 15 years as provided in Chapter 212 of Texas Local Government Code. The proposed development is for large minimum one (1) acre estate sized lots. Mr. Howell will be providing details of the proposed development to Council at the July 20th meeting. He has also met with the County Commissioners on this matter informing them of his intent to enter the Chapter 212 Agreement with the City. Staff has included additional information and the proposed 212 Agreement in the Council packet for your review.



**City of
Rockwall**

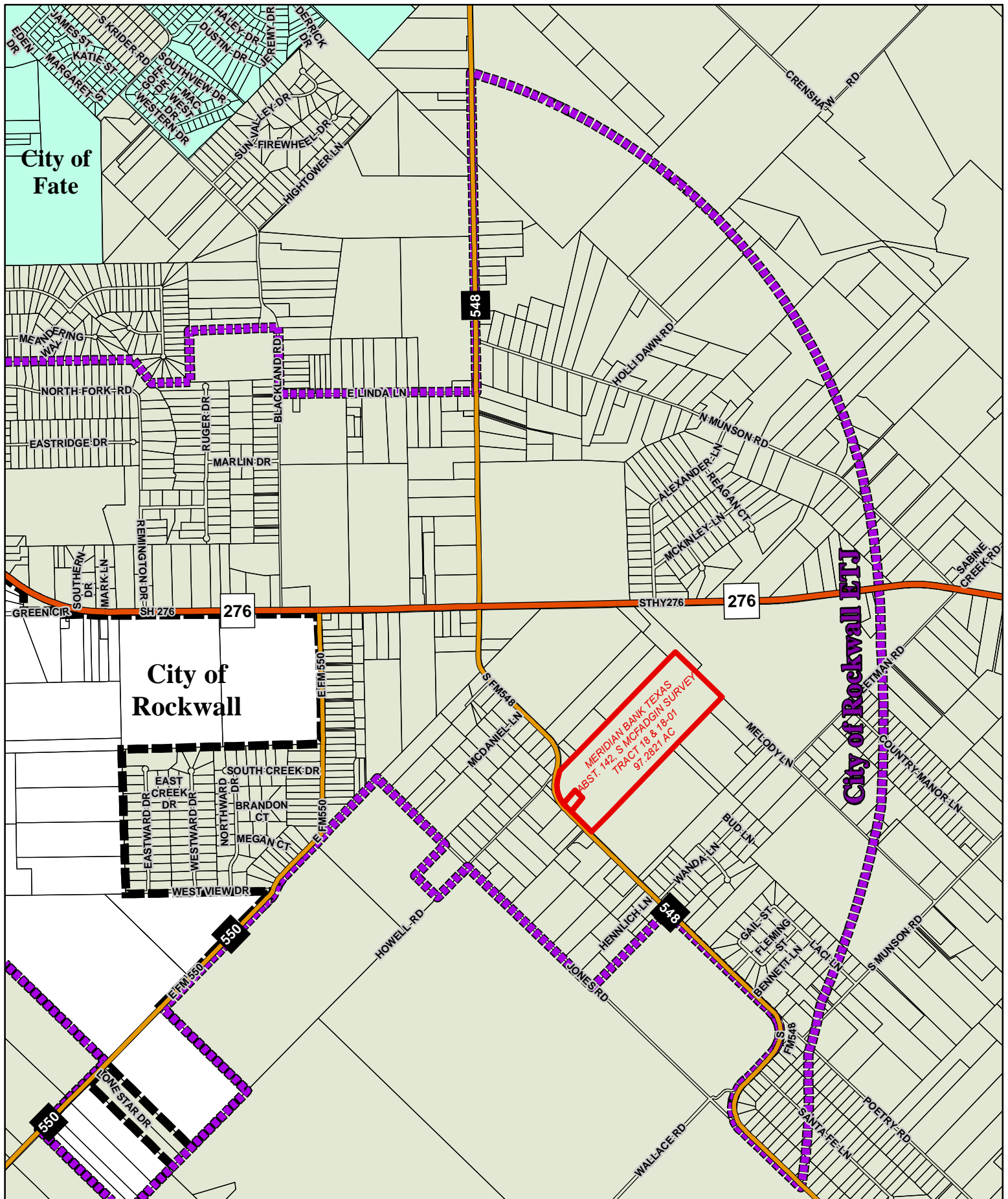


City of Rockwall
Geographic Information Systems
385 S. Goliad St.
Rockwall, TX 75087
P. 972-771-7745
F. 972-771-7748
www.rockwall.com/gis



0 1,000 Feet
Date: 7/16/2015 1 inch = 639 feet
City of Rockwall Geographic Information Systems

LOCATION MAP



**City of
Rockwall**



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F. 972-771-7748
www.rockwall.com/gis



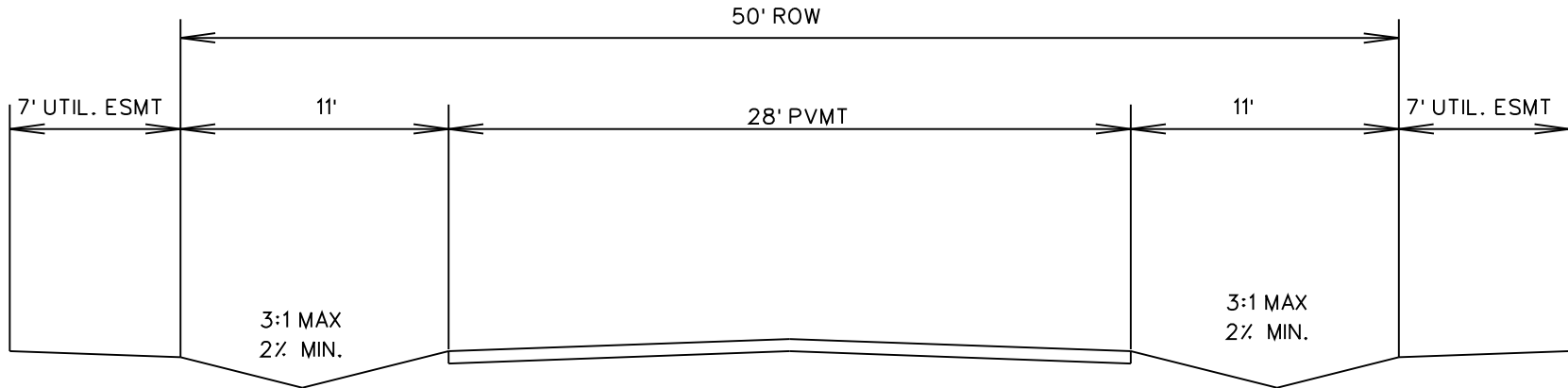
0 1,000 Feet

Date: 7/16/2015

City of Rockwall Geographic Information Systems

1 inch = 2,333 feet

ETJ MAP

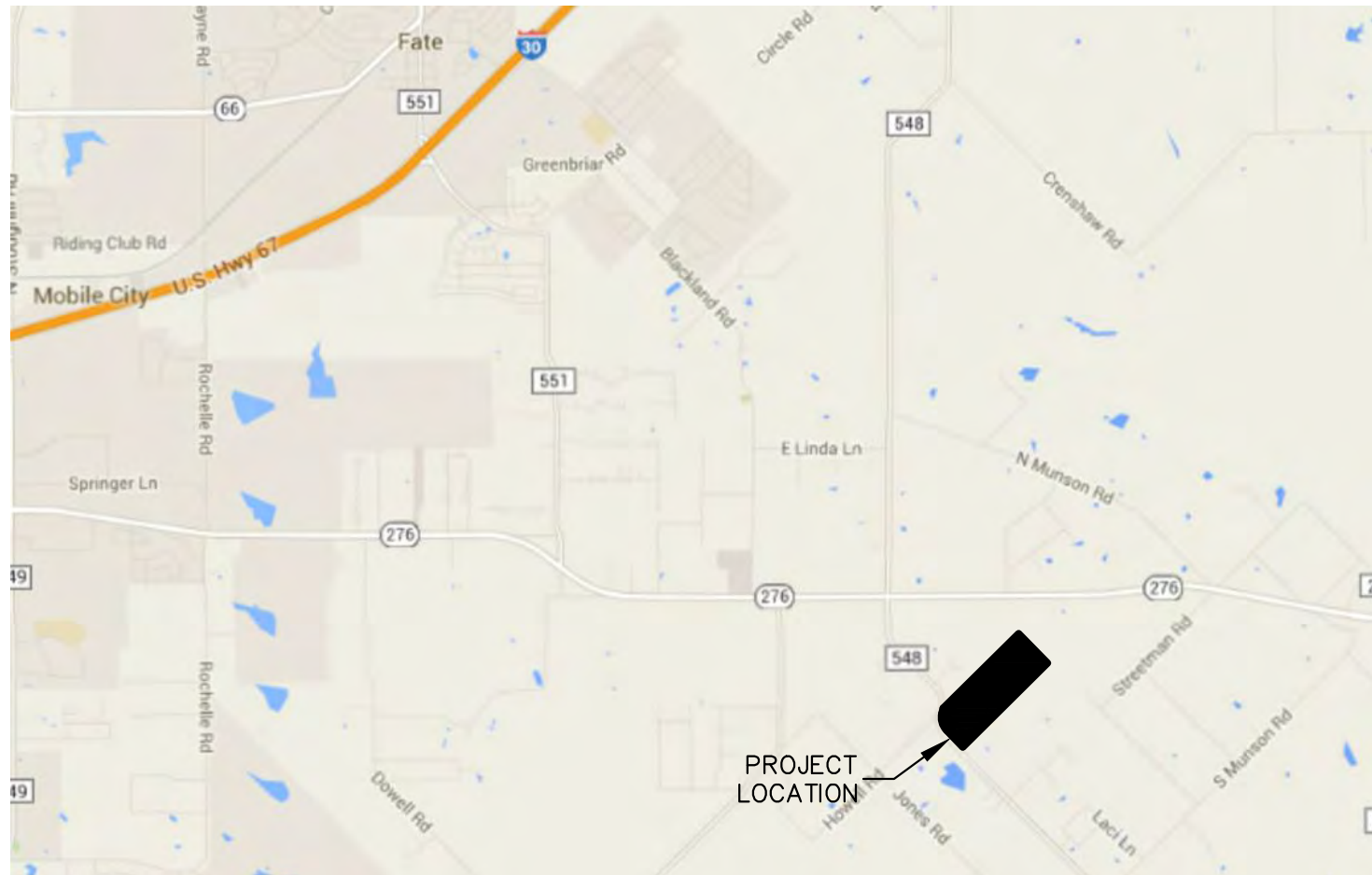
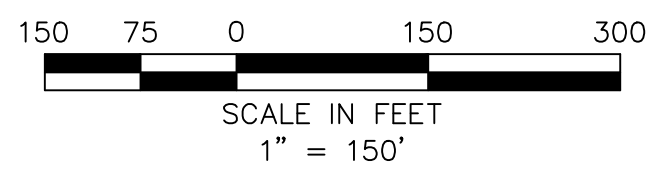
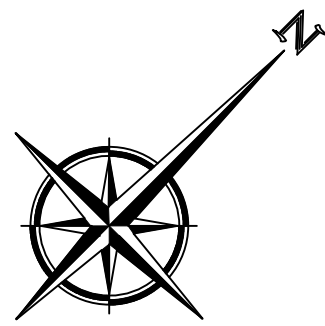
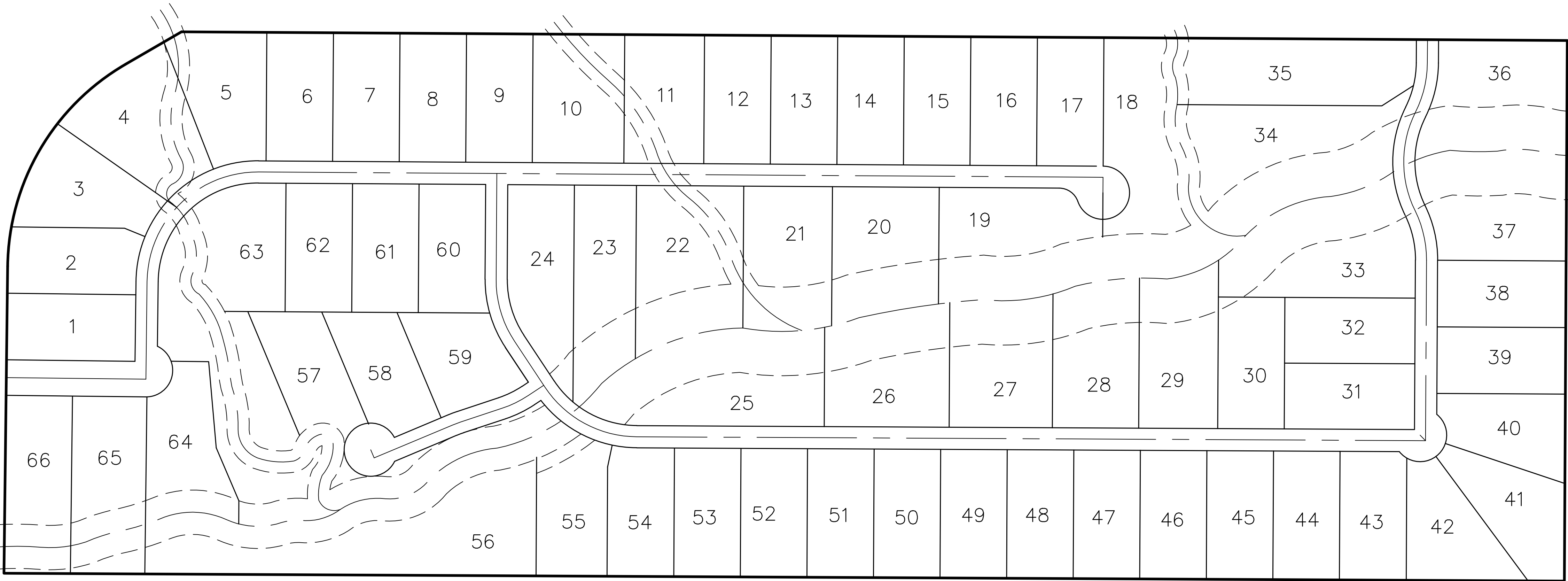


RURAL STREET SECTION

N.T.S.

173

FM 548 (80' ROW)



LAYOUT EXHIBIT

97 ACRE TRACT

ADJACENT TO FM 548
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 2015-07-02

CHAPTER 212 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Section 212.172 Texas Local Government Code by and between the City of Rockwall, Texas [*the 'City'*] and **TERRAVISTA INVESTORS, LLC**, [*'Owner's'*] the property owners of the hereinafter described property [*the 'Property'*] in Rockwall County, Texas, sometimes individually or collectively referred to as *Party* or *Parties*:

That property described in a deed to **TERRAVISTA INVESTORS, LLC** which is recorded at *Volume 7283 Page 108* of the Deed Records of Rockwall County, Texas, and commonly known as *Tax Parcel No. 0142-0000-0018-01-0R & 0142-0000-0018-00-0R*, which is attached hereto as *Exhibit 'A'*, consisting of approximately **97.2821** acres of land.

WHEREAS, *Owners* represent that the *Property* is within the *City's* existing extraterritorial jurisdiction ("ETJ") and more particularly described on ***Exhibit 'A'*** and to the extent that a portion of the *Property* lies outside the *City's* extraterritorial jurisdiction, *Owners* have voluntarily petitioned for inclusion of such land within the *City's* ETJ; and

WHEREAS, *Owners* desire that the *Property* remain in the *City's* extraterritorial jurisdiction for the term of this Agreement;

WHEREAS, *Owners* and the *City* acknowledge that this Agreement between them is binding upon the *City* and the *Owners* and their respective successors and assigns for the term of the Agreement;

WHEREAS, *Owners* represent that it is their intention to develop the *Property* during the term of this Agreement in accordance with the Development Plan, as set forth and described in *Exhibit 'B'* attached hereto; and

WHEREAS, this Agreement is to be recorded in the Real *Property* Records of Rockwall County;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

SECTION 1.

Continuation of ETJ Status. The *City* guarantees the continuation of the ETJ status of the *Property* and agrees not to annex the *Property* for the term of this Agreement, as hereinafter defined, and any subsequent renewals as may be agreed upon by the Parties, subject, however, to the provisions of this Agreement.

SECTION 2.

Development Plan. The *Owners* covenant and agree that use of the *Property* for the term of this Agreement and any extensions agreed to by the Parties shall be limited to those uses described on a development plan prepared by the landowner and approved

by the City of Rockwall and herein attached as **Exhibit 'B'**. Such uses and activities constitute the Development Plan for the *Property* in satisfaction of Texas Local Government Code Section 212.172(b). The City hereby approves the use and development of the *Property* in accordance with the Development Plan, and, specifically approves the land use as described and identified in the Development Plan. The Development Plan may be amended from time to time by written agreement between the Parties.

SECTION 3.

Governing Regulations

- (A) To the extent not inconsistent with the approved Development Plan, the following Rockwall regulations shall apply to any development of the *Property*, as may be amended from time to time, provided that the application of such regulations does not prevent the continuation of a use established prior to the effective date of this Agreement and which remains lawful at the time the Agreement is executed:
- (1) The Rockwall Unified Development Code Ordinance [*Ordinance No. 04-38*] as amended; for purposes of evaluating any proposed development of the *Property* under the Unified Development Code.
 - (2) The Subdivision Regulations, Chapter 24 of the Code of Ordinances and as amended, together with Standards of Design and Construction, City of Rockwall Texas, as supplemented by the North Central Texas Council of Governments Standard Specifications for Public Works Construction, North Central Texas, 3rd Ed. 1998 (NCTCOG Manual).
 - (3) The Building Codes, [*Ordinance No. 12-02*], adopting:
 - a. *International Building Code, 2009 Edition with amendments;*
 - b. *International residential Code, 2009 Edition with amendments;*
 - c. *The International Fire Code, 2009 Edition with amendments;*
 - d. *International Plumbing Code, 2009 Edition with amendments;*
 - e. *International Fuel Gas Code, 2009 Edition with amendments;*
 - f. *Rockwall Code of Ordinances, Property Maintenance Code, with amendments;*
 - g. *Uniform Swimming Pool Code, 2009 Edition with amendments; and*
 - h. *International Energy Conservation Code, 2009 Edition with amendments.*
 - i. *National Electric Code, 2008 Edition with amendments.*
 - j. *Rockwall Code of Ordinances, Fences, with amendments;*
 - k. *Rockwall Code of Ordinances, Dangerous Buildings, with amendments;*

I. *Rockwall Code of Ordinances, Moving of Buildings, with amendments.*

(4) *The Sign Regulations, Section 15-232 (B) [Ordinance 10-07].*

- (B) If, pursuant to this Agreement or following termination of the Agreement, portions of the *Property* are annexed to the City, the Parties further covenant and agree that the use and development of such land thereupon shall be subject to the regulations of the lowest intensity single-family residential district and the subdivision regulations then in effect. In the event any portion of the *Property* is developed in compliance with this Agreement, then following annexation the *Property* will be rezoned consistent with the City's approved Comprehensive Plan so that development pursuant to this Agreement does not result in a nonconforming use of the *Property* and the future use and development of such land shall be governed by the regulations of the zoning district to which the land is reclassified and the subdivision regulations in effect at the time of approval of such rezoning.

SECTION 4.

Agreement Deemed Void in Part; Voluntary Annexation.

- (A) If an *Owner* files any application for or otherwise commences development of any portion of the *Property* inconsistent with the development plan provided in Section 2, sections 1 and 3 of this Agreement shall become null and void, except as herein expressly provided for.
- (B) Thereafter the City may initiate annexation of the *Property* pursuant to Texas Local Government Code Subchapter C-1, or other such other provisions governing voluntary annexation of land as may then exist. *Owners* expressly and irrevocably consent to annexation of the *Property* under such circumstances. The *Owners* further agree that such annexation by the City shall be deemed voluntary, and not subject to the requirements and procedures for an annexation plan, as required by Texas Local Government Code Section 43.052, or successor statute.
- (C) Any development application that is submitted to the City for the *Property* during the term of this Agreement or during any extension, that is inconsistent with the development plan and governing regulations, shall be denied based upon such plan and governing regulations, which collectively shall constitute regulations in effect at the time such application is submitted. The *Owners* expressly waive any vested rights that might otherwise arise under Texas Local Government Code Section 43.002 or Chapter 245 of the Texas Local Government Code, or successor statute, from the submittal of such inconsistent development application. The *Owners* further agree that no use commenced or completed on the *Property* that is inconsistent with the Development Plan shall be considered established or in existence prior to the date that the City annexes the *Property* pursuant to this section.

