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P2015-041 - Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A, Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and north of SH- 276, and take any action necessary.	
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Discuss and consider the final report presented by Aecom related to transit services in the City of Rockwall, and take any necessary action.	
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Discuss and consider the formation of an Airport Advisory Board at the Ralph M. Hall / Rockwall Municipal Airport, and take any necessary action.	
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## AGENDA ROCKWALL CITY COUNCIL Monday, December 21, 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 work session with representative(s) of the city's Park Board to hear and discuss update concerning the Parks & Recreation Department's marketing initiatives, 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 incentives, procedures and possible projects pursuant to Section 551.087 (Economic Development)
- **2.** Discussion regarding negotiations of Access Agreement pursuant to Section 551.071 (Consultation with Attorney)
- **3.** Discussion regarding land acquisition for South Community Park pursuant to Section § 551.072 (Real Property).
- Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - Rockwall Economic Development Corporation (REDC) Ex-Officio Board Members - pursuant to Section 551.074 (personnel matters)
- **5.** Discussion regarding purchase or lease of real property / land acquisition in the vicinity of the downtown area pursuant to Section § 551.072 (Real Property).
- **6.** Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
- 7. Discussion regarding process associated with City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

#### IV. ADJOURN EXECUTIVE SESSION

#### AGENDA ROCKWALL CITY COUNCIL Monday, December 21, 2015 6:00 p.m. Regular City Council Meeting City Hall, 385 S. Goliad, Rockwall, Texas 75087

- V. RECONVENE PUBLIC MEETING
- VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION
- VII. INVOCATION AND PLEDGE OF ALLEGIANCE COUNCILMEMBER TOWNSEND
- VIII. OPEN FORUM
- IX. CONSENT AGENDA
- **p.131.** Consider approval of the minutes from the December 7, 2015 regular city council meeting, and take any action necessary.
- **p.24 2.** Consider awarding a bid to New Star Grading and Paving Company and authorizing the City Manager to execute a Purchase Order for utility cuts pavement repair services for an estimated annual amount of \$75,000 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.
- **p.26 3.** Consider awarding a bid to Nortex Concrete Lift and Stabilization and authorizing the City Manager to execute a Purchase Order for concrete paving stabilization services for an estimated annual amount of \$50,000 to be funded out of the General Fund Streets Operations Budget, and take any action necessary.
- **p.284.** Consider authorizing the City Manager to execute a professional engineering services contract with Birkhoff, Hendricks & Carter, LLP in the amount of \$124,400 to perform a wastewater lift station evaluation update on the City's wastewater lift stations to be funded by water/sewer revenue bonds, and take any action necessary.
- p.42 5. Consider awarding a bid to Hoyt Breathing Air Products and authorizing the City Manager to execute a Purchase Order for new Fire Fighter SCBA Air Paks and Bottles in the amount of \$343,016.20 to be funded out of the General Fund, and take any action necessary.
- p.44 6. Consider designation of the city's newspaper of record, naming the Rockwall County Herald Banner, as annually required by the City's Charter, 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.

Monday, December 21, 2015 City Council Agenda Page 2 **p.462.** Appointment with Patricia Davis, Chief Appraiser with the Rockwall Central Appraisal District, to discuss and consider CAD-related matters, including a proposed interlocal agreement for assessment and collection of taxes, and take any action necessary.

#### XI. PUBLIC HEARING ITEMS

- **p.53** 1. **MIS2015-003** Hold a public hearing to discuss and consider approval of an ordinance for a City initiated request to amend the Comprehensive Plan by approving changes to the Master Thoroughfare Plan Map contained within the Transportation section, add a street cross section for a M4U-M (minor arterial, four [4] lane, undivided roadway, modified) and modify existing street cross sections in Appendix 'D', Thoroughfare Cross Sections, and take any action necessary [1st Reading].
- p.96 2. Z2015-030 Hold a public hearing to discuss and consider approval of an ordinance for a City initiated request for a zoning amendment to Planned Development District 75 (PD-75) being Ordinance No. 09-37, containing 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, being situated east of Tubbs Road and north of County Line Road, and take any action necessary [1st Reading].
- **p.183 3. Z2015-031** Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of the owner Rockway Partners for the approval of an **ordinance** for a Specific Use Permit (SUP) for a carwash on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary [1st Reading].
- **p.204** 4. **Z2015-032** Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use Permit (SUP) No. S-115 (Ordinance No. 13-46) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary [1st Reading].
- **p.226 5. Z2015-033** Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take any action necessary **[1st Reading].**

Monday, December 21, 2015 City Council Agenda Page 3

- p.247 6. Z2015-034 Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 45.318-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of FM-552, and take any action necessary [1st Reading].
- **p.269** 7. Z2015-035 Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Larry Hance for the approval of an ordinance for a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary [1st Reading].

#### XII. ACTION ITEMS

- p.302 1. SP2015-018 Discuss and consider a request by Michael Liang of the Dimension Group on behalf of Jeffery Baird of RaceTrac for the approval of a variance to the secondary material requirements stipulated by Section 6.8 of Article V, District Development Standards, of the Unified Development Code in conjunction with an approved site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.
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- **p.319 3.** Discuss and consider adoption of a resolution fixing the water and wastewater rates of the city, and take any action necessary.
- **p.323 4.** Discuss and consider adoption of a resolution setting solid waste collection rates, and take any action necessary.
- p.327 5. Consider approval of an ordinance modifying Chapter 38. Subdivisions, Article 1. In General, Section 38-19. Street Improvements and Oversizing, of the Municipal Code of Ordinances to require a 41-foot street adjacent to schools and parks, and take any action necessary. (1st reading)

Monday, December 21, 2015 City Council Agenda Page 4

- p.331 6. Discuss and consider the City's selection of nominees to the Texas Coalition for Affordable Power (TCAP) Board of Directors for the 2016-2017 term of office, and take any necessary action.
- **p.338 7.** Discuss and consider the final report presented by Aecom related to transit services in the City of Rockwall, and take any necessary action.
- **p.367 8.** Discuss and consider the formation of an Airport Advisory Board at the Ralph M. Hall / Rockwall Municipal Airport, and take any necessary action.

#### XIII. EXECUTIVE SESSION

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

- 1. Discussion regarding Economic Development incentives, procedures and possible projects pursuant to Section 551.087 (Economic Development)
- **2.** Discussion regarding negotiations of Access Agreement pursuant to Section 551.071 (Consultation with Attorney)
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- **6.** Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
- **7.** Discussion regarding process associated with City Manager performance evaluation pursuant to Section 551.074 (personnel matters)

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

#### XV. ADJOURNMENT

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

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

I, Kristy Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 18<sup>th</sup> day of December, 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

Date Removed

Jacky Casey, Assistant Secretary

Monday, December 21, 2015 City Council Agenda Page 5



# CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Brad Griggs, Assistant City Manager
FROM: Andy Hesser, Parks and Recreation Manager
DATE: December 15, 2015
SUBJECT: PARKS AND RECREATION STRATEGIC INITIATIVES

As a result of joint meetings with Park Board and City Council and staff input, 15 new initiatives have been identified. The initiatives are intended to be strategic in nature and achievable in a 12 to 24 month period.

At the June 2, 2015 meeting, Park Board voted unanimously to recommend that City Council consider approving the strategic initiatives Park Board requested a work session with City Council at the June 15<sup>th</sup> meeting to present the final recommendations. Council voted unanimously to approve the strategic initiatives as presented as well as a budget amendment for the purchase of online registration software.

One of the major components of the presentation was the public awareness campaign. The Park Board recommended the creation of a branding concept for parks, recreation, open space and trails and to develop an electronic and print media communication plan with consistent style guidelines.

At the June Park Board meeting staff presented a preliminary public awareness campaign centered on the "Go Outside and Play" concept. This campaign incorporated the recommendations by Park Board. The Board voted unanimously to recommend that staff move forward with the "Go Outside and Play" concept.

Since that time, Council approved several budget requests regarding improving the City's marketing efforts such as: Marketing and PIO staff position, a marketing budget created through additional program revenue fees, creation of a new website, and various other assets that will bear the campaign message.

Staff presented the final draft of the "Go Outside and Play" campaign to Park Board at the November meeting, which detailed the progress of the establishment of a new mobile responsive website that incorporates the new registration software as well as the style guidelines and new logo. This logo and style guideline would be used as the vehicle to inform residents and visitors of the parks, trails, facilities, programs and

events that Rockwall offers. Park Board voted 4 in favor, 1 against and 2 absent to recommend approval of the final draft to City Council. Mr. Lewis was absent, Mr. Harton had to leave early and Mr. Larson was the dissenting vote.

Park Board Chairman Brad Basset will present the final draft of the "Go Outside and Play" public awareness campaign for Council's consideration. Contingent upon Council approval, staff is prepared to move forward with the remaining items in the strategic initiative.

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1 2 3 4			MINUTES ROCKWALL CITY COUNCIL Monday, December 07, 2015 4:00 p.m. Regular City Council Meeting		
5 6			City Hall - 385 S. Goliad, Rockwall, Texas 75087		
7 8	Ι.	CALL F	PUBLIC MEETING TO ORDER		
9 10 11 12 13 14	Mayor Hoher City N	<sup>·</sup> Pro T nshelt, lanage	called the public meeting to order at 4:00 p.m. Present were Mayor Jim Pruitt, em Dennis Lewis and Council Members David White, Mike Townsend, John and Kevin Fowler. Also present were City Manager Rick Crowley, Assistant rs Mary Smith and Brad Griggs and City Attorney Frank Garza. City Council tt Milder was absent from the meeting.		
15 16 17 18 19 20 21 22 23	Mayor Pruitt read the below listed items into the public record before recessing the public meeting into Executive Session at 4:02 p.m.				
	II.	Execu	ITIVE SESSION.		
			ITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS DLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT		
24 25		1.	Discussion regarding land acquisition for South Community Park pursuant to Section § 551.072 (Real Property).		
26 27 28		2.	Discussion regarding purchase or lease of real property / land acquisition in the vicinity of the downtown area pursuant to Section § 551.072 (Real Property).		
29 30 31		3.	Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).		
32 33		4.	Discussion regarding process associated with City Manager performance evaluation pursuant to Section 551.074 (personnel matters)		
34 35 36 37 38 39 40 41 42	III.	Adjou	IRN EXECUTIVE SESSION		
	Mayor Pruitt called the public meeting back to order at 4:25 p.m., announcing that the Council will now address the following Work Session items.				
	IV.	Work	Session		
			ld work session with Christopher Jackson - Wynne/Jackson Inc. to discuss tential development generally located in the vicinity of FM-3097 and FM-549.		
43 44 45 46 47	600 N.		Jackson of Wynne / Jackson, Inc. Suite 650 5201		

48 Mr. Jackson came forth, introduced himself, explaining that he is a developer that has been 49 in business since the 1970s. He shared that the Wallace property is currently under contract, and he would like to make a presentation to the city council to show them the type 50 51 of residential developments that his company constructs, generally indicating that these are master planned type communities that are high-end and have several amenities (i.e. 52 playgrounds, swimming pools (some with play areas), trails, and other resort-like 53 54 General indication was given that these types of communities are amenities). representative of the type of development his company would like to see built on the 55 Wallace property. While explaining the draft site plan he displayed, he shared that he is 56 suggesting a memory care type facility be placed on a portion of the property. He stressed 57 58 that this would not be a multi-family development, but, rather, a memory care facility that could be controlled with deed restrictions. He explained that a portion of the development 59 may be slated as 'age restricted' for perhaps the 'baby boomer' generation who may prefer 60 to not live right next door to a young family with four kids yet do not wish to be totally 61 62 isolated either. 63

- 64 City Manager Mr. Crowley reminded Mr. Jackson about the City of Rockwall's desire to have 65 some land set aside within this development for a public, neighborhood park. Mr. Jackson 66 suggested that, regarding the city's desire for a neighborhood park, if money is not readily 67 available, a TIF (tax increment financing) or perhaps a PID (public improvement district) 68 might be put on the table for consideration, sharing that the City of Celina is doing a lot of 69 PIDs lately.
- Councilmember Townsend asked for clarification regarding what Mr. Jackson is asking of the city / city council (other than changes to John King Blvd.). Mr. Jackson shared that he would like feedback regarding if the city feels this package represents an acceptable land use. Comments were then made pertaining to the park.
- Mr. Clyde Jackson (same address as above), came forth and indicated that \$275,000 –
   \$350,000, perhaps even \$400,000, would be the price point of these homes. He shared some
   general ideas concerning a possible park on a portion of this overall property.
- Mayor Pro Tem Lewis expressed that 2.5 units per acre is something that the Council likely wishes to improve (the council will likely prefer less density). Also, the city getting the park land it desires is a big deal. Mr. Jackson (Sr.) explained that density is relative and that it will not feel crowded or like there are too many houses.
- Mayor Pruitt and Mr. Jackson (Sr.) spoke briefly about density as well as surrounding properties that may be developed some time in the future. Pruitt expressed concern regarding public access to the section of the land that might, hypothetically, be developed as a city park. Mr. Jackson generally indicated that there may be a few ways that two to three access points could be considered so that cars would not have to drive all the way through the neighborhood to access the park.
- 91

- General discussion took place related to options concerning the park, access to it, funding
   for it, the gas line that runs through it, and density. The realignment of John King
   Boulevard was also briefly discussed.
- Mr. Jackson (Sr.) indicated that the negotiations on this property have been ongoing for two
   years, and economics involved with this development are pretty tight, especially given the
   various development constraints.

100 Mayor Pruitt explained that the City Council, in order to be comfortable with higher density 101 (higher than 2 houses per acre), must feel as though they are getting attractive, meaningful amenities in exchange for that higher density. Mr. Jackson (Sr.) explained that the amenity 102 103 package will be high-end, will consist of an extensive trail system, and the exposure to the creeks will be maximized to allow them to be part of the parks system. He expressed that 104 he believes this development will be the best one in this part of town and will thereby raise 105 106 the values of the properties around it. Also, those living there will contribute to the tax base through sales tax revenue. Mr. Jackson (Jr.) expressed that they have budgeted for a full 107 108 amenities center, including a pool as well.

109

110 Regarding proposed changes to the thoroughfare plan, staff is in the process of getting 111 feedback from the property owner to the north, and they may solicit feedback from the 112 property owners to the south.

- 113
- Mr. Jackson (Sr.) explained that they have about 90 days (from last week) to get assurance
   on the zoning and realignment of John King and to work out a deal on the park land.
- 117 Councilmember Hohenshelt expressed large concern about the access challenges 118 associated with the potential public park land.
- 120 Mayor Pruitt indicated that the staff and council welcome further communication regarding 121 this potential development.
- 122

119

- Mr. Jackson (Jr. / initial speaker) asked if the Council would be open to financing options
   such as PIDs and/or TIFs. Mayor Pruitt indicated that Rockwall is not really big on PIDs and
   TIFs and really does not prefer those sorts of financing options.
- 127 At the end of the discussion, Council took no formal action concerning this item.
- 128 129

130

131

- 2. Hold work session to hear and discuss a final report by AECOM regarding public
- transportation, and take any action necessary.
- 132 Andrew Ittigson
- 133 **AECOM**
- 134 **1950 N. Stemmons Freeway, Ste. 6000**
- 135 Dallas, TX 75207
- 136

137 Since AECOM briefed the Council back in September, its consultant has had various conversations with the consultant working for STAR Transit. Mr. Ittigson briefed the 138 council on average cost associated with ridership, indicating that STAR's cost per revenue 139 140 hour is reasonable compared to the average associated with other, comparable transit providers. He briefed Council on ridership loads, including the peak hour around 3PM when 141 the Girls & Boys Club rides are taking place. He also shared a manifest map from April 142 which showed where rides were originating and going. He explained that LogistiCare is the 143 transportation service provided for Medicaid non-emergency trips funded through TX 144 145 Health & Human Services Commission. He stated that these trips will take place regardless of if STAR Transit is operating or not. He shared that approximately 8% of trips in Rockwall 146 County were for LogistiCare trips in October of 2015, sharing that this resulted in about 147 \$15,000 in revenue for October for the provider (now STAR). Service is made up primarily of 148 short trips. STAR's cost effectiveness metrics are in line with peers as far as cost per hour 149 150 and cost per mile.

- At the request of Mr. Crowley, Council generally agreed to place this item on the next Council meeting agenda for further discussion before possibly forwarding these findings to Rockwall County for them to be used in negotiations with STAR when discussing the contract.
- 157 **Council recessed the public meeting and reconvened in Executive Session again at 5:35** 158 p.m.
- 160 V. RECONVENE PUBLIC MEETING

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- 162 Mayor Pruitt reconvened the public meeting at 6:00 p.m. with all Council Members except 163 Scott Milder being present.
- 165 VI. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION
- 167 Mayor Pro Tem Lewis indicated that no action is needed as a result of Executive Session.
- 169 VII. INVOCATION AND PLEDGE OF ALLEGIANCE COUNCILMEMBER WHITE
- 171 Councilmember White delivered the invocation and led the Pledge of Allegiance.
- 173 VIII. PROCLAMATIONS / AWARDS
  - 1. Snowball Express Celebration Day

Parker Coddington, Owner of Shenaniganz, came forth and thanked the city for its support 177 of the Snowball Express organization coming to his facility in Rockwall on Monday, 178 December 14<sup>th</sup> at 9:45 a.m. He explained that this organization offers fun activities to 179 children and their families who have lost a parent while on active military duty since 9/11. 180 181 He encouraged the public to show up to be part of a cheering squad to welcome these kids to Rockwall and to Shenaniganz on Monday morning, one week from today. Mayor Pruitt 182 then read and presented Mr. Coddington with a proclamation, declaring it Snowball Express 183 Celebration Day in the City of Rockwall. 184

186 IX. OPEN FORUM

188 **Mayor Pruitt explained how Open Forum is conducted and asked if anyone would like to** 189 **come forth and speak at this time. There being no one, he then closed Open Forum.** 190

- 191 X. CONSENT AGENDA
  - **1.** Consider approval of the minutes from the November 16, 2015 regular city council meeting, and take any action necessary.

1952.Z2015-027 - Consider a request by Bobby Dale and Bretta Price for the<br/>approval of an ordinance for a zoning change from an Agricultural (AG)196District to a Single Family Estate 2.0 (SFE-2.0) District for a 5.5-acre tract of<br/>land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City<br/>of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,<br/>addressed as 453 Cullins Road, and take any action necessary [2nd<br/>Reading].

- 2023.**Z2015-029** Consider a City initiated zoning request for the approval of an203ordinance for a text amendment to various sections of Article V, District204Development Standards, Article VIII, Landscaping Standards, and Article IX,205Tree Preservation, and to create Appendix F, Landscaping Guidelines, of the206Unified Development Code [Ordinance No. 04-38] for the purpose of207incorporating recommendations made by the Landscape Ordinance Review208Committee, and take any action necessary [2nd Reading].
- 2094.Consider authorizing the City Manager to execute an agreement with the210Rockwall Central Appraisal District for collection services for the fiscal year2112016 in the amount of \$67,940 to be funded by the Administration Operating212Budget, and take any action necessary.

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- 5. Consider authorizing the city manager to execute an interlocal agreement with Rockwall County related to municipal judge services for "No Refusal Weekends" during the upcoming year, and take any action necessary.
- 2166.Consider authorizing the City Manager to execute a Professional217Engineering Services Contract with Birkhoff, Hendricks & Carter, LLP to218prepare engineering design plans and specifications for the utility relocations219on SH 276 from SH 205 to FM 549 in an amount not to exceed \$72,800 to220be funded by water and sewer revenue bonds, and take any action221necessary.
  - 7. Consider authorizing the City Manager to execute a Professional Services Contract with Pipeline Analysis, LLC to perform a Capacity, Management, Operations and Maintenance Self-Audit and Plan in the amount of \$29,235 to be funded by water and sewer revenue bonds, and take any action necessary.
- 2278.Consider authorizing the City Manager to execute a Professional228Engineering Services Contract with Teague, Nall and Perkins, Inc. to229eliminate the Stonebridge Lift Station and construct new sanitary sewer230gravity pipe to serve the current area in the amount of \$74,300 to be funded231by water and sewer revenue bonds, and take any action necessary.

Mayor Pro Tem Lewis pulled item #8 for further discussion. Mayor Pruitt pulled items #3 and #4. Councilmember White made a motion to approve the remaining items. The ordinance for #2 was read as follows:

CITY OF ROCKWALL

237 ORDINANCE NO. 15-31 238 239 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, 240 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 241 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS 242 TO FURTHER AMEND THE ZONING MAP TO ADOPT A CHANGE IN ZONING 243 FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 244 2.0 (SFE-2.0) DISTRICT FOR A 5.50-ACRE TRACT OF LAND IDENTIFIED AS 245 TRACT 17-7 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF 246 ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE SPECIFICALLY 247 DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR 248 SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO 249 EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH 250 OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A 251 **REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.** 

253 The motion passed by a vote of 6 in favor with 1 absent (Milder).

255 Councilmember White made a motion to approve item #3. Councilmember Townsend seconded the motion. Mayor Pruitt indicated that he voted against this item at the last 256 meeting, so this is why he pulled it. He explained that he voted against it because of the 257 258 change in the landscape canopy trees from three down to two. The ordinance was then read as follows: 259

#### CITY OF ROCKWALL **ORDINANCE NO. 15-32**

- 263 264 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, 265 TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 266 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION 6 OF ARTICLE V, DISTRICT DEVELOPMENT STANDARDS; SECTIONS 3, 5, 6 & 7 OF ARTICLE VIII, LANDSCAPE 267 268 269 STANDARDS; SECTION 7 OF ARTICLE IX, TREE PRESERVATION; AND TO 270 CREATE APPENDIX F, LANDSCAPE GUIDELINES; PROVIDING FOR A 271 PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A 272 273 SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE: 274 PROVIDING FOR AN EFFECTIVE DATE. 275
- 276 The motion passed by a vote of 5 in favor, 1 against (Pruitt) and 1 absent (Milder).

Regarding item #4, Mayor Pruitt expressed that the city has received incorrect figures for 278 the TIF and for the City, which resulted in the city having to change our tax rate. So, 279 therefore, he made a motion to table this item in order to invite the CAD to appear before the 280 Council prior to this contract being considered / approved and prior to the city paying the 281 282 CAD any money associated with the contract. Councilmember White seconded the motion, 283 which passed unanimously of those present (1 (Milder) absent).

285 Regarding Consent Agenda item #8, Mayor Pro Tem Lewis gave kudos to Tim Tumulty and his staff member, Jeremy White for discovering that keeping this treatment plant up and 286 running is no longer necessary. After brief comments, Mayor Pro Tem Lewis made a 287 288 motion to approve Consent Agenda item #8. Councilmember White seconded the motion, which passed by a vote of 6 in favor with 1 against (Milder). 289

291 Councilmember Townsend left the remainder of the meeting at this time (6:13 p.m.).

#### 293 XI. **APPOINTMENTS**

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295 296 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.

298 Planning & Zoning Chairman, Craig Renfro, came forth and briefed the Council concerning items on tonight's agenda that are planning-related. The Council took no formal action 299 concerning this agenda item. 300

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# 305 XII. ACTION ITEMS 306

3071.Discuss and consider a request by Chad Hudson for the approval of a<br/>variance to the material requirements stipulated by Section 7.5, Retaining<br/>Walls, of the Standards of Design and Construction manual for a 1.395-acre<br/>parcel of land identified as Lot 5, Block A, Independence Pass Addition, City<br/>of Rockwall, Rockwall County, Texas, zoned Planned Development District 8<br/>(PD-8) for single family land uses, addressed as 107 Independent Place,<br/>and take any action necessary.

Mayor Pruitt made a motion to table this request to allow the Chandler's Landing HOA time to notify homeowners living around this property that the applicant is seeking a variance from the city. Pruitt's motion failed for lack of a second.

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318 Councilmember White made a motion to approve the variance requested for the material 319 requirements associated with the retaining wall. Councilmember Hohenshelt seconded the 320 motion. Mayor Pro Tem Lewis mentioned that he does have some concerns about the city not having something in writing from the Chandler's Landing HOA stating that they are okay 321 322 with this. City Attorney Frank Garza provided clarification, generally indicating that the city 323 granting this variance is separate and apart from the homeowner needing to get his wall reviewed and approved by his community's HOA. Mr. Hudson agreed to bring a new, 324 updated letter from the Chandler's Landing HOA, before or when he picks up his retaining 325 wall permit. Mayor Pruitt indicated that he met with the chairman of the HOA this morning. 326 and he conveyed that he is not okay with the city approving the variance request without 327 328 Chandler's first having an opportunity to follow its normal process of notifying adjacent property owners. Mr. Hudson provided a drawing / rendering of the retaining wall in 329 330 question, indicating that only about 4' of it will be seen and that mostly it will be located behind his house. He further explained that beyond the retaining wall behind his house is 331 another row of homes; however, those sit about 8' above his home down below, so those 332 333 who are located behind him will not see the retaining wall. Mayor Pro Tem Lewis asked if delaying this item would be large burden to Mr. Hudson, who generally indicated that, no, 334 335 delaying this item will not present a large inconvenience. 336

After the discussion, the motion passed by a vote of 4 in favor, 1 against (Pruitt), and 2 absent (Townsend and Milder).

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342 343 2. Discuss and consider a request from Ms. Matilyn Mathis with The Rustic Warehouse for size, height and materials variances for a projection sign located at 1411 South Goliad, and take any action necessary.

344 Jeffrey Widmer, Building Official, came forth and briefed the Council on Ms. Mathis' request 345 for this sign-related variance. Ms. Mathis came forth and explained the type of business that she has opened, indicating that they sell rustic, shabby chic type furniture and décor. 346 She generally indicated that she did not realize she had to obtain permission from the city 347 348 before erecting the sign that's now sitting atop her building. Mayor Pro Tem Lewis expressed some degree of doubt regarding the applicant not knowing that a sign permit 349 was required. After some additional discussion, Mayor Pro Tem Lewis made a motion to 350 Councilmember White seconded the motion, which passed 351 approve the variances. 352 unanimously of those present (Milder and Townsend absent).