- (D) If the City's right to annex, as of the date of this Agreement, is in any way diminished by a subsequent act by the Legislature of the State of Texas during the one year period or any additional period, that this Agreement is in effect, then such act shall be considered as a voluntary petition to annex.

SECTION 5.

Notice of Sale. If the *Owner* sells or conveys any portion of the *Property*, prior to such sale or conveyance, *Owner* shall give 30 days written notice of this Agreement to the prospective purchaser or grantee and the prospective purchaser or grantee acknowledge the City's rights under the terms of this Agreement. A copy of said notice and acknowledgement shall be forwarded to the City at the following address:

Attn: City Manager
City of Rockwall
City Hall
305 S. Goliad Street
Rockwall, Texas 75087

SECTION 6.

Recording. This Agreement is to run with the *Property* and be recorded in the real property records, Rockwall County, Texas.

SECTION 7.

Severability. Invalidity of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect. It is the intent of the parties that, should it be determined that any portion of the *Property* was outside of the City's then existing ETJ at the time this Agreement took effect, the provisions of this Agreement shall apply to the remainder of the *Property* located within the City's extraterritorial jurisdiction.

SECTION 8.

Remedies. This Agreement may be enforced by either *Owners* or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Entry into this Agreement by *Owners* waive no rights as to matters not addressed in this Agreement.

SECTION 9.

Change in Law. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to Section 3.

SECTION 10.

Venue. Venue for this Agreement shall be in Rockwall County, Texas.

SECTION 11.

Execution in Multiple Copies. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

SECTION 12.

Term and Extension. The initial term of this Agreement shall be for a period of fifteen (15) years from the Effective Date (*the 'Term'*). The Effective Date of the Agreement shall be the date the Agreement is executed by the City. Within 180 days prior to end of the Term of the Agreement, the City shall notify the *Owners* in writing that the Agreement is due to expire. If *Owners* desire to extend the operation of this Agreement beyond its Term, the *Owners*, at least 150 days prior to the end of the Term, shall submit a written request to the City for such an extension (*an 'Extension Request'*). The City, at least 90 days prior to the end of the Term shall notify *Owners* in writing, delivered by certified mail, with respect to its decision whether to extend this Agreement for an additional one (1) year term (*referred to as a 'Subsequent Term'*). In the event such written notice from the City of its decision is not received by the *Owners* at least 90 days prior to the end of that Term such Extension Request is deemed granted and this Agreement continues for another Subsequent Term.

SECTION 13.

Termination. If the *Owners* do not provide an Extension Request pursuant to Section 12, or upon a written decision by the City not to extend the term of this Agreement for a Subsequent Term following the Term, then *Owners* shall be deemed to have filed a petition for voluntary annexation as of the end of the Term of this Agreement. If *Owners* submitted an Extension Request, then a notice pursuant to Section 13 by the City that it has decided not to extend the Term of this Agreement shall also include a notification whether it intends, subject to the procedures required by law, to accept the petition for voluntary annexation. If *Owners* did not submit an Extension request then the City, at least 90 days prior to the end of the Initial Term, shall provide a written notification to *Owners*, by certified mail, whether it intends, subject to the procedures required by law, to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 180 days after the end of the Term.

SECTION 14.

Negotiations. Upon termination of this Agreement and the decision by the City to accept the petition for voluntary annexation by the *Owners*, as provided in Section 12 or Section 13, then *Owners* and the City will enter into good faith negotiations regarding the service plan to be implemented, provided that, unless the parties agree otherwise, the service plan for such land shall conform to, and be implemented in accordance with the City's then existing adopted comprehensive and utility master plans. Upon annexation, the zoning shall initially be a use consistent with development of the *Property* consistent with the Development Plan or if the *Property* has not been developed, the lowest intensity residential district, until an appropriate change in zoning is made pursuant to Chapter 211, Texas Local Government Code or successor statute. In connection with annexation pursuant to this section, the *Owner* hereby waives any

and all vested rights and claims that he may have under Section 43.002(a)(2) and Chapter 245 Texas Local Government Code that would otherwise exist by virtue of any actions *Owners* may take between the termination of this Agreement and the completion of annexation proceedings by the City. Unless the City declines to annex the *Property* on the petition of the property *Owner*, the Development Plan and governing regulations consistent with the Development Plan shall apply to any proposed development application prior to completion of annexation proceedings and the adoption of permanent zoning regulations for the *Property*, and the Development Plan and governing regulations consistent with the Development Plan shall be kept in effect for such purposes.

SECTION 15.

Survival of Covenants. The covenants in Sections 2, 4, 14, and 15 shall survive termination of this Agreement, together with any other provisions, as may be necessary for the implementation of those sections.

The Parties hereto have executed this agreement as of _____.

Owners:

TERRAVISTA INVESTORS, LLC

Joseph E. Howell, Manager

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____,
2015.

Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____,
2015.

Notary Public, State of Texas

THE CITY OF ROCKWALL, TEXAS

By: _____

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the _____ day of _____, 2015.

Notary Public, State of Texas

TRACT 1:

Exhibit 'A'
Legal Description

PART of the S. McFadgin Survey, Abstract No. 142, situated in Rockwall County, Texas, being the same tract of land described by Substitute Trustee's deed to Meridian Bank Texas (Tract 1) recorded in Volume 6659, Page 53 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the west corner of said Meridian tract, also for the west corner of a tract of land described by deed to Nan B. Miller recorded in Volume 7042, Page 75 of the Real Property Records of Rockwall County, Texas, also lying on the easterly line of Farm Market Road 548, an 80.00 feet wide right-of-way;

THENCE North 45 degrees 21 minutes 36 seconds East, along the northwest line of said Meridian tract and the southeast line of said Miller tract, along a wire fence, passing at a distance of 319.42 feet a 1/2 inch iron rod found for the east corner of said Miller tract and the west corner of the remainder tract to Glenn R. Robinson and wife, Gay L. Robinson recorded in Volume 532, Page 176 of the Deed Records of Rockwall County, Texas, and continuing along the northwest line of said Meridian tract and said wire fence, passing at a distance of 2,956.48 feet a 1/2 inch iron rod found for the east corner of a tract described by deed to Ronald Adley recorded in Volume 3774, Page 118 of the Real Property Records of Rockwall County, Texas, same being the most westerly corner of a 15.00 acre tract described by deed to Paul Bennett and Dorothy Alexander recorded in Volume 168, Page 711 of the Deed Records of Rockwall County, Texas, and continuing along the northwest line of said Meridian tract and a southeast line of said Bennett tract, and said wire fence, for a total distance of 3,127.32 feet to a 1/2 inch iron rod found for the north corner of said Meridian tract and an ell corner of said Bennett tract, from which a 1/2 inch iron rod found bears North 49 degrees 07 minutes 01 second West, 1.13 feet;

THENCE South 44 degrees 41 minutes 35 seconds East, along the northeast line of said Meridian tract and along a wire fence, a distance of 1,219.13 feet to a 1/2 inch iron rod found for the east corner of same, also for the north corner of a tract of land described by deed to Glenn Chadwell Turner and Kimberly Michelle Turner recorded in Volume 1676, Page 278 of the Deed Records of Rockwall County, Texas;

THENCE South 45 degrees 17 minutes 01 seconds West, along the southeast line of said Meridian tract, and the northwest line of said Turner tract, also along a wire fence, passing at a distance of 363.02 feet a 1/2 inch iron rod found for the west corner of said Turner tract, and the north corner of a tract of land described by deed to Dwane Turner recorded in Volume 1676, Page 267 of the Deed Records of Rockwall County, Texas, and continuing along the southeast line of said Meridian tract and the northwest line of said Dwane Turner tract, continuing along said wire fence, passing at a distance of 1,196.66 feet a 1/2 inch iron rod with cap stamped "R.P.L.S. 2291" found for the west corner of said Dwane Turner tract and the north corner of a tract of land described by deed to Crowell Development, Co., Inc. recorded in Volume 4417, Page 152 of the Real Property Records of Rockwall County, Texas, and continuing along the southeast line of said Meridian tract and the northwest line of said Crowell Development tract, continuing along said wire fence, for a total distance of 3,521.25 feet to a 1/2 inch iron rod with cap stamped "TIPTON" found for the south corner of said Meridian tract and the west corner of said Crowell Development tract, also lying on the northeast line of the aforementioned Farm Market Road 548;

THENCE North 44 degrees 19 minutes 08 seconds West, along the northeast line of said Farm Market Road 548, a distance of 692.70 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 533.69 feet, a central angle of 59 degrees 13 minutes 01 second, and a chord which bears North 14 degrees 43 minutes 13 seconds West, 527.36 feet;

THENCE along the northeast line of said Farm Market Road 548, and said curve to the right in a northwesterly direction, an arc distance of 551.58 feet to a 1/2 inch iron rod found at the end of said curve;

THENCE North 14 degrees 53 minutes 23 seconds East, continuing along the northeast line of said Farm Market Road 548, a distance of 146.05 feet to the PLACE OF BEGINNING and containing 4,237,610 square feet or 97.282 acres of land.

Exhibit 'B'
Concept Plan

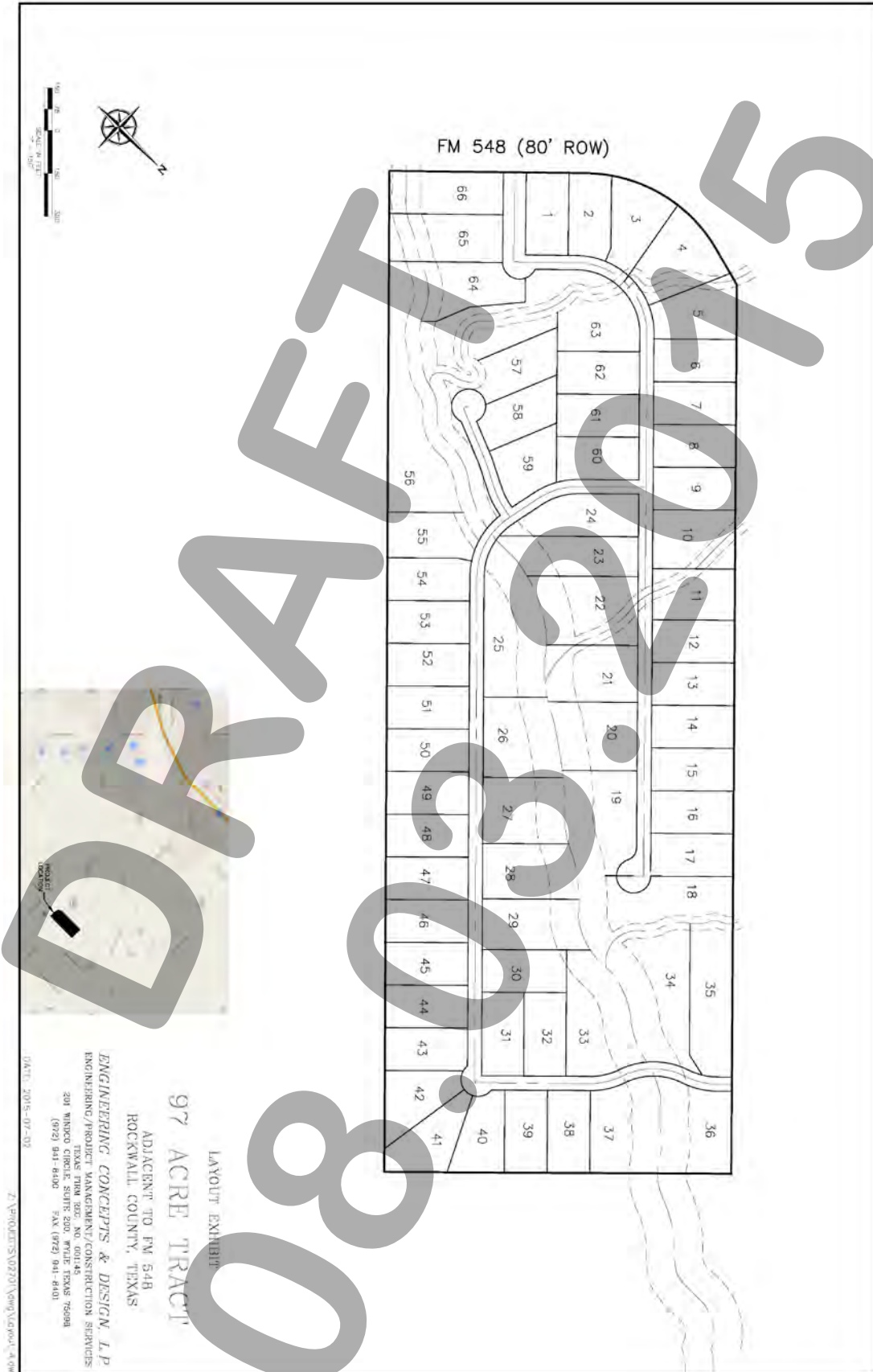


Exhibit 'C'
Development Standards

Development Standards.

1. *Permitted Uses.* Unless specifically provided by this agreement, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed one (1) dwelling unit per gross acre of land; however, in no case should the proposed development exceed 66 units. All lots shall conform to the standards depicted in *Table 1* below unless specifically provided for in *Table 2* below.

Table 1: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	150'
Minimum Lot Depth	250'
Minimum Lot Area ⁽⁶⁾	43,560 SF
Minimum Front Yard Setback ⁽²⁾	40'
Minimum Side Yard Setback	25'
Minimum Side Yard Setback (Adjacent to a Street)	25'
Minimum Length of Driveway Pavement (Rear and Side Yard Only)	25'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ⁽⁴⁾	25'
Minimum Area/Dwelling Unit (SF) ⁽⁵⁾	2,600 SF
Maximum Lot Coverage	45%
Minimum Number of Paved Off-Street Parking Spaces	2 Spaces
Minimum Distance Between Buildings	10'

General Notes:

1. The minimum lot width shall be measured at the *Front Yard Building Setback*. The Director of Planning or his designee may grant a reduction in the required lot width by up to 10% of the required width if deemed necessary to the design of the lot.
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. The minimum area/dwelling unit only includes air conditioned square space.
6. The minimum lot area refers to area outside of the floodplain, as defined per the City's regulations.

3. *Building Standards.* All development shall adhere to the following building standards:
 - (a) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all primary structures (*i.e. dwelling units only*) shall be 80%. For the purposes of this agreement the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*), and stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*). Cementaceous products (*e.g. HardiBoard, Hardy Plank, Stucco, etcetera*) shall be limited to 50% of the masonry requirement.
 - (b) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.

Exhibit 'C'
Development Standards

- (c) *Garage Orientation.* Garages shall be accessed from a traditional 'J'-Swing or Swing type driveway arrangement. A second, single garage door facing the street is permitted behind the width of the required double door garage that is accessed from a traditional 'J'-Swing or Swing configuration.
4. *Anti-Monotony Restrictions.* The development shall adhere to the following *Anti-Monotony* restrictions (for spacing requirements see the illustration below):
- (1) Exterior wall materials must comply with the *Masonry Requirements* listed in Section 3.(a). Additionally, all chimneys are required to utilize masonry materials.
 - (2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
 - (3) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on FM-548 shall not repeat without at least two (2) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Garage Location
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
 - (4) Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No *Formica* countertops may be installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.
 - (5) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*). Alternatively, a tile, metal or other higher quality may be utilized as a roofing material pending it conform to the *Anti-Monotony Restrictions* stated in this section.

See the Illustrations on the following page.

Exhibit 'C'
Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

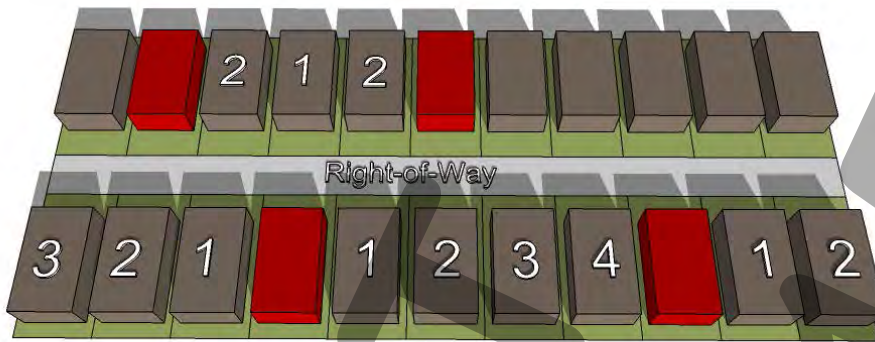
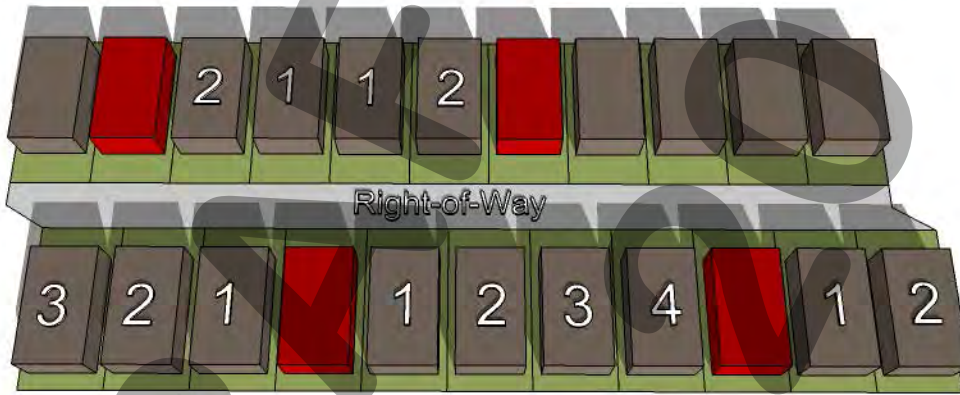


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



5. *Fencing Standards.* Fences are not mandatory for any lot within this subdivision; however, if a property owner chooses to construct a fence it will need to adhere to the following standards:
- (a) *Solid Residential Fencing.* All solid residential fencing shall be cedar standard fencing material (minimum 1/2" thickness) or better (*spruce fencing is not allowed*). All cedar pickets shall be placed on the *public side* facing the street or neighboring property.
 - (b) *Wrought-Iron/Tubular Steel Fencing.* Lots located along perimeter roadways (*i.e. FM-548*) and abutting open spaces, greenbelts and/or a park [*if any*] -- *however, land abutting development land or yard areas of adjacent properties/homes* -- shall be required to install tubular steel or wrought-iron fencing.
 - (c) *Common Area Fencing.* All common areas and perimeter fencing shall be maintained by a Homeowners Association (HOA) as specified by the *Subdivision Regulations* contained in *Chapter 38* of the City's *Municipal Code of Ordinances*. Common area fencing shall be constructed of tubular steel or wrought-iron and not exceed six (6) feet in height.
6. *Landscaping.* At the time of final inspection of the finished home, all single-family lots shall be landscaped with large canopy trees as follows:
- (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all interior lots.

Exhibit 'C'
Development Standards

- (b) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front yard of all corner lots and two (2) additional trees shall be planted in the side yard facing the street.

Note. Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.

7. *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
8. *Streets.* The street cross sections shall be as depicted within *Exhibit 'B'* of this agreement. The property owner (with direct adjacency) shall be responsible for maintaining the area between edge of pavement and their property line (*i.e. the bar ditches/drainage areas*).
9. *On-Site Sewage Facilities. Septic Systems* are permitted on all lots within this subdivision pending conformance to the following standards:
 - (a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, and etcetera*).
 - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
 - (c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.
10. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.
11. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the final plat.
12. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Kristy Ashberry, City Secretary / Assistant to the City Manager

SUBJECT: Action item re: ambulance exclusivity ordinance provision

DATE: July 31, 2015

The topic of the city's current ordinance that essentially creates "exclusivity" of ambulance service provision within the City of Rockwall was discussed at a work session held at the July 20 regular city council meeting. Representatives from Presbyterian Hospital of Rockwall as well as Medic Rescue ("Rockwall County EMS") spoke during the work session. A request was made by the city council that input from the Rockwall County Emergency Services Corporation be solicited during the July 22 ESC board meeting. Draft minutes of that board meeting have been included in city council members' 8/3 meeting packet for review. Also included in the packet are letters from Alma Williams Howard and Dr. Crowley who represent Presby Rockwall as well as financial related information from Mr. Ownby of Medic Rescue, as requested by Mayor Pruitt. The Council has asked staff to include an Action Item on the August 3 meeting agenda to discuss either repealing the exclusivity ordinance, leaving it in place or amending it.

ARTICLE XII. - AMBULANCE SERVICE

Sec. 12-1251. - Contract required.

No person shall operate or cause to be operated a vehicle for ambulance purposes nor furnish, conduct, maintain, advertise or otherwise be engaged in the business or service of the transportation of ambulance patients within the city unless such person is the ambulance service provider currently under contract with the County of Rockwall Emergency Services Corporation to provide ambulance service within the county. No person shall knowingly solicit ambulance services regulated in this article except from the ambulance service provider.

(Code 1982, § 18-51; Ord. No. 93-41, § 1, 10-18-1993)

Sec. 12-1252. - Applicability.

The provisions of section 18-166 shall not apply to:

- (1) Rendering assistance to patients in the case of a major catastrophe or emergency with which the contractor's ambulances are insufficient or unable to cope;
- (2) Transporting a patient from outside of the county to a point within the city; or
- (3) Transporting a patient picked up outside of the county, traveling through the city to a destination outside of the county.

(Code 1982, § 18-52; Ord. No. 93-41, § 2, 10-18-1993)

Sec. 12-1253. - Violations.

Violations of this article are hereby declared to be public nuisances and shall be prohibited and abated in actions at law or in equity.

(Code 1982, § 18-53; Ord. No. 93-41, § 3, 10-18-1993)

July 29, 2015

Rockwall City Council Members,

I am writing to you regarding the City Ordinance of Exclusivity for Ambulance Service.

When we first created this ordinance, there was no ambulance service for our community, and there were no local hospitals. This ordinance provided assurance that our citizens would have emergency assistance to hospitals in the Dallas area.

Currently we have two acute care hospitals, two emergency hospitals, and numerous healthcare providers in our community. Because of this current growth, and future growth of our medical community, we continue to serve citizens by providing ever expanding healthcare locally. All of these providers want only to provide the highest level of compassionate skilled care to all citizens. This includes emergency services to local hospitals as well as transport to higher skilled care facilities when needed. It also includes non-emergent transport to other facilities in the metroplex.

To limit healthcare facilities to one service can easily become burdensome, create longer time lapses in service to patients, and create greater chances of harm to a patient. To have access to all possibilities for patient transport, whether emergent or non-emergent is in the best interest of the individual patient and consequently our community as a whole.

Would you as a private businessman, and a leader in this community committed to promoting quality thriving business, not find it hard to conduct your business at its highest level if only given one choice in how to do it or to maintain a competitive free market atmosphere? Please consider these thoughts regarding this ordinance. Does this ordinance serve this community as it is today? Would the community be better served without it?

I thank you for your service to our community. Having been in your position in service to our city, I appreciate that we must remain vigilant in striving to grow and provide citizens with the absolute highest quality of safety and services.

Sincerely,

Alma

Alma Williams Howard

July 31, 2015

To the Rockwall City Council and all those concerned:

My name is Sam Crowley. I have been the Emergency Medical Director for Texas Health Presbyterian Rockwall since the day it opened in 2007. I treated the first patient and delivered the first baby here. When I say that Presbyterian Rockwall runs deep in my blood, it is not hyperbole. I love everything my hospital stands for and I love the service we provide the citizens of Rockwall. While it has been only 8 years, we have grown along with Rockwall to become an integral part of the community and its safety structure. It is from that perspective that I bring my concerns about the current EMS ordinance.

Here is what concerns me about the current set up with Rockwall County EMS (RCEMS). They do not act like a **partner** in providing care for our patients. I do not wish this to be confused with thinking they do not provide quality care for the patients they see. Quite the contrary, as I have said on several occasions I am glad to have such wonderful EMS providers in the county. I would be the first in line to defend them against anyone who questions the quality of their emergency care. That being said, my worries stem from our business relationship with them which is strained due to the delays in care that occur for two reasons: untimely transport from our hospital and ignoring our North Campus ED.

Let me start with the first reason – untimely non-emergent transport. While these are "non-emergent" patients, they actually have conditions that require urgent attention. When I stabilize a patient and decide they need to go to another hospital for a service we do not have, I call for an ambulance to take them to the other facility. If the EMS group gets another 911 call in the meantime, it pushes back the transport of my patient until that call is done or another ambulance is available. At other facilities we could choose a different service and would be able to get a firm estimated time of arrival and tell both the family and the accepting hospital an accurate time for transfer. This allows us to keep the patients happy and safe, and keeps our receiving partners happy and informed. Sadly, in Rockwall we are forced to abide by this Ordinance, which does not allow us the full capacity to meet those goals.

The second reason I am concerned is that they routinely fail to utilize our North Rockwall location for emergent care. That facility is fully capable of stabilizing and caring for folks just like our main ED. Currently they pass this facility delaying care to go to a competing facility. I have been told this is a decision by their physician medical director, as that individual is responsible for their care and transport behavior. I would happily discuss this with him, but in the 8 years that Presby has been open, he has not met with me or actually come to the facilities to evaluate our capabilities! We are perhaps their biggest client and their medical director had made no effort to get to know their main client?? I pressed the RCEMS managers on this in a meeting with several council members, the judge, and the mayor present, and I still have not met the man. A client should not have to ask for a service provider to come and get to know them! That is not how business is done unless one of the partners has no choice except to be in the relationship.

I am glad we can compete against other hospitals because it pushes us to be the best and compete on quality and cost. As of today however, we are at a disadvantage because our EMS service does not have to compete against anyone else. Our main competitor has no restrictions on its transport ambulance selections. We get what we get and Rockwall EMS has no real incentive to be a great partner. We have worked for almost 8 years to get help with these issues and have had little change. I do not know if this is because they are not keeping up with the pace of growth of Rockwall, or if they to feel transporting our patients is not a priority. I know when they are running emergency calls our patients get bumped for transport and that does not happen at our other 18 facilities across North Texas.

Ultimately my concern stems from the fear that we are all exposed to a possible catastrophic outcome due to delay in transport or from passing by the closest facility. I worry that these issues will expose our patients to undue risk, and thus put the reputation of Rockwall at risk. Please let me know if I can add any further information. Thanks for your time.

Samuel R Crowley, MD,
Emergency Medical Director & Chief of Staff at Texas Health Presbyterian Rockwall



Rockwall County EMS
809 South Goliad
Rockwall, Texas 75087

Date: July 31, 2015

To: Mary Smith, Assistant City Manager
City of Rockwall

Re: Fiscal Impact of Non-911 Transports

Mrs. Smith:

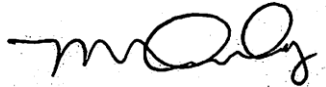
In response to your request for further information related to the fiscal impact of non-911 transports, please find below the total payments received on transports that were picked up at the corresponding facilities during the associated time frames.

Facility	Address	2014 (totals)	2015 YTD/Q1- 2 (totals)
Texas Health Presbyterian Hospital Rockwall	3150 Horizon Rd	\$428,025*	\$186,055*
TH North Rockwall Emergency Room	2265 N Lakeshore Dr	\$165,848	\$70,614
Baylor Emergency Medical Center	1975 Alpha Dr #100	\$82,318	\$51,195
Rockwall Nursing Care Center	206 Storrs	\$56,173	\$23,336
Broadmoore Medical Lodge	5242 Medical Dr	\$73,149	\$43,115
Arbor House	5250 Medical Dr	\$37,551	\$23,619
Rock Ridge Assisted Living and Memory Care	720 E Ralph Hall Pkwy	\$13,430	\$22,933
Autumn Leaves of Rockwall	225 E Ralph Hall Pkwy	\$14,637	\$9,774
Emeritus at Summer Ridge	3020 Ridge Rd	\$13,540	\$4,408
MedPost Urgent Care	3090 N Goliad St		
MedPost Urgent Care	2951 Ridge Rd		
Rockwall Urgent Care	810 E Ralph Hall Pkwy		
Rockwall Surgery Center	825 East Yellow Jacket	\$1,200	\$1,645
DaVita Dialysis	2455 Ridge Rd #101	\$5,552	\$1,303
Liberty Dialysis	2850 Ridge Rd	\$6,539	\$8,085
Total:		\$897,962	\$446,082

The Urgent Care centers are billed as if a doctor's office, therefore accurate totals were not available, due to the way they are coded in our billing system. *These figures are actual cash receipts and do not include any billings for which payment has not been received. Additionally, we are experiencing a 13.4% trip-per-month increase annually (2012-2014).

Thank you for the thoroughness in which these matters have been addressed. I hope you find this information adequate and it adds sufficient clarity to aid in this very important decision. If any additional questions should exist, I welcome the opportunity to further discuss it at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "m. Ownby". The signature is fluid and cursive, with a large loop for the letter 'O'.

Mitch Ownby, EMS Chief



MINUTES

COUNTY OF ROCKWALL EMERGENCY SERVICES CORPORATION

ROCKWALL HISTORIC COURTHOUSE 101 EAST RUSK ROCKWALL, TEXAS 75087 972-882-2840

Regular Board Meeting

Wednesday, July 22, 2015 5:00 p.m.

GENERAL BOARD MEETING

Board Members Present:

Barry Brooks (Heath)
Steve Hatfield (McLendon Chisholm)
Dennis Lewis (Rockwall)
Lorne Megyesi (Fate)
Janet Nichol (Royse City)
Cliff Sevier (Rck. County)
David Sweet (Rck. County)

Board Members Absent:

Debby Bobbitt (Rowlett)
Dana Lawson (Mobile City)
Jim Pruitt (Rockwall)

GENERAL BOARD MEETING

1. Call to order

President of the board, David Sweet, called the meeting to order at 5:01 p.m. with the above listed board members being present and absent.

2. Discuss / act on approval of the minutes from the June 24, 2015 regular ES Corporation Board meeting

Board Member Megyesi of Fate made a motion to approve the minutes. Board Member Sevier seconded the motion, which passed unanimously of those present (Bobbitt, Lawson and Pruitt absent).

3. Discuss / act on Emergency Management Program Report

Joe DeLane, County Emergency Management Coordinator, came forth and provided a brief verbal update to the board concerning recent Emergency Management related activities. He indicated that in August and September, he will begin meeting with various jurisdictions to begin planning a tabletop exercise for some time in the coming months. The radio system project is ongoing. No action was taken as a result of Mr. DeLane's report.

4. Discuss / act on the ES Corp. Treasurer's Report

ES Corp. Treasurer, David Peek, provided a verbal update to the board concerning his monthly report. He indicated that a large, principal and interest payment is coming due mid-August on the gun range training facility, and this will significantly draw down the bank account balance.

He shared that all bills of the Corporation have been paid, all member entities are current, and they have been timely on their payments to the Corporation. Board Member Lewis made a motion to accept the Treasurer's report. Board Member Hatfield seconded the motion, which passed unanimously of those present (Bobbitt, Lawson and Pruitt absent).

5. Hear update from jurisdictions regarding the following preliminary budgets for Fiscal Year 2016 for the ES Corporation:
 - a) Administrative / Operating Budget
 - b) Law Enforcement Training Facility Operating Budget
 - c) Law Enforcement Training Facility Debt Service Budget
 - d) Emergency Management Program Budget
 - e) Ambulance (EMS) Budget

Mary Smith, Finance Director and Assistant City Manager for Rockwall, came forth and indicated that the preliminary, proposed budgets have been distributed to each member entity for review and incorporation into each of their own jurisdiction's budgets. She explained that this item is an opportunity for any of the member entities to express any sort of concerns related to the proposed budgets. There being no one expressing any, no action was taken concerning this item. Mrs. Smith indicated that the board would take action to formally adopt the budgets at its September board meeting.

6. Adjournment

The regular board meeting was adjourned at 5:08 p.m.

AMBULANCE SERVICES BOARD MEETING

Board Members Present:

Barry Brooks (Heath)
Steve Hatfield (McLendon Chisholm)
Dennis Lewis (Rockwall)
Lorne Megyesi (Fate)
Janet Nichol (Royse City)
Jim Pruitt (Rockwall)
Cliff Sevier (Rck. County)
David Sweet (Rck. County)

Board Members Absent:

Dana Lawson (Mobile City)

-
1. Call to order

The meeting was called to order at 5:08 p.m. with the above noted board members being present and absent.

2. Discuss / act on update related to ambulance service related exclusivity provisions in place among member cities

Board Member Lewis provided an update to the board related to the Rockwall City Council's recent discussion of this topic at their city council meeting this past Monday evening. He explained that the Council heard comments from Presbyterian Hospital Rockwall as well as Medic Rescue and that they both had submitted some material to the council for review. He indicated that the Rockwall City Council would like some input from the ES Corp. regarding its

thoughts on Rockwall's current "exclusivity" ordinance related to ambulance service provision. President Sweet and Board Member Sevier both generally indicated that the ES Corp. is not in the business of writing or repealing city ordinances, so they do not have a formal opinion to express in this regard. Board Member Brooks indicated that the City of Heath does have an 'exclusivity' ordinance in place, but they are considering the possibility of putting it on a city council agenda for possible revocation. Board Member Hatfield of McLendon Chisholm expressed that he has concerns about the overall financial impact that may result regarding subsidy cost increases if the City of Rockwall repeals its exclusivity ordinance. EMS consultant to the board, Steve Athey of Healthcare Visions, indicated that he has already advised the board that he believes the best thing is to keep exclusivity ordinances in place, and he stands by that previously expressed opinion. Mr. Athey went on to explain that revocation of such ordinance(s) would have an unknown financial impact – it could be very little financial impact, or it could be quite large. He shared that, certainly if Rockwall does repeal its ordinance, Medic Rescue would need to begin very closely monitoring any financial impact. Board Member Lewis of Rockwall clarified that if Rockwall's ordinance is revoked, it would only affect non-emergency transports and would not affect 911 emergency calls.

President Sweet asked Medic Rescue if it had anything to say concerning the matter. Mitch Ownby of Medic Rescue came forth and indicated that when the system was originally designed in 2003 and a subsequent contract was signed in 2007, it was predicated on non-emergency transports being factored into the equation as far as subsidy cost is concerned. The goal in doing so was always to keep the cost low and make the best use of taxpayer dollars. He explained that roughly \$900,000 of Medic Rescue's \$3 million dollar budget is money generated from non-emergency transfers from hospitals, nursing homes and other indigent care facilities. He expressed the belief that Presbyterian Hospital has not been a good partner and that business-related matters have been immediately escalated to the entities and to ES Corp. board members without first coming to the table with Medic Rescue to discuss those matters and try to work them out. He shared that his company has offered to park an ambulance at the door of the hospital, but they have not accepted this offer. They instead have chosen to escalate complaints to cities and ESC board members. President Sweet indicated that perhaps an offer to place an ambulance at their door was 'too little, too late' at that point. At the request of Board Member Brooks, Ownby went on to explain that about \$600,000 annually is attributed to funds coming in as a result of non-emergency transports out of Presby (about 100 calls / month on average). Mr. Crowley, City Manager of Rockwall, spoke, indicating that these problems are not ones which have just recently arisen. Instead, they are problems that have been ongoing now for a number of years. He suggested that perhaps the service contract between the EMS provider and the ESC board could be evaluated to incorporate language that would help keep "big customers" such as Presbyterian Hospital satisfied. Mr. Ownby went on to explain that Medic Rescue responds 90% of the time, on average, within the time expectations delineated in its private contract with Presby and that one out of four calls gets passed on, via Medic Rescue's coordination, to an alternate ambulance service provider.

Board Member Lewis clarified that Rockwall's ordinance makes it a criminal offense right now for Presby to call someone else to perform non-emergency transfers. Right now, 'exclusivity' related to Rockwall's ordinance means that the City of Rockwall is essentially handing Medic Rescue all of its non-emergency transports as opposed to Medic Rescue having to go out and secure contracts itself with those type of facilities.

Ownby restated that about \$600,000 annually is generated through Presby transfers, and about \$250,000 annually comes from other, non-emergency facilities. He indicated that his company does not currently have a contract with Baylor Rockwall.

Discussion ensued related to Medic Rescue calling upon other ambulance service companies to respond to non-emergency transfer requests when Medic Rescue is tied up and unable to provide those services. Ownby generally expressed that Medic Rescue performs this service on behalf of Presby so that Presby does not have to worry with it, something that he feels is of benefit to Presby staff.

Ed Thatcher, City Manager of Heath, shared that a few years ago, he personally had a bad experience waiting to be transported out of Presby Hospital to another hospital in Dallas, a wait that lasted more than three long hours. Mr. Ownby shared that essentially what had occurred in that instance was that Medic Rescue was never called until about 20 minutes before they arrived at the hospital to transfer Mr. Thatcher. He explained that before a patient can be transferred, the receiving hospital has to have a lot of coordination with the transferring hospital to ensure they have a bed/room available for the patient being received, that the patient's medical records and test results have been successfully transferred, etc. So, all of those things apparently took place before the EMS company (Medic Rescue) was ever even called by Presby Hospital to conduct the patient transfer. Mr. Ownby explained that it is unfortunate that, in a situation like that one, the patient had no knowledge of the fact that EMS was only called twenty minutes before, even though he or she has been "waiting on an ambulance transfer for three plus hours."

Mr. Crowley explained that he is unsure if the City of Rockwall will end up repealing its ordinance or not. However, the ES Corporation needs to do everything it can to ensure that Medic Rescue is getting as much non-emergency transport business as possible so as to keep costs low. Having said that, he knows that everyone wants to be sure that service is good and that "big customers" such as hospitals are satisfied with the provider's service.

Board Member Hatfield pointed out that, even if Rockwall rescinds its ordinance, Presby still has a contract in place with Medic Rescue. Mr. Ownby indicated that if Rockwall repeals its ordinance, he suspects that Presbyterian Hospital will in turn immediately cancel its contract with Medic Rescue. At the request of Board Member Brooks, Mr. Ownby went on to explain that either party can cancel the contract at any time with, in some cases thirty days' notice, and, in other cases, more like 60 or 90 days' notice. Mr. Ownby stressed that Medic Rescue entered into the contract with Presby in an effort to be a good partner, and that the contract allows Presby Hospital to have "prime vendor" (reduced) pricing. Furthermore, he explained, that the contract was also established because it was in the best interest of the ES Corporation. Mr. Ownby shared that the contract was entered into about one-and-a-half to two years ago, and it is a year-to-year contract.

Michael Kovacs, City Manager of Fate, shared that he believes ambulance provision in the county is a great deal because Fate pays about \$45,000 annually to give 10,000 people a twelve minute response time. He believes that this is a phenomenal value considering the services provided.

President Sweet asked Mr. Ownby how he thinks these problems may be able to be fixed. Mr. Ownby shared that he is hoping that once Rockwall makes its decision on the ordinance, the political presence will be removed from the situation, and hopefully both parties can then come to the table to try and resolve the concerns. He shared that once Rockwall's decision is made regarding its ordinance, Medic Rescue will go back to Presby to try and speak to them to resolve their concerns and do whatever is needed to satisfy them.

The board took no action concerning this discussion item.