3533.Discuss and consider a request from Ms. Brandi Lewellen with Sign Mart354representing The Major Law Firm for a setback variance for a monument355sign located at 301 N Fannin, and take any action necessary.

Mr. Widmer provided a brief summary of this request. Mayor Pruitt made a motion to approve the variance. Councilmember Fowler seconded the motion, which passed by a vote of 5 in favor with 2 absent (Milder and Townsend).

3594.Discuss and consider modifying Chapter 38. Subdivisions, Article I. In360General, Section 38-19. Street Improvements and Oversizing of the361Municipal Code of Ordinances to require a 41-foot street adjacent to schools362and parks, and take any action necessary.

Mayor Pruitt made a motion to approve moving forward with this change. Mayor Pro Tem Lewis seconded the motion. Lewis pointed out that this will allow sufficient parking area and room to navigate, especially for those having birthday parties in parks. Councilmember White expressed opposition to this requirement, stating that he is not aware that a problem in this regard even exists.

368 Mr. Tumulty indicated that this change was initiated because of a citizen living in Fontana 369 Ranch who has had repeated problems with driving space in and around the nearby school, 370 especially when special events, such as a recent Halloween event, take place at the school. 371 Mr. Tumulty indicated that, although this change will not help this particular resident or 372 those living in Fontana Ranch, it will help avoid these sorts of traffic congestion issues in 373 and around these types of facilities (schools and parks) in the future. The motion passed 374 by a vote of 4 in favor, 1 against (White), and 2 absent (Milder and Townsend).

3755.Discuss and consider approval of a resolution directing publication of notice376of intention to issue combination tax and surplus revenue certificates of377obligation; resolving other matters relating to the subject; and take any action378necessary.

Assistant City Manager Mary Smith provided brief comments related to this item. Mayor Pro Tem Lewis made a motion to approve the resolution directing publication of notice of intention to issue combination tax and surplus revenue certificates of obligation. Mayor Pruitt seconded the motion, which passed by a vote of 5 in favor with 2 absent (Milder and Townsend).

3846.Discuss and consider process associated with and/or annual designation of<br/>city's newspaper of record, and take any action necessary.

City Manager Rick Crowley explained that the city's Charter calls for an annual designation of an official newspaper of record. Neither the Charter nor state law prescribes the process by which the Council is to do so. After explaining to the Council what its options are, Councilmember White indicated that as long as staff has not been experiencing any issues or concerns with the current newspaper of record (Herald Banner), he sees no problem with the Council designating that paper once again. Council took no action related to this item at this time.

3937.Discuss and consider (re)appointment of board members to the Main Street394Advisory Board, and take any action necessary.

#### 395 **Councilmember White made a motion to reappoint**

- 396 Michael Adrian
- **Evan Matteson**
- **Claudette Hatfield**

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to an additional two-year term on the Main Street Advisory Board (to expire January of
2018). Mayor Pro Tem Lewis seconded the motion, which passed by a vote of 5 in favor
with 2 absent (Milder and Townsend).

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404 XIII. CITY MANAGER'S REPORT TO DISCUSS CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, 405 FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.

- 4064071.Departmental Reports
- 408 Building Inspections Monthly Report October 2015
- 409 Fire Dept. Monthly Reports October 2015
- 410 GIS Department Monthly Report October 2015
- 411 Harbor PD Monthly Report October 2015
- 412 Internal Operations Department Monthly Report October 2015
- 413 Police Department Monthly Report October 2015
- 414 Recreation Monthly Report October 2015
- 415 Rockwall Animal Adoption Center Monthly Report October 2015
- 416 **2.** City Manager's Report

Mr. Crowley explained that the Department Heads are happy to answer any questions the
Council may have. He reminded the Council that the city's employee Christmas party is
tomorrow evening. On Thursday, December 17, the Nebbie Williams Elementary School
Choir will be performing at City Hall.

421 Mayor Pruitt expressed that the Christmas events held over the weekend, including the 422 parade and tree lighting, were very successful. He expressed that the downtown area, 423 especially San Jacinto Plaza, have been very successful. He thanked the Women's League 424 for providing the cookies and hot chocolate. He thanked the Children's Chorus for the 425 music provided, and Alma Williams (former Mayor of Rockwall) for emceeing the event. He 426 encouraged more people to consider volunteering their time with the city, either with 427 downtown related events or through city council appointed boards or commissions.

429 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:

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  436 **1.** Discussion regarding land acquisition for South Community Park pursuant to Section § 551.072 (Real Property).
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  2. Discussion regarding purchase or lease of real property / land acquisition in the vicinity of the downtown area pursuant to Section § 551.072 (Real Property).
  - Discussion regarding legal advice associated with homeowners association (HOA) regulations within the city pursuant to Section 551.071 (Consultation with Attorney).
- 4424. Discussion regarding process associated with City Manager performance443evaluation pursuant to Section 551.074 (personnel matters)
- 444 XV. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION 445

# The Council did not reconvene in Executive Session following the public meeting agenda.

447 448 449	XVI.	Adjournment				
450 451	The n	meeting was adjourned at 6:57 p.m.				
452	PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL,					
453	TEXAS, THIS <u>21<sup>st</sup> day of December, 2015</u> .					
454 455 456						
457	ATTE	EST: Jim Pruitt, Mayor	_			
458 459						
460	Kristy	ty Cole, City Secretary				

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# CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager
FROM: Lea Ann Ewing, Purchasing Agent
DATE: December 11, 2015
SUBJECT: Contract for Utility Cuts Pavement Repair Services

Approved in the General Fund, Streets Operating budget is funding for utility cut repairs in both concrete and asphalt pavement. This service contract will include labor, materials and equipment for making repairs at utility cut locations throughout the City. The estimated annual budget for this work is \$75,000.

This service is available from New Star Grading and Paving Company through the City of Grand Prairie, Texas purchasing cooperative. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to the purchase of this service.

For Council consideration is Utility Cuts Pavement Repair Service bid award to New Star on a per unit price basis and authorize the City Manager to execute a purchase order for this service.

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# CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager
FROM: Lea Ann Ewing, Purchasing Agent
DATE: December 11, 2015
SUBJECT: Contract for Concrete Stabilization Services

Approved in the General Fund, Streets Operating budget is funding for concrete pavement stabilization services. This service contract will include labor, materials and equipment for the leveling and stabilization of existing concrete pavement that has failed due to age. The estimated annual budget for this work is \$50,000 at \$3.76 per pound of polyurethane foam.

This service is available from Nortex Concrete Lift and Stabilization through the City of Grand Prairie, Texas purchasing cooperative. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to the purchase of this service.

For Council consideration is Concrete Stabilization Service bid award to Nortex Concrete Lift and Stabilization and authorize the City Manager to execute a purchase order for this service.

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### **MEMORANDUM**

TO: Rick Crowley, City Manager

FROM: Timothy M. Tumulty, Director of Public Works/City Engineer

DATE: December 11, 2015

#### SUBJECT: Wastewater Lift Station Evaluation Update

The City of Rockwall currently operates 40 lift stations in the existing wastewater collection system. The topography of the City adjacent to Lake Ray Hubbard makes it impossible to construct a complete gravity flow collection system. The operation and maintenance of a lift station requires constant monitoring for a failure through a temporary power loss, a mechanical failure or both.

During the inspection process by the Environmental Protection Agency earlier this year, discussions occurred between their staff and ours related to the operations and maintenance performed on every lift station including known detention times (length of time the lift station can sit idle prior to an overflow occurring), means to provide temporary electrical power to a lift station during a power outage and knowing the locations of potential overflows should the City not be able to respond in a sufficient time to restart the lift station prior to an overflow.

Staff requested a Professional Engineering Services Contract with Birkhoff, Hendricks & Carter, LLP to perform these various tasks on 36 of our lift stations (remaining four to be eventually removed from operations). The cost to perform this work is \$124,400. Funding will be generated by the 2016 Water and Sewer Bond sales.

Staff request City Council consideration to approve a Professional Engineering Services Contract with Birkhoff, Hendricks & Carter, LLP in the amount of \$124,400 to perform a Wastewater Lift Station Evaluation Update on the City's wastewater lift stations and take any action necessary.

TMT:em

Attachment

Cc:

Mary Smith, Assistant City Manager Rick Sherer, Water/Wastewater Manager Amy Williams, P.E., Assistant City Engineer Jeremy White, P.E., Civil Engineer File STATE OF TEXAS

COUNTY OF ROCKWALL

#### PROFESSIONAL ENGINEERING SERVICES CONTRACT

Wastewater Lift Station Evaluation Update

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Birkhoff, Hendricks & Carter, LLP, ("ENGINEER"), located at 11910 Greenville Ave, Suite 600 Dallas, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Wastewater Lift Station Evaluation Update.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

#### 1. <u>Scope of Work</u>

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Exhibit "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Exhibit "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

#### 2. <u>Compensation & Term of Agreement</u>

Cost for such services will be an amount not to exceed One Hundred Twenty Four Thousand Four Hundred dollars (\$124,400.00) and billed on an hourly basis per rates provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Exhibit "C". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

#### 3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

#### 4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

#### 5. <u>Ownership of Documents</u>

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination,

however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

#### 6. <u>Insurance</u>

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

> Workmen's Compensation – Statutory Employer's Liability – \$100,000.00 Bodily Injury by Disease - \$500,000 (policy limits) Bodily Injury by Disease - \$100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

\$2,000,000.00 General aggregate limit

\$1,000,000.00 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

\$1,000,000.00 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars (\$1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

#### 7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL-NOT EXCEED ONE MILLION DOLLARS (\$1,000,000.00). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

### 8. <u>Addresses for Notices and Communications</u> CITY Mary Smith City of Rockwall 385 S. Goliad Rockwall, Texas 75087

#### Engineer

Derek B. Chaney, P.E., R.P.L.S. Birkhoff, Hendricks & Carter, LLP 11910 Greenville Ave. Suite 600 Dallas, Texas 75243

All notices and communications under this Contract shall be mailed or delivered to CITY and Engineer at the above addresses.

#### 9. <u>Successors and Assigns</u>

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

#### 10. <u>Termination for Convenience of the Parties</u>

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

#### 11. <u>Changes</u>

CITY may, from time to time, request changes in the Scope of Work of Engineer to be performed hereunder. Such changes, including any increase or decrease in the amount of Engineer's compensation, or time for performance, which are mutually agreed upon by and between CITY and Engineer, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment in writing executed by both CITY and Contractor.

#### 13. <u>Reports and Information</u>

Engineer, at such times and in such forms as CITY may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish CITY periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

#### 14. Entire Agreement

This Contract and its Exhibits and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

#### 15. <u>Waiver</u>

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

#### 16. <u>Severability</u>

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

#### 17. <u>Survival</u>

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

#### 18. <u>Governing Powers and Law</u>

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that

this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

#### 19. <u>Attorney's Fees</u>

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this the day of TecenBon 2015.

Birkhoff, Hendricks & Carter, LLP

Name: Derek B. Chaney, P.E., R.P.L.S. Title: Partner

EXECUTED in triplicate originals on this \_\_\_\_\_ day of \_\_\_\_\_\_ 2015.

ATTEST:

City of Rockwall, Texas

Mary Smith, Assistant City Manager

PCD # 221482

Exhibit "A" to Agreement between the City of Rockwall, Texas (CITY) and Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services Dated \_\_\_\_\_, 2015

# EXHIBIT "A"

#### **GENERAL PROJECT DESCRIPTION**

The previous Wastewater Lift Station Evaluation for the City was prepared in 1997. At that time, the City owned and operated 26 wastewater lift stations, which has increased to 40 lift stations in 2015. As requested by the City, four City Lift Stations (Squabble, Quail Run, Chevy House, and Memorial) are excluded, leaving a total of 36 lift stations to be evaluated.

The Wastewater Lift Station Evaluation Update project includes site investigations and analysis of the Civil, Electrical and SCADA components at each lift station. A report will be prepared summarizing the findings of the evaluation and any recommended improvements.

### PART A LIFT STATION EVALUATIONS

- 1. Coordinate with the City to gather and assemble support data, including construction plans, pump curves, GIS files, contours, mapping, and shop drawings or O&M manuals for City lift stations.
- 2. Revise previous lift station evaluation field data sheets to reflect current design standards, codes, and ordinances.
- 3. Coordinate with the City to conduct site visits of 36 lift station sites. Site visits will include observation of site conditions, civil, electrical, and SCADA components.
- 4. Conduct draw down testing at each lift station site. Testing will include determination of wet well fill rate, and estimated pumping rates of pump 1, pump 2, and pumps 1 and 2 operating in parallel.
- 5. Compile and populate lift station field data sheets based on findings from site visits.
- 6. Meet with City Staff to review findings from site visits.
- 7. Prepare a written report of findings and meet with City Staff to present results.

### PART B <u>CIVIL ANALYSIS</u>

- 1. Delineate drainage basins for each lift station and calculate area, land usage, and approximate peak wastewater design flows.
- 2. Calculate firm pumping capacities for each lift station.
- 3. Evaluate lift station pump settings.
- 4. Calculate lift station cycle time, pump starts per hour, and minimum required wet well volume.
- 5. Evaluate force main and gravity main configuration and velocities.
- 6. Calculate available wet well retention time at each lift station.
- 7. Determination of 100-year flood elevation at each site and confirmation of accessibility and clearance.
- 8. Review of lift station ventilation and odor control.
- 9. Develop exhibit for each lift station showing drainage basins, and location of potential SSO's.
- 10. Prepare recommended plan for improvements in response to lift station deficiencies, including development of engineer's opinion of probable construction cost.

# PART C SANITARY SEWER OVERFLOW (SSO) ANALYSIS

- 1. Update hydraulic wastewater model to include any lift stations not previously modeled (typically those with 4-inch or smaller diameter force main), and upstream wastewater collection lines.
- 2. Formulate opinion of most likely location of sanitary sewer overflow (SSO) in the event of lift station malfunction or power failure.
- 3. Calculate response time available after alarm sounds to resolve lift station malfunction or power failure prior to SSO occurrence.

# PART D ELECTRICAL AND SCADA ANALYSIS

- 1. Review and confirm compliance of intrinsically safe devices.
- 2. Evaluate capability of standby generators, load bank and City method of exercising equipment.
- 3. Review of electrical panel, connections and electrical equipment for compliance with electric code requirements.
- 4. Confirmation of adequate power supply, grounding, surge protection and power monitoring devices.
- 5. Coordinate with City Staff to determine SCADA system capabilities at each site.
- 6. Provide recommendation of improvements to Electrical and SCADA systems including development of engineer's opinion of probable construction cost.

# PART E <u>REPRODUCTION</u>

- 1. Furnish 3-sets of preliminary report to City for review in hard copy format.
- 2. Furnish 5-sets of final report to City in both hard copy and PDF format.

# PART F INFORMATION TO BE PROVIDED BY THE CITY

The following information is to be provided by the City, if available

- 1. Access and City Staff escort to each lift station site. For City Staff planning purposes, a total of 15 days is anticipated to conduct the site visits to 36 lift stations.
- 2. Current GIS files, including contours, and lift station locations.
- 3. Pump curves at each lift station.
- 4. Float elevations at each lift station.
- 5. Lift station design reports.
- 6. Aerial Images in .TIF, or .SID format.
- 7. Construction record drawings for lift stations, force mains and adjoining sanitary sewer projects.
- 8. SCADA information, including SCADA specifications, HMI software, radio types, and I/O list for each lift station.

# PART G EXCLUSIONS

Services specifically excluded from the scope of services include, but are not necessarily limited to the following:

- 1. Confined entry.
- 2. Environmental impact statements and assessments.
- 3. On-site safety precautions, programs and responsibility.
- 4. Fiduciary responsibility to the City.



Exhibit "B" to Agreement between the City of Rockwall, Texas (CITY) and Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services: Dated \_\_\_\_\_\_, 2015

# EXHIBIT "B"

# PAYMENT SCHEDULE

Compensation for engineering services under Exhibit A, Part A, B, C, D and E, shall be at salary cost times 2.40, with expenses at actual invoice amount times 1.15. Field Survey Crew rate is \$165.00 per hour and mileage is charged at current IRS rates.

A. Lift Station Evaluations	\$54,700.00
B. Civil Analysis	\$36,600.00
C. Sanitary Sewer Overflow Analysis	\$15,100.00
D. Electrical and SCADA Analysis	\$17,000.00
E. Reproduction	<u>\$1,000.00</u>
Total Amount, Additional Services:	\$124,400.00
Total Fee Not to Exceed Amount:	<u>\$124,400.00</u>

Invoices will be posted monthly based upon hours expended plus expenses. Payment is due upon receipt of invoice.

Exhibit "C" to Agreement between the City of Rockwall, Texas (CITY) and Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services: Dated \_\_\_\_\_, 2015

# EXHIBIT "C" PROJECT SCHEDULE

Notice to Proceed	December 21, 2015
Begin Field Investigations	January 4, 2016
Complete Field Investigations	February 8, 2016
Submit Preliminary Report to City:	April 4, 2016
Receive City Review and Comments:	April 18, 2016
Submit Final Report to City	May 9, 2016

Exhibit "C" to Agreement between the City of Rockwall, Texas (CITY) and Birkhoff, Hendricks & Carter, L.L.P, (ENGINEER) for Professional Services: Dated \_\_\_\_\_, 2015

# EXHIBIT "D" SUB-CONSULTANTS

Sub-consultant support is not anticipated based on the scope of services for this project.



# CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Richard Crowley, City Manager
FROM: Lea Ann Ewing, Purchasing Agent
DATE: December 11, 2015
SUBJECT: Purchase of New Scott SCBA Air Paks for Fire Fighters

Approved in the General Fund, Fire Operating budget is replacement of 45 Fire Fighter Air Paks and 90 Bottles. The equipment includes the Scott air pak, bottle, harness, belt, regulator, hoses, tracker/locator, PASS, face mask, handheld receiver, charger, and training on how to use this new equipment. In addition to the new air paks, we are also upgrading 3 air filling stations including the mobile filling station to accommodate the new equipment. The air filling station upgrades will be completed by Hoyt at no additional cost to the City. Total cost is \$343,016.20.

This equipment is available from Hoyt Breathing Air Products through the City of Allen, Texas purchasing cooperative. As a member and participant in this cooperative, the City has met all formal bidding requirements pertaining to the purchase of this new equipment.

For Council consideration is the Scott air paks, bottles and filling stations bid award to Hoyt for \$343,016.20 and authorize the City Manager to execute a purchase order for this new equipment.

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## MEMORANDUM

TO:Honorable Mayor and City Council MembersFROM:Kristy Cole, City Secretary / Assistant to the City ManagerDATE:November 24, 2015SUBJECT:Designating newspaper of record

At the last meeting, staff presented the City Council with statutory information and options associated with the City Charter-prescribed requirement to annually designate an official newspaper of record for the City. As a result of that discussion, Council asked staff to consider its satisfaction with the current newspaper of record, the Rockwall County Herald Banner, and bring this item back for formal action at the December 21<sup>st</sup> meeting.

Staff has placed an agenda item on the 12/21 consent agenda for the Council to again designate the Rockwall County Herald Banner as the city's newspaper of record for the coming year. This may be accomplished by a simple majority vote of the Council pertaining to the agenda item.

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# MEMORANDUM

TO: Rick Crowley, City Manager

FROM: Mary Smith, Assistant City Manager

DATE: December 16, 2015

SUBJECT: Rockwall Central Appraisal District Collections Agreement

At the December 7<sup>th</sup> meeting, the City Council asked staff to invite a representative from the CAD to the next meeting to discuss the proposed interlocal agreement prior to Council taking action to approve it. Staff has done so, and Ms. Patricia Davis, Chief Appraiser with the Rockwall CAD, will be present to address the Council at the December 21<sup>st</sup> meeting.

As was previously conveyed, the City contracts with the Rockwall Central Appraisal District for collection of property taxes. The district's collections budget is divided among the taxing entities based on a pro-rata formula of assessed values. At budget preparation, time estimates were received from Patricia Davis as to the City's allocation. When the contract was forwarded for consideration by the City Council the City's allocation had increased dramatically over budget estimates. After talking to Ms. Davis about the increase and her having further discussions with her Board it was determined that the City should be charged the allocation previously estimated and any changes to allocation formulas would be addressed for future years. The City's share of the collections budget is \$67,940.

## THE STATE OF TEXAS X

## COUNTY OF ROCKWALL X

## INTERLOCAL AGREEMENT FOR

## ASSESSMENT AND COLLECTION OF TAXES

On this 25th day of August, 2015 THE CITY OF ROCKWALL, hereinafter called the "Taxing Unit", and ROCKWALL CENTRAL APPRAISAL DISTRICT, hereinafter called "District", enter into the following agreement pursuant to the authority granted by TEXAS PROPERTY TAX CODE Sections 6.23, 6.24, and TEXAS GOVERNMENT CODE Chapter 791.

WHEREAS, it would be economically advantageous to both the Taxing Unit and the District to consolidate the tax assessment and collection functions; and

WHEREAS, in entering into this contract and agreement, it is the intention of the Taxing Unit and the District that upon commencement of the term of this contract as herein stated, the District shall for the said term of this contract provide such necessary tax assessment and collection services;

NOW, THEREFORE, the said parties have and do hereby covenant and agree as follows:

1. The District shall collect the ad valorem property taxes owing to the Taxing Unit for that portion of Taxing Unit and those accounts and property appraised of Taxing Unit found within the same boundaries of District and shall perform all assessment and collection duties and functions imposed by law upon the tax assessor and collector for the Taxing Unit for that portion of Taxing Unit and those accounts and property appraised of Taxing Unit found within the same boundaries of District, including, but not limited to the following:

- a) calculation of taxes;
- b) preparation of tax roll;
- c) proration of taxes;
- d) correction of clerical errors in tax rolls;
- e) collection of tax liabilities;
- f) issuance of refunds;
- g) calculation and publication of an effective tax rate;
- h) timely preparation and mailing of current tax bills;
- i) preparation and mailing of delinquent tax bills;
- j) remittance of taxes collected to the Taxing Unit;

k) provide monthly reports of collections and annual reports of all taxes collected or delinquent.

2. The District shall remit all collections to the Taxing Unit's depository after they are processed and deposited in the District's depository. Collections will be semimonthly except in times of heavy collection when Taxing Unit's collections may be more frequent or at the request of the Taxing Unit.

3. The District shall retain all fees charged for the issuance of tax certificates and any interest accruing upon tax payments while deposited in the District's depository prior to remittance to the Taxing Unit. The District shall expend such retained funds solely on tax assessment and collection services.

4. The District shall provide an annual independent audit of all funds collected, retained, and payments received as required by this contract, and all expenditures made by the District in its performance under this contract. A copy of the audit report shall be provided to the Taxing Unit at no additional cost.

5. The Taxing Unit authorizes the District to contract with a delinquent tax attorney, as provided by TEXAS PROPERTY TAX CODE SECTION 6.30, for the collection of delinquent taxes owed to the Taxing Unit. The attorney's compensation shall be paid by the Taxing Unit from the delinquent taxes, penalties and interest collected for the Taxing Unit by such attorney.

6. The Taxing Unit shall provide to the District, without charge, copies of all records necessary for performance by the District under this contract.

7. The Tax Assessor-Collector shall give bond conditioned on the faithful performance of his duties as Tax Assessor-Collector for the Taxing Unit. Said bond shall be made payable to and shall be approved by the governing body of the Taxing Unit in an amount determined by such governing body. The Taxing Unit shall pay the premium for such bond from its current available revenues.

8. In consideration of the services to be rendered by the District, the Taxing Unit shall pay the District as follows:

a) The Taxing Unit agrees to pay the District the actual cost of collection as adopted by the District in its annual collection budget.

- b) In the event that payments received exceed the actual cost of providing services pursuant to this Agreement, the District shall reimburse the Taxing Unit or credit future payments to be made by the Taxing Unit to the extent of the excess funds.
- c) In the event that payments received are less than the actual cost of providing services pursuant to this Agreement, the Taxing Unit shall reimburse the District all actual costs incurred for the collection of taxes.

- d) In the event that the Taxing Unit's tax rate is rolled back or otherwise changed after the District begins collections for the Taxing Unit in any given year, the District will continue to act for the Taxing Unit in providing refunds to taxpayers or sending corrected billings. The cost of additional publications and notices will be the responsibility of the Taxing Unit. All costs incurred by the District for late and separate tax bill processing or issuance of corrected bills, or refunds associated therewith, shall be strictly accounted for by the District and shall be payable by the Taxing Unit upon submission of that accounting by the District. This cost shall be the actual cost of providing those extra services required by the rollback or change of tax rate.
- e) In the event that the Taxing Unit fails to adopt its tax rate before the last work day prior to the first Monday in September the costs for late and separate tax bill processing, if required, shall be accounted for by the District and shall be payable by the Taxing Unit upon submission of that accounting by the District.

9. The Taxing Unit agrees payments shall be made quarterly to the District within 30 days of billing by the District prior to the beginning of the quarter based upon the calendar year to coincide with the Appraisal budget. For the period ending in calendar year 2016, the contracted terms for payment by the Taxing Units shall end on December 31, 2016 with the final payment due at that time, and the contracted payments shall then be due quarterly as set out herein beginning with the first quarter of 2017, being January-March, 2017 and the last quarter being October-December 2017 and continuing thereon each successive year.

10. This contract shall be effective on October 1, 2015 and shall continue in full force and effect through September 30, 2016 and thereafter, from year to year until such time either party hereto, by written notice to the other party, may terminate the same, such termination to be effective only if provided to the other party on or before April 1 of the tax year in which the party intends for the contract to terminate, or by mutual consent of the parties. Any such termination shall be effective as of May 1 of such tax year. Upon termination, the District shall provide the Taxing Unit, without charge, copies of the Taxing Unit's current and delinquent tax rolls and of any additional tax records requested by the Taxing Unit.