- 210 3. Discuss / act on reports from Medic Rescue related to EMS contract compliance, including
211 road construction impacts
212

213 **Medic Rescue provided an update to the board concerning its monthly reports. Mr. Ownby**
214 **provided brief comments related to recent involvement in community-related events, billing**
215 **and response times (which he reported are both doing ok and are as expected), and upcoming**
216 **construction. No action was taken by the board as a result of this agenda item.**
217

- 218 4. Adjournment
219

220 **The meeting was adjourned at 5:48 p.m.**
221

222
223 **PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE COUNTY OF ROCKWALL**
224 **EMERGENCY SERVICES CORPORATION ON THIS THE 26th DAY OF August, 2015.**
225

226
227
228
229 _____
230 **David Sweet**
231 **County Judge and President, County of Rockwall ESC**
232 **Board of Directors**

232 **ATTEST:**
233

234 _____
235 **Kristy Ashberry**
236 **Assistant Secretary, Board of Directors -**
237 **County of Rockwall ESC**

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Status of Boards & Commissions (for August 3, 2015 cc. mtg.)

Animal Advisory Board (Fowler)

= Need to be reappointed

<u>Animal Adoption Center/ Shelter Advisory Committee</u>	<u>FIRST NAME</u>	<u>LAST NAME</u>	<u>Appointed/Re Appointed</u>	<u>CURRENT 2 YR. TERM EXPIRES</u>
Member 1 [Citizen]	Ken	Dickson	Sept. 3, 2013	Aug. 2015
Member 2 [Licenced Vet]	Dr. David	Lottis	April. 2006 Dec. 2011	Aug 2013
Member 3 [Citizen]	Dr. Kurt	Avery	Nov. 2009 Dec. 2011	Aug. 2013
Member 4 [Animal Welfare Org]	Judy	Schoeneman	April. 2006	Aug 2012
Member 5 [Citizen]	Sandra	Solomon	April. 2006 Dec. 2011	Aug 2013
Member 6 (Municipal Official)	Brad	Griggs	n/a	n/a
Ex-Officio Member [Operates Shelter]	Molly	Petterson		

Sec. 6-51. Established; Composition

An animal adoption center/advisory committee shall hereby be established & comprised of:

- a licensed local veterinarian,
- one municipal official,
- one representative from an animal welfare organization,
- three city citizens to be appointed by the city council, and
- one person whose duties include the operation of the city's animal adoption center to be appointed by the city manager, and who shall serve as an ex officio member.

State Law Composition Requirements

- One licensed vet
- One county or municipal official
- One person who runs daily shelter operations
- One representative from an animal welfare organization

Architectural Review Board (Fowler)

= Needs to be reappointed or replaced

Architectural Review Board	FIRST NAME	LAST NAME	Appointed/Re Appointed	CURRENT 2 YR. TERM EXPIRES
Engineer (electrical)	Engiell	Tomaj	8/5/2013	Aug. 2015
Residential Property Owner (interior design)	Ashlei	Neill	3/3/2014	Aug. 2015
Residential Property Owner	Kristi	Mase	07/16/12 Sept. 2, 2014	Aug. 2016
Interested Citizen	Adan	Tovar		Aug. 2016
Interested Citizen	Enid	Reyes	Jan. 20, 2015	Aug. 2015
Building Designer	Mr. Julien	Meyrat	1/19/2010 Sept. 4, 2012 Sept. 2, 2014	Aug. 2016
Architect	Jimmy	Strohmeyer	6/3/2013	Aug. 2015

ATTENDANCE HISTORY

Architectural Review Board										
Meeting Dates	01.29.2014	02.25.2014	03.25.2014	04.29.2014	05.27.2014	06.24.2014	07.29.2014	08.26.2014	09.30.2014	10.28.2014
Members										
Julien Meyrat	P	P		P	P	A	P	P	P	P
Kristi Mase	P	P		P	P	P	P	P	P	A
Engiell Tomaj	P	A		P	P	A	A	P	A	A
Jimmy Strohmeyer	A	A		A	P	P	P	P	P	P
Ashlei Neill				P	P	A	P	P	P	A
Enid Reyes										
Adan Tovar										

ATTENDANCE HISTORY (cont'd)**Architectural Review Board**

Meeting Dates	11.25.2014	12.30.2014	01.13.2015	01.27.2015	02.24.2015	04.28.2015	05.26.2015	06.30.2015	07.28.15	Total Missed
Members										
Julien Meyrat	A	P	P	P	P	P	P	A	P	3
Kristi Mase	P	P	P	A	A	P	A	P	P	4
Engiell Tomaj	A	P	P	A	A	A	P	A	A	11
Jimmy Strohmeyer	P	A	A	P	P	A	A	P	P	7
Ashlei Neill	A	A	A	P	A	A	P	P	P	7
Enid Reyes					P	P	P	A	P	1
Adan Tovar				P	A	P	P	P	P	1

ARB INFO

Term. The members shall be appointed for a term of two years with staggered terms and shall be removable for cause by the city council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the city council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the city council upon completion of a term to which he has been appointed.

Qualifications. At least one member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.

Attendance. If a member has three consecutive absences that are not excused by the architectural review board, or is absent from more than 25 percent of the meetings, he may be removed from the board; however, if absent from 50 percent of the meetings in any calendar year, the member will automatically be removed from the architectural review board.

Art Review Team / Art Commission (White)

Art Review Team Commission	<u>FIRST</u>	<u>LAST</u>	<u>1st Appointed</u>	<u>CURRENT 2 YR. TERM EXPIRES</u>
interested citizen	David	Sweet	Jan.1,2015	unknown
interested citizen	Kathleen	Morrow	Jan.1,2015	unknown
interested citizen	VACANT			
interested citizen	VACANT			
interested citizen	VACANT			
staff liaison	Brad	Griggs		

The art review team (ART) commission shall consist of five members, who shall all be "interested citizens" appointed by the city council. All team members should possess knowledge of, or have an interest in contemporary, visual art, artistic principles and art media.

- a) The art review team (ART) commission shall consist of five regular members appointed by a majority of the city council. A staff liaison will be appointed by the city manager.
- b) In the case of a vacancy of the commission, the city council, by a majority vote, may appoint a replacement member to the commission. Any person appointed shall serve until the expiration of the term of office of the vacated position.
- c) Each member of the commission shall be a resident citizen and qualified voter of the city.
- d) Upon the initial appointment of the commission by the city council, members shall draw lots for three two-year terms and two one-year terms of service. Thereafter, the term of office of members of the commission shall be for two years. Members may be removed, as determined by the city council.
- e) Members shall serve without compensation.

Park Board (Townsend)

= Needs to be reappointed

Park Board	FIRST NAME	LAST NAME	Appointed/Re-Appointed	CURRENT 2 YR. TERM EXPIRES
Member 1	Brad	Bassett	07/16/12 Sept. 2, 2014	Aug. 2016
Member 2	Wayne	Larson	Oct. 20, 2014	Aug. 2016
Member 3	Kevin	Moffatt	10/6/2008 Sept. 2012 Sept. 2, 2014	Aug. 2016
Member 4	Charles	Johnson	July. 2013 (partial term) Sept. 2, 2014	Aug. 2016
Member 5	Ray	Harton	Oct. 2013	Aug. 2015
Member 6	Larry	Denny	3/17/2014	Aug. 2015
Member 7	Bob	Lewis	8/15/2011 09/03/13	Aug. 2015

ATTENDANCE HISTORY

Park Board								
Meeting Dates	7/1/14	08/05/14	09/03/14	10/07/14	11/04/14	12/02/14	01/06/15	02/03/15
Members								
Bob Lewis	P	P	P	P	P	P	P	P
Wayne Larson					P	P	P	P
Kevin Moffatt	P	P	P	P	P	P	A	P
Brad Bassett	P	P	P	A	P	P	P	P
Ray Harton	P	P	P	P	P	P	A	P
Larry Denny	A	A	P	P	A	A	P	A
Charles Johnson	P	P	P	P	P	P	P	P

ATTENDANCE HISTORY (cont'd)

Park Board						
Meeting Dates	02/25/15	04/07/15	05/05/15	06/02/15	7/7/2015	Total Missed
Members						
Bob Lewis	P	P	P	P	P	0
Wayne Larson	P	P	P	P	A	1
Kevin Moffatt	P	P	P	P	P	1
Brad Bassett	P	P	A	P	P	2
Ray Harton	P	P	P	P	P	1
Larry Denny	A	P	A	P	P	7
Charles Johnson	P	P	P	P	P	0

Historic Preservation Advisory Board (Pruitt)

= Needs to be reappointed or replaced

Historic Preservation Advisory Board	FIRST NAME	LAST NAME	Appointed/ Re-Appointed	CURRENT 2 YR. TERM EXPIRES
Interested Citizen	Dick	Clark	Nov.2012 Aug.4,2014	Aug. 2016
Property Owner in Downtown Area	Tina	Rowe	June.3, 2013 Aug.4,2014	Aug. 2016
Historic Foundation Member	Carolyn	Francisco	Aug.4,2014 (partial term)	Aug. 2015
Architect	Michael	Keegan	Dec.2012	Aug. 2015
Interested Citizen	Glen	Turbyfill	April 7,2014	Aug. 2015
General Contractor	Mike	Mishler	July 15,2013	Aug. 2015
Interested Citizen	Enid	Reyes	Sept.16, 2013 Aug.4,2014	Aug. 2016

ATTENDANCE HISTORY

Historic Preservation Advisory Board								
Meeting Dates	07.17.2014	08.21.2014	09.18.2014	10.16.2014	02.19.2015	04.16.2015	06.18.2015	Total Missed
Members								
Glen Turbyfill	A	P	A	A	A	A	A	5
Tina Rowe	P	A	P	P	P	P	P	1
Micheal Keegan	A	A	P	P	A	A	A	4
Dick Clark	P	P	P	P	P	P	P	0
Enid Reyes	A	P	P	P	A	P	P	1
Carolyn Francisco		P	P	P	P	P	P	0
Mike Mishler	P	P	P	P	P	A	A	2

Building & Standards Commission (Full Council)

= Needs to be reappointed or replaced

A	B	C	M	N	O
Building & Standards Commission	FIRST NAME	LAST NAME	Appointed/ Re-Appointed	CURRENT 2 YR. TERM EXPIRES	WANT REAPPOINTMENT?
Member 1	Toby	Kernan	Dec.1, 2014	Aug. 2016	
Member 2	Glenn	Carr	Aug. 2009 Dec. 2011 July 15, 2013	Aug. 2015	* 6 Yr. Policy re: terming out
Member 3	Dennis	Dayman	1/3/2012 July 15, 2013	Aug. 2015	
Member 4	Freddie	Jackson	1/3/2012 July 15, 2013	Aug. 2015	
Member 5	Jim	Turner	Dec.1, 2014	Aug. 2016	
Member 6	Eric	Chodin	Aug. 2011 Sept. 2012 Sept. 2, 2014	Aug. 2016	
Member 7	Bryan	Oney	Dec.1, 2014	Aug. 2016	

ATTENDANCE HISTORY

<i>Building & Standards Commission</i>						
Meeting Dates						
Members						Total Missed
Toby Kernan						
Tim Turner						
Bryan Oney	*NO MEETING WITHIN LAST YEAR					
Glenn Carr						
Freddie Jackson						
Eric Chodin						
Dennis Dayman						

Note: This board has no special 'position' or 'skills' related requirements (any citizen who is a registered / qualified voter may serve); however, the commission has the quasi-judicial authority to enforce the Property Maintenance Code

Purpose.

The building and standards commission has been created to:

- Provide a reasonable interpretation of the provisions of article XII of this chapter, pertaining to the property maintenance code;
- Mitigate specific provisions of article XII of this chapter, pertaining to the property maintenance code, which create practical difficulties in their enforcement;
- Hear cases and make determinations; and
- Make recommendations

Board of Adjustments (Full Council)

= Needs to be reappointed

Board of Adjustments	FIRST NAME	LAST NAME	Appointed/Re-Appointed	CURRENT 2 YR. TERM EXPIRES
Member 1	Alan	Dennard	April 6, 2015	Aug. 2015
Vice Chair (as of 12/11/14)	Stephen	Geiger	1/3/2012 July 15, 2013	Aug. 2015
Member 3	Martin	Musser	6/18/2012 July 15, 2013	Aug. 2015
Member 4	G. David	Smith	Dec. 2014	Aug. 2016
Chair (as of 12/11/14)	Todd	White	7/16/2012 Sept. 2012 Sept. 2, 2014	Aug. 2016
Alternate 1	Peter	Flores	April 6, 2015	Aug. 2016
Alternate 2				Aug. 2015
Alternate 3				Aug. 2016
Alternate 4				Aug. 2016

ATTENDANCE HISTORY

Board of Adjustments						
Meeting Dates	08/14/14	12/11/14	01/08/15	02/08/15	04/09/15	Total Missed
Alan Dennard					P	0
Stephen Geiger	P	P	P	P	P	0
Martin Musser	P	P	P	P	P	0
G. David Smith		P	P	P	P	0
Todd White	P	P	P	P	P	0
Peter Flores					P	0

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City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

June 2015

Permits

Total Permits Issued: 315

Building Permits: 97 Contractor Permits: 218

Total Permit Values: \$ 26,401,748.73

Building Permits: \$ 24,837,008.50 Contractor Permits: \$ 1,564,740.23

Total Fees Collected: \$ 618,061.51

Building Permits: \$ 599,637.01 Contractor Permits: \$ 18,424.50

Board of Adjustment

Board of Adjustment Cases 0

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2015 thru 6/30/2015

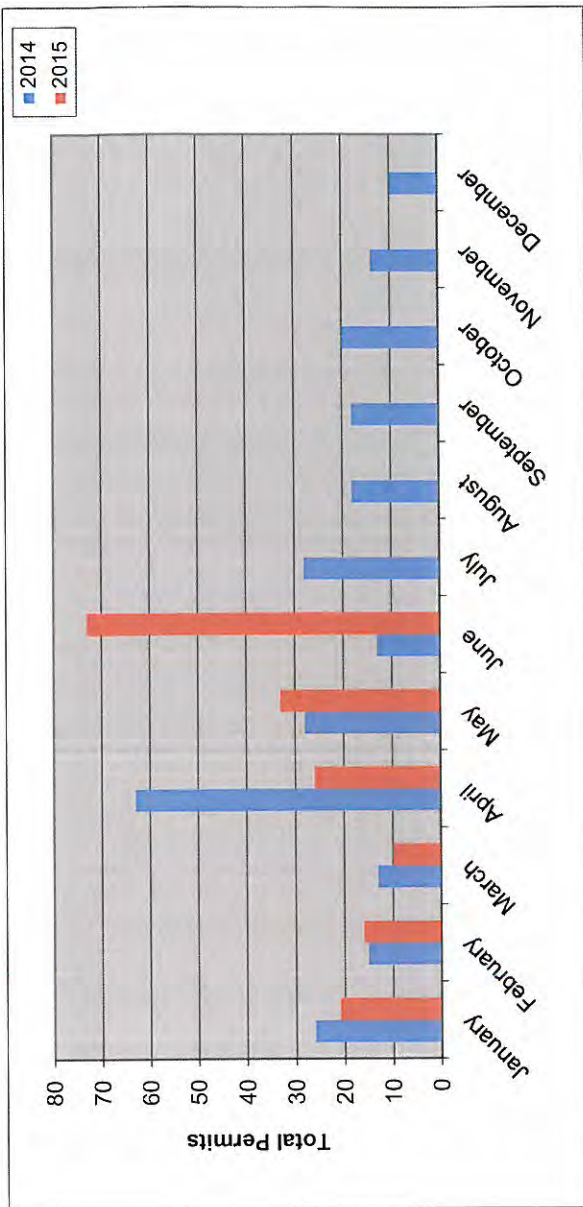
Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
BANNER	4	\$0.00	\$151.50
30 DAY BANNER	4	\$0.00	\$151.50
CO	5	\$0.00	\$381.00
BUSINESS	5	\$0.00	\$381.00
COMM	25	\$11,378,664.84	\$231,542.17
CONCRETE	3	\$66,750.00	\$1,036.99
DEMO	2	\$11,275.00	\$100.00
ELECTRICAL	5	\$83,900.00	\$1,166.16
FENCE	1	\$3,000.00	\$36.50
INTERIOR COMP	1	\$100,000.00	\$1,025.36
IRRIGATION	1	\$4,000.00	\$36.50
MECHANICAL	1	\$6,800.00	\$153.77
NEW	2	\$10,900,000.00	\$226,811.01
PLUMBING	1	\$5,600.00	\$136.75
REMODEL	4	\$57,550.00	\$898.43
ROOF	4	\$139,789.84	\$140.70
NONPROFIT SIGN	1	\$0.00	\$0.00
SIGNAGE	18	\$3,000.00	\$1,806.00
DEVELOPMENT	1	\$0.00	\$75.00
MONUMENT	1	\$0.00	\$75.00
PROJECTION	1	\$0.00	\$76.50
SIGN	1	\$0.00	\$75.00
TEMP REAL ESTATE	1		\$75.00
WALL	13	\$3,000.00	\$1,429.50
SINGLE FAMILY	249	\$15,020,083.89	\$383,872.84
ACC BLDG	6	\$71,899.00	\$1,250.14
ADDITION	3	\$113,750.00	\$1,490.65
ALTERATION	1	\$500.00	\$36.50
CONCRETE	6	\$25,800.00	\$654.69
DECK	2	\$16,500.00	\$333.51
ELECTRICAL	9	\$69,548.00	\$630.95
FENCE	34	\$109,639.50	\$1,199.60
IRRIGATION	15	\$39,000.00	\$526.50
MECHANICAL	22	\$230,288.00	\$4,460.18
MISCELLANEOUS	1	\$2,321.17	\$35.00
NEW	73	\$13,489,179.50	\$366,384.59
PATIO COVER	3	\$41,149.00	\$728.93
PERGOLA	3	\$12,981.00	\$356.15
PLUMBING	34	\$61,431.00	\$2,704.05
REMODEL	1	\$50,000.00	\$655.25
RETAINING WALL	2	\$4,700.00	\$71.35
ROOF	19	\$220,386.11	\$679.80
SWIM POOL	10	\$402,067.00	\$1,500.00
WINDOWS	5	\$58,944.61	\$175.00
SPECIAL EVENT	12	\$0.00	\$233.00
	12	\$0.00	\$233.00
TCO	1	\$0.00	\$75.00
	1	\$0.00	\$75.00

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2015 thru 6/30/2015

Type / SubType	# of Permits Issued	Valuation of Work	Fees Charged
Totals:	315	\$26,401,748.73	\$618,061.51

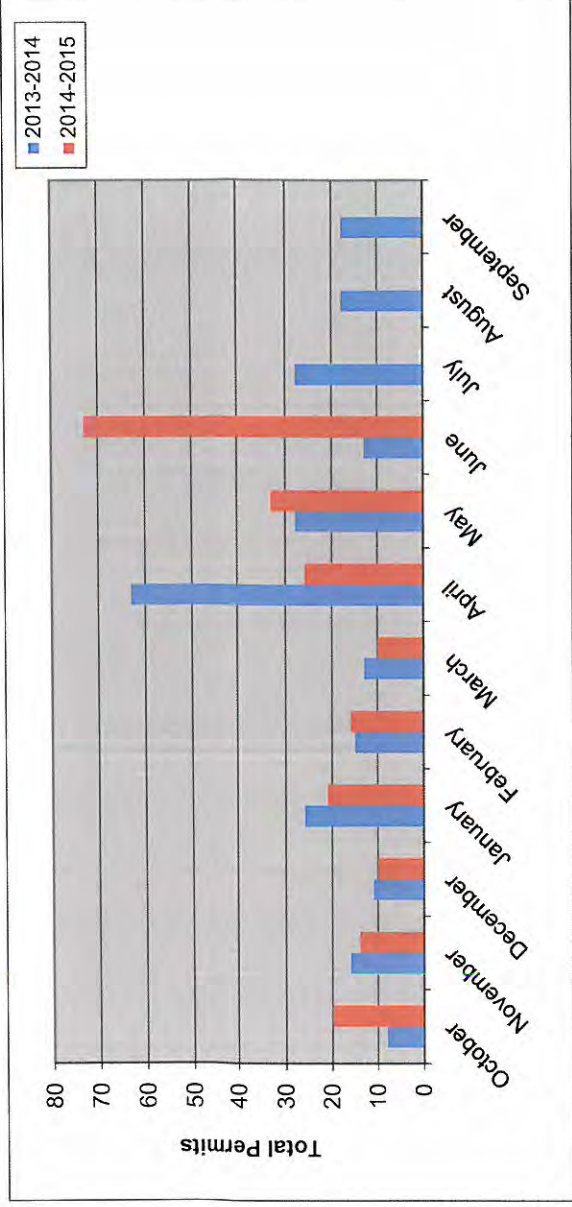
New Residential Permits Calendar Year

Year		
2014	2015	
January	26	21
February	15	16
March	13	10
April	63	26
May	28	33
June	13	73
July	28	
August	18	
September	18	
October	20	
November	14	
December	10	
Totals	266	179