11. It is agreed and understood that this contract is not transferable or assignable without the written consent and approval of the Taxing Unit. The terms herein stated shall be bound upon the parties hereto, their successors, assigns and legal representatives.

12. The provisions of this contract are severable. If any paragraph section, subdivision, sentence, clause or phrase of this contract is for any reason held to the contrary to law or contrary to any rule or regulation having force and effect of law, such decision shall not affect the remaining portions of the contract.

13. This agreement shall provide for Rockwall Central Appraisal District to be the Assessor Collector of taxes for the taxing entities located within Rockwall County, to wit:

Rockwall County The City of Royse City The City of Fate The City of Heath The City of McLendon Chisholm The City of McLendon Chisholm The City of Rockwall Rockwall Independent School District Royse City Independent School District Rockwall County Municipal Utility District Number 1 Rockwall County Municipal Utility District Number 6 Rockwall County Municipal Utility District Number 6 Rockwall County Municipal Utility District Number 8 Rockwall County Municipal Utility District Number 9 Williamsburg Public Improvement District Williamsburg Public Improvement District Number 1 Phase 1B Williamsburg Public Improvement District Number 2

IN WITNESS WHEREOF, the respective parties hereunto set their hands this \_\_\_\_\_\_

ROCKWALL CENTRAL APPRAISAL DISTRICT

THE CITY OF ROCKWALL

BY:

Rockwall Central Appraisal District Chairman, Board of Directors

Tatrucce Davi BY:

Rockwall Central Appraisal District Chief Appraiser

BY:

WITNESS

ENTITY	ΤΟΤΑ	L
COLLECTION- 2015/2016		
Rockwall County	\$	74,153.00
Rockwall ISD	\$	146,508.00
Royse City ISD	\$	59,369.00
City of Rockwall	\$	67,940.00
City of Heath	\$	16,194.00
City of Royse City	\$	23,305.00
City of Fate	\$	15,701.00
MUD #1	\$	6,521.00
MUD #6	\$	445.00
MUD # 8	\$	20.00
MUD # 9	\$	-
City of McLendon Chisholm	\$	4,248.00
Williamsburg Public Imp Dist	\$	4,981.00
WPD#2	\$	1,409.00
WPD1 Phase 1B	\$	961.00
SPID	\$	2,987.00
Total	\$	424,742.00

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TO:Mayor and City CouncilCC:Rick Crowley, City Manager<br/>Brad Griggs, Assistant City ManagerFROM:Ryan Miller, Director of Planning and ZoningDATE:December 21, 2015SUBJECT:MIS2015-003; Amendment to Master Thoroughfare Plan

In May 2014, Rockwall County initiated a review of the *County Master Thoroughfare Plan* with the assistance of city staff. Recently, the County has completed this review and requested staff codify the proposed changes into the City's *Master Thoroughfare Plan* prior to the County's adoption of the *County Thoroughfare Plan*. In addition, City staff has also been assisting the North Central Texas Council of Governments (NCTCOG) with the 2014 Amendment to the Mobility 2035 & 2040 studies. Through both these programs and through a review of the City's current Master Thoroughfare Plan, staff has identified several additional adjustments to local roadways that should be adopted to account for current and future development. These changes have been outlined in the revised Master Thoroughfare Plan attached to this memorandum.

In addition, staff is proposing that a new roadway cross section be adopted for the area between East Fork Drive and the SH-205 couplet in the downtown area. This new roadway cross section is identified as a M4U-M (*minor arterial, four [4] lane, undivided roadway, modified*), which will consist of 85-feet of right-of-way (*i.e. four [4], 12-foot travel lanes; one [1], 16-foot reversible lane; two [2], 10½-foot parkways; and, two [2], one [1] foot curbs*). Staff has also taken this amendment as an opportunity to address various changes and updates within Appendix 'D', *Thoroughfare Cross Sections*, of the Comprehensive Plan.

According to Section 213.003 of the Texas Local Government Code, "(a) comprehensive plan may be adopted or amended by ordinance following:

- 1) A hearing at which the public is given the opportunity to give testimony and present written evidence; and
- 2) Review by the municipality's planning commission or department, if one exists."

Additionally, Section 9.03 of the City's *Home Rule Charter* states that "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the Planning and Zoning Commission holds at least one [1] public hearing on the proposed change." Furthermore, Section 9.04 states that the "City Manager shall submit the proposed changes to the Council, together with any recommendations. The Council, after a public hearing, shall adopt or reject such proposed revision or any part thereof as submitted within sixty (60) days following its submission by the City Manager. If the proposed revision or part thereof should be rejected by the Council, the Planning and Zoning Commission may make modifications and again forward it to the City Manager for submission to the Council." On December 8, 2015, the Planning and Zoning Commission approved a motion to recommend approval of the proposed *Comprehensive Plan Amendment* by a vote of 7-0.

The City Council will be required to hold a public hearing prior to taking action on this case. Staff will be available to answer any additional questions.











0 50 100 200 Feet 1 inch = 200 feet Date: 11/20/2015 The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

NORTH GOLIAD ST

ROW **FXHIBIT** 



# Appendix D

# Street Type: M4-D Major Collector 4 lane divided highway

- 85' Right-of-Way
   No on-street parking
   40 MPH Design Speed



# Street Type: M4-U Major Collector 4 lane undivided highway

- 65' Right-of-way
   No on-street parking
- 35 MPH Design Speed



# **Street Type:** M4-U-M Major Collector 4 lane undivided highway modified

Right-of-way cannot exceed 85'
No on-street parking



# Street Type: Minor Collector Minor Collector 2 lane undivided highway

- 60' Right-of-way
   2-on-street parking lanes
- 30 MPH Design Speed



# Street Type: PB-D Principal Arterial 6 lane divided highway

- 110' Right-of-Way
  No on-street parking
- 45 MPH Design Speed



# Street Type: TX DDT

# Texas Department of Transportation Principle Arterial highways















# Street Type: Residential Residential 2 lane undivided roadway

- 50' Right-of-way
   On-street parking
   30 MPH Design Speed





# Street Type: Rura Loca Rural Local 2 lane undivided roadway

- 65' Right-of-way
- No on-street parking
- 30 MPH Design Speed
- No curb and gutter





## **CITY OF ROCKWALL**

## ORDINANCE NO. <u>16-XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE TRANSPORTATION SECTION, ADD A STREET CROSS SECTION FOR A M4U-M (*MINOR ARTERIAL, FOUR [4] LANE, UNDIVIDED ROADWAY, MODIFIED*), AND MODIFY EXISTING STREET CROSS SECTIONS IN APPENDIX 'D', THOROUGHFARE CROSS SECTIONS, OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

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

**WHEREAS,** the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Comprehensive Plan; and

**WHEREAS,** the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future Council action concerning land use and development regulations and expenditures for capital improvements; and

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

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

**Section 1.** That the Master Thoroughfare Plan contained within the *Transportation* section of the City's Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and

**Section 2.** That Appendix 'D', *Thoroughfare Cross Sections*, of the City's Comprehensive Plan be amended to include a street cross section for a M4U-M (*minor arterial, four [4] lane, undivided roadway, modified*) as depicted in *Exhibit 'B'* of this ordinance; and

**Section 3.** That Appendix 'D', *Thoroughfare Cross Sections*, of the City's Comprehensive Plan be amended as depicted in *Exhibit 'C'* of this ordinance; and

**Section 4.** That the Comprehensive Plan shall be used by the City Staff in the planning and as a guide for the future development of the City of Rockwall; and

**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 $4^{TH}$ DAY OF JANUARY, 2016.

ATTEST:

Jim Pruitt, Mayor

Kristy Ashberry, City Secretary

## APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: <u>December 21, 2015</u>

2<sup>nd</sup> Reading: January 4, 2016

**Exhibit 'A'** Master Thoroughfare Plan Amendment



MIS2015-003: Master Thoroughfare Plan Amendment Page 3 Ordinance No. 16-XX;

City of Rockwall, Texas

**Exhibit 'A'** Master Thoroughfare Plan Amendment



MIS2015-003: Master Thoroughfare Plan Amendment Page 4 Ordinance No. 16-XX;

City of Rockwall, Texas

Exhibit 'B' M4U-M Cross Section



MIS2015-003: Master Thoroughfare Plan Amendment Page 5 Ordinance No. 16-XX;

City of Rockwall, Texas



# Appendix D
## Street Type: M4-D Major Collector 4 lane divided highway

- 85' Right-of-Way
   No on-street parking
   40 MPH Design Speed



## Street Type: M4-U Major Collector 4 lane undivided highway

- 65' Right-of-way
   No on-street parking
- 35 MPH Design Speed



## **Street Type:** M4-U-M Major Collector 4 lane undivided highway modified

Right-of-way cannot exceed 85'
No on-street parking



## Street Type: Minor Collector Minor Collector 2 lane undivided highway

- 60' Right-of-way
   2-on-street parking lanes
- 30 MPH Design Speed



## Street Type: PB-D Principal Arterial 6 lane divided highway

- 110' Right-of-Way
  No on-street parking
- 45 MPH Design Speed



# Street Type: TX DDT

### Texas Department of Transportation Principle Arterial highways















## Street Type: Residential Residential 2 lane undivided roadway

- 50' Right-of-way
   On-street parking
   30 MPH Design Speed





## Street Type: Rura Loca Rural Local 2 lane undivided roadway

- 65' Right-of-way
- No on-street parking
- 30 MPH Design Speed
- No curb and gutter





### CITY OF ROCKWALL

### ORDINANCE NO. <u>16-XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ADOPTING REVISIONS TO THE MASTER THOROUGHFARE PLAN CONTAINED WITHIN THE TRANSPORTATION SECTION, ADD A STREET CROSS SECTION FOR A M4U-M (*MINOR ARTERIAL, FOUR* [4] LANE, UNDIVIDED ROADWAY, MODIFIED), AND MODIFY EXISTING STREET CROSS SECTIONS IN APPENDIX 'D', THOROUGHFARE CROSS SECTIONS, OF THE COMPREHENSIVE PLAN IN ACCORDANCE WITH THE CITY'S HOME RULE CHARTER.

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

**WHEREAS**, the City Council of the City of Rockwall has previously authorized a study to update the Comprehensive Plan, also referred to as the Comprehensive Plan; and

**WHEREAS**, the citizens of the City of Rockwall were involved in the development of the Comprehensive Plan through participation in committee and public meetings; and

**WHEREAS**, the Comprehensive Plan shall serve as a guide to all future Council action concerning land use and development regulations and expenditures for capital improvements; and

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

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

**Section 1.** That the Master Thoroughfare Plan contained within the *Transportation* section of the City's Comprehensive Plan be amended as depicted in *Exhibit 'A'* of this ordinance; and

**Section 2.** That Appendix 'D', *Thoroughfare Cross Sections*, of the City's Comprehensive Plan be amended to include a street cross section for a M4U-M (*minor arterial, four [4] lane, undivided roadway, modified*) as depicted in *Exhibit 'B'* of this ordinance; and

**Section 3.** That Appendix 'D', *Thoroughfare Cross Sections*, of the City's Comprehensive Plan be amended as depicted in *Exhibit 'C'* of this ordinance; and

**Section 4.** That the Comprehensive Plan shall be used by the City Staff in the planning and as a guide for the future development of the City of Rockwall; and

**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 $4^{TH}$ DAY OF JANUARY, 2016.

	Jim Pruitt, <i>Mayor</i>
ATTEST:	Sint Frank, Wayer
Kristy Ashberry, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 <sup>st</sup> Reading: <u>December 21, 2015</u>	
2 <sup>nd</sup> Reading: <u>January 4, 2016</u>	

**Exhibit 'A'** Master Thoroughfare Plan Amendment



MIS2015-003: Master Thoroughfare Plan Amendment Page 3 Ordinance No. 16-XX;

**Exhibit 'A'** Master Thoroughfare Plan Amendment



MIS2015-003: Master Thoroughfare Plan Amendment Page 4 Ordinance No. 16-XX;



MIS2015-003: Master Thoroughfare Plan Amendment Page 5 Ordinance No. 16-XX;



MIS2015-003: Master Thoroughfare Plan Amendment Page 6 Ordinance No. 16-XX; City of Rockwall, Texas



Major Collector 4 lane divided highway

- 85' Right-of-Way
- No on-street parking
- 40 MPH Design Speed









Major Collector 4 lane undivided highway

- 65' Right-of-way
- No on-street parking
- 35 MPH Design Speed







MIS2015-003: Master Thoroughfare Plan Amendment Page 9 Ordinance No. 16-XX; City of Rockwall, Texas





MIS2015-003: Master Thoroughfare Plan Amendment Page 11 Ordinance No. 16-XX;



MIS2015-003: Master Thoroughfare Plan Amendment Page 12 Ordinance No. 16-XX;



MIS2015-003: Master Thoroughfare Plan Amendment Page 13 Ordinance No. 16-XX;



Rural Local 2 lane undivided roadway

- 65' Right-of-way
- No on-street parking
- 30 MPH Design Speed
- No curb and gutter





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### CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Mayor and City Council
CC: Rick Crowley, *City Manager* Brad Griggs, *Assistant City Manager*FROM: Ryan Miller, *Director of Planning and Zoning*DATE: December 21, 2015
SUBJECT: Z2015-030; *Amendment to PD-75*

On October 14, 2015, the City Council directed staff to amend Planned Development District 75 (PD-75) for the purpose of removing the language within Section C, *Consideration of Special Requests*, of *Exhibit 'C'* of the ordinance that allows Council to approve land use without a public hearing. This section states, "(s)uch requests [*special requests*] may include, but not necessarily be limited to, the use of building materials not otherwise allowed, *authorization of specific land uses not otherwise allowed*, or other requests submitted for consideration." As directed, staff has prepared an ordinance reflecting the requested changes. In addition, staff took this opportunity to clear up some inconsistencies within the ordinance and update the concept plan. With this being said, the only changes in the standards or requirements prepared for this ordinance are those requested by the City Council.

On November 20, 2015, staff mailed 1,541 notices in *English* and *Spanish* to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lynden Park, Fox Chase and Rainbow Lakes Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign along County Line Road, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received 11 responses. Four (4) of these responses stated opposition to the amendment and seven (7) responses stated they were in favor of the amendment; however, two (2) of the opposition responses appeared to be in favor of the request based on the content contained in the returned notices. *All responses have been provided in the attached packet.* 

On December 8, 2015, the Planning and Zoning Commission held a public hearing on the proposed zoning amendment. After deliberation, the Commission voted 7-0 to recommend approval. Contained within this packet are copies of the current Planned Development District 75 (PD-75) ordinance, the draft ordinance and the memorandum provided to the City Council that initiated this zoning change. Additionally, staff has provided all returned property owner notifications and email responses for the Planning and Zoning Commission and City Council's review. *Staff will be available at the meeting to answer any questions over the proposed ordinance.* 





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.





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-030Case Name:Amendment to PD-75Case Type:ZoningZoning:PD-75 For ResidentialCase Address:Lake Rockwall Estates



Date Created: 10/26/2015 For Questions on this Case Call (972) 771-7745



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-030Case Name:Amendment to PD-75Case Type:ZoningZoning:What is the Proposed ZoningCase Address:Lake Rockwall Estates





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com La Ciudad de Rockwall mapas de GIS continualmente estan bajo desarollo y por lo tanto sujeto a cambios sin notificacion. Mientras que nos esforzamos para proveer precisa informacion, no hacemos garantias. La Ciudad de Rockwall no ofrece garantia, expresada o implicada, incluyendo garantias de un proposito en particular. Uso de la informacion es la exclusiva responsabilidad del usador.





Num de Caso:Z2015-030Nom de Caso:Enmiendas a PD-75Tipo de Caso:ZonificacionZonificacion:PD-75Direccion:Lake Rockwall Estates



Fecha Creada: 11/12/2015 Preguntas sobre el caso llame a (972) 771-7745



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. Z2015-030: Amendements to PD-75

EMAIL: PLANNING@ROCKWALL.COM

Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 75 (PD-75) being Ordinance No. 09-37, containing 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, being situated east of Tubbs Road and north of County Line Road, 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**, **12/8/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **12/21/2015 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 12/21/2015 to ensure they are included in the information provided to the City Council.

Sincerely,

### Ryan Miller, AICP

Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: <u>HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP</u>

- · - · PLEASE RETURN THE BELOW FORM - · - ·

### Case No. Z2015-030: Amendements to PD-75

### 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



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT PHONE: (972) 771-7745

A quien le interese:

Usted queda notificado que la Ciudad de Rockwall Planificación y la Comisión de Zonificación y el Ayuntamiento tendrá en cuenta la siguiente aplicación:

Caso No. Z2015-030: Enmiendas de PD-75

EMAIL: PLANNING@ROCKWALL.COM

Habrá una Junta Pública para discutir y considerar un inicio de la Ciudad de una solicitud para la aprobación de una emendación de zonificación al Distrito de Desarrollo de Planificación de la 75 (PD-75) es la Ordenanza № 09-37, que contiene 329.53 acres de tierra, identificados como Lake Rockwall Estates, Ciudad de Rockwall, el condado de Rockwall, Texas, divide en zonas de Planificación de Desarrollo del Distrito 75 (PD-75) para la División 7 (SF-7) usos de la tierra Distrito, siendo este situada en Tubbs Road y al norte de County Line Road, y tomar cualquier medidas necesarias.

Para el fin de examinar los efectos de tal solicitud, la Comisión de Planificación y Zonificación llevará a cabo una Junta Pública el Martes, 12/08/2015 a las 6:00 pm, y el Ayuntamiento llevará a cabo una audiencia pública el lunes, 12 / 21/2015 a las 6:00 pm. Estas audiencias se llevarán a cabo en la Cámara del Concejo Municipal en el Ayuntamiento, 385 S. Goliad Street.

Como dueño de la propiedad interesado, se le invita a asistir a estas reuniones. Si prefiere expresar sus pensamientos por escrito por favor devuelva el formulario a:

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

También puede enviar sus comentarios al Departamento de Urbanismo a planning@rockwall.com. Si opta por enviar por correo electrónico al Departamento de Urbanismo por favor incluya su nombre y dirección.

Sus comentarios deber ser recibidos para la fecha de 12/21/2015 para asegurarse de que se incluyan en la información.

Atentamente,

Ryan Miller, AICP

Director de Planificación Y Zonificación

MÁS INFORMACION SOBRE ESTE CASO SE ENCUENTRA EN EL SITIO DE WEB DE LA CIUDAD: <u>HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP</u>

- · - · PLEASE RETURN THE BELOW FORM

Numero de Caso. Z2015-030: Enmiendas de PD-75

### Por favor, coloque una marca en la línea correspondiente a continuación:

Estoy a favor de la solicitud por las razones que se indican a continuación.

Me opongo a la solicitud por las razones que figuran a continuación.

Nombre:

**Direccion:** 

Tex. Loc. Gov. Código, Sec. 211.006 (d) Si un proyecto de modificación de un reglamento o de límite se protestó de conformidad con este inciso, el cambio propuesto debe recibir, con el fin de tomar efecto, el voto afirmativo de al menos tres cuartas partes de todos los miembros del cuerpo gobernante. La protesta debe estar escrita y firmada por los titulares de al menos el 20 por ciento de: (1) la superficie de los lotes o terrenos cubiertos por el cambio propuesto; o (2) la superficie de los lotes o terrenos inmediatamente adyacentes a la zona cubierta por el cambio propuesto y que se extienden a 200 pies de esa zona.

POR FAVOR VEA EL MAPA DE PROPIEDAD EN CUESTION ATRAS DE NOTIFICACION

SMARTT LOFLAND & BOND 1 CARMARTHEN CT DALLAS, TX 75225

HOLLAND STEVEN & NAOMI 100 BROOKSHORE DRIVE ROCKWALL, TX 75032

> PUENTES VICENTE 1006 DOVE DRIVE GARLAND, TX 75040

CURRENT RESIDENT 101 WINDMILL RIDGE DR ROCKWALL, TX 75032

THELWELL LINDA 1013 BLACKBERRY TRL LANCASTER, TX 75134

VALDEZ JOSE G 10296 CR 2440 ROYSE CITY, TX 75189

YORK WILLIAM 104 SEQUOIA RD ROCKWALL, TX 75032

JDS & BHK PROPERTY MANAGEMENT FIRM LP 105 CLIPPER COURT ROCKWALL, TX 75032

> MOSELEY CYNTHIA SUE 105 WALNUT LN ROCKWALL, TX 75032

ORTIZ ADAN AND ANA 107 BROCKWAY DR ROCKWALL, TX 75032 LOFLAND N L EST 1 CARMARTHEN CT DALLAS, TX 75225

PERDOMO WILFREDO 100 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 101 BROCKWAY DR ROCKWALL, TX 75032

FREENEY MARIA 101 WALNUT LN ROCKWALL, TX 75032

FUENTES MARIA E 102 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 103 ALTHEA RD ROCKWALL, TX 75032

SILVA BERTHA 1041 E FM 552 ROCKWALL, TX 75087

VICMAR I LTD & 105 KAUFMAN ST ROCKWALL, TX 75087

GONZALES JOSE & INES 1059 LOCAL VISTA DR DALLAS, TX 75217

CURRENT RESIDENT 108 MAGNOLIA LN ROCKWALL, TX 75032 PAREDES JULIO E & BLANCA A 10 INDIAN TRL ROCKWALL, TX 75087

> DEUBLE DARREN 100 SEQUOIA RD ROCKWALL, TX 75032

> CURRENT RESIDENT 101 MAPLERIDGE DR ROCKWALL, TX 75032

MOULTON JENNIFER DEE 101 WINDMILL RIDGE DR ROCKWALL, TX 75032

TRI NGOC VU & 102 WINDMILL RIDGE DR ROCKWALL, TX 75032

PARNELL TOMMY 103 BROCKWAY DR ROCKWALL, TX 75032

BEAVERS DAIQUIONA K 105 BROCKWAY DR ROCKWALL, TX 75032

RYDER MICHAEL B 105 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 106 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 108 WALNUT LN ROCKWALL, TX 75032

ZIMMERMAN ALFRED 108 PINION LN ROCKWALL, TX 75032

WEDDLE JOHN 109 BROCKWAY DR ROCKWALL, TX 75032

MIMS RUSSELL T 109 PINION LN ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A 109 VALERIE PL ROCKWALL, TX 75032

> WHITE CURTIS C 10902 BARBAROSA DR DALLAS, TX 75228

CURRENT RESIDENT 111 BREAM DR ROCKWALL, TX 75032

HOPKINS TAYLOR M 111 RUTHERFORD DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 112 WALNUT LN ROCKWALL, TX 75032

SHEA MARY ANN 112 PINION LN ROCKWALL, TX 75032

MUNOZ LOURDES 1120 SILVERTHORN CT MESQUITE, TX 75150

BARRON MARTHA L & 108 E RUSK ST ROCKWALL, TX 75087

CURRENT RESIDENT 109 BLANCHE DR ROCKWALL, TX 75032

FIDLER DEAN & 109 MAGNOLIA LN ROCKWALL, TX 75032

MILEK MAGDALENA 109 SEQUOIA ROAD ROCKWALL, TX 75032

FRITTS BOBBY & KIMBERLY A 109 WESTON CT ROCKWALL, TX 75032

ARCHIBALD L D & CARLA R REVOCABLE 1100 SW MCKINNEY ST RICE, TX 75155

> KERR NICHOLAS H & 111 BROCKWAY DR ROCKWALL, TX 75032

> CURRENT RESIDENT 112 CHRIS DR ROCKWALL, TX 75032

> TATE ANTHONY R 112 MAYWOOD DR ROCKWALL, TX 75032

VICK KIMBERLY D & TRACY W 112 WESTON CT ROCKWALL, TX 75032

SHARING SMILS LLC 108 ALTHEA RD ROCKWALL, TX 75032

CABALLERO JOSUE E 108 SEQUOIA RD ROCKWALL, TX 75032

HERREROS ANTELMO & 109 DIANA DR ROCKWALL, TX 75032

BLOOM STAN & CAM THI 109 RUTHERFORD DR ROCKWALL, TX 75032

WITHROW DEBRA LYNN 109 WALNUT LN ROCKWALL, TX 75032

DELIZ CRYSTAL D 110 MAYWOOD DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 111 NICOLE DR ROCKWALL, TX 75032

HUCK AMBER L 111 TROUT ST ROCKWALL, TX 75032

ESTRADA GLORIA 112 MAGNOLIA LN ROCKWALL, TX 75032

LAZANAS KOSTAS AND HOLLY MURDOCK 112 SEQUOIA RD ROCKWALL, TX 75032 CURRENT RESIDENT 113 SEQUOIA RD ROCKWALL, TX 75032

SLAGLE JANET D 113 PINION LN ROCKWALL, TX 75032

LAWSON DEBORAH L 113 WALNUT LN ROCKWALL, TX 75032

MOORMAN DUSTIN AND IVONNE 114 RUTHERFORD DR ROCKWALL, TX 75032

> CURRENT RESIDENT 115 EVA PL ROCKWALL, TX 75032

> CURRENT RESIDENT 115 WAYNE DR ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM 115 RUTHERFORD DR ROCKWALL, TX 75032

CURRENT RESIDENT 116 NICOLE ROCKWALL, TX 75032

ESCOBAR WILLIAM A 116 LAKESIDE DR ROCKWALL, TX 75032

LO TIENKHAM 116 RUTHERFORD DR ROCKWALL, TX 75032 HEFFERNAN JOHN R 113 BROCKWAY DR ROCKWALL, TX 75032

ASBERRY BRANDON C & DAMALI B 113 RUTHERFORD DR ROCKWALL, TX 75032

> CURRENT RESIDENT 114 EVANS RD ROCKWALL, TX 75032

GAMBOA SOCORRO 114 W RIDGEWOOD DR GARLAND, TX 75041

CURRENT RESIDENT 115 MULBERRY LN ROCKWALL, TX 75032

WALLACE MARCUS 115 BROCKWAY DR ROCKWALL, TX 75032

MODERN PYRAMIDS INC 11551 FOREST CENTRAL DRIVE #230 DALLAS, TX 75243

> CURRENT RESIDENT 116 RUSSELL DR ROCKWALL, TX 75032

FRAIRE GABRIEL J 116 MAYWOOD ROCKWALL, TX 75032

CROSS DARRELL LEE & PRISSY 116 WALNUT LN ROCKWALL, TX 75032

105

POPE MARGARET COLLEEN & LARRY N 113 MAGNOLIA LANE ROCKWALL, TX 75032

> GARZA JOHNNY J 113 SUNVIEW ST SUNNYVALE, TX 75182

CURRENT RESIDENT 114 MAYWOOD DR ROCKWALL, TX 75032

CURRENT RESIDENT 115 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 115 RENEE DR ROCKWALL, TX 75032