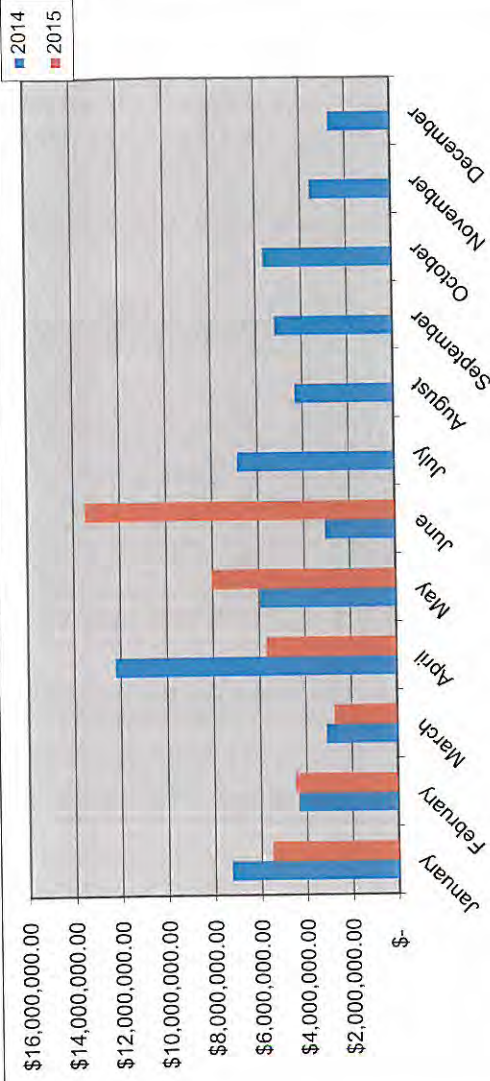
New Residential Permits Fiscal Year

Year		
2013-2014	2014-2015	
October	8	20
November	16	14
December	11	10
January	26	21
February	15	16
March	13	10
April	63	26
May	28	33
June	13	73
July	28	
August	18	
September	18	
Totals	257	223



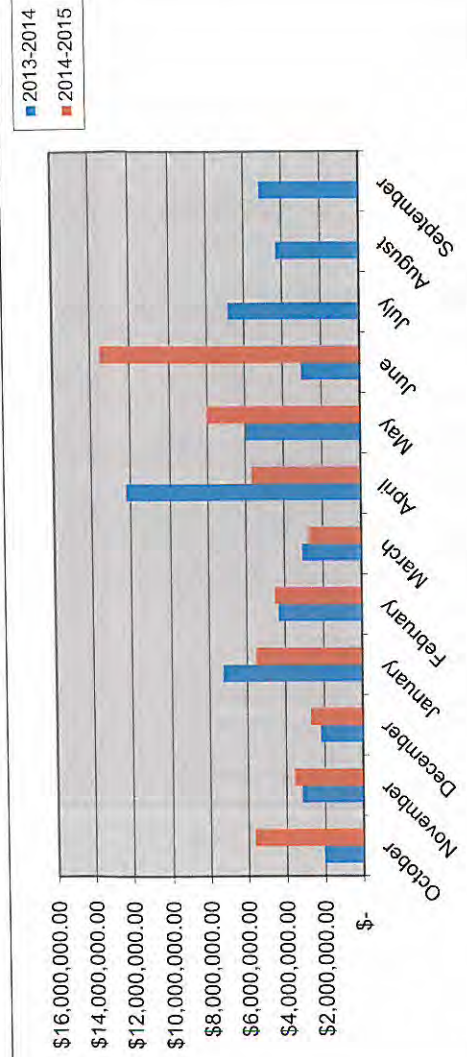
New Residential Value Calendar Year

	Year	
	2014	2015
January	\$ 7,288,000.00	\$ 5,509,932.00
February	\$ 4,353,427.00	\$ 4,518,552.00
March	\$ 3,094,927.74	\$ 2,742,324.00
April	\$ 12,228,936.33	\$ 5,703,968.00
May	\$ 5,960,240.00	\$ 8,039,718.52
June	\$ 3,048,536.00	\$ 13,489,179.50
July	\$ 6,883,062.87	
August	\$ 4,330,100.19	
September	\$ 5,184,201.79	
October	\$ 5,661,792.00	
November	\$ 3,581,756.00	
December	\$ 2,712,503.00	
Totals	\$64,327,482.92	\$ 40,003,674.02



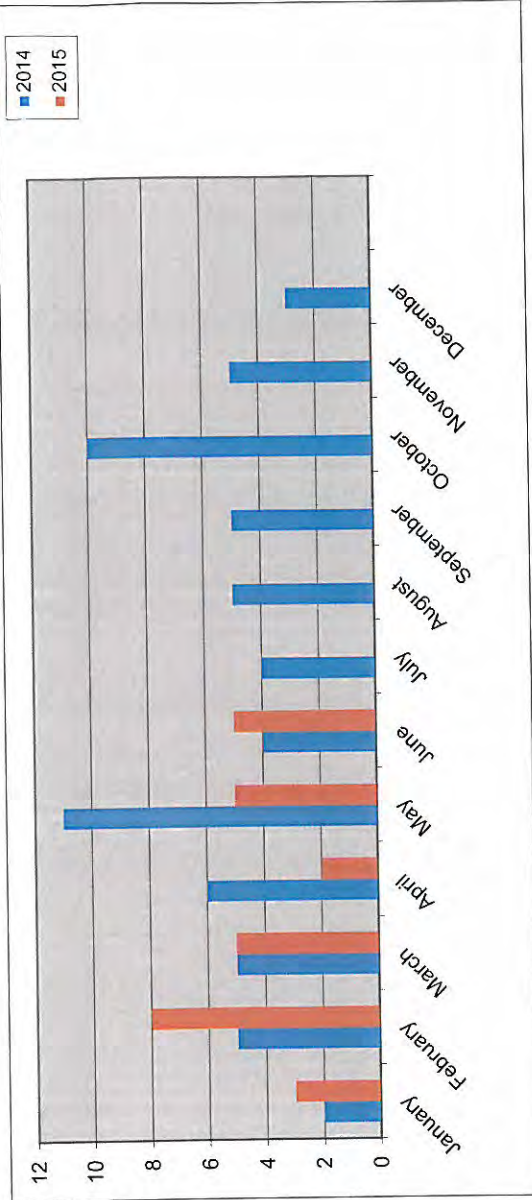
New Residential Value Fiscal Year

	Year	
	2013-2014	2014-2015
October	\$ 2,078,584.00	\$ 5,661,792.00
November	\$ 3,202,067.00	\$ 3,581,756.00
December	\$ 2,215,924.00	\$ 2,712,503.00
January	\$ 7,288,000.00	\$ 5,509,932.00
February	\$ 4,353,427.00	\$ 4,518,552.00
March	\$ 3,094,927.74	\$ 2,742,324.00
April	\$ 12,228,936.33	\$ 5,703,968.00
May	\$ 5,960,240.00	\$ 8,039,718.52
June	\$ 3,048,536.00	\$ 13,489,179.50
July	\$ 6,883,062.87	
August	\$ 4,330,100.19	
September	\$ 5,184,201.79	
Totals	\$59,868,006.92	\$ 51,959,725.02



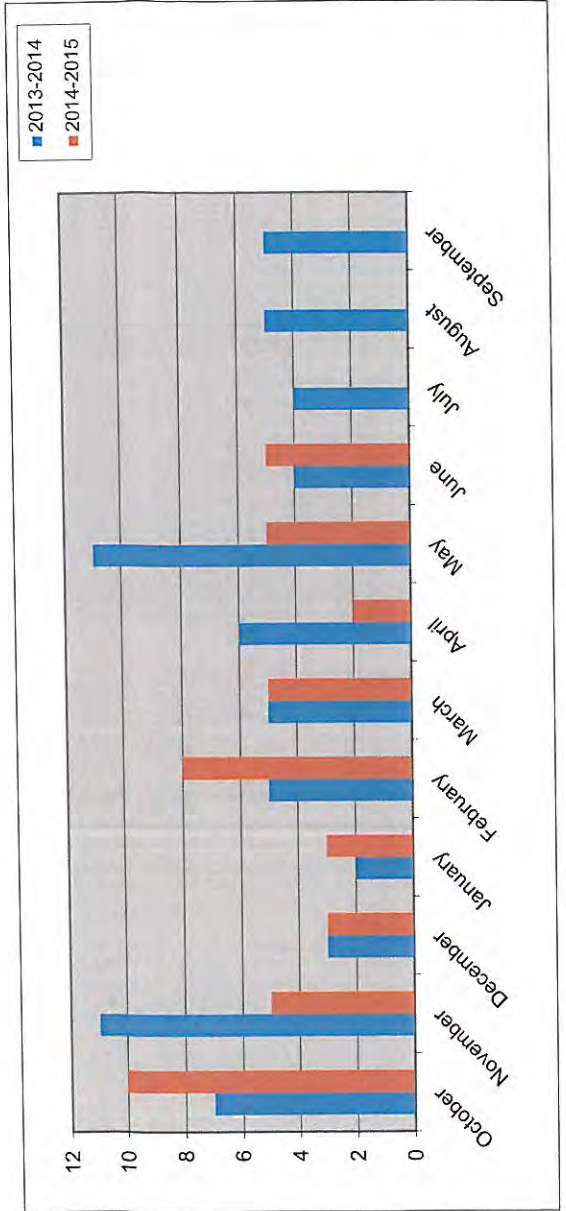
Residential Remodel Permits Calendar Year

	Year	
	2014	2015
January	2	3
February	5	8
March	5	5
April	6	2
May	11	5
June	4	5
July	4	
August	5	
September	5	
October	10	
November	5	
December	3	
Totals	65	28



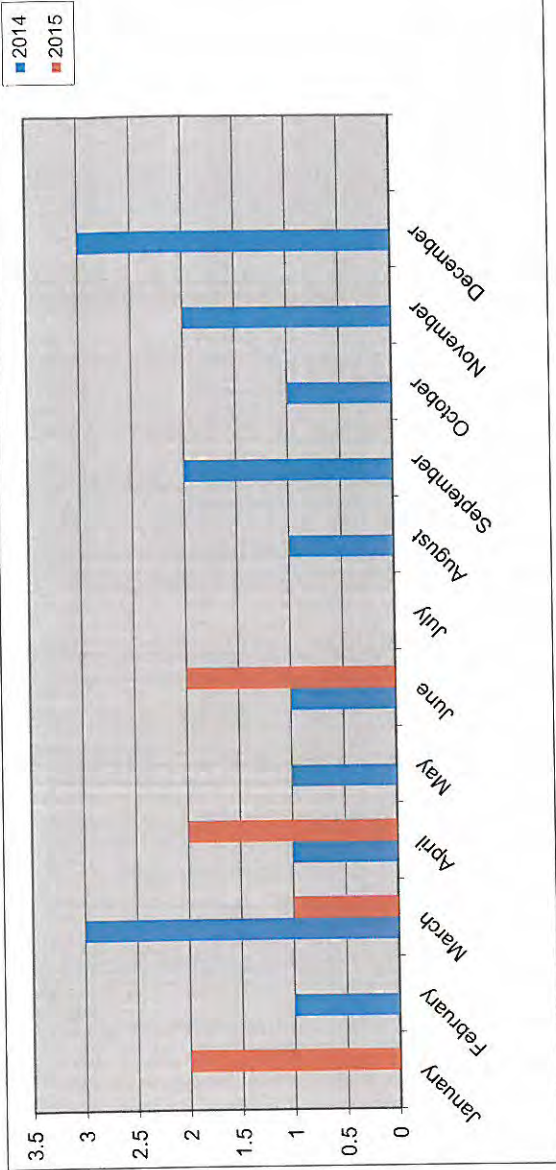
Residential Remodel Permits Fiscal Year

	Year	
	2013-2014	2014-2015
October	7	10
November	11	5
December	3	3
January	2	3
February	5	8
March	5	5
April	6	2
May	11	5
June	4	5
July	4	
August	5	
September	5	
Totals	68	46



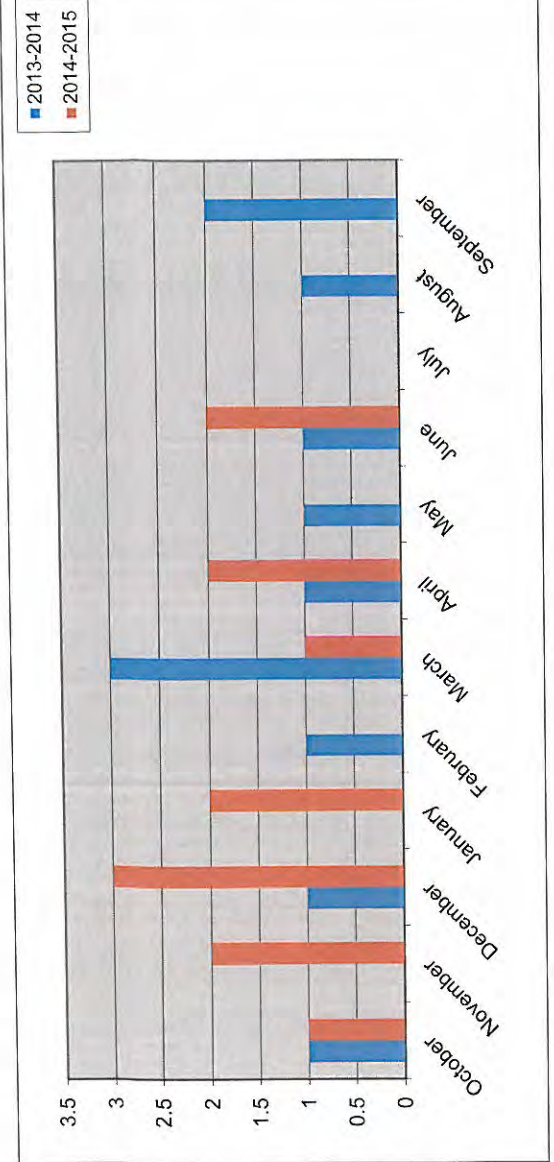
New Commercial Permits Calendar Year

	Year	
	2014	2015
January	0	2
February	1	0
March	3	1
April	1	2
May	1	0
June	1	2
July	0	
August	1	
September	2	
October	1	
November	2	
December	3	
Totals	16	7



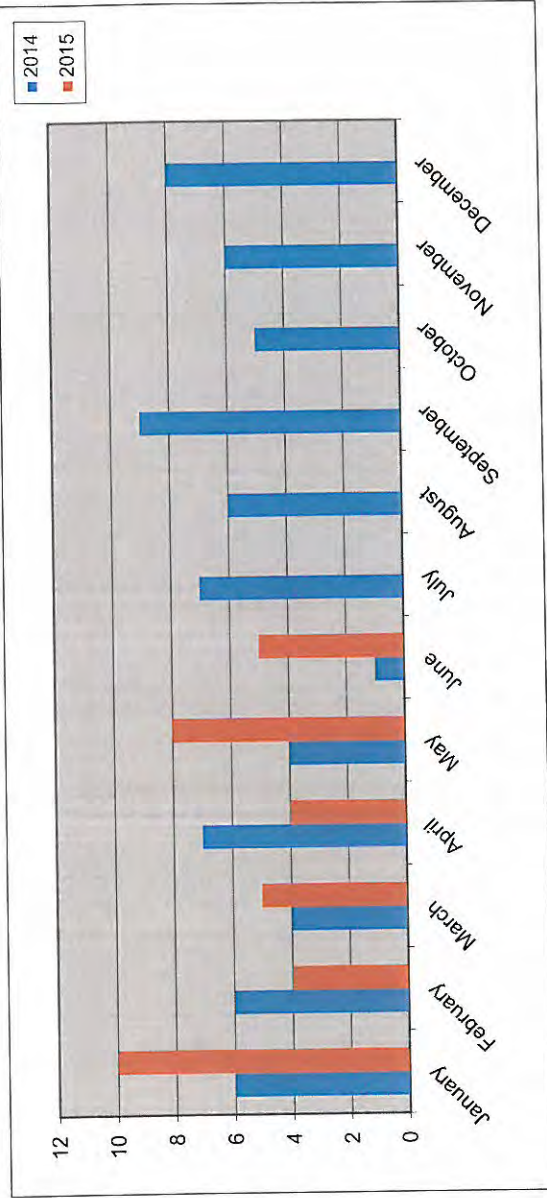
New Commercial Permits Fiscal Year

	Year	
	2013-2014	2014-2015
October	1	1
November	0	2
December	1	3
January	0	2
February	1	0
March	3	1
April	1	2
May	1	0
June	1	2
July	0	
August	1	
September	2	
Totals	12	13



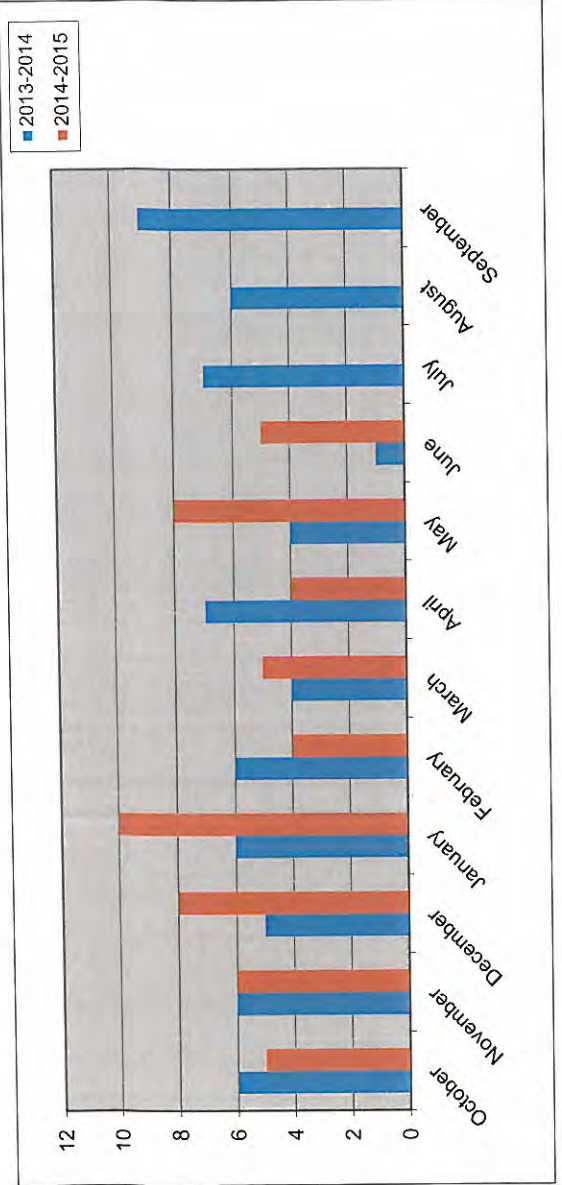
Commercial Remodel Permits Calendar Year

	Year	
	2014	2015
January	6	10
February	6	4
March	4	5
April	7	4
May	4	8
June	1	5
July	7	
August	6	
September	9	
October	5	
November	6	
December	8	
Totals	69	36



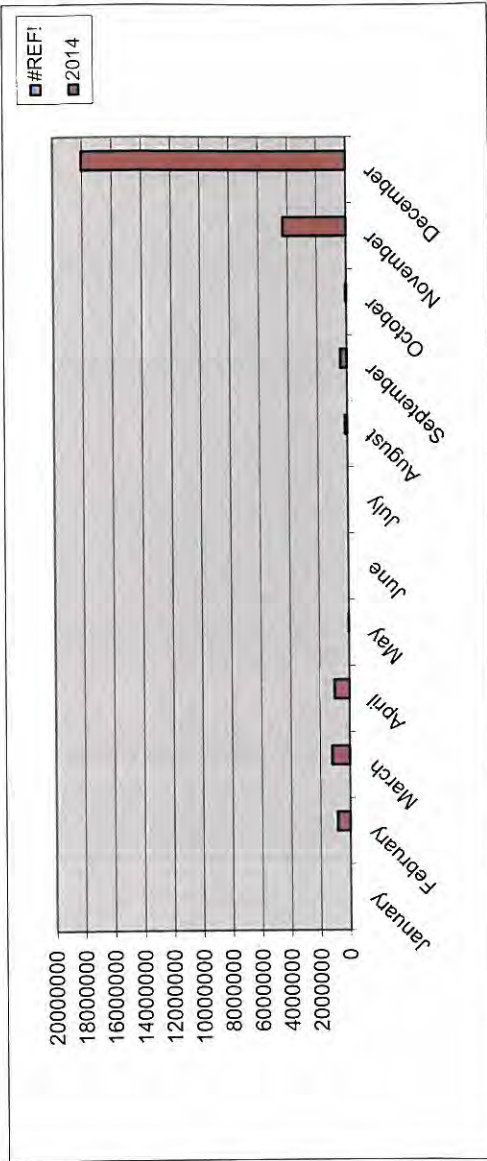
Commercial Remodel Permits Fiscal Year

	Year	
	2013-2014	2014-2015
October	6	5
November	6	6
December	5	8
January	6	10
February	6	4
March	4	5
April	7	4
May	4	8
June	1	5
July	7	
August	6	
September	9	
Totals	67	55



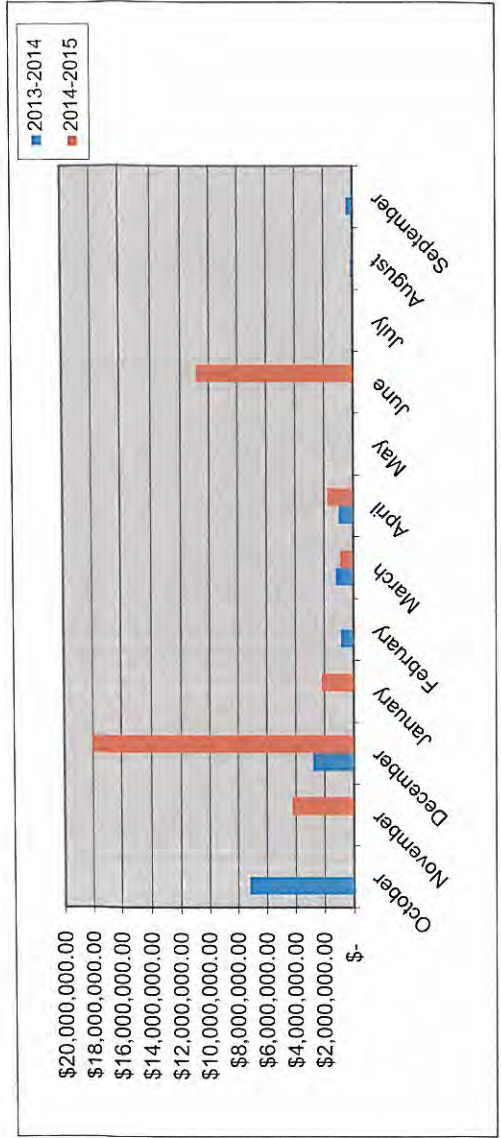
New Commercial Value Calendar Year

Year		
	2014	2015
January	\$ -	\$ 2,200,000.00
February	\$ 850,000.00	\$ -
March	\$ 1,185,000.00	\$ 930,000.00
April	\$ 1,000,000.00	\$ 1,780,000.00
May	\$ 5,000.00	\$ -
June	\$ -	\$ 10,900,000.00
July		
August	\$ 150,000.00	
September	\$ 430,795.00	
October	\$ 49,000.00	
November	\$ 4,300,000.00	
December	\$ 18,050,000.00	
Totals	\$ 26,019,795.00	\$ 15,810,000.00



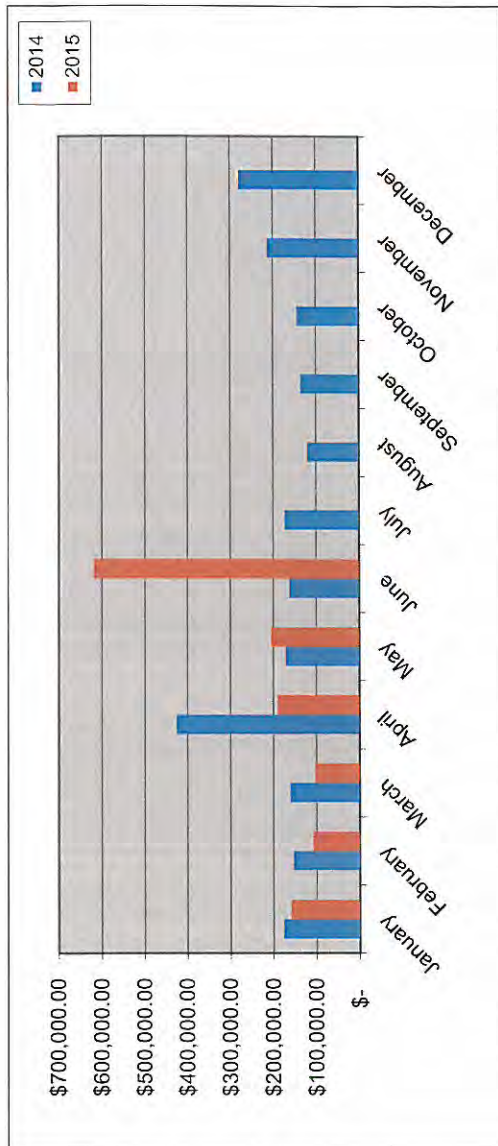
New Commercial Value Fiscal Year

Year		
	2013-2014	2014-2015
October	\$ 7,225,000.00	\$ 49,000.00
November	\$ -	\$ 4,300,000.00
December	\$ 2,800,000.00	\$ 18,050,000.00
January	\$ -	\$ 2,200,000.00
February	\$ 850,000.00	\$ -
March	\$ 1,185,000.00	\$ 930,000.00
April	\$ 1,000,000.00	\$ 1,780,000.00
May	\$ 5,000.00	\$ -
June	\$ -	\$ 10,900,000.00
July		
August	\$ 150,000.00	
September	\$ 430,795.00	
Totals	\$ 13,645,795.00	\$ 38,209,000.00



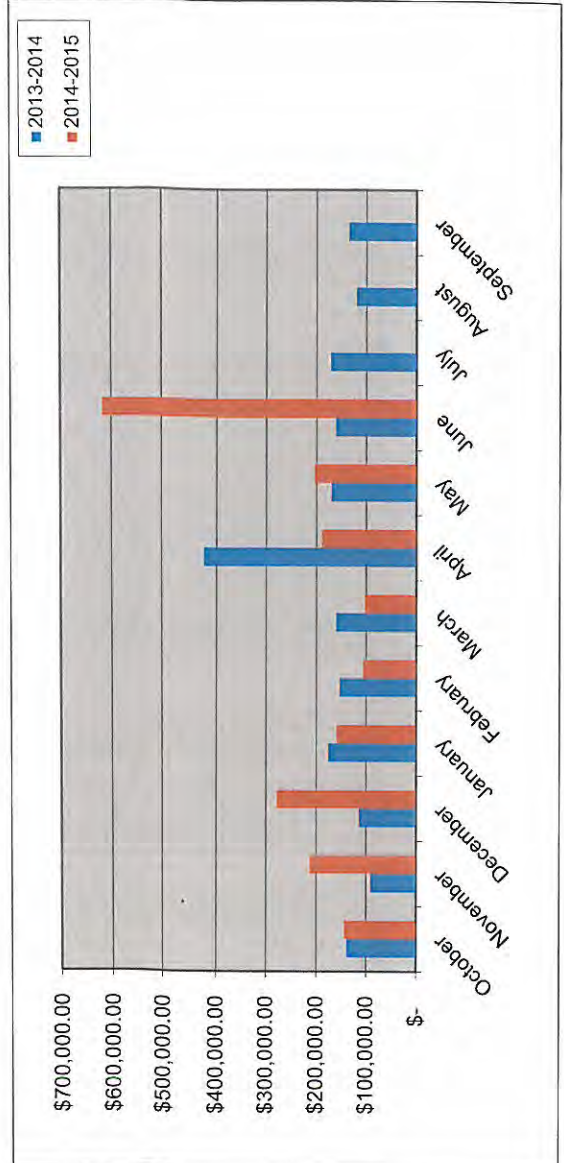
Total Fees Collected Calendar Year

Year		
	2014	2015
January	\$ 176,162.63	\$ 159,026.65
February	\$ 153,458.98	\$ 106,693.21
March	\$ 160,530.91	\$ 103,029.95
April	\$ 425,003.86	\$ 189,684.37
May	\$ 170,849.07	\$ 204,062.18
June	\$ 161,690.82	\$ 618,061.51
July	\$ 172,232.70	
August	\$ 120,790.39	
September	\$ 135,478.13	
October	\$ 143,153.00	
November	\$ 212,222.54	
December	\$ 277,864.58	
Totals	\$ 2,309,437.61	\$ 1,380,557.87



Total Fees Collected Fiscal Year

Year		
	2013-2014	2014-2015
October	\$ 138,771.53	\$ 143,153.00
November	\$ 91,778.83	\$ 212,222.54
December	\$ 114,645.28	\$ 277,864.58
January	\$ 176,162.63	\$ 159,026.65
February	\$ 153,458.98	\$ 106,693.21
March	\$ 160,530.91	\$ 103,029.95
April	\$ 425,003.86	\$ 189,684.37
May	\$ 170,849.07	\$ 204,062.18
June	\$ 161,829.08	\$ 618,061.51
July	\$ 172,232.70	
August	\$ 120,790.39	
September	\$ 135,478.13	
Totals	\$ 2,021,531.39	\$ 2,013,797.99



City of Rockwall
PERMITS ISSUED

For the Period 6/1/2015 thru 6/30/2015

Permit Number	Permit Type	Site Address	Parcel Number	Subdivision Name	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Plan Number				Total SQFT	
Issue Date	Status of Permit						
CO2015-0039	CO	1657 Airport Rd. B1			0.00	\$ 76.50	\$ 76.50
4/16/2015	BUSINESS	4845-0000-0001-00-0R					
6/2/2015	ACTIVE	ROCKWALL MUNICIPAL AIRPORT				0	
		Rockwall Flite Center LLC					
Contact Type	Contact Name	Contact Address					Phone Number
OWNER	CITY, OF ROCKWALL					0	
BUS OWNER	Eddie Walkowicz	3610 Syracuse	Garland	TX	75043	(972) 489-9100	
CO2015-0042	CO	1655 SCIENCE PLACE			0.00	\$ 76.50	\$ 76.50
5/4/2015	BUSINESS	4816-000D-0001-00-0R					
6/22/2015	ACTIVE	ROCKWALL TECHNOLOGY PARK				0	
		L-3 Communications					
Contact Type	Contact Name	Contact Address					Phone Number
OWNER	BELLE, HAV/TEX LP		REDWOOD CITY	CA	94061		
APPLICANT	JOSEPH SUERAK						
INSP RPT EMAIL	MILESTONE CONSTRUCTION	1406 HALSEY WAY #124	Carrollton	TX	75007	(972) 446-0918	
CONTRACTOR	MILESTONE CONSTRUCTION	1406 HALSEY WAY #124	Carrollton	TX	75007	(972) 446-0918	
MECH CONTR	National Network Services	2219 E. Grauwlyer Ste. 100	Irving	TX	75061	(972) 438-7339	
PLB CONTR	RPS Plumbing	35856 Miller Park Dr.	Garland	TX	75042	(214) 503-1773	
ELEC CONTR	K THOMPSON ELECTRIC	670 INTERNATIONAL PKWY, STE	RICHARDSON	TX	75081	(972) 744-0771	
BUS OWNER	L-3 Communications	600 3rd Ave.	Greenville	TX	10016		
CO2015-0052	CO	489 BENDING OAKS TRL			0.00	\$ 75.00	\$ 75.00
5/29/2015	BUSINESS	4722-000A-0001-00-0R					
6/4/2015	ACTIVE	RANDOM OAKS AT THE SHORES				0	
		ESSENTIAL LIVING RESIDENTIAL CARE					
Contact Type	Contact Name	Contact Address					Phone Number
OWNER	LORI COPE	5967 FM 36 SOUTH	Quinlan	TX	75474	(817) 371-5566	
APPLICANT	LORI COPE	5967 FM 36 SOUTH	Quinlan	TX	75474	(817) 371-5566	
INSP RPT EMAIL	LORI COPE	5967 FM 36 SOUTH	Quinlan	TX	75474	(817) 371-5566	
BUS OWNER	LORI COPE	5967 FM 36 SOUTH	Quinlan	TX	75474	(817) 371-5566	
BUSINESS	ESSENTIAL LIVING RESIDENT	489 BENDING OAKS TRAIL	ROCKWALL	TX	75087	(972) 722-2958	
PERMIT TECH	Brenda Crane	385 S Goliad St.	ROCKWALL	TX	75087	(972) 771-7709	
PERMIT TECH 2	Vicky Morton	385 S Goliad St.	ROCKWALL	TX	75087	(972) 771-7709	
CO2015-0053	CO	705 S GOLIAD			0.00	\$ 76.50	\$ 76.50
6/10/2015	BUSINESS	4900-000E-0002-A0-0R					
6/29/2015	ACTIVE	SANGER				0	
		Carlton Greer State Farm					
Contact Type	Contact Name	Contact Address					Phone Number
BUS OWNER	Carlton Greer		ROCKWALL	TX	75087		

City of Rockwall
PERMITS ISSUED

For the Period 6/1/2015 thru 6/30/2015

Permit Number	Permit Type	Site Address	Parcel Number	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Subdivision Name			Total SQFT	
Issue Date	Status of Permit	Plan Number				
OWNER	BARNHILL, BARNEY		ROCKWALL	TX	75087	
APPLICANT	Carlton Greer State Farm					
CO2015-0055	CO	5451 FM 3097		0.00	\$ 76.50	\$ 76.50
6/17/2015	BUSINESS	0080-0000-0020-06-0R				
6/28/2015	ACTIVE	FIRM FITNESS CENTER			0	
Contact Type	Contact Name	Contact Address				Phone Number
OWNER	BUFFALO, CREEK BUSINESS I		ROYSE CITY	TX	75189	
APPLICANT	SAMANTHA ASHBY	5451 FM 3097	Rockwall	TX	75032	(972) 722-9950
BUS OWNER	SAMANTHA ASHBY	3656 Juniper Hills	Rockwall	TX	75032	
BUSINESS	FIRM FITNESS CENTER	5451 FM 3097	Rockwall	TX	75032	

5

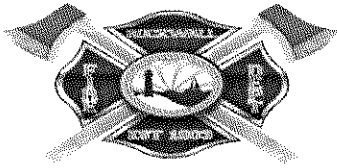
Permits Issued from: 6/1/2015 Thru: 6/30/2015

Total Valuation: \$ 0.00

Total Fees: \$ 381.00

Total Fees Paid: \$ 381.00

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CALLS BY TYPE
JUNE 2015



CITY CALLS

COUNTY CALLS

Situation Type	#
113 Cooking fire, confined to container	1
118 Trash or rubbish fire, contained	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
143 Grass fire	1
150 OTHER Outside rubbish fire	1
151 Outside rubbish, trash or waste fire	1
311 Medical assist, assist EMS crew	3
322 Motor vehicle accident with injuries	1
324 Motor vehicle accident with no injuries	2
331 Lock-in (if lock out , use 511)	1
352 Extrication of victim(s) from vehicle	2
411 Gasoline or other flammable liquid spill	2
412 Gas leak (natural gas or LPG)	3
422 Chemical spill or leak	1
440 Electrical wiring/equipment problem, other	2
444 Power line down	2
445 Arcing, shorted electrical equipment	2
511 Lock-out	1
551 Assist police or other governmental agency	8
553 Public service	6
556 Public service - Non paged	9
611 Dispatched & canceled en route	3
622 No incident found on arrival at dispatch address	3
651 Smoke scare, odor of smoke	1
671 HazMat release investigation w/no HazMat	1
700 False alarm or false call, other	6
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	3
733 Smoke detector activation due to malfunction	4
735 Alarm system sounded due to malfunction	3
742 Extinguishing system activation	1
743 Smoke detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	11
746 Carbon monoxide detector activation, no CO	1
Totals:	90

Situation Type	#
363 Swift water rescue	1
412 Gas leak (natural gas or LPG)	1
444 Power line down	2
551 Assist police or other governmental agency	1
631 Authorized controlled burning	1
Totals:	6

FATE

Situation Type	#
551 Assist police or other governmental agency	1
Totals:	1

HEATH

Situation Type	June
111 Building fire	1
551 Assist police or other governmental agency	1
Totals:	2
MCLENDON CHISHOLM	0
ROYSE CITY	0

TOTAL ALL COUNTY AND MUTUAL AID	9
--	----------

CITY RESPONSE
JUNE 2015

ENROUTE TIMES			
CITY CALLS	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0-1 1/2 Minutes		0- 1 1/2 MINUTES	
CRITERIA MET %	29 of 29	CRITERIA MET %	
CRITERIA -ACHIEVE RESPONSE TIME	100.00%	CRITERIA -ACHIEVE RESPONSE TIME	3 of 3
90% OF TIME IN BOXES WITH	criteria met	60% OF TIME IN BOXES WITH	100%
STATIONS		STATIONS	criteria met
ARRIVAL TIMES			
	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0 - 6 MINUTES		0-6 MINUTES	
CRITERIA MET %	25 of 29	CRITERIA MET %	0 of 3
CRITERIA -ACHIEVE RESPONSE TIME	0.86%	CRITERIA -ACHIEVE RESPONSE TIME	0.00%
90% OF TIME IN BOXES WITH	criteria not met	60% OF TIME IN BOXES WITH	Criteria not met
STATIONS		STATIONS	
RESPONSE TIMES			
CITY CALLS	STATIONS 1,2,3 and 4 TO BOXES WITH STATIONS		STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0-7 1/2 MINUTES		0-7 1/2 MINUTES	
CRITERIA MET%	26 of 29	CRITERIA MET%	1 of 3
CRITERIA -ACHIEVE RESPONSE TIME	0.90%	CRITERIA -ACHIEVE RESPONSE TIME	0.33%
90% OF TIME IN BOXES WITH	criteria met	60% OF TIME IN BOXES WITH	Criteria not met
STATIONS		STATIONS	

CITY CALLS

ARRIVAL OVERAGES

June 2015

Venue Name	alarm date	Enroute	Arrival	Enroute to Arrival	Fire Incident Station	Lights and Sirens	Apparatus	Incident Number	REASON FOR OVERAGES
Rockwall	06/02/2015	11:27:54	11:33:59	0:06:05	Rockwall 4	Code 3	BT4	2015-00000442	drive to area without station
Rockwall	06/07/2015	07:53:50	08:01:19	0:07:29	Rockwall 4	Code 3	E4	2015-00000449	drive to area without station
Rockwall	06/10/2015	14:20:05	14:26:10	0:06:05	Rockwall 2	Code 3	E5	2015-00000465	multiple calls coming in at same time due to weather
Rockwall	06/10/2015	22:40:30	22:46:42	0:06:12	Rockwall 1	Code 3	LAD2	2015-00000468	multiple calls coming in at same time due to weather
Rockwall	06/11/2015	13:14:09	13:20:23	0:06:14	Rockwall 2	Code 3	Mar1	2015-00000469	time it takes to get Marine 1 boat to scene
Rockwall	06/14/2015	21:37:05	21:44:45	0:07:40	Rockwall 4	Code 3	BT4	2015-00000479	drive to area without station
Rockwall	06/21/2015	18:29:13	18:37:05	0:07:52	Rockwall 3	Code 3	E3	2015-00000524	multiple calls coming in at same time due to weather

RESPONSE OVERAGES
CITY CALLS
June 2015

Venue Name	alarm date	Alarm Time	Arrival	Response	Fire Incident Station	Lights and Sirens	Apparatus	Incident Number	REASON FOR OVERAGES
Rockwall	06/07/2015	07:52:38	08:01:19	0:08:41	Rockwall 4	Code 3	E4	2015-00000449	drive to area without station
Rockwall	06/14/2015	21:35:52	21:44:45	0:08:53	Rockwall 4	Code 3	BT4	2015-00000479	drive to area without station
Rockwall	06/21/2015	18:28:01	18:37:05	0:09:04	Rockwall 3	Code 3	E3	2015-00000524	multiple calls coming in at same time due to weather

COUNTY AND MUTUAL AID
RESPONSE
JUNE 2015

COUNTY/MUTUAL	
ENROUTE	STATIONS 1,2,3, AND 4 TO BOXES WITHOUT STATIONS
0- 1 1/2 MINUTES	
CRITERIA MET %	
CRITERIA -ACHIEVE RESPONSE TIME	3 of 4
60% OF TIME IN BOXES WITH	75%
STATIONS	criteria met
ARRIVAL	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0 - 10 MINUTES	
CRITERIA MET %	
CRITERIA -ACHIEVE RESPONSE TIME	4 o 4
60% OF TIME IN BOXES WITH	100%
STATIONS	Criteria Met
RESPONSE	STATIONS 1,2,3 and 4 TO BOXES WITHOUT STATIONS
0-11 1/2 MINUTES	
CRITERIA MET%	4 of 4
CRITERIA -ACHIEVE RESPONSE TIME	100%
60% OF TIME IN BOXES WITH	Criteria Met
STATIONS	

COUNTY OVERAGES
JUNE 2015

PAGED TO										
ENROUTE										
Rockwall County	06/01/2015	13:14:24	13:16:01	0:01:37	Rockwall 4	Code 3	BT4	2015-00000438	Multiple Calls at same time	



City of Rockwall
Take Care. Houston.