DIAZ CARLOS O & 115 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 116 MAGNOLIA LN ROCKWALL, TX 75032

CURRENT RESIDENT 116 SEQUOIA RD ROCKWALL, TX 75032

ORLICEK ERIC 116 PINION LN ROCKWALL, TX 75032

BOOTH DAVID 11655 CADDO CREEK DR LAVON, TX 77429

NAVA GUILLERMO & ELOY 1167 SMITH ACRES DR ROYSE CITY, TX 75189

PHILLIPS CHARLES S AND BOBBY J 117 MAGNOLIA LN ROCKWALL, TX 75032

SMITH WALTER M JR & NITA J 117 SEQUOIA RD ROCKWALL, TX 75032

> CURRENT RESIDENT 118 BLANCHE DR ROCKWALL, TX 75032

POSTON RACHEL R & MICHEAL S 118 MAYWOOD ROCKWALL, TX 75032

> CHAPELA AARON 1188 YVONNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 120 BLANCHE DR ROCKWALL, TX 75032

> PHAM HIEN T 120 PINION LN ROCKWALL, TX 75032

OLIVARES JAIME B & MARTINA G 1209 QUAIL DR GARLAND, TX 75040

> CURRENT RESIDENT 121 PINION LN ROCKWALL, TX 75032

NAVA ANA L 1167 SMITH ACRES DR ROYSE CITY, TX 75189

THOMAS JIMMY B & FLOR L 117 PINION LN ROCKWALL, TX 75032

SEPEDA FELIBERTO J & GUADALUPE 117 WALNUT LN ROCKWALL, TX 75032

> CURRENT RESIDENT 118 RENEE DR ROCKWALL, TX 75032

BROWN ALLENDOR & MICHELLE D 118 RUTHERFORD DR ROCKWALL, TX 75032

> SPAIN JOSHUA 119 BROCKWAY DR ROCKWALL, TX 75032

CURRENT RESIDENT 120 MAGNOLIA LN ROCKWALL, TX 75032

SUMRAK BENJAMIN J & MAEGEN L 120 SEQUOIA RD ROCKWALL, TX 75032

> CURRENT RESIDENT 121 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 121 SEQUOIA RD ROCKWALL, TX 75032

TEEL TROY M & KERI A 117 BROCKWAY DR ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D 117 RUTHERFORD DR ROCKWALL, TX 75032

> MINOR JIMMY 117 WESTON CT ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL 118 ALTHEA RD ROCKWALL, TX 75032

BAEK JOON AND KYUNGHEE K 11871 TOPAZ CIR GARDEN GROVE, CA 92845

ENRIQUEZ LAURO & FRANSICA 119 RUTHERFORD DR ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE 120 MAYWOOD ROCKWALL, TX 75032

> FILIC VINKO & VERONIKA 120 WALNUT LN ROCKWALL, TX 75032

CURRENT RESIDENT 121 MAGNOLIA LN ROCKWALL, TX 75032

CURRENT RESIDENT 121 WALNUT LN ROCKWALL, TX 75032

BELT JACKIE 121 MULBERRY LN ROCKWALL, TX 75032

PARTIDA EDUARDO A AND IRMA 121 YVONNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 122 MAYWOOD DR ROCKWALL, TX 75032

> CURRENT RESIDENT 123 TROUT RD ROCKWALL, TX 75032

> CURRENT RESIDENT 124 LYNNE DR ROCKWALL, TX 75032

GRIFFIN FRANCES E AND RONALD LEE CRUMLEY 124 BEAM DR ROCKWALL, TX 75032

DOUGHERTY TONY WILLIAM AND NANCY ANN 124 MAGNOLIA LN ROCKWALL, TX 75032

> CURRENT RESIDENT 125 WAYNE DR ROCKWALL, TX 75032

> VASQUEZ FRANSISCO 125 NICOLE DR ROCKWALL, TX 75032

ROSALES SILVIA BLANCO AND 125 WALNUT LANE ROCKWALL, TX 75032 LEE RYAN SEOKIN 121 RUTHERFORD DRIVE ROCKWALL, TX 75032

MACHUCA VIDAL 1218 HIGH COUNTRY DR GARLAND, TX 75041

SANCHEZ DOMINGO 1221 MAPLE DRIVE GARLAND, TX 75040

JACKSON DALE E 123 RUTHERFORD DR ROCKWALL, TX 75032

CURRENT RESIDENT 124 WAYNE DR ROCKWALL, TX 75032

GRIZZEL ROYCE LEE JR 124 EVA PLACE ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L 124 PIION LN ROCKWALL, TX 75032

> RANGEL ADELA 125 CHRIS DR ROCKWALL, TX 75032

LADNIER DALE L & JULIA M 125 PINION LN ROCKWALL, TX 75032

CURRENT RESIDENT 126 DONALD DR ROCKWALL, TX 75032 LEON RICHARD GILBERT AND 121 WESTON COURT ROCKWALL, TX 75032

MACHUCA VIDAL 1218 HIGH COUNTRY DR GARLAND, TX 75041

CURRENT RESIDENT 123 BREAM DR ROCKWALL, TX 75032

FERNANDEZ URBANO ALVARADOO & 1235 VZ COUNTY ROAD 3425 WILLS POINT, TX 75169

> CURRENT RESIDENT 124 YVONNE DR ROCKWALL, TX 75032

> GALICIA VANESSA 124 HARKER TRAIL ROCKWALL, TX 75087

> STONE WILLIAM G 124 SEQUOIA RD ROCKWALL, TX 75032

BROWN GREGORY A 125 MAGNOLIA LN ROCKWALL, TX 75032

RASA GABRIEL N & MARIA C 125 SEQUOIA RD ROCKWALL, TX 75032

> CURRENT RESIDENT 126 WESTON CT ROCKWALL, TX 75032

ALLMANN CHRISSY J 126 WESTON CT ROCKWALL, TX 75032

CURRENT RESIDENT 127 RENEE DR ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P 127 PERCH RD ROCKWALL, TX 75032

> JIMENEZ FELIX & FELICTAS 128 ALTHEA RD ROCKWALL, TX 75032

CURRENT RESIDENT 130 CHRIS DR ROCKWALL, TX 75032

QUINTANILLA MARIA 13021 VALLEY FORGE CIR BALCH SPRINGS, TX 75180

CURRENT RESIDENT 132 BLANCHE DR ROCKWALL, TX 75032

MENDEZ GLORIA 132 PINION LN ROCKWALL, TX 75032

CURRENT RESIDENT 133 RUSSELL DR ROCKWALL, TX 75032

MOORE KAROL LYN 133 LAMAR AVE PARIS, TX 75460 SMITH MARLYS 12680 HILLCREST RD 3104 DALLAS, TX 75230

TYRELL ROBERT & KATHY 127 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 128 BASS RD ROCKWALL, TX 75032

MARICH GARY C 128 SEQUOIA ROAD ROCKWALL, TX 75032

CURRENT RESIDENT 130 RENEE DR ROCKWALL, TX 75032

HOSEY JERRIE 131 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 132 WAYNE DR ROCKWALL, TX 75032

PAVON MARISOL 132 VALERIE PL ROCKWALL, TX 75032

GARZA GABRIELA J 133 BREAM DR ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT 134 YVONNE DR ROCKWALL, TX 75032 CURRENT RESIDENT 127 LAKESIDE DR ROCKWALL, TX 75032

HERNANDEZ ERIKA 127 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 128 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 129 WALNUT LN ROCKWALL, TX 75032

COOPER CAROLYN & 130 PERCH RD ROCKWALL, TX 75032

CHAPMAN SUSAN 131 MULBERRY LN ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E 132 ALTHEA RD ROCKWALL, TX 75032

CURRENT RESIDENT 133 ALTHEA RD ROCKWALL, TX 75032

MORRIS AUBREY KEITH 133 DONALD DR ROCKWALL, TX 75032

CURRENT RESIDENT 135 CHRIS DR ROCKWALL, TX 75032
CURRENT RESIDENT 136 DIANA ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR 137 VALERIE PL ROCKWALL, TX 75032

> CURRENT RESIDENT 140 EVANS RD ROCKWALL, TX 75032

IBARRA MATEO CASTRO 140 NICOLE DR ROCKWALL, TX 75032

HURT JOHN D & LARA V 1406 E NORTH MCDONALD MCKINNEY, TX 75071

> TAYLOR MARGOE 141 PERCH RD ROCKWALL, TX 75032

JOSEPH SABU & ANITAH 1413 SHADOW BROOK TRL GARLAND, TX 75043

CURRENT RESIDENT 142 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 1421 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 143 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 135 TROUT RD ROCKWALL, TX 75032

MALDONADO DAVID G & MARIBEL 137 TEXAS ST ROCKWALL, TX 75032

> CURRENT RESIDENT 139 RENEE DR ROCKWALL, TX 75032

SANCHEZ ROSA & 140 CHRIS DR ROCKWALL, TX 75032

HOLGUIN CECILIA 140 YVONNE DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 141 BASS RD ROCKWALL, TX 75032

CASANOVA JOEL 1413 BUENA VISTA STREET MESQUITE, TX 75149

CURRENT RESIDENT 142 PERCH RD ROCKWALL, TX 75032

CONTRERAS JOSE A 142 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 143 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 135 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 137 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 139 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 140 TROUT RD ROCKWALL, TX 75032

GUEVARA JOSE E & MARIS 140 OVERBROOK DR ROCKWALL, TX 75032

YIM STEVE K AND ELLA K 1407 LANDSFORD DR ALLEN, TX 75013

JONES CHARLES WILLARD 141 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 142 BASS RD ROCKWALL, TX 75032

GUZMAN LUIS & YOLANDA 142 ALTHEA RD ROCKWALL, TX 75032

HEUMAN JEREMY L & MICHELLE A 1425 HAVENROCK DR FORNEY, TX 75126

CURRENT RESIDENT 143 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 144 MULBERRY LN ROCKWALL, TX 75032

WATSON LANCE & LAUREN 144 OXFORD DR ROCKWALL, TX 75032

> CURRENT RESIDENT 146 EVA ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ 147 CHRIS LANE ROCKWALL, TX 75032

VAN BIBBER LILIANA 1470 S JOHN KING BLVD #3302 ROCKWALL, TX 75032

> CURRENT RESIDENT 149 LAKESIDE DR ROCKWALL, TX 75032

VARGAS RICARDO 149 BLANCHE DR ROCKWALL, TX 75032

NG ANTHONY AND CHIEN-FENG JOANNE YEH 1509 DIMMIT DR CARROLLTON, TX 75010

> CASTILLO ARTURO & VICTORIA 151 PERCH RD ROCKWALL, TX 75032

SCHMIDT NADA G & WILLIAM A III 143 BREAM DR ROCKWALL, TX 75032

> MARKWELL THOMAS C 144 LYNNE DR ROCKWALL, TX 75032

MARTINEZ PERLA 145 DONALD DR ROCKWALL, TX 75087

CURRENT RESIDENT 147 EVA PL ROCKWALL, TX 75032

OSORNIO ARTURO AND JENNIFER GUEVARA 147 TROUT ROCKWALL, TX 75032

> CURRENT RESIDENT 148 BREAM DR ROCKWALL, TX 75032

> CURRENT RESIDENT 149 NICOLE DR ROCKWALL, TX 75032

ORTIZ REFUGIO & LINDA 150 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 151 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 152 ALTHEA RD ROCKWALL, TX 75032 CURRENT RESIDENT 144 BLANCHE DR ROCKWALL, TX 75032

MARKWELL THOMAS C 144 LYNNE DR ROCKWALL, TX 75032

BETETA RUTH E 1452 GREENBROOK DR ROCKWALL, TX 75032

CURRENT RESIDENT 147 TROUT RD ROCKWALL, TX 75032

GUERARA JEANIFFER 147 TROUT ROCKWALL, TX 75032

VALDEZ MARY ESTHER 148 VALERIE PL ROCKWALL, TX 75032

CURRENT RESIDENT 149 VALERIE PL ROCKWALL, TX 75032

ALLEN VIRGINIA D 150 MULBERRY LN ROCKWALL, TX 75032

HERRERA ROBERT & XCENIA MAURICE 151 BREAM DR ROCKWALL, TX 75032

> CURRENT RESIDENT 152 BASS RD ROCKWALL, TX 75032

(WALL, TX 7503

CURRENT RESIDENT 152 NICOLE DR ROCKWALL, TX 75032

BT INDEPENDENCE TWO LLC 1530 PB LANE S 415B WICHITA FALLS, TX 76302

> CURRENT RESIDENT 154 RENEE DR ROCKWALL, TX 75032

ALVARADO JOSE A 154 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 156 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 157 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 158 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 159 NICOLE DR ROCKWALL, TX 75032

MCCONNELL MICHELLE 159 TEXAS AVE ROCKWALL, TX 75032

DURAN ROCIO 160 VALERIE PL ROCKWALL, TX 75032 PEREZ JOSE D & MARIA M 152 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 154 EVA PL ROCKWALL, TX 75032

ROMAN JAIME A & MA GUADALUPE SANDOVAL 154 DIANA DR ROCKWALL, TX 75032

> CURRENT RESIDENT 155 RENEE DR ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ 156 BLANCHE DR ROCKWALL, TX 75032

HAUGHTON MIKE AND NANCY C 157 LAKESIDE DR ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO 158 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 159 VALERIE PL ROCKWALL, TX 75032

FIDGER BRIAN 1592 NORTH HILLS DR ROCKWALL, TX 75087

ZAVALA HUMBERTO & IMELDA 160 YVONNE DR ROCKWALL, TX 75032 BT APOLLO ONE LLC 1530 P B LANE #S4158 WICHITA FALLS, TX 76302

CURRENT RESIDENT 154 LYNNE DR ROCKWALL, TX 75032

MARQUEZ FELIX C 154 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 155 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 157 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 158 TEXAS AVE ROCKWALL, TX 75032

CURRENT RESIDENT 159 CHRIS DR ROCKWALL, TX 75032

MORALES RAMIRO JR 159 EVA PLACE ROCKWALL, TX 75032

VARGAS ANTONIO NAVARRO & MUNDO ESPERANZA ANDRADE 160 EVANS RD ROCKWALL, TX 75032

> PEARSON MARILYN 1606 WILLOW CREST DR RICHARDSON, TX 75081

REX HISE ENTERPRISES INC 1612 J AVE PLANO, TX 75074

GRAY DOROTHY M 162 DONALD DR ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA 162 RENEE DR ROCKWALL, TX 75032

AGUILLON JOSE L & ARTEMISA 163 BASS RD ROCKWALL, TX 75032

> JARAMILLO VERONICA 163 TROUT ST ROCKWALL, TX 75032

FAEDER ADAM S 164 LYNNE DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 166 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 167 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 168 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 169 WAYNE DR ROCKWALL, TX 75032 ESPINOSA MATIAS A 162 CR 3320 GREENVILLE, TX 75402

DEL RIO ALBERTO & MONICA 162 EVA PL ROCKWALL, TX 75032

ANAYA FRANCISCO & GABRIELA 1627 HICKORY TREE RD BALCH SPRINGS, TX 75180

> MORENO FABIOLA 163 DONALD ROCKWALL, TX 75032

CURRENT RESIDENT 164 ALTHEA RD ROCKWALL, TX 75032

CURRENT RESIDENT 165 LAKESIDE DR ROCKWALL, TX 75032

FABELA GERRADO & 166 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 167 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 168 VALERIE PL ROCKWALL, TX 75032

CURRENT RESIDENT 170 EVANS RD ROCKWALL, TX 75032 HERNANDEZ EFRAIN MARTINEZ 162 DIANA DR ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA 162 RENEE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 163 BLANCHE DR ROCKWALL, TX 75032

BAUTISTA FRANCISCO GAMEZ AND MARIA DE LOS ANGELES ELIAS-GAMEZ 163 PERCH ST ROCKWALL, TX 75032

> CURRENT RESIDENT 164 NICOLE DR ROCKWALL, TX 75032

MARTINEZ JOSE G 165 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 167 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 168 BLANCHE DR ROCKWALL, TX 75032

PEDRAZA FRANCISCO JAVIER AND 168 PERCH RD ROCKWALL, TX 75032

LOZANO ISIDRO & GLORIA 1705 HIGHMEADOW DRIVE GARLAND, TX 75040

CURRENT RESIDENT 171 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 172 BASS RD ROCKWALL, TX 75032

WOLFORD BILLY E & KATHY 172 EVA PL ROCKWALL, TX 75032

> CARRILLO JORGE 173 CHRIS DR ROCKWALL, TX 75032

ESPINOSA DAVID 174 LAKESIDE DR ROCKWALL, TX 75032

LOC PHU AND VINCENT TONG 175 VALERIE PL ROCKWALL, TX 75032

> MCCREARY LARRY & 176 ALTHEA RD ROCKWALL, TX 75032

> DAY J F ETUX 177 ALTHEA RD ROCKWALL, TX 75032

> CURRENT RESIDENT 178 VALERIE PL ROCKWALL, TX 75032

DETWEILER RICHARD P AND SHANGTING 17839 BENCHMARK DR DALLAS, TX 75252 HERNANDEZ ARTURO OSORINO AND 171 CRAWFORD LANE ROYSE CITY, TX 75189

> CURRENT RESIDENT 172 VALERIE PL ROCKWALL, TX 75032

> CURRENT RESIDENT 173 DONALD DR ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA 173 TROUT ST ROCKWALL, TX 75032

AGUILLON JOSE SANTOS ETUX 175 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 176 DIANA ROCKWALL, TX 75032

MEJIA JULIO & MARIA 176 RENEE DR ROCKWALL, TX 75032

BROWN BILLY F ET UX 177 PERCH RD ROCKWALL, TX 75032

PALACIOS ARIEL 178 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 179 LYNNE DR ROCKWALL, TX 75032 IBARRA GABRIELA AND 171 CRAWFORD LN ROYSE CITY, TX 75189

CURRENT RESIDENT 172 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 173 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 174 TROUT DR ROCKWALL, TX 75032

GOMEZ ALEJANDRO 175 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 176 NICOLE DR ROCKWALL, TX 75032

MEJIA JULIO & MARIA 176 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 178 BLANCHE DR ROCKWALL, TX 75032

MAZARIEGOS EDGAR A 178 VALERIE PL ROCKWALL, TX 75032

SPLAWN GEORGE M 179 LAKESIDE DR ROCKWALL, TX 75032

RODRIGUEZ GREGORIO & MARIA 180 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 181 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 182 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 183 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 184 LILLIAN DR ROCKWALL, TX 75032

RODRIGUEZ EDUARDO S & CONSUELO 185 TROUT ST ROCKWALL, TX 75032

> SILVA MARIA 186 EVA PL ROCKWALL, TX 75032

ORTEGA RUBEN 187 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 188 ALTHEA RD ROCKWALL, TX 75032

CURRENT RESIDENT 189 LAKESIDE DR ROCKWALL, TX 75032

HERREROS BERTOLDO 180 EVANS RD ROCKWALL, TX 75032

5543 FM3097 LLC 1809 BRISTOL LANE ROCKWALL, TX 75032

JIMENEZ ALMA RODRIGUEZ 181 CHRIS DR ROCKWALL, TX 75032

MONTELONGO MOISES 1829 SOUTH GLENBROOK DR #79 GARLAND, TX 75040

> YANEZ FERNANDO AND 183 YVONNE ROCKWALL, TX 75032

GONZALEZ JOSE CRESCENCIO 185 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 186 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 187 VALERIE PL ROCKWALL, TX 75032

ABRAHAM EMMANUEL 187 MUSTANG DR SUNNYVALE, TX 75182

CURRENT RESIDENT 189 ALTHEA RD ROCKWALL, TX 75032

MORTON ROBERT 1794 COUNTY ROAD 175 GARY, TX 75643

ALCALA GUADALUPE R 180 TROUT ROCKWALL, TX 75032

CURRENT RESIDENT 181 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 182 RUSSELL DR ROCKWALL, TX 75032

HERNANDEZ FELICITAS 183 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 185 BLANCHE DR ROCKWALL, TX 75032

PONDER KENNETH G & ELMA R 1850 ASHBOURNE DR ROCKWALL, TX 75087

UC JOSE LUIS & GELLY DEL R 186 NICOLE DR ROCKWALL, TX 75032

> RETANA JOSE L 187 LYNNE DR ROCKWALL, TX 75032

TAMEZ JAVIER A & CLARA 188 BASS RD ROCKWALL, TX 75032 FABELA MARIA 189 PERCH RD ROCKWALL, TX 75032

SANCHEZ ALEJANDRO & 190 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 192 VALERIE PL ROCKWALL, TX 75032

CURRENT RESIDENT 193 CHRIS DR ROCKWALL, TX 75032

SMITH MICHAEL & CATHERINE 193 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 194 TROUT RD ROCKWALL, TX 75032

CARMONA JOSE 194 RENEE DRIVE ROCKWALL, TX 75032

GARCIA JOSE 195 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 196 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 197 EVA PL ROCKWALL, TX 75032 TAPIA-MORENO MARIA LAURA 190 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 191 RENEE DR ROCKWALL, TX 75032

> BARILLAS ANA 192 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 193 TROUT RD ROCKWALL, TX 75032

GUNDERSON MEREDITH & AARON 1936 ROSE CT GRAPEVINE, TX 76051

MONGELLI ROBERT ANTHONY 194 DIANA DR ROCKWALL, TX 75032

> CURRENT RESIDENT 195 NICOLE DR ROCKWALL, TX 75032

BARRON BENICIO 195 ROSEMARIE DR LEBANON, OH 45036

CURRENT RESIDENT 196 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 198 EVA PL ROCKWALL, TX 75032 BK HOUSING 190 E STACY ROAD 0 ALLEN, TX 75002

CURRENT RESIDENT 192 LYNNE DR ROCKWALL, TX 75032

AVILA LUZ MARIA 1924 DEVONSHIRE GARLAND, TX 75041

PIERCE RICHARD A 193 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 194 SUNFISH ROCKWALL, TX 75032

RAMIREZ MIGUEL 194 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 195 WAYNE DR ROCKWALL, TX 75032

PETERSON JOSEPH M & NANCY E 1957 WILD STAR WAY CASTLE ROCK, CO 80104

> HERREROS BERTOLDO 196 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 198 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 199 ALTHEA RD ROCKWALL, TX 75032

CANADY JERRY ANN **199 VALERIE PL** ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX 20 CALLE DEL SOL SAN JUAN, PR 00901

> CURRENT RESIDENT 201 YVONNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 202 MULBERRY LN ROCKWALL, TX 75032

> TOVAR JUAN 202 VALERIE PL ROCKWALL, TX 75032

WILSON JAMES F & ROBERTA B J 203 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 204 LYNNE DR ROCKWALL, TX 75032

CRUZ IGNACIO MARTINEZ 204 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 205 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 199 LAKESIDE DR ROCKWALL, TX 75032

SPICER ALLEN RAY ESTATE 199 VALERIE PL ROCKWALL, TX 75032

CURRENT RESIDENT 201 BASS RD ROCKWALL, TX 75032

**AGUILLON JOSE LUIS &** 201 BASS RD ROCKWALL, TX 75032

**ARROYO MARGARITO &** 202 BLANCHE DR ROCKWALL, TX 75032

BALDERAS JOSE G 2027 MIDLAKE LN ROCKWALL, TX 75032

CURRENT RESIDENT 204 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 204 PERCH RD ROCKWALL, TX 75032

MEDINA MARIA V 204 YVONNE ROCKWALL, TX 75032

MILLER MICHAEL & MELODIE 20576 FM 2755 ROYSE CITY, TX 75189

MELENDEZ HOPE 199 DIANA DR ROCKWALL, TX 75032

**BELEW THOMAS E & ETAL** 2 NORMAN TRL ROCKWALL, TX 75087

CURRENT RESIDENT 201 RENEE DR ROCKWALL, TX 75032

YANEZ JUAN 201 YVONNE DR ROCKWALL, TX 75032

MALDONADO FIDEL SR 202 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 203 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 204 DIANA ROCKWALL, TX 75032

CURRENT RESIDENT 204 WAYNE DR ROCKWALL, TX 75032

DEGNER CLINT 2040 STEVENS RD ROCKWALL, TX 75032

CURRENT RESIDENT 207 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 207 TEXAS AVE ROCKWALL, TX 75032

CURRENT RESIDENT 208 ALTHEA RD ROCKWALL, TX 75032

SLAYTON TODD 208 MULBERRY LN ROCKWALL, TX 75032

BLACKWELL GRACILU 208 TROUT STREET ROCKWALL, TX 75032

CURRENT RESIDENT 209 LAKESIDE DR ROCKWALL, TX 75032

TAJI ARASH 209 MULBERRY LANE ROCKWALL, TX 75032

CURRENT RESIDENT 210 DARTMOUTH DR ROCKWALL, TX 75032

CURRENT RESIDENT 211 RENEE DR ROCKWALL, TX 75032

BRASWELL MARVIN T 211 DARTMOUTH DRIVE ROCKWALL, TX 75032

CRUZ MARIA L 212 LYNNE DR ROCKWALL, TX 75032 BREWER ROYCE L & LAXIE A 207 GLENN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 208 NICOLE DR ROCKWALL, TX 75032