Total Dollar Losses

June 2015

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$6,554.24	\$4,500.00	\$0.00	\$251,842.24	\$257,560.00
Total Content Loss:	\$0.00	\$0.00	\$0.00	\$179,292.80	\$61,846.00
Total Property Pre-Incident Value:	\$128,012.50	\$168,975.00	\$0.00	\$1,079,602.50	\$315,730.00
Total Contents Pre-Incident Value	\$0.00	\$101,385.00	\$0.00	\$705,682.00	\$187,944.00
Total Losses:	\$6,554.24	\$4,500.00	\$0.00	\$431,135.04	\$6,554.24
Total Value:	\$128,012.50	\$270,360.00	\$0.00	\$1,785,284.50	\$503,674.00

CITY FIRE ALARMS	June 2015
700 False alarm or false call, other	6
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	3
733 Smoke detector activation due to malfunction	4
735 Alarm system sounded due to malfunction	3
742 Extinguishing system activation	1
743 Smoke detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	11
746 Carbon monoxide detector activation, no CO	1
	31



Inspection Status Summary Report



Print Date/Time: 07/17/2015 07:56
Login ID: rcklahargrove
Inspection Type: *All

From Date: 06/01/2015
To Date: 06/30/2015
Inspection Status: *All

Rockwall Fire Department
FDID Number: TX504
Inspected By: *All

Status	Inspection Type	Total Number of Inspections
Finaled	Access Control Gates	2
	Annual	3
	Certificate of Occupancy	8
	Construction Final	2
	Courtesy	3
	Fire Alarm System	1
	Fire Spinkler System	1
	Flow Test	2
	Follow Up	3
	Open Burn	1
	Total Finaled :	26
Pending	Access Control Gates	1
	Annual	2
	Certificate of Occupancy	5
	Construction Final	2
	Fire Alarm System	3
	Fire Spinkler System	8
	Follow Up	1
	Foster Care / Adoption	1
	Underground Fire Line	2
	Total Pending :	25
Total :		51

City of Rockwall

Permit Routing Report By Date Sent (then by permit)

For the Period 6/1/2015 thru 6/30/2015

Permit #	Appl. Date	Aging	Address	Description	Owner Name	Plan Review Detail			
						Contact	Review Type	Status	Comments Needed
BLD2015-072	06/01/15	COMM	46 316 S GOLIAD 207	Commercial Remodel - interior remodel	WHITE, DENNIS L	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/01/15 06/11/15 06/04/15
ELE2015-002	06/02/15	COMM	45 1689 Airport Rd	Airport N. Hanger - panel upgrade, lighting & receptacles	CITY, OF ROCKWALL	Ariana Hargrove	FIRE 972-772-6431		06/02/15 06/12/15
PLB2015-017	06/02/15	COMM	45 1200 HORIZON RD	GAS REGULATIONS, - CHANGING OUT PIPING SYSTEM/INSTALLATION O	SONG, CORPORATION	Ariana Hargrove	FIRE 972-772-6431		06/02/15 06/12/15
TCO2015-000	06/03/15	TCO	44 1127 Ridge Rd. A			Ariana Hargrove	FIRE CO	APPROVED	06/03/15 06/06/15 06/03/15
ELE2015-002	06/04/15	COMM	43 2777 RIDGE Rd	Steger Town Crossing - repair to meter base & hook up	STEGER, DUNHILL LLC	Ariana Hargrove	FIRE 972-772-6431		06/04/15 06/14/15
SPEC2015-01	06/04/15	SPECIAL EVENT	43 990 W RALPH HALL PKWY	OPEN HOUSE	ROCKWALL PEDIATRIC DENTISTRY	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/04/15 06/11/15 06/04/15
BLD2015-072	06/01/15	COMM	46 316 S GOLIAD 207	Commercial Remodel - interior remodel	WHITE, DENNIS L	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/05/15 06/15/15 06/05/15
BLD2015-075	06/05/15	COMM	42 108 E RUSK	Alteration	SWIERCINSKY, MICHAEL P AND	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/05/15 06/15/15 06/05/15
BLD2015-075	06/05/15	COMM	42 3018 RIDGE RD 130	COLDWELL BANKER INTERIOR FINISH OUT	AJ, SQUARED LLC	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/05/15 06/15/15 06/17/15
SPEC2015-01	06/05/15	SPECIAL EVENT	42 102 KENWAY DR	PARKING LOT GARAGE SALE	KNIGHTSBRIDGE, HOLDING CO PROFIT	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/05/15 06/15/15 06/08/15
BLD2015-076	06/08/15	COMM	39 630 IH 30	RE-ROOFING	GOODYEAR	Ariana Hargrove	FIRE 972-772-6431		06/08/15 06/18/15
BLD2015-076	06/08/15	COMM	39 1408 Goliad St S	HCA - lower level Restroom & sump pump relocate	HERITAGE, CHRISTIAN ACADEMY	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/08/15 06/18/15 06/17/15
BLD2015-076	06/08/15	COMM	39 1408 Goliad St S	HCA - Classroom remodel & site Dranage improvements	HERITAGE, CHRISTIAN ACADEMY	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/09/15 06/17/15
ELE2015-002	06/09/15	COMM	38 202 E RUSK	Zanata's - replace elec. Main svc Feeder	RDT, ENTERPRISES INC	Ariana Hargrove	FIRE 972-772-6431		06/09/15 06/19/15
CO2015-0053	06/10/15	CO	37 705 S GOLIAD	Carlton Greer State Farm	BARNHILL, BARNEY	Ariana Hargrove	FIRE CO	APPROVED	06/10/15 06/13/15 06/15/15
PLB2015-018	06/12/15	COMM	35 206 E WASHINGTON ST	INSTALL DOUBLE CHECK VALVE FOR SCHOOL OF ROCK	WALKER, TOM	Ariana Hargrove	FIRE 972-772-6431		06/12/15 06/22/15
BLD2015-075	06/05/15	COMM	42 108 E RUSK	Alteration	SWIERCINSKY, MICHAEL P AND	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/15/15 06/25/15 06/15/15

City of Rockwall
Permit Routing Report By Date Sent (then by permit)
For the Period 6/1/2015 thru 6/30/2015

Permit #	Appl. Date	Aging	Address	Description	Owner Name	Plan Review Detail			
						Contact	Review Type	Status	Date Sent
CO2015-0054	06/15/15	CO	32 206 E Washington St	School of Rock	WALKER, TOM	Ariana Hargrove	FIRE CO	APPROVED	06/15/15
BLD2015-053	04/24/15	COMM	84 1700 IH 30	Nissan of Rockwall - New Bldg	NESBO, LIMITED PARTNERSHIP	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/17/15
BLD2015-064	05/14/15	COMM	64 1801 S Goliad St	Dairy Queen - New Construction	WILLIAMS, HORACE LEE JR AND	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/17/15
BLD2015-075	06/05/15	COMM	42 108 E RUSK	Alteration	SWIERCINSKY, MICHAEL P AND	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/17/15
CO2015-0055	06/17/15	CO	30 5451 FM 3097	FIRM FITNESS CENTER	BUFFALO, CREEK BUSINESS PARK LTD	Ariana Hargrove	FIRE CO	APPROVED	06/17/15
DEM2015-006	06/17/15	COMM	30 2255 RIDGE RD 100	Interior Demo work for suite# 100	DAKIER, PARTNERS LTD	Ariana Hargrove	FIRE 972-772-6431		06/17/15
BLD2015-018	02/06/15	COMM	161 537 IH 30 E	Sleep Train - REMODEL (was Sleep Experts)	SABRE REALTY	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/18/15
BLD2015-038	03/25/15	COMM	114 689 IH 30	LaQuinta Inn - lobby /mtg/ breakfast area remodel	STI, INVESTMENTS LLC	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/18/15
BLD2015-059	05/06/15	COMM	72 1861 SH 276	Peak Pedi	SIMMONS, ANGKANA	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/18/15
BLD2015-084	06/17/15	COMM	30 2255 RIDGE RD 100	Interior remodel for suite# 100 - Guaranty Bank & Trust	DAKIER, PARTNERS LTD	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/18/15
BLD2015-086	06/18/15	COMM	29 911 N GOLIAD	6' wood fence - Commercial Property	RD Vanderslice	Ariana Hargrove	FIRE 972-772-6431		06/18/15
PLB2015-018	06/18/15	COMM	29 1209 RIDGE RD.	REPLACE 50 FEET OF SEWER LINE OUTSIDE OF BUILDING	BENBROOKE, RIDGE PARTNERS LP	Ariana Hargrove	FIRE 972-772-6431		06/18/15
BLD2015-084	06/17/15	COMM	30 2255 RIDGE RD 100	Interior remodel for suite# 100 - Guaranty Bank & Trust	DAKIER, PARTNERS LTD	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/19/15
BLD2015-086	06/19/15	COMM	28 1211 N GOLIAD	RE-ROOFING (SHINGLES ONLY)	KERN, ALLAN S & DEBRA L	Ariana Hargrove	FIRE 972-772-6431		06/19/15
BLD2015-087	06/19/15	COMM	28 1106 IH 30	Demo & repair concrete sidewalk	IN-N-OUT, BURGERS	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/19/15
BLD2015-087	06/19/15	COMM	28 1207 BETA CT	RE-ROOFING (SHINGLES ONLY)	HEATH, DEVELOPERS CORP #1	Ariana Hargrove	FIRE 972-772-6431		06/19/15
BLD2015-087	06/22/15	COMM	25 2850 SHORELINE TRL 101-102	Remax interior remodel of #101-102	LAKE, FRONT TRAIL LP	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/22/15
BLD2015-088	06/22/15	COMM	25 1037 IH 30 100	James Avery Jewelry - Interior Completion	EXCEL, ROCKWALL LLC	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/22/15

City of Rockwall
Permit Routing Report By Date Sent (then by permit)
For the Period 6/1/2015 thru 6/30/2015

Permit #	Appl. Date	Aging	Address	Description	Owner Name	Contact	Plan Review Detail			
							Review Type	Status	Date Sent	Date Due
BLD2015-087	06/22/15	COMM	25	2850 SHORELINE TRL 100 Remax interior remodel of #100	LAKE, FRONT TRAIL LP	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/23/15	06/30/15
BLD2015-089	06/23/15	COMM	24	1975 ALPHA install new steps outside mob & handrail	ELLIS, RICHARD M	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/23/15	07/03/15
DEM2015-000	06/23/15	COMM	24	1010 RIDGE RD CT Pregnancy Resource Cntr - Asbestos removal only	HAISTEN, DENNIS A & KRISTINA C	Ariana Hargrove	FIRE 972-772-6431		06/23/15	07/03/15
MODEL2015	06/23/15	CO	24	ALPHA DR	ELLIS, RICHARD M	Ariana Hargrove	FIRE CO		06/23/15	06/26/15
BLD2015-064	05/14/15	COMM	64	1801 S Goliad St Dairy Queen - New Construction	WILLIAMS, HORACE LEE JR AND	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/24/15	07/04/15
BLD2015-089	06/24/15	COMM	23	982 Shady Ln Irrigation for common area Caruth lakes ph 8b	D, R HORTON TEXAS LTD	Ariana Hargrove	FIRE 972-772-6431		06/24/15	07/04/15
BLD2015-018	02/06/15	COMM	161	537 IH 30 E Sleep Train - REMODEL (was Sleep Experts)	SABRE REALTY	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/25/15	07/05/15
BLD2015-059	05/06/15	COMM	72	1861 SH 276 Peak Pedi	SIMMONS, ANGKANA	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/25/15	07/05/15
BLD2015-075	06/05/15	COMM	42	3018 RIDGE RD 130 COLDWELL BANKER INTERIOR FINISH OUT	AJ, SQUARED LLC	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/25/15	07/05/15
CO2015-0056	06/25/15	CO	22	216 Ranch Trail Covenant M&A, LLC	JERRY, KISICK CUSTOM HOMES INC	Ariana Hargrove	FIRE CO	APPROVED	06/25/15	06/28/15
BLD2015-092	06/26/15	COMM	21	2313 RIDGE RD 101 RE-ROOFING (SHINGLES ONLY) FOR GLOBAL INTERNATIONAL	GLOBAL, ADVANCE INC	Ariana Hargrove	FIRE 972-772-6431		06/26/15	07/06/15
BLD2015-092	06/26/15	COMM	21	3013 Ridge Rd. 102 Integrity Mortgage	PS5, PROPERTIES LLC	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/26/15	07/06/15
CO2015-0057	06/29/15	CO	18	919 IH 30 126 Floor It	ROCKWALL, CROSSING LTD	Ariana Hargrove	FIRE CO	APPROVED	06/29/15	07/02/15
BLD2015-076	06/08/15	COMM	39	1408 Goliad St S HCA - Classroom remodel & site Dranage improvements	HERITAGE, CHRISTIAN ACADEMY	Ariana Hargrove	FIRE 972-772-6431	APPROVED	06/30/15	07/10/15
BLD2015-093	06/30/15	COMM	17	1010 RIDGE RD Pregnancy Resource Center - Remodel	Joanne Vuckovic	Ariana Hargrove	FIRE 972-772-6431	COMMENTS NEEDED	06/30/15	07/10/15

City of Rockwall
Project Routing Report By Date Sent (then by project)
For the Period 6/1/2015 thru 6/30/2015

Project #	Appl. Date Project Type	Aging	Address Description	Status Owner Name	Plan Review Detail		
					Contact	Date Sent	Completed
					Review Type	Date Due	Status
E2015-010	04/15/2015 ENGINEERING	93	1301 SUMMER LEE DR	Ariana Hargrove Engineering: Fire	06/05/2015 06/19/2015	06/05/2015 APPROVED	
E2015-011	04/17/2015 ENGINEERING	91	6540 Alliance	Ariana Hargrove Engineering: Fire	06/25/2015 07/10/2015	06/26/2015 APPROVED	
E2015-012	04/20/2015 ENGINEERING	88	1530 S I30	Ariana Hargrove Engineering: Fire	06/01/2015 06/12/2015	06/05/2015 APPROVED	
E2015-015	05/06/2015 ENGINEERING	72		Ariana Hargrove Engineering: Fire	06/09/2015 06/22/2015	06/17/2015 APPROVED	
E2015-016	05/07/2015 ENGINEERING	71	1950 N GOLIAD ST	Ariana Hargrove Engineering: Fire	06/19/2015 07/02/2015	06/19/2015 COMMENTS	
E2015-019	06/01/2015 ENGINEERING	46	1415 S GOLIAD	Ariana Hargrove ENG - FIRE	06/01/2015 06/15/2015	06/05/2015 APPROVED	
E2015-020	06/12/2015 ENGINEERING	35	1350 SUMMER LEE DR	Ariana Hargrove ENG - FIRE	06/15/2015 06/29/2015	06/18/2015 COMMENTS	
E2015-021	06/12/2015 ENGINEERING	35		Ariana Hargrove ENG - FIRE	06/15/2015 06/29/2015	06/18/2015 APPROVED	
E2015-022	06/16/2015 ENGINEERING	31	2601 SHORELINE TRL	Ariana Hargrove ENG - FIRE	06/16/2015 06/30/2015	06/18/2015 APPROVED	
E2015-023	06/29/2015 ENGINEERING	18	1010 S RIDGE RD	Ariana Hargrove ENG - FIRE	06/29/2015 07/13/2015	06/30/2015 APPROVED	

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City of Rockwall
Project Routing Report By Date Sent (then by project)
For the Period 6/1/2015 thru 6/30/2015

Project #	Appl. Date Project Type	Aging	Address Description	Status Owner Name	Plan Review Detail			
					Contact	Review Type	Date Sent	Completed
							Date Due	Status
P2015-020	05/15/2015 PLAT	63	406 N GOLJAD		Ariana Hargrove	FIRE	06/04/2015	06/04/2015
P2015-023	06/15/2015 PLAT	32	BREEZY HILLS RD		Ariana Hargrove	FIRE	06/11/2015	APPROVED
P2015-024	06/15/2015 PLAT	32	HWY276		Ariana Hargrove	FIRE	06/15/2015	06/19/2015
P2015-025	06/15/2015 PLAT	32	HWY276		Ariana Hargrove	FIRE	06/22/2015	APPROVED
P2015-026	06/17/2015 PLAT	30	3035 RIDGE RD		Ariana Hargrove	FIRE	06/15/2015	06/19/2015
P2015-027	06/17/2015 PLAT	30	SUMMER LEE DR		Ariana Hargrove	FIRE	06/24/2015	APPROVED
P2015-027	06/17/2015 PLAT	30	SUMMER LEE DR		Ariana Hargrove	FIRE	06/22/2015	06/22/2015
P2015-027	06/17/2015 PLAT	30	SUMMER LEE DR		Ariana Hargrove	FIRE	06/29/2015	APPROVED
P2015-028	06/23/2015 PLAT	24	503 N GOLJAD ST		Ariana Hargrove	FIRE	06/17/2015	06/19/2015
SP2015-015	06/15/2015 SITE PLAN	32	2651 SUNSET RIDGE DR		Ariana Hargrove	FIRE	06/24/2015	APPROVED
Z2015-020	06/15/2015 ZONING	32	JOHN KING BLVD		Ariana Hargrove	FIRE	06/23/2015	06/23/2015
Z2015-021	06/15/2015 ZONING	32	3011 N GOLJAD ST		Ariana Hargrove	FIRE	06/30/2015	APPROVED
					Ariana Hargrove	FIRE	06/15/2015	06/19/2015
					Ariana Hargrove	FIRE	06/22/2015	COMMENTS
					Ariana Hargrove	FIRE	06/15/2015	06/19/2015
					Ariana Hargrove	FIRE	06/22/2015	COMMENTS
					Ariana Hargrove	FIRE	06/15/2015	06/18/2015
					Ariana Hargrove	FIRE	06/22/2015	COMMENTS