ADAMS JAMES & DEBBIE 208 SUMMIT RIDGE DR ROCKWALL, TX 75087

AGUILLON PABLO & JULIA 2080 GARRISON DR ROCKWALL, TX 75032

CURRENT RESIDENT 209 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 210 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 210 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 211 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 212 DARTMOUTH DR ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE 212 LYNNE DR ROCKWALL, TX 75032 VASQUEZ SEVERINO V & M CRISTINA 207 PERCH RD ROCKWALL, TX 75032

MAKELKE JOHN L & LORIE A 208 DARTMOUTH DR ROCKWALL, TX 75032

> LOPEZ JOSE & MARIA 208 TEXAS AVE ROCKWALL, TX 75032

> CURRENT RESIDENT 209 EVA PL ROCKWALL, TX 75032

> URBINA ARACELI C 209 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 210 BURKWOOD DR ROCKWALL, TX 75032

> CURRENT RESIDENT 211 ALTHEA RD ROCKWALL, TX 75032

HUGHES RONALD J & MELANIE D 211 BURKWOOD DR ROCKWALL, TX 75032

> CURRENT RESIDENT 212 VALERIE PL ROCKWALL, TX 75032

> GERANT NANCY 212 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 213 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 214 BLANCHE DR ROCKWALL, TX 75032

HINCE MARCELLA A 214 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 215 LYNNE DR ROCKWALL, TX 75032

BREWER JOSHUA & JILL 215 DARTMOUTH DR ROCKWALL, TX 75032

CURRENT RESIDENT 216 WAYNE DR ROCKWALL, TX 75032

HOPFAUF RICK 216 SUNFISH RD ROCKWALL, TX 75032

ESPINOZA MARISOL 217 LAKESIDE DR ROCKWALL, TX 75032

MEJIA JOEL & EMMA HERRERA & JOEL MEJIA JR 218 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 219 BLANCHE DR ROCKWALL, TX 75032

BALDERAS LEANDRO & LAURA 213 CHRIS DR ROCKWALL, TX 75032

> CURRENT RESIDENT 214 DIANA ROCKWALL, TX 75032

> HAMBRICK TIA T 214 BURKWOOD DR ROCKWALL, TX 75032

CURRENT RESIDENT 215 TROUT RD ROCKWALL, TX 75032

MURPHY KIM 215 LAKEVIEW DR ROCKWALL, TX 75087

DANIELS PATSY R 216 MULBERRY LANE ROCKWALL, TX 75032

CURRENT RESIDENT 217 DARTMOUTH DR ROCKWALL, TX 75032

CURRENT RESIDENT 218 BURKWOOD DR ROCKWALL, TX 75032

DAVID B RENO II & PATRICIA J RENO REVOCABLE LIVING TRUST 218 RUSSELL DRIVE ROCKWALL, TX 75032

> CURRENT RESIDENT 219 BURKWOOD DR ROCKWALL, TX 75032

LOPEZ IRMA SOLARES 213 DARTMOUTH DR ROCKWALL, TX 75032

CURRENT RESIDENT 214 EVA PL ROCKWALL, TX 75032

RAMIREZ ARACELI & GABRIEL 214 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 215 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 216 CHRIS DR ROCKWALL, TX 75032

HOPFAUF RICK 216 SUNFISH RD ROCKWALL, TX 75032

CURRENT RESIDENT 217 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 218 LAKESIDE DR ROCKWALL, TX 75032

LEATHERS TIMOTHY M & HARRIET F 218 TANYA DR ROCKWALL, TX 75087

> CURRENT RESIDENT 219 DARTMOUTH DR ROCKWALL, TX 75032

RUIZ JOSE C 219 VALERIE PL ROCKWALL, TX 75032

ORELLANA JUAN C & MARICELA 220 CRAWFORD LN ROYSE CITY, TX 75189

PROCK CHARLES A AND EVELYN 2205 FALLSVIEW DR ROCKWALL, TX 75087

> CARMONA JOEL 221 NICOLE DR ROCKWALL, TX 75032

FINLEY DAN M & CANDACE E 222 BURKWOOD DRIVE ROCKWALL, TX 75032

> CURRENT RESIDENT 223 DARTMOUTH DR ROCKWALL, TX 75032

> CLINE JEFF 223 MCKINNEY TRL ROCKWALL, TX 75087

> CURRENT RESIDENT 225 DARTMOUTH DR ROCKWALL, TX 75032

> CURRENT RESIDENT 226 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 227 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 220 ALTHEA RD ROCKWALL, TX 75032

RODRIGUEZ ROMAN 220 EVANS RD ROCKWALL, TX 75032

SHAFFER LAURA H & 221 DARTMOUTH DR ROCKWALL, TX 75032

TREJO CECILLIO 221 RENEE ROCKWALL, TX 75032

SMITH WALTER M JR & NITA J 222 ROBINS LN SEAGOVILLE, TX 75159

> CURRENT RESIDENT 223 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 224 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 225 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 226 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 227 WAYNE DR ROCKWALL, TX 75032 CURRENT RESIDENT 220 VALERIE PL ROCKWALL, TX 75032

PALMER JACOB 220 MULBERRY LN ROCKWALL, TX 75032

TARVIS HEATHER 221 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 222 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 223 BURKWOOD DR ROCKWALL, TX 75032

KNIGHT SHARON LEE & DALE KNIGHT 223 ALTHEA RD ROCKWALL, TX 75032

MAZARIEGOS ROMULO & ESTELA 224 YVONNE ROCKWALL, TX 75032

NEXTEL PARTS & SUPPLIES INC 2255 RIDGE ROAD 0 ROCKWALL, TX 75087

> CLARY PATRICIA A 226 BURKWOOD DR ROCKWALL, TX 75032

ROSSING RYAN B AND KENDRA L LIGHT-227 BURKWOOD DR ROCKWALL, TX 75032

WHITE LILA P 227 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 228 MULBERRY LN ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A 229 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 230 RENEE DR ROCKWALL, TX 75032

YANEZ MARIA TERESA 230 CHRIS DR ROCKWALL, TX 75032

PEREZ FERMIN 230 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 232 ALTHEA RD ROCKWALL, TX 75032

CURRENT RESIDENT 233 RENEE DR ROCKWALL, TX 75032

MORGAN MARTHA 234 PERCH ROCKWALL, TX 75032

CURRENT RESIDENT 235 COUNTY LINE RD ROCKWALL, TX 75032 KENDALL LEAH T 227 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 228 RUSSELL DR ROCKWALL, TX 75032

GUADALUPE JOSE AND 229 BLANCHE DR ROCKWALL, TX 75032

GREEN JOHNNIE L 230 BURKWOOD DR ROCKWALL, TX 75032

MALETIC PAUL 230 LAKESIDE DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 231 CHRIS DR ROCKWALL, TX 75032

ONOFREI CONSTANTIN 232 MULBERRY LANE ROCKWALL, TX 75032

UGALDE VICENTE R 234 BLANCHE DR ROCKWALL, TX 75032

LORY MILLS LIVING TRUST AGREEMENT 23442 SW 57TH AVENUE 0 BOCA RATON, FL 33428

> CURRENT RESIDENT 235 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 228 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 229 VALERIE PL ROCKWALL, TX 75032

PARKER KYLE 229 LAKESIDE DR ROCKWALL, TX 75032

YANES MARIA TERESA 230 CHRIS DR ROCKWALL, TX 75032

PEREZ FERMIN 230 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 231 TUBBS RD ROCKWALL, TX 75032

BUFFALO CREEK BUSINESS PARK LTD 2324 W INTERSTATE 30 ROYSE CITY, TX 75189

ROJAS MARCOS & ROSALINDA 234 EVANS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 235 ALTHEA RD ROCKWALL, TX 75032

CURRENT RESIDENT 235 RUSSELL DR ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR 235 LYNNE DR ROCKWALL, TX 75032

> RAMIREZ MELESIO 236 YVONNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 238 LYNNE DR ROCKWALL, TX 75032

CORCORAN RONALD E 239 LAKESIDE DR ROCKWALL, TX 75032

VU THUY T 2405 ECHO CT ROWLETT, TX 75088

CURRENT RESIDENT 242 ALTHEA RD ROCKWALL, TX 75032

MEJIA RAMIRO 244 EVANS RD ROCKWALL, TX 75032

TOVAR LUISIHNO 245 ALTHEA RD ROCKWALL, TX 75032

CURRENT RESIDENT 247 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 248 RUSSELL DR ROCKWALL, TX 75032 CURRENT RESIDENT 236 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 238 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 238 RUSSELL DR ROCKWALL, TX 75032

GAMEZ BRIGIDO & MARIA NATALIA 240 BASS RD ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN 241 TROUT ST ROCKWALL, TX 75032

> CURRENT RESIDENT 242 CHRIS DR ROCKWALL, TX 75032

GUSTAFSON RUSSELL E 244 MULBERRY LN ROCKWALL, TX 75032

HERNANDEZ NESTOR AND 245 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 247 RUSSELL DR ROCKWALL, TX 75032

ILAIWI ABDULALIM 248 MULBERRY LN ROCKWALL, TX 75032 WREN GWEN 236 MULBERRY LN ROCKWALL, TX 75032

CURRENT RESIDENT 238 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 239 TUBBS RD ROCKWALL, TX 75032

LOCKLEY LEONA KINES 240 MULBERRY LN ROCKWALL, TX 75032

MARTINEZ RUTH A 2418 HILLGLENN RD DALLAS, TX 75228

CURRENT RESIDENT 242 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 245 RENEE DR ROCKWALL, TX 75032

GLEENOR GLENN N 245 LAKESIDE DR ROCKWALL, TX 75032

GUARDIOLA GUADALUPE J 247 CHRIS DR ROCKWALL, TX 75032

> SANCHEZ PABLO 248 NICOLE DR ROCKWALL, TX 75032

SMITH ROY 248 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 249 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 250 YVONNE DR ROCKWALL, TX 75032

ACOSTA JUVENTINO & MARIA 251 BASS RD ROCKWALL, TX 75032

TALKINGTON MICHAEL T & MARTHA 252 MULBERRY LN ROCKWALL, TX 75032

> CURRENT RESIDENT 253 PERCH RD ROCKWALL, TX 75032

**CARRILLO DAVID & MARGARITA** 254 LYNNE DR ROCKWALL, TX 75032

> FLORES MARIA ELVA 256 LAKESIDE ROCKWALL, TX 75032

> CURRENT RESIDENT 259 CHRIS DR ROCKWALL, TX 75032

> CURRENT RESIDENT 260 CHRIS DR ROCKWALL, TX 75032

LINDOP N A JR 248 WAYNE DR ROCKWALL, TX 75032

CARMONA EVELIA 249 LYNNE DR ROCKWALL, TX 75032

ESCOBAR AGUSTIN CESAR 250 LAKESIDE DR ROCKWALL, TX 75032

**CERVANTES LUIS & ELSA** 251 WAYNE DR ROCKWALL, TX 75032

CHEVEZ ERNESTO 252 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 254 EVA PL ROCKWALL, TX 75032

**GUIDRY CHRISTOPHER MARK** 2540 WINCREST DR ROCKWALL, TX 75032

> CURRENT RESIDENT 257 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 259 YVONNE DR ROCKWALL, TX 75032

DODSON CHARLES & GLENDA 260 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 249 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 250 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 251 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 252 ALTHEA RD ROCKWALL, TX 75032

THREE STARS INVESTMENT GROUP INC 2524 RIVER OAKS LN MESQUITE, TX 75150

> CURRENT RESIDENT 254 RANCH TRL ROCKWALL, TX 75032

**NEVAREZ J DEL CARMEN & MARTINA** 256 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 257 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 260 BEECH DR ROCKWALL, TX 75032

> LOPEZ EZEQUIEL 261 TEXAS AVE ROCKWALL, TX 75032

CHANTACA MAURICIO & IRMA 261 TUBBS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 262 NICOLE DR ROCKWALL, TX 75032

CARMONA MIRIAM GUADALUPE SALAZAR 263 LYNNE DR ROCKWALL, TX 75032

ORTIZ CLAUDIO & JOSEFINA AVITIA 264 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 265 BLANCHE DR ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L 265 RENEE DR ROCKWALL, TX 75032

> AGUILAR IRMA 266 LAKESIDE DR ROCKWALL, TX 75032

> CARTER TINA DIANE 268 BEECH DR ROCKWALL, TX 75032

CHAVEZ JOSE I & NINFA 269 BASS RD ROCKWALL, TX 75032

SANCHEZ JUAN A 2709 MCCUTCHEON LN DALLAS, TX 75227 CHANTACA MAURICIO & IRMA 261 TUBBS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 262 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 264 ALTHEA RD ROCKWALL, TX 75032

> CODY DORIS F 264 BEECH DR ROCKWALL, TX 75032

> CURRENT RESIDENT 265 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 266 LYNNE DR ROCKWALL, TX 75032

MAENLE AMANDA R 266 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 269 PERCH RD ROCKWALL, TX 75032

CHAVEZ JUAN & JUANA M 270 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 271 YVONNE DR ROCKWALL, TX 75032 CURRENT RESIDENT 262 CHRIS DR ROCKWALL, TX 75032

CRUZ DEBRA J 262 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 264 WAYNE DR ROCKWALL, TX 75032

ODEN PROPERTIES LLC 2648 STONELEIGH CIR RICHARDSON, TX 75080

ZAMARRIPA JOSE 265 ALTHEA RD ROCKWALL, TX 75032

HUERTA JOSE AND MARIA 266 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 267 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 269 RUSSELL DR ROCKWALL, TX 75032

LIKE JOCELYN 2702 W PAXTON AVE APT D TAMPA, FL 33611

> CURRENT RESIDENT 271 A&B PERCH ROCKWALL, TX 75032

SORIANO JOSE H & 271 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 273 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 274 YVONNE DR ROCKWALL, TX 75032

ESCOBAR AURELIO 274 EVA PL ROCKWALL, TX 75032

ESPARZA MARCO & ANGELICA 275 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 277 LAKESIDE DR ROCKWALL, TX 75032

RAMIREZ FELIPE ETUX 279 BASS RD ROCKWALL, TX 75032

HARRISON PATTY JONES AND CHAD 280 BEECH ST ROCKWALL, TX 75032

CROWDER DAVID & LARI JANE JACKSON 281 BLANCHE DRIVE ROCKWALL, TX 75032

> HERNANDEZ JOSE 282 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 272 BEECH DR ROCKWALL, TX 75032

CURRENT RESIDENT 274 CHRIS DR ROCKWALL, TX 75032

AGUILLON JOSE LUIS 274 BASS RD ROCKWALL, TX 75032

COWART JOYCE 274 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 276 BEECH DR ROCKWALL, TX 75032

PHAM TUAN AND TUYEN 27755 MIGUEL VILLAGE DR LAGUNA MIGUEL, CA 92677

MATHIS CHARLES R & ANSLEY N 28 LAKEWAY DR HEATH, TX 75032

> CURRENT RESIDENT 281 PERCH RD ROCKWALL, TX 75032

KUBIS CINDY 281 N LARAMIE CIR PILOT POINT, TX 76258

RIOS JOSE ANTONIO 2821 TEAKWOOD LN PLANO, TX 75075 CHEVEZ ANTONIO E 272 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 274 NICOLE DR ROCKWALL, TX 75032

GUEVARA ELIAS 274 EASTRIDGE DR ROYSE CITY, TX 75189

MORENO RICARDO 275 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 276 LYNNE DR ROCKWALL, TX 75032

WHITWORTH LEAH 278 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 280 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 281 YVONNE DR ROCKWALL, TX 75032

JONES JAMES H 281 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 283 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 283 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 285 RENEE DR ROCKWALL, TX 75032

RICO ANTONIO 286 YVONNE DR ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP 2879 LAGO VISTA DR ROCKWALL, TX 75032

> CURRENT RESIDENT 288 NICOLE ROCKWALL, TX 75032

GRAY JAMES S & JEAN M 288 EVA PL ROCKWALL, TX 75032

ESPINOZA LUCIA O 290 LAKESIDE DR ROCKWALL, TX 75032

SMET KEITH & LISA 2911 NEWPORT DR ROCKWALL, TX 75032

CHAPELA AARON JAIME 292 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 2922 S HWY205 ROCKWALL, TX 75032 CURRENT RESIDENT 284 BEECH DR ROCKWALL, TX 75032

CURRENT RESIDENT 285 RUSSELL DR ROCKWALL, TX 75032

SLEDGE PATTI RENE 287 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 288 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 288 RENEE DR ROCKWALL, TX 75032

KELLY EDDY D & SHARON RENEE REV LIV TR 289 COUNTY LINE RD ROCKWALL, TX 75032

> CURRENT RESIDENT 291 RENEE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 292 BASS RD ROCKWALL, TX 75032

LOPEZ TERESA CARMONA 292 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 293 LAKESIDE DR ROCKWALL, TX 75032 JIMENEZ RICARDO & ALMA 2847 TANGLEGLEN DR ROCKWALL, TX 75032

MARTINEZ JOSE & ANA 285 TUBBS RD ROCKWALL, TX 75032

SLEDGE PATTI R & JASON HAMILTON 287 CHRIS DR ROCKWALL, TX 75032

> CURRENT RESIDENT 288 LYNNE DR ROCKWALL, TX 75032

SOMMERS KAREN LEE 288 BEECH DR ROCKWALL, TX 75032

CURRENT RESIDENT 290 EVANS RD ROCKWALL, TX 75032

CARRILLO MIGUEL M SR 291 BASS RD ROCKWALL, TX 75032

JONES JERRY B & LEONA F 292 BEECH DR ROCKWALL, TX 75032

BUDLONG GARY C & PEGGY B P 2920 WINAM AVE HONOLULU, HI 96816

> SOSA LORENA 293 NICOLE DR ROCKWALL, TX 75032



**MORENO SONIA E & CRISPIN** 293 TROUT ST ROCKWALL, TX 75032

HOUSTON-SCHWARTZ KAREN 2931 RIDGE RD #101-182 ROCKWALL, TX 75032

MURRAY WILLIAM PETER 295 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 297 WAYNE DR ROCKWALL, TX 75032

ANAYA RAUL & MARICZA 2982 S FM 551 ROYSE CITY, TX 75189

SMITH ROBERT D 300 BEECH DR ROCKWALL, TX 75032

WHITE CESILY 301 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 302 EVANS RD ROCKWALL, TX 75032

FLEENOR STEVEN A 302 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 303 RENEE DR ROCKWALL, TX 75032

QUEVEDO OSCAR F 293 YVONNE ROCKWALL, TX 75032

CURRENT RESIDENT 294 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 296 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 298 YVONNE DR ROCKWALL, TX 75032

**GREER RICHARD & MARLENE** 299 CHRIS DR ROCKWALL, TX 75032

PECKUMN DANIEL RAY 300 EVA PL ROCKWALL, TX 75032

**RODRIGUEZ ANTONIO & LAURA** 301 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 302 LYNNE DR ROCKWALL, TX 75032

**BARRON INOCENCIO & MARTHA** 302 LYNNE DR ROCKWALL, TX 75032

> 303 PERCH RD ROCKWALL, TX 75032

CARMONA BLANCA CECILIA 293 YVONNE DR ROCKWALL, TX 75032

WHITE DAVID THOMAS 294 PERCH RD ROCKWALL, TX 75032

TRAN LISA TRAM 296 BEECH DR ROCKWALL, TX 75032

STANLEY JOAN 298 WAYNE DR ROCKWALL, TX 75032

**GUERRERO JUAN** 299 RUSSELL DR ROCKWALL, TX 75032

HERNANDEZ IRENE & MARGARITE HERNANDEZ 3000 CANTURA DR MESQUITE, TX 75181

> PILLOW JACK AND ODIETH 301 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 302 NICOLE DR ROCKWALL, TX 75032

VALERIO JOSE E 3027 MASON DR MESQUITE, TX 75150

HAYES JOSEPH & MARILYN 303 TUBBS RD ROCKWALL, TX 75032

LOPEZ ROSA H

MACIEL JENNIFER E 303 WAYNE DR ROCKWALL, TX 75032

VAZQUEZ JUAN MIGUEL & MARTHA PATRICIA 304 BLANCHE DR ROCKWALL, TX 75032

> ANDERSON TROY 3049 S COYOTE CANYON MESA, AZ 85212

CURRENT RESIDENT 306 PERCH RD ROCKWALL, TX 75032

BARTELL RICKY J 307 ROCKBROOK DR ROCKWALL, TX 75087

CURRENT RESIDENT 309 CHRIS DR ROCKWALL, TX 75032

ARCINIEGA D ODIN A 310 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 311 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 312 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 314 WAYNE DR ROCKWALL, TX 75032 CURRENT RESIDENT 304 BEECH DR ROCKWALL, TX 75032

POWELL CONNIE S 304 CARISSA COURT MESQUITE, TX 75150

CURRENT RESIDENT 305 BLANCHE DR ROCKWALL, TX 75032

AMH 2015-1 BORROWER LLC 30601 AGOURA RD 0 AGOURA HILLS, CA 91301

> LOWE JAMES W 3074 WYNCHASE LN CRANDALL, TX 75114

CURRENT RESIDENT 310 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 311 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 312 BASS RD ROCKWALL, TX 75032

JIMENEZ RICARDO 312 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 315 BASS RD ROCKWALL, TX 75032

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CURRENT RESIDENT 304 COUNTY LINE RD ROCKWALL, TX 75032

CONTRERAS JOSE AND CANDELARIA 304 CHRIS DR ROCKWALL, TX 75032

> CURRENT RESIDENT 305 EVA PL ROCKWALL, TX 75032

> CURRENT RESIDENT 307 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 308 YVONNE DR ROCKWALL, TX 75032

BALDERAS GREGORY 310 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 311 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 312 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 313 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 315 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 315 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 316 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 3164 HORIZON RD ROCKWALL, TX 75032

CORTEZ FIDELA 318 BASS RD ROCKWALL, TX 75032

RHODES SHELIA N 3195 MARKET CENTER DR ROCKWALL, TX 75032

JOHNSTONE DANNA LEAH 3200 MARKET CENTER DR ROCKWALL, TX 75032

SETTIMI DAVID S AND DIANA STURGEON 3206 MARKET CENTER DR ROCKWALL, TX 75032

> CURRENT RESIDENT 321 WAYNE DR ROCKWALL, TX 75032

FAIR TRAVIS 3213 WHATLEY DR GARLAND, TX 75043

SOLIS AUSTREBERTO 322 RUSSELL DR ROCKWALL, TX 75032 GAMEZ EUSTOLIO & MARIA ELENA 315 TUBBS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 316 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 317 BLANCHE DR ROCKWALL, TX 75032

ESTATE OF WILLIAM K & BEATRICE BURNS 319 RENEE DR ROCKWALL, TX 75032

> HICKS MICKEY L & GINA C 3196 MARKET CENTER DR ROCKWALL, TX 75032

> PACHECO ARTURO JR & 3201 MARKET CENTER DR ROCKWALL, TX 75032

> ANGUIANO NICHOLE E 3209 MARKET CENTER DR ROCKWALL, TX 75032

CURRENT RESIDENT 321 YVONNE DR ROCKWALL, TX 75032

ACOSTA FABIAN AND GLADYS CELENE QUINONEZ 322 EVANS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 323 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 3150 HORIZON RD ROCKWALL, TX 75032

MONTES MANUEL DIAZ 316 PERCH ROAD ROCKWALL, TX 75032

CURRENT RESIDENT 318 YVONNE DR ROCKWALL, TX 75032

SWENSEN SEVERIN K AND ELAINE M 3194 MARKET CENTER DR ROCKWALL, TX 75032

> CURRENT RESIDENT 3198 MARKET CENTER DR ROCKWALL, TX 75032

ROWLAND CHRISTOPHER CARROLL 3205 MARKET CENTER DR ROCKWALL, TX 75032

> CURRENT RESIDENT 321 RUSSELL DR ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ 321 PANOLA CT ROYSE CITY, TX 75189

> BENITES ROSA 322 NICOLE DR ROCKWALL, TX 75032

ALMAZAN LORENZO R & IRMA O SANTOS 323 PERCH RD ROCKWALL, TX 75032



VIGIL TRINIDAD 323 TROUT ST ROCKWALL, TX 75032

CONTRERAS JOSE H & CANDELARIA 326 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 327 CHRIS DR ROCKWALL, TX 75032

> CORTEZ MANUEL 328 BASS RD ROCKWALL, TX 75032

> UC F JOSE FAUSTO 329 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 330 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 331 YVONNE DR ROCKWALL, TX 75032

SILVA JUAN C 332 E LINDA LN ROYSE CITY, TX 75189

DSILVA MELAINE 3330 N GALLOWAY AVE 0 MESQUITE, TX 75150

CURRENT RESIDENT 335 RUSSELL DR ROCKWALL, TX 75032 CURRENT RESIDENT 324 COUNTY LINE RD ROCKWALL, TX 75032

ESTRADA GUSTAVO 326 PERCH RD ROCKWALL, TX 75032

SHUEMAKER SHAREN 327 NICOLE DRIVE ROCKWALL, TX 75032

PADRON CELSA 328 CHRIS DR ROCKWALL, TX 75032

BARRON HECTOR & LILIA 329 TROUT ST ROCKWALL, TX 75032

JIMENEZ RICARDO 330 RENEE DR ROCKWALL, TX 75032

JIZMEJIAN VARTAN 33171 ELISA DR DANA POINT, CA 92629

QUEVEDO LUIS & FELIZA 3326 BURNING TREE LN GARLAND, TX 75042

CURRENT RESIDENT 334 RUSSELL DR ROCKWALL, TX 75032

LONG TONY D & RUTH L 335 EVA PL ROCKWALL, TX 75032 CURRENT RESIDENT 326 WAYNE DR ROCKWALL, TX 75032

PATINO SYLVIA 326 WAYNE DRIVE ROCKWALL, TX 75032

GONZALEZ PABLO & MARIA D 327 TUBBS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 329 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 330 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 331 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 332 COUNTY LINE RD ROCKWALL, TX 75032

CHAVEZ IGNACIO 333 LYNNE DR ROCKWALL, TX 75032

GODINEZ INOCENTE 334 YVONNE DR ROCKWALL, TX 75032

OSORNIO ARTURO 335 PERCH ROCKWALL, TX 75032



RICHARDSON THOMAS C AND DANIELLE M 335 TROUT ST ROCKWALL, TX 75032

> ZALDIVAR CARLOS N 337 PERCH RD ROCKWALL, TX 75032

KAO GEN FANG 3372 CAPE GEORGE RD PORT TOWNSEND, WA 98368

**MOLINA MARLIN J & JAIME** 340 YVONNE DR ROCKWALL, TX 75032

> SAAVEDRA SILVIA 343 YVONNE DR ROCKWALL, TX 75032

WILBURN RONALD J ET UX 345 WAYNE DR ROCKWALL, TX 75032

**GUADARRAMA TARCICIO** 346 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 348 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 349 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 351 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 336 NICOLE DR ROCKWALL, TX 75032

WOODLAND WILLIAM 337 RENEE DR ROCKWALL, TX 75032

SOSA LORENA 338 WAYNE DR ROCKWALL, TX 75032

**CHANTACA EMILIANO & MARIA** 341 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 344 COUNTY LINE RD ROCKWALL, TX 75032

CURRENT RESIDENT 346 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 347 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 348 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 349 YVONNE DR ROCKWALL, TX 75032

LOPEZ MAXIMINA CARRADA 3512 GALAXIE DR GARLAND, TX 75041

CURRENT RESIDENT 337 CHRIS DR ROCKWALL, TX 75032

STATON TANYA MICHELLE 337 TUBBS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 339 LAKESIDE DR ROCKWALL, TX 75032

**ROUTH DAVID E & DIXIE F** 342 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 345 PERCH RD ROCKWALL, TX 75032

SILVA BERTHA & JORGE 346 PERCH RD ROCKWALL, TX 75032

DIAZ JUAN 347 LYNNE ROCKWALL, TX 75032

CURRENT RESIDENT 348 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 350 BASS RD ROCKWALL, TX 75032

ROE CHERRI L 352 LAKESIDE DR ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA 352 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 353 NICOLE DR ROCKWALL, TX 75032

FORTUNA FRANCISCO & LUISA 354 YVONNE DR ROCKWALL, TX 75032

ZUNIGA JEFFERY & ERIN K 355 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 358 RUSSELL DR ROCKWALL, TX 75032

DELEON JOE & JEAN 358 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 359 RUSSELL DR ROCKWALL, TX 75032

FALLS DAVID C & TERRI L 3608 LAKESIDE DR ROCKWALL, TX 75087

CURRENT RESIDENT 362 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 363 BLANCHE DR ROCKWALL, TX 75032

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DIAZ FRANCISCO & MANUELA 352 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 353 BLANCHE DR ROCKWALL, TX 75032

> CONTRERAS JUANA 353 CHRIS DR ROCKWALL, TX 75032

> CURRENT RESIDENT 355 PERCH RD ROCKWALL, TX 75032

MASK GRIFFIN MELVIN JR 357 TUBBS RD ROCKWALL, TX 75032

RAMIRES RAUL 358 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 359 BASS RD ROCKWALL, TX 75032

CONTRERAS NORMA 360 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 3615 FM3097 ROCKWALL, TX 75032

GALLEGOS MAURO & MARIA 362 CHRIS DR ROCKWALL, TX 75032

MORENO SALVADOR 352 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 3520 HORIZON ROCKWALL, TX 75032

CONTRERAS JOSE LUIS 353 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 355 EVA ROCKWALL, TX 75032

CURRENT RESIDENT 356 PERCH RD ROCKWALL, TX 75032

RAMIREZ RAUL MEDINA 358 EVANS RD ROCKWALL, TX 75032

RAMIREZ RAUL & TERESA 358 TROUT ST ROCKWALL, TX 75032

CONTRERAS NORMA 360 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 361 YVONNE DR ROCKWALL, TX 75032

VELASCO GERARDO GRANADOS AND ADRIANA ZAPATERO PUERTO 362 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 363 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 365 CHRIS DR ROCKWALL, TX 75032

DELCASTILLO HUMBERTO 365 LYNNE DR ROCKWALL, TX 75032

BRYANT JERRY LYNN 366 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 370 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 371 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 372 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 373 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 375 CHRIS DR ROCKWALL, TX 75032

RAMIREZ RIGOBERTO 376 BLANCHE DR ROCKWALL, TX 75032 CURRENT RESIDENT 363 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 365 PERCH RD ROCKWALL, TX 75032

AGUILAR MARTHA 366 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 367 COUNTY LINE RD ROCKWALL, TX 75032

MALDONADO CARLOS & MARIA E 370 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 371 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 372 NICOLE DR ROCKWALL, TX 75032

RODRIGUEZ HERMAN & APRIL 373 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 375 EVA ROCKWALL, TX 75032

RAMIREZ RIGOBERTO 376 BLANCHE DR ROCKWALL, TX 75032

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ACOSTA ENEDINA 364 YVONNE DR ROCKWALL, TX 75032

PALACIOS PEDRO & MARIA E 365 LYNNE DR ROCKWALL, TX 75032

LIMON AMADOR & SEFENINA 366 TROUT ST ROCKWALL, TX 75032

> CURRENT RESIDENT 367 TUBBS RD ROCKWALL, TX 75032

RUNNELS JESSIE & MAGGIE 370 EVA PL ROCKWALL, TX 75032

MOLINA JOSE D & MARIA 371 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 372 PERCH RD ROCKWALL, TX 75032

MCINTIRE JUANITA 373 RENEE DR ROCKWALL, TX 75032

MCLOUD JOY ANN 375 NICOLE DR ROCKWALL, TX 75032

LUMPKINS JOHN E & STEPHANIE L 376 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 377 LYNNE DR ROCKWALL, TX 75032

JOHNSON DAVID M & KIMBRLY D 3770 COUNTY ROAD 2526 ROYSE CITY, TX 75189

> MERRY JAMES 378 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 3804 SYCAMORE LN ROCKWALL, TX 75032

CURRENT RESIDENT 3810 SYCAMORE LN ROCKWALL, TX 75032

CURRENT RESIDENT 382 EVA ROCKWALL, TX 75032

CARRANZA ALEJANDRO & MARIA 382 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 3822 SYCAMORE LN ROCKWALL, TX 75032

PESINA ERIKA AND RYAN HUFFMAN 3829 SYCAMORE LN ROCKWALL, TX 75032

> CASTILLO JOSE 383 LAKESIDE DR ROCKWALL, TX 75032

> > 133

PALACIOS ROY & MARIA LUISA 376 TROUT ST ROCKWALL, TX 75032

> BARBA ERIC 377 PERCH RD ROCKWALL, TX 75032

TOSCANO ANTONIA 378 LYNNE DR ROCKWALL, TX 75032

SILVA ESTELA 380 YVONNE DR ROCKWALL, TX 75032

MARSH CYNTHIA & CODY 381 PERCH ROAD ROCKWALL, TX 75032

MACDONELL EMILY E 3817 SYCAMORE LANE ROCKWALL, TX 75032

CURRENT RESIDENT 382 RUSSELL DR ROCKWALL, TX 75032

MANZIEL DOROTHY JAYNE 3821 SYCAMORE LN ROCKWALL, TX 75032

CURRENT RESIDENT 3826 SYCAMORE LN ROCKWALL, TX 75032

JIMENEZ LUZ 383 LAKESIDE DR ROCKWALL, TX 75032

SILVA MARIE CELIA 376 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 377 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 378 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 379 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 381 RUSSELL DR ROCKWALL, TX 75032

DEZEE GENENE H 3816 SYCAMORE LN ROCKWALL, TX 75032

CURRENT RESIDENT 382 NICOLE ROCKWALL, TX 75032

SUNBELT STAINLESS EQUIPMENT 382 RANCH TRL ROCKWALL, TX 75032

> CURRENT RESIDENT 3825 SYCAMORE LN ROCKWALL, TX 75032

> CURRENT RESIDENT 383 EVA PL ROCKWALL, TX 75032

ARAIZA JOSE ENRIQUE 3830 SYCAMORE LN ROCKWALL, TX 75032

RAMIREZ PETRA & JOSE ARTURO 384 COUNTY LINE RD ROCKWALL, TX 75032

ESPINOZA ROBERTO & MARIA 385 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 386 RENEE DR ROCKWALL, TX 75032

SANCHEZ SANTIAGO & ANA 387 CHRIS DR ROCKWALL, TX 75032

MYHOMESTEAD PARTNERS LLC 388 BASS RD ROCKWALL, TX 75032

> AYALA MARIA LETICIA 389 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 391 EVA ROCKWALL, TX 75032

LE THUY 394 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 395 RENEE DR ROCKWALL, TX 75032 AYCOCK JUSTIN LEE 3833 SYCAMORE LN ROCKWALL, TX 75032

ESTRADA SALVADOR A & MARIA I 384 TROUT STREET ROCKWALL, TX 75032

> BROTZE MARGARET 385 YVONNE DR ROCKWALL, TX 75032

GONZALEZ FRANCISCO J 386 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 388 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 3885 FM3097 ROCKWALL, TX 75032

CURRENT RESIDENT 390 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 393 TUBBS RD ROCKWALL, TX 75032

ESTRADA GERARDO & FRANCISCA 394 TROUT ST ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS 395 NICOLE DR ROCKWALL, TX 75087 CURRENT RESIDENT 3835 FM3097 ROCKWALL, TX 75032

CURRENT RESIDENT 385 WAYNE DR ROCKWALL, TX 75032

BROTZE MARGARET 385 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 387 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 388 EVANS RD ROCKWALL, TX 75032

CURRENT RESIDENT 389 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 390 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 3935 FM3097 ROCKWALL, TX 75032

BENITEZ JOSE C & MARIA H 394 WAYNE DR ROCKWALL, TX 75032

> GUTIERREZ JAVIER 396 BASS RD ROCKWALL, TX 75032

> > 134

VENTURE EQUITY INVESTMENTS LLC 3968 CHELSEA WAY CADDO MILLS, TX 75135

> CARMONA JOSE ROBERTO & 397 CHRIS DR ROCKWALL, TX 75032

SANCHEZ ARNULFO & ORALIA 398 NICOLE DR ROCKWALL, TX 75032

SANCHEZ JULIO & MAIRA 400 CHRIS DR ROCKWALL, TX 75032

FLEENOR GLENN N 400 LAKESIDE DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 401 EVA ROCKWALL, TX 75032

FRANKS SHERI DENISE 401 FOREST TRCE ROCKWALL, TX 75087

ESQUIVEL DOLORES PALACIOS 402 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 405 TUBBS ROCKWALL, TX 75032

> CURRENT RESIDENT 406 BASS RD ROCKWALL, TX 75032

CARMONA JOSE ROBERTO 397 CHRIS DR ROCKWALL, TX 75032

LOPEZ EUTIMIO 397 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 3985 FM3097 ROCKWALL, TX 75032

MEDRANO RUBEN & MARIA G CASTANEDA 400 EVA PL ROCKWALL, TX 75032

> CONTRERAS-AYALA JORGE 400 LYNNE ROCKWALL, TX 75032

CURRENT RESIDENT 401 RUSSELL DR ROCKWALL, TX 75032

VARGAS FRANCISCO 401 LYNNE DR ROCKWALL, TX 75032

JARAMILLO JOSE ANTONIO 402 YVONNE DR ROCKWALL, TX 75032

GUEVARA JOSE E 405 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 406 EVANS RD ROCKWALL, TX 75032

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ORTEGA JOSE 397 CHRIS DR ROCKWALL, TX 75032

CARRILLO GERARDO 397 PERCH RD ROCKWALL, TX 75032

BISHOP DENNIS AND SHANNON A 4 SHADY DALE LN ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA 400 EVANS RD ROCKWALL, TX 75032

> GUERRERO ALVARO AND 400 RENEE RD ROCKWALL, TX 75032

CURRENT RESIDENT 401 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 402 TROUT RD ROCKWALL, TX 75032

JARAMILLO JOSE A 402 YVONNE DR ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC 405 CHATHAM ST SUNNYVALE, TX 75182

WILSON WILLIAM EDWIN ETUX 406 COACHLIGHT TRL ROCKWALL, TX 75087

CURRENT RESIDENT 407 RANCH TRAIL ROCKWALL, TX 75032

CURRENT RESIDENT 409 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 411 COUNTY LINE RD ROCKWALL, TX 75032

CARMONA JOSE ROBERTO 411 CHRIS DR ROCKWALL, TX 75032

OLGUIN CIRILO 412 CHRIS DR ROCKWALL, TX 75032

CASTILLO SILVIA 4125 FM 3097 ROCKWALL, TX 75032

VIGIL TRINIDAD 416 BASS RD ROCKWALL, TX 75032

TREVINO STEVE & SCARLET 417 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 418 EVANS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 419 LYNNE DR ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L 4065 FM 3097 ROCKWALL, TX 75032

> CURRENT RESIDENT 408 NICOLE ROCKWALL, TX 75032

ZAVALA JUANA HORTA 410 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 411 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 412 LYNNE DR ROCKWALL, TX 75032

JACKSON PHYLLIS ELAINE 412 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 414 RENEE DR ROCKWALL, TX 75032

CRUZ JOSE AND 416 YVONNE DR ROCKWALL, TX 75032

KLEIN ELIZABETH C 4175 FM 3097 ROCKWALL, TX 75032

CURRENT RESIDENT 419 BLANCHE DR ROCKWALL, TX 75032

MARANDA MARCEL GENE 406 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 408 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 410 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 411 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 412 EVANS RD ROCKWALL, TX 75032

OLGUIN CIRILO 412 CHRIS DR ROCKWALL, TX 75032

GONZALEZ FELIPE GOVEA 413 YVONNE DR ROCKWALL, TX 75032

CARRILLO OMAR 416 BLANCHE DR ROCKWALL, TX 75032

GUEVAICIA GILDARDO 417 RUSSELL DR ROCKWALL, TX 75032

GONZALEZ TOMAS 418 PERCH RD ROCKWALL, TX 75087 CARMONA JOSEFINA CAMACHO 419 TUBBS ROCKWALL, TX 75032

> MERKEL ALMA INEZ 419 WAYNE DR ROCKWALL, TX 75032

> MERKEL JAMES 420 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 4215 FM3097 ROCKWALL, TX 75032

> CURRENT RESIDENT 422 EVA ROCKWALL, TX 75032

> VALADEZ JAIME 422 TROUT ST ROCKWALL, TX 75032

> CURRENT RESIDENT 424 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 425 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 427 LAKESIDE DR ROCKWALL, TX 75032

NOE SIDNEY SCOTT 4275 CRESTVIEW DR LA MESA, CA 91941 CAMACHO ALBERTO 419 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 420 COUNTY LINE RD ROCKWALL, TX 75032

CURRENT RESIDENT 421 CHRIS DR ROCKWALL, TX 75032

DRCE TRUST 4219 ASHMONT CT DALLAS, TX 75287

CURRENT RESIDENT 422 LAKESIDE DR ROCKWALL, TX 75032

MIER JENNIFER R 423 TROUT STREET ROCKWALL, TX 75032

CARDENAS RODOLFO 424 CHRIS DR ROCKWALL, TX 75032

S AND S FAITH FUND LLC 425 ECKLEY GRAPEVINE, TX 76051

ZAPIEN LEONARDO & 427 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 429 CHRIS DR ROCKWALL, TX 75032 RAMIREZ MARTIN 419 TUBBS RD ROCKWALL, TX 75032

DOMINGUEZ SALVADOR & DIANA 420 LYNNE DRIVE ROCKWALL, TX 75032

DELGADO FRANCISCO PEREZ & 421 NICOLE DR ROCKWALL, TX 75032

> RAOFPUR DAVID 4219 ASHMONT CT DALLAS, TX 75287

CURRENT RESIDENT 422 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 424 NICOLE ROCKWALL, TX 75032

CURRENT RESIDENT 425 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 426 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 4275 FM3097 ROCKWALL, TX 75032

CURRENT RESIDENT 430 RUSSELL DR ROCKWALL, TX 75032 CURRENT RESIDENT 430 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 431 NICOLE DR ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN 432 BLANCHE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 433 RENEE DR ROCKWALL, TX 75032

HERNANDEZ GREGORIA HERNANDEZ 434 CHRIS ROCKWALL, TX 75032

> CURRENT RESIDENT 436 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 437 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 439 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 441 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 442 BLANCHE DR ROCKWALL, TX 75032 LOPEZ SILVIA 430 RENEE DR ROCKWALL, TX 75032

ROSAS ALICIA 4314 STATE HIGHWAY 276 ROCKWALL, TX 75032

CURRENT RESIDENT 4325 FM3097 ROCKWALL, TX 75032

CLEM MILFORD & BETTY 433 THISTLE DR GARLAND, TX 75043

HEAVENLY HOMES INC 434 E LINDA LN ROYSE CITY, TX 75189

CURRENT RESIDENT 436 YVONNE DR ROCKWALL, TX 75032

RAMOS JAIME & JUDITH 4375 FM 3097 ROCKWALL, TX 75032

ANAYA JUAN C & RAUL 439 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 441 TROUT DR ROCKWALL, TX 75032

CURRENT RESIDENT 443 RUSSELL DR ROCKWALL, TX 75032

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DELGADO DONNY 430 WAYNE DRIVE ROCKWALL, TX 75032

AVALOS EDUARDO & CARMEN 432 BLANCHE DR ROCKWALL, TX 75032

URESTI ADOLFO BLAS & CLAUDIA M 4329 FAIRVIEW AVE DOWNERS GROVE, IL 60515

> CURRENT RESIDENT 434 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 435 BLANCHE DR ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA 436 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 438 LYNNE DR ROCKWALL, TX 75032

> RAMIREZ MARTHA 440 WAYNE DR ROCKWALL, TX 75032

TORRES ALONSO G & MARIA 441 LYNNE DR ROCKWALL, TX 75032

> FACUNDO JOSE C 443 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 444 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 445 CHRIS DR ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC 4450 TUBBS RD ROCKWALL, TX 75032

> GEORGE DAVID E & TERESA L 447 SAINT MICHAELS WAY ROCKWALL, TX 75032

> > LICEA JOSE DELFINO 448 LYNNE DR ROCKWALL, TX 75032

> > CURRENT RESIDENT 4485 HORIZON RD ROCKWALL, TX 75032

CLARK SEAN D & KATHERINE R 450 BASS RD ROCKWALL, TX 75032

DELEON DORA JEAN & JOSE N 451 RENEE DR ROCKWALL, TX 75032

TRUONG LONG & TUYET 4512 BLUE MESA LANE MESQUITE, TX 75150

VAZQUEZ JUAN & MARIA BARBARA MURILLO 452 BLANCHE DR ROCKWALL, TX 75032 CURRENT RESIDENT 444 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 445 LAKESIDE DR ROCKWALL, TX 75032

PEREZ RICARDO H & LAURA F 446 PERCH RD ROCKWALL, TX 75032

> PRUET JAMES D 447 YVONNE DR ROCKWALL, TX 75032

FULBRIGHT BENNETT STEPHEN 448 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 449 TUBBS RD ROCKWALL, TX 75032

> VALDEZ EUSEBIO 450 RUSSELL DR ROCKWALL, TX 75032

BARRIENTOS ERIKA 451 RUSSELL DR ROCKWALL, TX 75032

CURRENT RESIDENT 452 EVANS RD ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE 452 RENEE DR ROCKWALL, TX 75032 UC CARLOS & ADA UC 444 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 445 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 447 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 448 NICOLE DR ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND 4480 CHAHA RD 0 GARLAND, TX 75043

> CURRENT RESIDENT 450 BASS RD ROCKWALL, TX 75032

ACOSTA LAURA SANCHEZ 451 BASS RD ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA 4510 MINT DR GARLAND, TX 75043

> CURRENT RESIDENT 452 YVONNE DR ROCKWALL, TX 75032

CHAN RYAN Y 4527 N LAMAR BLVD 0 AUSTIN, TX 78751

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CURRENT RESIDENT 453 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 455 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 457 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 458 LYNNE DR ROCKWALL, TX 75032

NUNEZ LUZ ISELA 459 LAKESIDE DR ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE 459 WINDING RIDGE LN ROCKWALL, TX 75032

CORONEL JOSE JUAN SANCHEZ AND 462 CHRIS ROCKWALL, TX 75032

> LUNA JOSE ALFREDO LOPEZ 463 BASS RD ROCKWALL, TX 75032

> > CURRENT RESIDENT 464 EVANS RD ROCKWALL, TX 75032

> > CURRENT RESIDENT 466 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 453 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 455 PERCH ROCKWALL, TX 75032

CURRENT RESIDENT 457 WAYNE DR ROCKWALL, TX 75032

LORENZO JOSE LUIS 458 PERCH RD ROCKWALL, TX 75032

GOMEZ ROSA ISELA 459 LAKESIDE DR ROCKWALL, TX 75032

CRUZ MARIO 461 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 463 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 464 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 464 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 466 WAYNE DR ROCKWALL, TX 75032 REYES ELIGIO ESTRADA & PETRA 454 LAKESIDE DR ROCKWALL, TX 75032

GONZALEZ ANTONIO & ANNA MARIA 456 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 458 EVA ROCKWALL, TX 75032

> CURRENT RESIDENT 459 TUBBS ROCKWALL, TX 75032

> AVITIA JESUS 459 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 462 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 463 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 464 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 465 CHRIS DR ROCKWALL, TX 75032

MORALES NICOLAS & EVANGELINA 466 TROUT ST ROCKWALL, TX 75032



ACOSTA JESUS ETUX 466 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 468 LAKESIDE DR ROCKWALL, TX 75032

VALIENTE-RUIZ JUAN CARLOS AND ANTONIA LEON-DOMINGUEZ 469 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 470 YVONNE DR ROCKWALL, TX 75032

> SOTO DOMINGO 471 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 472 PERCH RD ROCKWALL, TX 75032

MAYHALL DANNEL J 473 RENEE DR ROCKWALL, TX 75032

CURRENT RESIDENT 474 WAYNE DR ROCKWALL, TX 75032

MORENO NOE 474 BASS RD ROCKWALL, TX 75032

CONTRERAS JOSE HERNAN JR 475 PERCH RD ROCKWALL, TX 75032 MIER MARCO A AND CELINA DEJ RESENDIZ 467 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 469 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 470 NICOLE ROCKWALL, TX 75032

BICKLEY AMANDA 4702 STEEPLE CHASE LN ROCKWALL, TX 75032

ALVAREZ JOSE ANGEL & 471 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 473 BASS RD ROCKWALL, TX 75032

MAYHALL DANNEL J 473 RENEE DR ROCKWALL, TX 75032

MORENO NOE & ORALIA 474 BASS RD ROCKWALL, TX 75032

CONTRERAS DAVID & ELIZABETH 474 PERCH RD ROCKWALL, TX 75032

> BENTLEY FRED W 476 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 468 EVA ROCKWALL, TX 75032

JIMENEZ JOSE MODESTO & FRANCISCA 469 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 470 RUSSELL DR ROCKWALL, TX 75032

STOVALL DONNIE NEAL 471 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 472 LYNNE DR ROCKWALL, TX 75032

JARAMILLO GABRIELA 473 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 474 CHRIS DR ROCKWALL, TX 75032

GAMEZ CHRISTOPHER 474 BASS RD ROCKWALL, TX 75032

ORTIZ CENOBIO & MARIA T 474 TROUT ST ROCKWALL, TX 75032

> SILVA LUIS 476 LAKESIDE DR ROCKWALL, TX 75032

NEVAREZ LUIS & ALMA 476 PERCH ROCKWALL, TX 75032

MARTINEZ PEDRO 478 PERCH RD ROCKWALL, TX 75032

NOBLE JAMES & LINDA 479 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 481 PERCH RD ROCKWALL, TX 75032

CASTILLO IGNACIO 481 LYNNE DR ROCKWALL, TX 75032

GARZA ISAI 482 EVA PL ROCKWALL, TX 75032

ALONSO ELEASAR & 482 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 485 EVA ROCKWALL, TX 75032

CURRENT RESIDENT 485 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 486 EVANS RD ROCKWALL, TX 75032 CURRENT RESIDENT 477 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 479 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 480 PERCH RD ROCKWALL, TX 75032

LOPEZ JOSE 481 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 482 NICOLE DR ROCKWALL, TX 75032

WHITE LILA P 482 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 483 PERCH RD ROCKWALL, TX 75032

CURRENT RESIDENT 485 LAKESIDE DR ROCKWALL, TX 75032

ORRELLANA JUAN 485 PERCH RD ROCKWALL, TX 75032

SMITH HELEN A 486 CHRIS DR ROCKWALL, TX 75032 CURRENT RESIDENT 478 RENEE DR ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA 479 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 481 BLANCHE DR ROCKWALL, TX 75032

CASTILLO IGNACIO 481 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 482 YVONNE DR ROCKWALL, TX 75032

CLAY VICKI C 482 TROUT RD ROCKWALL, TX 75032

HERNANDEZ RAY R & ROSA V 484 PERCH RD ROCKWALL, TX 75032

> CURRENT RESIDENT 485 RENEE DR ROCKWALL, TX 75032

> TELL MARK ALLEN 485 RUSSELL DR ROCKWALL, TX 75032

TORRES FROYLAN H & BRISEIDA 486 PERCH RD ROCKWALL, TX 75032



MAUVAIS CLIFFORD J & JACQUELINEA 487 PRIMROSE LN ROCKWALL, TX 75032

> CURRENT RESIDENT 488 WAYNE DR ROCKWALL, TX 75032

> AGUILLON JOSE LUIS 489 TUBBS ROCKWALL, TX 75032

> CURRENT RESIDENT 491 YVONNE DR ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA 493 BASS RD ROCKWALL, TX 75032

> VU THUAN AND 493 LAKESIDE DR ROCKWALL, TX 75032

DIAZ JOSE LUIS & MARICELA 494 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 496 NICOLE DR ROCKWALL, TX 75032

> JACKSON LINDA 497 TUBBS RD ROCKWALL, TX 75032

ARROYO REYES 499 RUSSELL DR ROCKWALL, TX 75032 PAYNE MILDRED IRENE 487 WAYNE DR ROCKWALL, TX 75032

CABALLERO JOSE & LOURDES 488 LAKESIDE DR ROCKWALL, TX 75032

ZAYAS GABRIEL & JESSICA JO 490 LYNNE DR ROCKWALL, TX 75032

CASTILLO SIXTO & MARIA 491 CHRIS DR ROCKWALL, TX 75032

LIMON EVARISTO AND 493 BASS RD ROCKWALL, TX 75032

VU THUAN 493 LAKESIDE DR ROCKWALL, TX 75032

GONZALEZ HIPOLITO CANTU AND 494 RUSELL LOT 1252 ROCKWALL, TX 75032

LIMON AMADOR & EVARISTO 496 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 498 EVANS RD ROCKWALL, TX 75032

PARRISH KENNETH LEE JR AND 499 WAYNE DR ROCKWALL, TX 75032

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CURRENT RESIDENT 488 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 489 NICOLE DR ROCKWALL, TX 75032