City of Rockwall
Project Routing Report By Date Sent (then by project)
For the Period 6/1/2015 thru 6/30/2015

Project #	Appl. Date Project Type	Aging	Address Description	Status Owner Name	Plan Review Detail		
					Contact	Date Sent	Completed
					Review Type	Date Due	Status
Z2015-022	06/16/2015 ZONING	31		Ariana Hargrove FIRE	06/16/2015 06/23/2015		

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Rockwall Police Department
Harbor District Calls For Service
June 2015

<u>Incident Number</u>	<u>Date</u>	<u>Time</u>	<u>Common Name</u>	<u>Incident Type</u>	<u>Incident CFS Disposition</u>
2015-00018970	06/16/2015	07:37:35	Cinemark	Alarm-BUSN	False Alarm
2015-00018787	06/14/2015	18:57:32	Cinemark	Vehicle Unlock	No Report
2015-00018538	06/12/2015	19:31:17	Cinemark	Criminal Mischief	Report
2015-00020475	06/28/2015	17:58:00	Dodies	Disturbance	Arrest
2015-00019442	06/20/2015	00:29:33	Dodies	Intoxicated	Arrest
2015-00019400	06/19/2015	20:30:22	Dodies	Disturbance	No Report
2015-00019919	06/23/2015	22:03:44	Dodies	Disturbance	No Report
2015-00017622	06/06/2015	00:27:39	En Fuego	Suspicious Activity	Arrest
2015-00019151	06/18/2015	00:01:09	Glorias	Alarm-BUSN	No Report
2015-00017209	06/02/2015	23:15:17	Glorias	Criminal Mischief	No Report
2015-00019570	06/21/2015	00:50:17	Hilton	Investigation	Arrest
2015-00019574	06/21/2015	01:26:03	Hilton	Investigation	Arrest
2015-00019608	06/21/2015	12:01:54	Hilton	911 Hang Up	False 911
2015-00017490	06/05/2015	09:48:26	Hilton	911 Hang Up	False Alarm
2015-00017237	06/03/2015	10:08:51	Hilton	BMV	No Report
2015-00019546	06/20/2015	22:09:39	Hilton	Intoxicated	No Report
2015-00019581	06/21/2015	02:23:08	Hilton	Investigation	No Report
2015-00017602	06/05/2015	22:57:26	Hilton	Investigation	No Report
2015-00017086	06/01/2015	23:11:26	Hilton	Motor Vehicle Theft	No Report
2015-00019301	06/19/2015	05:47:31	Hilton	Suspicious Activity	No Report
2015-00017689	06/06/2015	13:58:25	Hilton	Suspicious Activity	No Report
2015-00019831	06/23/2015	05:32:37	Hilton	Investigation	Report
2015-00017776	06/07/2015	01:40:18	Hilton	Investigation	Report
2015-00020743	06/30/2015	17:52:37	Hilton	Theft	Report
2015-00017949	06/08/2015	13:46:14	Hilton	Theft	Report
2015-00017646	06/06/2015	06:28:54	Luna De Noche	Alarm-BUSN	No Report
2015-00020485	06/28/2015	20:32:47	The Harbor	Assault	No Report
2015-00020287	06/27/2015	10:32:55	The Harbor	Assault	No Report
2015-00020203	06/26/2015	16:08:18	The Harbor	General Complaint	No Report
2015-00018949	06/16/2015	00:50:14	The Harbor	Investigation	No Report
2015-00018043	06/09/2015	02:11:48	The Harbor	Investigation	No Report
2015-00018391	06/11/2015	20:04:19	The Harbor	Missing Person	No Report
2015-00019493	06/20/2015	16:01:36	The Harbor	Suspicious Activity	No Report
2015-00018517	06/12/2015	17:56:12	The Harbor	Suspicious Activity	No Report
2015-00018636	06/13/2015	16:38:25	The Harbor	Accident - Minor	Report
2015-00018231	06/10/2015	12:42:41	Willis Estates Jewelry	911 Hang Up	False 911
			<u>Common Name</u>		
			Hilton	15	
			The Harbor	9	
			Dodies	4	
			Cinemark	3	
			Glorias	2	
			En Fuego	1	
			Luna De Noche	1	
			Willis Estates Jewelry	1	
			Total	36	

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CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
FACILITY MAINTENANCE REQUESTS FOR SERVICE
JUNE 2015

DEPARTMENT	# FMR REQUESTS	# FMR REQUESTS RESPONDED TO W / IN 24 HOURS	# FMR REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ADMINISTRATION	1	1	0	100%
ADMINISTRATIVE SERVICES	0	0	0	0%
AIRPORT	0	0	0	0%
ANIMAL SERVICES	1	1	0	100%
BUILDING INSPECTIONS / NEIGHBORHOOD IMPROVEMENT	1	1	0	100%
ENGINEERING	1	1	0	100%
FINANCE	0	0	0	0%
FIRE DEPARTMENT	48	45	3	94%
INTERNAL OPERATIONS	108	107	1	99%
MUNICIPAL COURT	16	15	1	94%
PARKS & RECREATION	21	21	0	100%
PLANNING & ZONING	0	0	0	0%
POLICE DEPARTMENT	29	27	2	93%
PUBLIC WORKS	4	4	0	100%
UTILITY BILLING	1	1	0	100%
TOTAL	231	224	7	97%

CITY OF ROCKWALL
INTERNAL OPERATIONS DEPARTMENT
RADIO SYSTEM
REQUESTS FOR SERVICE
JUNE 2015

DEPARTMENT	# OF REQUESTS	# OF REQUESTS RESPONDED TO W / IN 24 HOURS	# OF REQUESTS NOT RESPONDED TO W / IN 24 HOURS	% ON TIME
ANIMAL SERVICES	0	0	0	100%
CODE ENFORCEMENT	0	0	0	100%
FIRE DEPARTMENT	2	2	0	100%
EMS	1	1	0	100%
INTERNAL OPERATIONS	1	1	0	100%
PARKS & RECREATION	0	0	0	100%
POLICE DEPARTMENT	3	3	0	100%
PUBLIC WORKS	0	0	0	100%
UTILITY BILLING	0	0	0	100%
HEATH DEPT. PUBLIC SAFETY	3	3	0	100%
HOSPITAL CONTROL STATIONS	0	0	0	100%
SYSTEM ISSUES	1	1	0	100%
TOTAL	11	11	0	100%

Airport Operations Report

For Month of June 2015

FUEL SALES

	GALLONS SOLD	GROSS SALES
Jet - A Sales	1,439.00	\$5,162.20
Av-Gas Sales	2,480.90	\$10,783.51
TOTAL FUEL SALES	3,919.90	\$15,945.71

HANGAR RENTAL REVENUE

Open T Hangar Rental Revenue	\$3,598.30
Transient Covered Hgr - Nightly	\$75.00
Enclosed Hangar Rental Revenue	\$120.00
Nightly Tiedown Fees	\$42.00
North Community Hangar Rental Revenue	\$725.00
TOTAL HANGAR RENTALS	\$4,560.30

HANGAR OCCUPANCY RATES

	TOTAL HANGARS	QTY RENTABLE	QUANTITY LEASED	OCCUPANCY RATE
Open T Hangars	45	40	34	85.00%
Closed Hangar Rentals	2	2	1	50%
Open Hangar Cap Rentals	2	1	1	100%
TOTAL HANGAR OCCUPANCY	49	43	36	84%

Of the forty five hangars only forty can actually be rented. Most of these forty should be considered substandard and not easily marketed due to pad slope and width, electrical, and drainage issues.

CITY FEES DUE	FEE RATE	FRANCHISE FEE DUE	FUEL FLOWAGE FEES DUE	TOTAL FEES DUE
Fuel Sales (Gallons Sold)	\$0.10	\$0.00	\$391.99	\$391.99
City Owned Hangar Rentals	5.00%	\$228.02	\$0.00	\$0.00
TOTAL FEES DUE		\$228.02	\$391.99	\$620.01

I certify the information and amounts submitted on this form are true and correct.



Todd Parks
Managing Director - Texas Air Center, LLC

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**2014/15 City of Rockwall In kind values /Meals 3rd Quarter
Meals on Wheels Senior Services**

Apr-15 22 Days served			May-15 20 Days served			Jun-15 20 Days served		
ROUTES	MILES	\$	ROUTES	MILES	\$	ROUTES	MILES	\$
C	308	\$172.48	A	100	\$56.00	A	100	\$56.00
B	220	\$123.20	B	200	\$112.00	B	200	\$112.00
C	748	\$418.88	C	680	\$380.80	C	680	\$380.80
E	682	\$381.92	E	620	\$347.20	E	620	\$347.20
F & K	440	\$246.40	F & K	400	\$224.00	F & K	400	\$224.00
H	276	\$154.56	H	250	\$140.00	H	250	\$140.00
I&J	1320	\$739.20	I&J	1200	\$672.00	I&J	1200	\$672.00
RM & R	332	\$185.92	RM & R	301	\$168.56	RM & R	301	\$168.56
	4326	\$2,422.56		3751	\$2,100.56		3751	\$2,100.56
HOURS \$			HOURS \$			HOURS \$		
A	22	\$323.40	A	20	\$294.00	A	20	\$294.00
B	32	\$470.40	B	30	\$441.00	B	30	\$441.00
C	22	\$323.40	C	20	\$294.00	C	20	\$294.00
E	22	\$323.40	E	20	\$294.00	E	20	\$294.00
F & K	40	\$588.00	F & K	42	\$617.40	F & K	42	\$617.40
H	22	\$323.40	H	20	\$294.00	H	20	\$294.00
I&J	32	\$470.40	I&J	25	\$367.50	I&J	25	\$367.50
RM & R	32	\$470.40	RM & R	30	\$441.00	RM & R	30	\$441.00
	224	\$3,292.80		207	\$3,042.90		207	\$3,042.90
\$ Value in kind volunteer services \$5,715.36			\$ Value in kind volunteer services \$5,143.46			\$ Value in kind volunteer services \$5,143.46		
Good Friday Holiday Meal Sabine Creek Church Jose Arellillo & Irma Arelleno \$750			Memorial Day Holiday Meal Arbor House, Broadmoor Medical Lodge, RC Health and Rehab and Housewarmers Miles & Hrs \$750.00 \$225.00					
Miles & Hours \$225								
Total April inkind value		\$6,690.36	Total May inkind value		\$6,118.46	Total June inkind value		
ROCKWALL PROGRAM MEALS 1,995 Home Delivered and Disabled 387 Congregate Centers 575 Holiday Meal & Emergency Meals			ROCKWALL PROGRAM MEALS 1,802 Home Delivered and Disabled 367 Congregate Centers 175 Holiday Meals			ROCKWALL PROGRAM MEALS 1,929 Home Delivered and Disabled 445 Congregate Centers		
Total purchased Meals		2,957	Total purchased Meals		2,344	Total Purchased Meals		
THANK YOU FOR YOUR SUPPORT Sincerely, Margie VerHagen E.D.						Total meals Program Purchased 7,675		
						In-kind VALUE Donated 3rd Quarter 2014/15 \$6,690.36 April Total \$17,952.28 \$6,118.46 May \$5,143.46 June		

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Rockwall Police Department

Monthly Activity Report June-2015

ACTIVITY	CURRENT MONTH JUNE	PREVIOUS MONTH MAY	YTD 2015	YTD 2014	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	2	5	0	500.00%
Robbery	0	1	5	1	400.00%
Aggravated Assault	2	4	19	16	18.75%
Burglary	8	4	23	34	-32.35%
Larceny	61	62	287	313	-8.31%
Motor Vehicle Theft	3	2	22	25	-12.00%
TOTAL PART I	75	75	361	389	-7.20%
TOTAL PART II	171	185	916	821	11.57%
TOTAL OFFENSES	246	260	1277	1210	5.54%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	16	11	85	100	-15.00%
D.W.I.	21	9	84	112	-25.00%
TEEN CURFEW	0	0	2	7	-71.43%

ARRESTS

FELONY	14	19	103	105	-1.90%
MISDEMEANOR	83	80	419	456	-8.11%
WARRANT ARREST	40	24	191	186	2.69%
JUVENILE	12	1	16	42	-61.90%
TOTAL ARRESTS	149	124	729	789	-7.60%

DISPATCH

CALLS FOR SERVICE	1731	1690	8982	8531	5.29%
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ACCIDENTS

INJURY	12	7	55	62	-11.29%
(INJURIES)	15	13	80	80	0.00%
NON-INJURY	54	49	319	240	32.92%
FATALITY	0	1	1	0	100.00%
(FATALITIES)	0	1	1	0	100.00%
TOTAL	66	57	375	302	24.17%

FALSE ALARMS

RESIDENT ALARMS	75	54	379	358	5.87%
BUSINESS ALARMS	180	134	749	726	3.17%
TOTAL FALSE ALARMS	255	188	1128	1084	4.06%
Estimated Lost Hours	168.3	124.08	744.48	715.44	4.06%
Estimated Cost	\$4,003.50	\$2,951.60	\$17,709.60	\$17,018.80	4.06%

ROCKWALL NARCOTICS UNIT

	Number of Cases	7
	Arrests	2
	Arrest Warrants	2
	Search Warrants	0
	Seized	
	Methamphetamine	121.1 grams

Rockwall Police Department
Dispatch and Response Times
June 2015
Police Department

Average Response Time		
Priority 1		Number of Calls 136
Call to Dispatch	0:00:52	
Call to Arrival	0:05:40	
% over 7 minutes	27%	

Average Response Time		
Priority 2		Number of Calls 278
Call to Dispatch	0:01:29	
Call to Arrival	0:07:09	
% over 7 minutes	38%	

Average Response Time		
Priority 3		Number of Calls 6
Call to Dispatch	0:06:51	
Call to Arrival	0:11:53	
% over 7 minutes	50%	

*Priority 4		Number of Calls 1307
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**Priority 5		Number of Calls 4
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*Priority 4 call averages are not given because they are calls that do not require an immediate response by police.

**Priority 5 calls are incidents that officers initiate themselves therefore response times are not calculated.

Average dispatch response time goals are as follows:

Priority 1: 30 Seconds

Priority 2: 45 Seconds

Priority 3: 1 Minute

Fire Department

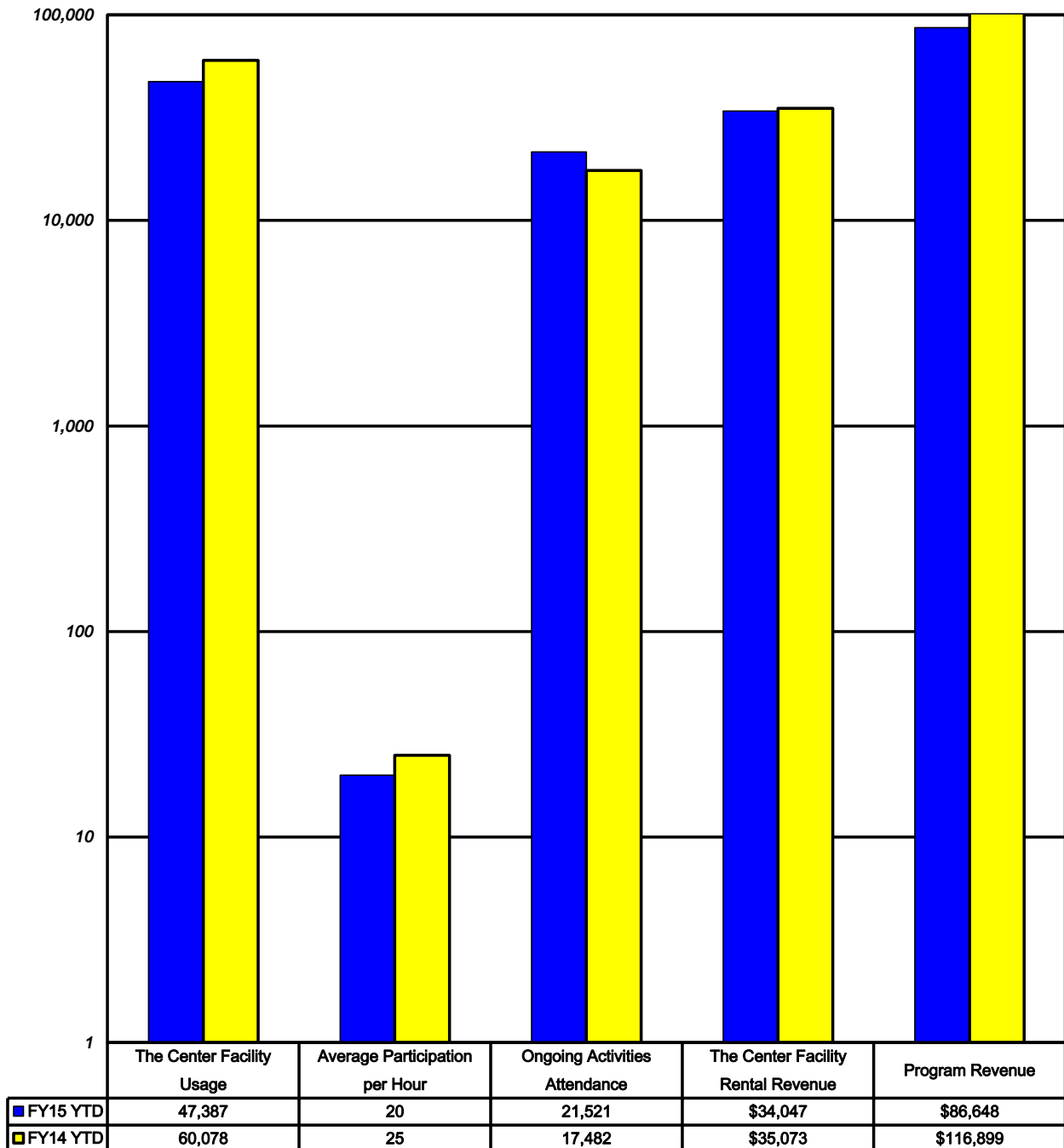
Average Response Time		
Call to Dispatch	0:00:13	Number of Calls 73
Call to Arrival	0:05:41	

Overages

Incident No.	Date	Time Rec'd	Call Type	Time Disp	Resp Time	Reason
2015-525	6/21/2015	18:28:56	Fire Alarm Commercial	18:33:49	0:04:53	E1 was responding to 2 alarms and cleared other alarm 1st.

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City of Rockwall Parks and Recreation Department FY15 June Report



The Center Facility Usage - Total number of visitors and participants that come thru The Center - includes Ongoing Activities.

Average Participation per Hour - The Center Facility Usage divided by the number of hours the facility is open.

Ongoing Activities Attendance - Non fee based activities conducted on a routine basis (Bingo, Exercise with Anita, etc).

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Rockwall Animal Adoption Center Monthly Report
CCHS at Rockwall
June 2015

DISPOSITION REPORT

	June
Intakes	173
1045	1
Adopted	118
Returned to Owner	34
Rescued	18
Euthanized	12
Live Outcome %	93%
Number of Animals in Foster	0

FINANCIAL REPORT

Income	June
City of Rockwall	\$0
Adoption Fee Income	\$8,420
Impound Fee Income	\$800
Owner Surrender	\$1,040
General Donations	\$4,736
Medical	\$370
Quarantine Fee	\$240
Total Income	\$15,606

Expenses	June
Administrative Expenses (Payroll, etc)	\$44,641
Shelter Expenses (Microchips, Drugs, etc)	\$4,335
Veterinary Expenses	\$4,511
Total Expenses	\$53,486
Balance	-\$37,880

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