CURRENT RESIDENT 491 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 492 BASS ROCKWALL, TX 75032

RENOVA ROSALBA 493 BASS RD ROCKWALL, TX 75032

THAXTON GARY 494 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 496 CHRIS DR ROCKWALL, TX 75032

SUAREZ ERIKA & ALFREDO ESTRADA 497 BLANCHE ROCKWALL, TX 75032

> CURRENT RESIDENT 498 LYNNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 500 LAKESIDE DR ROCKWALL, TX 75032

ADAY ELIZABETH AND PETE AARON 500 TROUT ST ROCKWALL, TX 75032

> RAC 2 LLC 5001 PLAZA ON THE LAKE 0 AUSTIN, TX 78746

> > CURRENT RESIDENT 503 RENEE DR ROCKWALL, TX 75032

MCKINNEY & HESS PROPERTY MANAGEMENT LLC 5035 VILLAGE CIRCLE DALLAS, TX 75248

> BIG LEAGUE SPORTS ACADEMY INC 505 COUNTY LINE RD ROCKWALL, TX 75032

> > BARRON GILDARDO 505 LILLIAN ST ROCKWALL, TX 75087

MARTINEZ PEDRO & MARIA CELIA 506 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 508 RENEE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 510 EVANS RD ROCKWALL, TX 75032

VILLAFANA JOSE AND AMELIA 510 E RIDGEWOOD DR GARLAND, TX 75041 OROZCO-AVILA VICTOR 500 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 501 CHRIS DR ROCKWALL, TX 75032

DIAZ MARIA L FLORES 503 LYNNE DR ROCKWALL, TX 75032

ALMARAZ MARIA M 505 BASS RD ROCKWALL, TX 75032

MEDRANO JOSE & JUANA 505 EVA PL ROCKWALL, TX 75032

CURRENT RESIDENT 506 CHRIS DR ROCKWALL, TX 75032

AGUILAR ROSALINA 507 BLANCHE DR ROCKWALL, TX 75032

BECKHAM JAY & CATHY L 509 TUBBS RD ROCKWALL, TX 75032

PENA JERONIMO & JUANA 510 BASS RD ROCKWALL, TX 75032

LEJ PARTNERS LTD 5100 ELDORADO PKWY 0 MCKINNEY, TX 75070 HERNANDEZ CARMELITA NOEMI 500 YVONNE DR ROCKWALL, TX 75032

PRESTRIDGE MARK L & MARSHA 502 BASS ROAD ROCKWALL, TX 75032

> BROWN ALLISON KAY 503 NICOLE ROCKWALL, TX 75032

ALSOBROOK HAROLD DAVID JR 505 CARRIAGE TRAIL ROCKWALL, TX 75087

> VALDEZ EUSEBIO 505 EVANS ROCKWALL, TX 75032

> CURRENT RESIDENT 506 EVA ROCKWALL, TX 75032

GUILLORY MARTIN A JR 507 TROUT STREET ROCKWALL, TX 75032

HERNANDEZ BENJAMIN 509 YVONNE DR ROCKWALL, TX 75032

CHAVEZ LAWRENCE A 510 BLANCHE ST ROCKWALL, TX

CURRENT RESIDENT 511 LAKESIDE DR ROCKWALL, TX 75032
CURRENT RESIDENT 512 LAKESIDE DR ROCKWALL, TX 75032

LORENZ MICHAEL P AND SABINA 513 BASS RD ROCKWALL, TX 75032

> DOWNARD WILLIAM S JR 514 NICOLE DR ROCKWALL, TX 75032

MARTINEZ DAVID 516 WAYNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 519 BLANCHE DR ROCKWALL, TX 75032

CURRENT RESIDENT 520 EVA ROCKWALL, TX 75032

FLORES JAIME W & 520 LYNNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 521 TUBBS RD ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ 522 EVANS DR ROCKWALL, TX 75032

GANUS HUGH 524 SESAME DR MESQUITE, TX 75149 AMAYA MARTIN & 512 TROUT ST ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA 513 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 515 RENEE DR ROCKWALL, TX 75032

BARR CHRISTOPHER H JR 517 LYNNE DR ROCKWALL, TX 75032

LOPEZ RICARDO C 519 E I 30 0 ROCKWALL, TX 75087

CURRENT RESIDENT 520 RENEE DR ROCKWALL, TX 75032

CARRIZALEZ JOSE NINO 520 PERCH RD ROCKWALL, TX 75032

SHANKS SHARON 521 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 523 LAKESIDE DR ROCKWALL, TX 75032

VASQUEZ JAVIER AND LILIANA 524 YVONNE DR ROCKWALL, TX 75032 CURRENT RESIDENT 513 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 514 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 516 CHRIS DR ROCKWALL, TX 75032

CURRENT RESIDENT 518 RUSSELL DR ROCKWALL, TX 75032

MURRAY KENNETH M 519 HIDDEN OAK LN ROCKWALL, TX 75087

BARNES LARRY W AND KELLY L 520 LAKESIDE DR ROCKWALL, TX 75032

> JIMENEZ LEONARDO 5201 KELSO LN GARLAND, TX 75043

GUEVARA CRUZ & LIZ 522 EVANS DR ROCKWALL, TX 75032

ROSAS RAYMUNDO AND 523 NICOLE ROCKWALL, TX 75032

GONZALEZ JOSE & LAUREN 5245 COUNTY ROAD 2515 ROYSE CITY, TX 75189



RAMIREZ MARGARITO VALDEZ 525 WAYNE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 528 CHRIS DR ROCKWALL, TX 75032

RODRIGUEZ MARIA VERONICA 529 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 532 BLANCHE DR ROCKWALL, TX 75032

FORTUNA FRANCISCO AND LUISA 532 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 533 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 5335 FM3097 ROCKWALL, TX 75032

RICO GERALDO & LUZ 534 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 535 NICOLE DR ROCKWALL, TX 75032

RUBIO MARCELINO M & 535 TUBBS RD ROCKWALL, TX 75032 CURRENT RESIDENT 526 BASS RD ROCKWALL, TX 75032

DIAZ MANUEL & ROASRIO 528 WAYNE DR ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY 530 RUSSELL DR ROCKWALL, TX 75032

> CURRENT RESIDENT 532 EVA ROCKWALL, TX 75032

PEREZ SALVADOR 5326 TERRY ST DALLAS, TX 75223

SILVA JORGE & ELIZABETH 533 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 534 BASS RD ROCKWALL, TX 75032

LOMAS JOSE C & ANDREA GUADALUPE 534 TROUT ST ROCKWALL, TX 75032

> CURRENT RESIDENT 535 RENEE DR ROCKWALL, TX 75032

> STRICKLAND TARA 536 WAYNE DR ROCKWALL, TX 75032

REYNA JUAN MARTIN PEREZ AND 526 NICOLE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 529 EVA ROCKWALL, TX 75032

CURRENT RESIDENT 531 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 532 LYNNE DR ROCKWALL, TX 75032

VAZQUEZ SAUL PEREZ 5326 TERRY ST DALLAS, TX 75223

RODRIGUEZ HUGO 533 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 534 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 535 BLANCHE DR ROCKWALL, TX 75032

RETANNA JUAN & 535 CHRIS DR ROCKWALL, TX 75032

OBRIEN ELLEN K 537 RUSSELL DR ROCKWALL, TX 75032

146

KELLY REX ALLEN 5399 FM 3097 ROCKWALL, TX 75032

CURRENT RESIDENT 541 LYNNE DR ROCKWALL, TX 75032

JACKSON SHEILA LASHUN 542 BASS RD ROCKWALL, TX 75032

VELAZQUEZ JORGE & JUANA 543 BASS ROAD ROCKWALL, TX 75032

> JIMENEZ AGUSTIN & 546 BASS RD ROCKWALL, TX 75032

> ANDREWS TRESIA 547 WAYNE DR ROCKWALL, TX 75032

> ARRIAGA GREGORIA 548 WAYNE ST ROCKWALL, TX 75032

DELGADO RAUL & ELIA 550 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 551 LYNNE DR ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS 552 RUSSELL DR ROCKWALL, TX 75032 LONG JAMES 540 CHRIS DR ROCKWALL, TX 75032

DELGADO JUAN E & MARIA L 541 EVANS RD ROCKWALL, TX 75032

CHEVEZ ERNESTO AND LUCILA 542 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 544 YVONNE DR ROCKWALL, TX 75032

CURRENT RESIDENT 547 TROUT RD ROCKWALL, TX 75032

TONG VINCENT HIEU AND HANH 548 EVA PL ROCKWALL, TX 75032

> KELLY A R 5485 FM 3097 ROCKWALL, TX 75032

> CURRENT RESIDENT 551 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 552 LYNNE DR ROCKWALL, TX 75032

OLIVER JERRY & PAMELA 552 TROUT ST ROCKWALL, TX 75032 RODRIGUEZ MARIA M 540 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 542 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 543 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 545 RENEE DR ROCKWALL, TX 75032

GALLARDO RENA 547 NICOLE DR ROCKWALL, TX 75032

CERVANTES HECTOR AND 548 NICOLE DRIVE ROCKWALL, TX 75032

DELGADO RAUL 550 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 551 LAKESIDE DR ROCKWALL, TX 75032

SERVIN SAUL 552 RUSSELL DR ROCKWALL, TX 75032

RANGEL JUAN 554 WILLOW RIDGE CIRCLE ROCKWALL, TX 75032



IO MATTHEWS GERALD W & DONNA C 5550 HORIZON RD ROCKWALL, TX 75032

> CURRENT RESIDENT 559 TROUT RD ROCKWALL, TX 75032

HUSSAIN MIR MUSTAFA & BUSHRA 560 PERCH RD ROCKWALL, TX 75032

> LONAC SNJEZANA 5614 EMROSE TERRACE ROCKWALL, TX

NULISCH AARON R AND STACY Y MENDEZ MENJIVAR 565 WINDING RIDGE LN ROCKWALL, TX 75032

> SIMMONS VAN R & TERESA R 569 TROUT ST ROCKWALL, TX 75032

MORENO FRANCISCO & YOLANDA 571 BASS RD ROCKWALL, TX 75032

> HERNANDEZ IRENE 5714 MAGNOLIA LN ROWLETT, TX 75089

CURRENT RESIDENT 577 TUBBS RD ROCKWALL, TX 75032

OQUENDO FRANCISCO J 580 PERCH RD ROCKWALL, TX 75032

PRIETO GUSTAVO & ISABEL DEL ROSARIO 555 TUBBS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 558 EVA ROCKWALL, TX 75032

GAMEZ ADELAIDO & VICENTA 560 BASS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 561 BASS RD ROCKWALL, TX 75032

MENJIVAR ALEXANDER 565 WINDING RIDGE LANE ROCKWALL, TX 75032

CURRENT RESIDENT 569 PERCH RD ROCKWALL, TX 75032

MEDINA CESAR 570 EVA PL ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES 5713 SECREST DRIVE CT GOLDEN, CO 80403

> CURRENT RESIDENT 574 BASS RD ROCKWALL, TX 75032

GOODSON JEFFREY 579 TROUT ST ROCKWALL, TX 75032

CURRENT RESIDENT 5543 FM3097 ROCKWALL, TX 75032

CURRENT RESIDENT 5573 FM3097 ROCKWALL, TX 75032

CURRENT RESIDENT 560 TROUT DR ROCKWALL, TX 75032

MARTIN FREDERICK B & SONJA B 5601 RANGER DR ROCKWALL, TX 75032

> CURRENT RESIDENT 563 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 567 TUBBS RD ROCKWALL, TX 75032

CURRENT RESIDENT 570 PERCH RD ROCKWALL, TX 75032

GEMINI VL LLC & 5713 SECREST CT GOLDEN, CO 80403

HERRERA JOSE & LETICIA 572 TROUT ST ROCKWALL, TX 75032

RAMIREZ GABRIELA & 579 PERCH RD ROCKWALL, TX 75032 CURRENT RESIDENT 581 BASS RD ROCKWALL, TX 75032

PEARCY CARLA 584 TROUT ST ROCKWALL, TX 75032

RUBIO ALEJANDRO & LORENA L 587 TUBBS ROAD ROCKWALL, TX 75032

GONZALEZ BENJAMIN & ALICIA G 589 LAKESIDE DR ROCKWALL, TX 75032

> JWS LAND LTD 5900 S LAKE FOREST DR 0 MCKINNEY, TX 75070

CURRENT RESIDENT 594 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 596 PERCH DR ROCKWALL, TX 75032

LOZANO IGNACIO 601 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 602 EVA ROCKWALL, TX 75032

LAY JAMES CURTIS 6048 W INTERSTATE 30 ROYSE CITY, TX 75189 PEREZ MARIA ELEAZAR 582 BASS ROAD ROCKWALL, TX 75032

CURRENT RESIDENT 585 LAKESIDE DR ROCKWALL, TX 75032

LOERA SERGIO AUTURO & MARIA 588 PERCH RD ROCKWALL, TX 75032

NEVAREZ GODOFREDO & NORMA 589 TROUT ST ROCKWALL, TX 75032

> CURRENT RESIDENT 592 PERCH RD ROCKWALL, TX 75032

ALVARES FLORINA GUTIERREZ & 594 EVA PL ROCKWALL, TX 75032

MARTINEZ CAMILO & MARIA & 597 TUBBS RD ROCKWALL, TX 75032

LOZANO IGNACIO & GUADALUPE 601 BASS ROAD ROCKWALL, TX 75032

> CURRENT RESIDENT 602 TROUT RD ROCKWALL, TX 75032

NANTHATHONGTHIP SUSANNA 606 SOUTHWOOD DR DUNCANVILLE, TX 75137 GARCIA HUGO IVAN DEL AND 582 EVA PLACE ROCKWALL, TX 75032

> GRUBBS DAVID G PO BOX 852 ROCKWALL, TX 75087

> CURRENT RESIDENT 589 PERCH RD ROCKWALL, TX 75032

MURPHY ROAD LTD 5900 S LAKE FOREST DR 0 MCKINNEY, TX 75070

CARRILLO-GUEVARA LUIS GERARDO 593 BASS RD ROCKWALL, TX 75032

SHAW LARRY D & ANJANETTE 594 TROUT ST ROCKWALL, TX 75032

> CURRENT RESIDENT 599 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 602 BASS RD ROCKWALL, TX 75032

BALDERAS VICTORIO AND 602 LAWRENCE HEATH, TX 75032

CURRENT RESIDENT 607 TUBBS RD ROCKWALL, TX 75032 CURRENT RESIDENT 609 TROUT RD ROCKWALL, TX 75032

JIMENEZ HELIODORO & MARIA ELENA 6101 BAY ISLAND DR 0 GARLAND, TX 75043

ROCKWALL REGIONAL HOSPITAL LLP 612 E LAMAR BLVD 0 ARLINGTON, TX 76011

> DEJESUS SANTOS 616 EVA PL ROCKWALL, TX 75032

> FAVIAN IGNACIO 620 TROUT ST ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P 6271 HORIZON RD ROCKWALL, TX 75032

> CURRENT RESIDENT 638 LAKESIDE DR ROCKWALL, TX 75032

BORJOS MARIO & MARIA 647 TUBBS RD ROCKWALL, TX 75032

GAMEZ PABLO MELENDEZ 6565 DAN DANCIGER RD 0 FORT WORTH, TX 76133

CURRENT RESIDENT 677 TUBBS RD ROCKWALL, TX 75032 CHEN XIANSONG 609 BELHAVEN DRIVE ALLEN, TX 75013

CURRENT RESIDENT 611 BASS RD ROCKWALL, TX 75032

GAMEZ DAVID 614 E BOYDSTUN ST ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC 620 ROWLETT RD GARLAND, TX 75043

> MOORE ROSEMARY 622 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT 630 TROUT DR ROCKWALL, TX 75032

GONZALES JORGE S & ANA RESENDIZ 639 TUBBS RD ROCKWALL, TX 75032

JERRY KISICK CUSTOM HOMES INC 6505 W PARK BLVD 0 PLANO, TX 75093

GUEVARA LEONARDO & PATRICIA 663 TUBBS ROW ROCKWALL, TX 75032

> CURRENT RESIDENT 683 TUBBS ROCKWALL, TX 75032

610 BASS RD ROCKWALL, TX 75032

CURRENT RESIDENT

CURRENT RESIDENT 612 TROUT RD ROCKWALL, TX 75032

CURRENT RESIDENT 615 TUBBS RD ROCKWALL, TX 75032

WELCH PURVIS T 620 ROWLETT RD GARLAND, TX 75043

CURRENT RESIDENT 625 TUBBS RD ROCKWALL, TX 75032

RODRIGUEZ FLORENCIO GOMEZ 630 EVA ROCKWALL, TX 75032

HILGENFELD DONNA & ROSS 6409 ALTA OAKS DR GARLAND, TX 75043

> CURRENT RESIDENT 655 TUBBS RD ROCKWALL, TX 75032

> CURRENT RESIDENT 671 TUBBS RD ROCKWALL, TX 75032

> > BIVINS CINDY L 686 FM 7405 HEATH, TX 75126



CURRENT RESIDENT 689 TUBBS RD ROCKWALL, TX 75032

TAPP THOMAS E & SANDRA J 701 GLENWOOD CIR MCKINNEY, TX 75069

AMERICAN RESIDENTIAL LEASING COMPANY LLC 7047 E GREENWAY PARKWAY #350 SCOTTSDALE, AZ 85254

> CARDENAS HUGO R 705 LAKESIDE DRIVE ROCKWALL, TX 75032

> CURRENT RESIDENT 737 LAKESIDE DR ROCKWALL, TX 75032

CANIZALES ELIDA VILLAREAL 760 COUNTY LINE RD ROCKWALL, TX 75032

PROGRESS RESIDENTAIL 2015-1 BORROWER LLC 7702 E DOUBLETREE RANCH RD 0 SCOTTSDALE, AZ 85258

> ESPARZA NORA 7723 GLENMERE TRAIL SACHSE, TX 75048

PACHECO ARTURO 7837 CUP CIR DALLAS, TX 75217

ROCKWALL HOUSING DEVELOPMENT CORPORATION 787 HAIL DRIVE ROCKWALL, TX 75032 WANDA REALTY LLC 6928 COUNCIL DR PLANO, TX 75248

GONZALES BALTAZAR & LUZ MARIA ZUNIGA 701 I-30 ROCKWALL, TX 75087

> ARP 2014-1 BORROWER LLC 7047 E GREENWAY PKWY 0 SCOTTSDALE, AZ 85254

> > CURRENT RESIDENT 723 LAKESIDE DR ROCKWALL, TX 75032

> > CURRENT RESIDENT 745 LAKESIDE DR ROCKWALL, TX 75032

> > CURRENT RESIDENT 762 LAKESIDE DR ROCKWALL, TX 75032

> > CURRENT RESIDENT 771 LAKESIDE DR ROCKWALL, TX 75032

RAMIREZ MAXIMINO SIERRA 774 EUGENE RD MEMPHIS, TN 38116

> CURRENT RESIDENT 786 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 791 LAKESIDE DR ROCKWALL, TX 75032 CORRELL SMITH JEREMY 7007 DANWOOD DR AUSTIN, TX 78759

ACUNA NINFA 703 T L TOWNSEND DR ROCKWALL, TX 75087

ESTRADA NOHEMA M & RODOLFO CARDENAS 705 LAKESIDE DR ROCKWALL, TX 75032

> SOLIS HECTOR & TOMASA 731 SANTA FE LN ROYSE CITY, TX 75189

CURRENT RESIDENT 755 LAKESIDE DR ROCKWALL, TX 75032

NORRIS UNPA AND THERESA 763 LAKESIDE DR ROCKWALL, TX 75032

WILSON GARY D & GRACE 771 S STATE HIGHWAY 205 ROCKWALL, TX 75032

CURRENT RESIDENT 779 LAKESIDE DR ROCKWALL, TX 75032

ROCKWALL HOUSING DEV CORP 787 HAIL DR ROCKWALL, TX 75032

> VANDERLICK TIMOTHY L 8 WIMBLEDON CT HEATH, TX 75032



WILLARD JACK 801 LAKESIDE DRIVE ROCKWALL, TX 75032

DANIELS COREY L & CAROL A 808 RENEE DR ROCKWALL, TX 75032

TURNER DANNY AND NANCY 829 LAKESIDE DR ROCKWALL, TX 75032

> TORRES ALONSO 836 IVEY LN ROCKWALL, TX 75087

> AVALOS ROBERT S 848 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 855 LAKESDIE DR ROCKWALL, TX 75032

AGUILAR BONIFACIO 862 E 800 S OREM, UT 84097

CURRENT RESIDENT 877 LAKESDIE DR ROCKWALL, TX 75032

CURRENT RESIDENT 894 LAKESIDE DR ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I 9106 SHIPMAN STREET ROWLETT, TX 75088 MORALES JOSE L 805 FIREBERRY DR ROCKWALL, TX 75087

MOORE VIVIAN 811 LAKESIDE DR ROCKWALL, TX 75032

TURNER DANNY 829 LAKESIDE DR ROCKWALL, TX 75032

BAKER LATONIA 840 LAKESIDE DR ROCKWALL, TX 75032

SILVA ROBERTO 848 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 861 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 869 LAKESIDE DR ROCKWALL, TX 75032

SALDANA FLOR 8820 COUNTY RD 136 TERRELL, TX 75161

CURRENT RESIDENT 905 LAKESIDE DR ROCKWALL, TX 75032

FINCHER LINDA 916 BROWNFIELD MESQUITE, TX 75150 PETREY MELODIE A 806 LAKESIDE DR ROCKWALL, TX 75032

DEL ROSARIO VICTOR & LETICIA 813 LAKESIDE DR ROCKWALL, TX 75032

> RIVERA DORIS MABEL 829 RENEE DR ROCKWALL, TX 75032

PHAM DAN Q 8401 EAGLE DR ROWLETT, TX 75088

GARCIA MARTIN 852 ROSE LANE ROCKWALL, TX 75087

BOLEN LORNA L & 861 LAKESIDE DR ROCKWALL, TX

BEST JAMES & KIMBERLY 870 W INTERSTATE 30 GARLAND, TX 75043

CURRENT RESIDENT 891 LAKESIDE DR ROCKWALL, TX 75032

RAMIREZ MARIO 908 LAKESIDE DR ROCKWALL, TX 75032

CURRENT RESIDENT 917 LAKESIDE DR ROCKWALL, TX 75032

HERNANDEZ FIDEL ESPINO 9233 WHISKERS RD QUINLAN, TX 75474

TAYLOR DAVID JERRY AND MARY ANN 935 NATURE DR DUNCANVILLE, TX 75116

> GREEN MAUREEN 945 BREEZY HILL LN ROCKWALL, TX 75087

> CURRENT RESIDENT 969 LAKESIDE DR ROCKWALL, TX 75032

NORTH TEXAS MUNICIPAL WATER DIST PO BOX 2408 WYLIE, TX 75098

> LA REN CORPORATION P.O. BOX 2155 ROCKWALL, TX 75087

CANALES FRANCISCO ANTONIO & VERONIC DIAZ PO BOX 162 JOSEPHINE, TX 75164

> SILVA JAVIER & LUIS M PO BOX 2048 ROCKWALL, TX 75087

> M & D REAL ESTATE LP PO BOX 2109 ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST PO BOX 2408 WYLIE, TX 75098 HERRERA JUAN E 926 BLACKLAND RD ROYSE CITY, TX 75189

J & S EXPO LIMITED 941 FM 1139 ROCKWALL, TX 75032

FOLSOM DANNY E & DAINNA K 957 LAKESIDE DR ROCKWALL, TX 75032

AGUILLON AGUSTIN T & JUANA 969 PR 2283 QUINLAN, TX 75474

> PEOPLES BILLY P O BOX 35 ROCKWALL, TX 75087

MICHLIN JUDY & PO BOX 100967 FORT WORTH, TX 76185

WEIBLE BENJAMIN L & MARY F PO BOX 1803 ROCKWALL, TX 75087

RAOFPUR DAVID & SAADAT PO BOX 2051 DEL MAR, CA 92014

LA REN CORPORATION PO BOX 2155 ROCKWALL, TX 75087

CARRILLO JAIME PO BOX 2451 ROCKWALL, TX 75087 GUTIERREZ NELSON ANTONIO 933 LAKESIDE DR ROCKWALL, TX 75032

> CURRENT RESIDENT 945 LAKESIDE DR ROCKWALL, TX 75032

SULLIVAN RANDOLPH G 963 W YELLOWJACKET LN 0 ROCKWALL, TX 75087

DELGADO JUAN AND JUAN J ESTRADA REYES 0 ROCKWALL, TX 75087

MUNROE MYLES DR P O BOX N-9583 NASSAU, BAHAMAS,

FIELDS JIMMIE PO BOX 1115 ROYSE CITY, TX 75189

TRAN DAVID T PO BOX 1843 ROCKWALL, TX 75087

DRCE TRUST PO BOX 2051 DEL MAR, CA 92014

OGAN LOCKLIN & SHEILA PO BOX 2304 ROCKWALL, TX 75087

PEOPLES BILLY W PO BOX 35 ROCKWALL, TX 75087

#### LIBERTY TRUST COMPANY LTD PO BOX 432 FARMERSVILLE, TX 75442

COLUNGA BERNABE PO BOX 683 ROYSE CITY, TX 75189

SHEFFIELD PROPERTIES INC PO BOX 69 KEY BISCAYNE, FL 33149 KENDALL MARCIA & JOHN PO BOX 497882 GARLAND, TX 75049

COLUNGA MARIA CRISTINA PO BOX 683 ROYSE CITY, TX 75189

> HENDERSON NORMA PO BOX 705 ROCKWALL, TX 75087

SAFRA PROPERTIES INC PO BOX 69

KEY BISCAYNE, FL 33149

VANWINKLE PATTY AND DAVID PO BOX 773451 STEAM BOAT SPRINGS, CO 80477

GLEASON DIANE PO BOX 824312 DALLAS, TX 75382

ROCKWALL CONTROLS COMPANY PO BOX 836 ROCKWALL, TX 75087 JST GROUP LLC PO BOX 671325 DALLAS, TX 75367 From:PlanningTo:Miller, RyanSubject:FW: Case No. Z2015-030: Amendments to PD-75Date:Monday, November 30, 2015 8:22:34 AMAttachments:Z2015-030.pdf

From: xcenia herrera [mailto:]Sent: Sunday, November 29, 2015 12:43 PMTo: PlanningSubject: Case No. Z2015-030: Amendments to PD-75

11/29/15

Re: Case No. Z2015-030: Amendments to PD-75

We are in favor of the request for the reasons listed below.

After some searching of the city's website, it is our understanding that this proposed amendment has come about as a result of a petition to build a multifamily structure on a single lot. As long-time residents of the Lake Rockwall Estates Subdivision, we wish to see the area remain zoned for Single Family use only!

It is our belief that multifamily housing will lead to the following:

- 1. A decrease in the amount of space between homes
- 2. An increase in the number of renters rather than individual home owners
- 3. Potentially cause even more congestion on our narrow streets

Thank you for listening to our concerns.

Robert Herrera & Xcenia Maurice-Herrera

151 Bream Dr. Rockwall, TX 75032

#### I LEAST NEIGNIN THE DELOW PURINE

Case No. Z2015-030: Amendements to PD-75 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.

If it improve our city or our neighbor d'am

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in forcer.

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

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

Case No. Z2015-030: Amendements to PD-75 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.

LEASE RELIVING THE DECKS

Name:

Address:

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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.

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TSO32

From:[mailto:]Sent: Sunday, November 29, 2015 10:11 PMTo: PlanningCc:Subject: Proposed Amendment Case# Z2015-030 PD-75

email to: planning@rockwall.com

To: Ryan Miller AICP Director of Planning & Zoning Case # Z2015-030 Amendments to PD-75

I am adamantly opposed to this proposed amendment to the planned development, and here are just a few of many reasons.

Problems with ingress and egress - only one road out (County Line Rd.), which is inferior grade,

and poorly maintained. Increased volume of traffic will cause further deterioration, and possible

safety issues and accidents.

We do not even have working fire hydrants in this area of Lake Rockwall Estates.

It is a preposterous idea to add multi family units in this area.

Sewer systems will have increased capacity, and there is no reason to believe that any of the

problems listed will be corrected before development is completed. More units will cause a lesser quality of life for all residents.

Sincerely, Ellen K. O'Brien 537 Russell Drive Rockwall, TX 75032

bcc: 2 residents LRE

PLEASE RETURN THE BELOW FORM

Case No. Z2015-030: Amendements to PD-75

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: E - Abraham Address: 141 Bass Rd (187 mustany) <u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> If a proposed change to a regulation of 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.

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From: To: Subject: Date: Carla Pearcy Miller, Ryan; Planning; White, David Case No. Z2015-030 Comments Tuesday, December 01, 2015 10:07:54 AM

## Hello,

Per the Notice of Public Hearing regarding Case No. Z2015-030 I am emailing my comments. I am in favor of the Amendment to PD-75 if this Amendment in anyway curtails the possibility of land in the Lake Rockwall Estates subdivision being utilized for anything other than single family use. As a thirteen year homeowner in this subdivision it is my opinion that one of the last things this subdivision needs is more vehicles which I believe a multifamily or retail land use would bring A drive thru the neighborhood in the mornings or evenings when most residents are home will reveal the multiple vehicles stationed at many single family homes in the driveways, streets or in yards. I would classify it as a hazard when you have no choice but drive in the opposing lane of traffic in order to navigate a vehicle parked on the street. As a homeowner I would hope that the subdivision would continue to progress in areas that make the neighborhood more aesthetically appealing and safe and thus potentially increase home values. Please NO MULTIFAMILY or RETAIL in our subdivision. Thank you!

Carla Pearcy 584 Trout Rockwall, Texas 75032

Case No. Z2015-030: Amendements to PD-75 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: Allison LaCaze Address: 503 Nicolp Drive

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.

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FLEMUL ALIVAN THE DELUNY FURNY Case No. Z2015-030: Amendements to PD-75 Please place a check mark on the appropriate line below: H am in favor of the request for the reasons listed below. Nov, 25,2015 am opposed to the request for the reasons listed below. We are opposed to any multi-family housing in this area No duplexes or apartments. My family first moved into this area because it was a single family area and that is why I have remained in this area. Multifamily doesn't work too well. James W. Merry Name: 378 Wayne Dr; Rockwall, TX 2503 2 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.

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Case No. Z2015-030: Amendements to PD-75

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.

After munths of meetings and correspondence in 2009, single family was the consensus and agreed upon by all parties. Why did the city believe it was justified abrogating that agreement?

Name: William Peter + Susan Murray Address: 295 Perch Rd

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

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

Case No. 22015-030: Amendements to PD-75

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.

do not work, One strat Loe paid Deverage & ting Tan Name: Kockwell, 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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2015-030: Amendements to PD-75

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.

It's reasonable that if you're going other than a single family frome (to animal shelf should consult

Name: Leah T Kendall Address: 227 gronne Dr., Rockwall, Tx 75032

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

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



### MEMORANDUM

- TO: Rick Crowley City Manager
- FROM: Brad Griggs Assistant City Manager

DATE: October 14, 2015

SUBJECT: Proposed Recommendation to P & Z regarding PD-75

Councilmember White has submitted an agenda item regarding a potential amendment to PD-75 concerning the "Consideration of Special Request" allowed by the ordinance for properties within the Lake Rockwall Estates subdivision. When the Lake Rockwall Estates area was annexed, a Planned Development district was created after considerable public input. The PD language is based on Single Family detached zoning as SF-7. The public input records clearly demonstrate that the residents had very little, if any interest in any form of MF zoning, single family attached or similar land uses.

When the PD ordinance was passed, there was a section in the zoning that reads as follows:

#### C. Consideration of Special Request

The City Council may consider special requests in the Lake Rockwall Planned Development District in Areas 1 and 2. Such requests may include, but not necessarily be limited to, the use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the Planning and Zoning Commission shall review the same and forward its recommendation to the City Council for consideration. The City Council may approve special requests and any such approval shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

Councilmember White desires to remove the section so that no other land uses can be permitted other than what was intended with the underlying zoning, which is SF-7. If the recommendation is approved by the City Council, staff will prepare an ordinance and forward the recommendation to the Planning and Zoning Commission for public input and a recommendation back to the City Council. The Council would then conduct a public hearing and vote on the proposed changes.

#### **CITY OF ROCKWALL**

#### ORDINANCE NO. 09-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED SO AS TO APPROVE A CHANGE IN ZONING FROM (AG) AGRICULTURAL DISTRICT TO (PD-75) PLANNED DEVELOPMENT DISTRICT NO. 75, ON A TRACT OF LAND CONTAINING APPROXIMATELY 329.53-ACRE AND KNOWN AS LAKE ROCKWALL ESTATES, LOCATED ALONG THE SOUTH SIDE OF TUBBS ROAD, EAST SIDE OF HORIZON ROAD (FM 3097) AND NORTH SIDE OF COUNTY LINE ROAD AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; 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 zoning change from (AG) Agricultural district to (PD-75) Planned Development District No. 75 has been initiated by the City of Rockwall on a tract of land containing approximately 329.53 acres, known as Lake Rockwall Estates, and located along the south side of Tubbs Road, east side of Horizon Road (FM 3097) and the north side of County Line and more specifically described herein as Exhibit "A"; 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 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 (Ord. No. 04-38) of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning from (AG) Agricultural district to (PD-75) Planned Development District No. 75 on a 329.53-acre tract of land known as Lake Rockwall Estates and located along the south side of Tubbs Road, east side of Horizon Road (FM 3097) and the north side of County Line and the north side of County Line and more specifically described herein as Exhibit "A"; and

**Section 2.** That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall as heretofore amended, and said property shall be limited to the uses, density, area, setback and other requirements set forth herein attached as Exhibit "B".

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

#09-37 #09-37 Z2009-008\_Lake Rockwall Estates\_AG to PD.doc

**Section 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code 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 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 7.** That this ordinance shall take effect immediately from and after its passage 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 21<sup>st</sup> day of September, 2009.

ATTEST: <u>Kristy</u> <u>Ashberry</u> Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1<sup>st</sup> Reading:09/08/09

2<sup>nd</sup> Reading:09/21/09

William R. Cecil, Mayor



#09-37 #09-37 Z2009-008\_Lake Rockwall Estates\_AG to PD

8/27/2009

### Exhibit "A" Legal Description

### Zoning Case No. Z2009-008 Lake Rockwall Estates Proposed "PD" City and County of Rockwall, Texas

BEING a 329.53 acre tract of land, in the G. Wells Survey, Abstract No. 219, in Rockwall County, Texas, said tract being more particularly described by metes and bounds as follows;

BEGINNING at a point at the intersection of the Centerline of Tubbs Road and the South Right of Way line of F.M. 3097 (Horizon Road);

THENCE N 44° 03' 32.586" E, along the Centerline of said Tubbs Road, for a distance of 3196.715 feet to a point for a corner;

THENCE S 45°18' 40.548" E, departing said line Tubbs Road for a distance of 987.963 feet to a point for a corner;

THENCE S 45° 01' 47.969" E, for a distance of 305.802 feet to a point for a corner;

THENCE S 57° 46' 29.390" E, a distance of 618.885 feet to a point for a corner;

THENCE N 89° 29' 58.294" E, a distance of 2177.687 feet to a point for a corner in the North line of Rockwall Lake Estates No. 2;

THENCE S 0° 20' 12.986" E, along the Easterly most line of Rockwall Lake Estates No. 2 for a distance of 2420.324 feet to a point for a corner in the North line of County Line Road;

THENCE S 88° 49' 05.513" W, along the said North line of County Line Road for a distance of 3751.248 feet to a point for a corner;

THENCE S 77° 48' 25.087" W, continuing along the said North line of County Line Road for a distance of 388.521 feet to a point for a corner in the Northeast line of said Horizon Road;

THENCE N 49° 33' 00" W, along said Northeast line of Horizon Road for a distance of 231.08 feet to a point for a corner;

THENCE S 39° 24' 11.999" W, crossing Horizon Road for a distance of 100.00 feet to a point for a corner;

THENCE N 46° 5' 44.798" W, continuing along the South Right of Way line of Horizon Road for a distance of 2064.651 feet to the Point of Beginning and containing 329.53 acres and 14,354,361.518 square feet of land more or less.



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.

# PD Zoning Exhibit B Lake Rockwall Estates



#### Area 1

Development in the area indicated as Area 1 on Exhibit "B", attached hereto, shall be subject to the permitted uses and area requirements of Article V, Section 3.6 (SF-7) Single Family Residential 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 the following additional conditions and restrictions:

#### A. Development Standards

- 1. Minimum lot area 5,000 square feet
- 2. Maximum number of single-family detached dwellings units per lot 1
- 3. Minimum square footage per dwelling unit 1,100 sq. ft.
- 4. Minimum lot frontage on a public street 50 feet\*
- 5. Minimum lot depth 100 feet\*
- 6. Minimum depth of front yard setback 20 feet\*
- 7. Minimum depth of rear yard setback 10 feet\*
- 8. Minimum width of side yard setback
  - a. Internal lot 5 feet

[\* These setbacks and frontage requirements may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.]

- 9. Minimum distance between separate buildings on the same lot or parcel of land 10 feet
- 10. Minimum length of driveway pavement from public right-of-way for rear and side yard 20 feet
- 11. Maximum building coverage as a percentage of lot area 45 percent
- 12. Maximum building height 32 feet
- 13. Minimum number of paved off-street parking spaces required for
  - a. One single-family dwelling unit 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
  - b. For all other uses, see Article VI Parking and Loading.

#### Area 2

Development in the area indicated as Area 2 on Exhibit "B", attached hereto, shall be subject to the permitted uses and area requirements of Article V, Section 3.6 (SF-7) Single Family Residential 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, subject to the additional following conditions and restrictions:

#### A. Development Standards

- 1. Minimum lot area 5,000 square feet
- 2. Maximum number of single-family detached dwellings units per lot 1
- 3. Minimum square footage per dwelling unit 1,100 sq. ft.
- 4. Minimum lot frontage on a public street 50 feet\*
- 5. Minimum lot depth 100 feet\*
- 6. Minimum depth of front yard setback 20 feet\*
- 7. Minimum depth of rear yard setback 10 feet\*
- 8. Minimum width of side yard setback
  - a. Internal lot 5 feet

[\* These setbacks and frontage requirements may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.]

- Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
- 10. Minimum length of driveway pavement from public right-of-way for rear and side yard 20 feet
- 11. Maximum building coverage as a percentage of lot area 45 percent
- 12. Maximum building height 32 feet
- 13. Minimum number of paved off-street parking spaces required for
  - a. One single-family dwelling unit 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
  - b. For all other uses, see *Article VI Parking and Loading* or as required in section C. Additional Development Standards.

#### B. Manufactured Home Replacement Minimum Standards:

These standards only apply to Area 2 of the Lake Rockwall Estates Planned Development District.

As of the effective date of this ordinance, if an existing property located in **Area 2** of the Lake Rockwall Estates Planned Development District contained an habitable mobile home or HUD-code manufactured home, as defined by state law, then the **one time replacement** installation of a new or used HUD-code manufactured home shall be allowed if such manufactured home meets the following minimum standards:

- 1. The manufactured home shall be permanently attached to a concrete foundation.
- 2. The primary roof pitch must be at least 3 in 12 inches.
- 3. At least ninety percent (90%) of the exterior materials, including the skirting material, excluding doors and windows, must be comprised of Hardi-board lap siding, "Cemplank" lap siding or a similar cementaceous durable lap siding material with a minimum width of six and one-quarter inches (6 ¼").

Alternatively, the one-time replacement installation may meet the minimum masonry requirements as specified in Article V, Section 3.1, General Residential Standards, of the City of Rockwall Unified Development Code.

 The one time replacement HUD-code manufactured home shall be a newer manufactured home and is at least as large in living space as the prior manufactured home.

#### Additional Standards for Areas 1 and 2

#### A. Lake Rockwall Estates Fencing Requirements

All fences within (PD-75) Planned Development No. 75 District shall be required to meet all the regulations and requirements of Chapter 6, Article IX of the Rockwall Code of Ordinances with the following exceptions:

#### 1. Construction of fences in the required front yard.

Fences constructed in the required front yard of residentially zoned property within (PD-75) Planned Development No.75 District shall not require a special permit by the City Council, but shall meet all regulations and requirements of Chapter 6, Article IX of the City of Rockwall Code of Ordinances, and as they may be amended in the future. Exceptions to the height requirements for front yard fences shall be appealed to the City Council, but shall not require a public hearing.

#### 2. Construction of chain link fences in side and rear yards.

All properties within Area 1 and 2 shall be permitted to construct a chain-link fence along the side and rear property lines, provided said fence complies with the maximum height and all other requirements of Chapter 6, Article IX of the City's Code of Ordinances.

#### B. Exterior Wall Materials

All buildings of 120-sf or more and over ten feet (10') tall shall have exterior walls constructed of masonry construction. Exterior walls for all buildings of 120-sf or more and over 10 feet tall, shall be constructed of at least eighty percent (80%) standard masonry construction, excluding windows and doors, unless the wall is on a porch, patio, courtyard, or breezeway, in which event, the wall may be of non-masonry construction. Hardy Plank or similar cementaceous material may be used for up to 50% of the masonry requirement. Buildings with less than 80% masonry materials or building exceeding the 50% Hardy Plank shall require a recommendation of the Planning and Zoning Commission and approval of the City Council.

Buildings less than 120-sf and under 10 feet in height may be constructed with nonmasonry materials, or may be all metal with a baked-on pre-painted surface.

#### C. Consideration of Special Request

The City Council may consider special requests in the Lake Rockwall Planned Development District in Areas 1 and 2. Such requests may include, but not necessarily be limited to, the use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the Planning and Zoning Commission shall review the same and forward its recommendation to the City Council for consideration. The City Council may approve special requests and any such approval shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

#### Area 3

That the area indicated as Area 3 (Open Space/Drainage) on Exhibit "B," attached hereto, shall be restricted to open space and drainage. Development in this area shall be prohibited.

#### **CITY OF ROCKWALL**

#### ORDINANCE NO. <u>16-XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 [ORDINANCE NO. 09-37] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING EXHIBIT 'B' AND EXHIBIT 'C' OF ORDINANCE NO. 09-37, BEING A 329.53.00-ACRE TRACT OF LAND IDENTIFIED AS THE LAKE ROCKWALL ESTATES SUBDIVISION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated a zoning change for the Lake Rockwall Estates Subdivision for the purpose of updating the *PD Concept Plan* in *Exhibit* 'B' and amending the development standards in *Exhibit* 'C' of *Ordinance No. 09-37* for a 329.53-acre tract of land, zoned Planned Development District 75 (PD-75) [Ordinance No. 09-37], situated within the G. Wells Survey, Abstract No. 219, City of Rockwall, Rockwall County, Texas and more fully 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, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 75 (PD-75) [Ordinance No. 09-37] and 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 09-37*;

**Section 2.** 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 3.** That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the

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

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

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

**Section 8.** That this ordinance shall take effect immediately from and after its passage 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 4<sup>TH</sup> DAY OF JANUARY, 2016.

ATTEST: Jim Pruitt, Mayor
Kristy Ashberry, City Secretary
APPROVED AS TO FORM:
Frank J. Garza, City Attorney
1 <sup>st</sup> Reading: <u>December 21, 2015</u>
2 <sup>nd</sup> Reading: <u>January 4, 2016</u>
Z2015-030: Lake Rockwall Estates Subdivision Page 2 City of Rockwall, Texas

Ordinance No. 16-XX; PD-XX

#### Exhibit 'A':

#### Legal Description

Lake Rockwall Estates Subdivision:

*BEING* a 329.53 acre tract of land, in the G. Wells Survey, Abstract No. 219, in Rockwall County, Texas, said tract being more particularly described by metes and bounds as follows;

BEGINNING at a point at the intersection of the Centerline of Tubbs Road and the South Right of Way line of FM-3097 (*Horizon Road*);

THENCE N 44° 03' 32.586" E, along the Centerline of said Tubbs Road, for a distance of 3196.715 feet to a point for a corner;

THENCE S 45°18' 40.548" E, departing said line Tubbs Road for a distance of 987.963 feet to a point for a corner;

THENCE S 45° 01' 47 .969" E, for a distance of 305.802 feet to a point for a corner; THENCE S 57° 46' 29.390" E, a distance of 618.885 feet to a point for a corner;

THENCE N 89° 29' 58.294" E, a distance of 2177 .687 feet to a point for a corner in the North line of Rockwall Lake Estates No. 2;

*THENCE* S 0° 20' 12.986" E, along the Easterly most line of Rockwall Lake Estates No. 2 for a distance of 2420.324 feet to a point for a corner in the North line of County Line Road;

THENCE S 88° 49' 05.513" W, along the said North line of County Line Road for a distance of 3751.248 feet to a point for a corner;

*THENCE* S 77° 48' 25.087" W, continuing along the said North line of County Line Road for a distance of 388.521-feet to a point for a corner in the Northeast line of said Horizon Road;

THENCE N 49 ° 33' 00" W, along said Northeast line of Horizon Road for a distance of 231.08-feet to a point for a corner;

THENCE S 39° 24' 11.999" W, crossing Horizon Road for a distance of 100.00 feet to a point for a corner;

*THENCE* N 46° 5' 44.798" W, continuing along the south right-of-way line of Horizon Road for a distance of 2,064.651-feet to the *Point of Beginning* and containing 329.53-acres and 14,354,361.518 square feet of land more or less.

Z2015-030: Lake Rockwall Estates Subdivision Page 4 Ordinance No. 16-XX; PD-XX City of Rockwall, Texas

Exhibit 'B': Concept Plan



Z2015-030: Lake Rockwall Estates Subdivision Page 5 Ordinance No. 16-XX; PD-XX

City of Rockwall, Texas

#### **Exhibit 'C':** PD Development Standards

#### PD Development Standards.

 <u>Density and Dimensional Requirements.</u> Development of Area 1 or Area 2 as depicted in Exhibit 'B' of this ordinance shall be subject to the land uses and development standards stipulated for properties within a Single Family 7 (SF-7) District as required by Section 3.6, Single Family Residential (SF-7) District, and Article IV, Permissible Uses, of 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, and shall be subject to the following additional standards:

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	Area 1	Area 2
Minimum Number of Single Family Units Per Lot	1	1
Minimum Lot Width/Frontage <sup>(1)</sup>	50-Feet	50-Feet
Minimum Lot Depth <sup>(1)</sup>	100-Feet	100-Feet
Minimum Lot Area <sup>(1)</sup>	5,000-SF	5,000-SF
Minimum Front Yard Setback <sup>(1)</sup>	20-Feet	20-Feet
Minimum Side Yard Setback (Internal Lot) (1)	5-Feet	5-Feet
Minimum Side Yard Setback (Adjacent to a Street) <sup>(1)</sup>	20-Feet	20-Feet
Minimum Distance Between Buildings on the Same Lot	10-Feet	10-Feet
Minimum Length of Driveway Pavement <sup>(2)</sup>	20-Feet	20-Feet
Minimum Number of Off-Street Parking Spaces <sup>(3) &amp; (4)</sup>	2	2
Maximum Height	32-Feet	32-Feet
Minimum Rear Yard Setback	10-Feet	10-Feet
Minimum Area/Dwelling Unit (SF)	1,100-SF	1,100-SF
Maximum Lot Coverage	45 %	45 %

General Notes:

- These setbacks and frontage requirements may be varied in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance.
- The minimum length of the driveway pavement as measured from public right-of-way for the rear and sideyard.
- : An enclosed garage shall not be considered in meeting the off-street parking requirements.
- : Number denotes residential property only. For all other land uses, see Article VI, *Parking and Loading*, of the Unified Development Code.
- 2. <u>Manufactured Home Replacement.</u> This standard only applies to Area 2 as depicted in Exhibit 'B' of this ordinance. As of September 21, 2009, properties within Area 2 containing a habitable mobile/manufactured home, as defined by state law and the US Department of Housing and Urban Development's (HUD's) code, shall be permitted a one-time replacement of a new or used manufactured home (conforming to HUD's standards) pending the replacement manufactured home meets the following minimum standards:
  - (a) The manufactured home shall be permanently attached to a concrete foundation.
  - (b) The primary roof pitch is a minimum of 3:12 inches.
  - (c) At least 90% of the exterior materials, including the skirting material, excluding doors and windows, must be comprised of Hardi-Board lap siding or a similar durable cementaceous lap siding material with a minimum width of 6¼-inches. Alternatively, the manufactured home may conform to the minimum masonry requirements as stipulated in Section 3.1, *General Residential Standards*, of the Unified Development Code.
  - (d) The proposed manufactured home is newer and larger in living space than the prior manufactured home.
#### Exhibit 'C': PD Development Standards

- 3. <u>Additional Standards for Area 1 and Area 2.</u> The following additional standards are required/permitted within Area 1 and Area 2:
  - (a) *Fencing Requirements*. All fences within Planned Development District 75 (PD-75) shall be required to meet the regulations and requirements stipulated by the City of Rockwall *Municipal Code of Ordinances* with the following exceptions:
    - (i) Front Yard Fences. Fences constructed in the required front yard for residential properties shall not require a special exception by the City Council as long as they adhere to the requirements of the Municipal Code of Ordinances. Exceptions to the height requirements for front yard fences shall be appealed in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance.
    - (ii) *Chain-Link Fences.* All properties within *Area 1* and *Area 2* shall be permitted to construct a chain-link fence along the rear and side yard property lines, provided said fence complies to the requirements of the *Municipal Code of Ordinances*.
  - (b) Exterior Materials. Buildings 120-SF of greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standard masonry construction, excluding windows and doors. In the event that an exterior wall is on a porch, patio, courtyard, or breezeway the wall may be of non-masonry construction. Hardi-Board or similar cementaceous material may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementaceous material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance.

Buildings less than 120-SF and under ten (10) feet in height may be constructed with non-masonry materials or be metal with a baked-on enamel surface.

(c) Consideration of a Special Request. The City Council may consider special requests in the Lake Rockwall Estates Subdivision (*i.e. Area 1 and Area 2 as depicted in Exhibit 'B' of this ordinance*). Such request may include, but not necessarily be limited to the use of alternate building materials, reductions in the building setbacks, exceptions to the fencing requirements, or other requests submitted for consideration to the Planning and Zoning Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall <u>not</u> include any request to change the land use of a property.

4. Area 3. The area indicated as Area 3 in Exhibit 'B' of this ordinance shall be restricted to open space and drainage, and development in this area shall be prohibited.

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## CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 12/21/2015

**APPLICANT:** John and Lenny James

AGENDA ITEM: Z2015-031; La Jolla Pointe Car Wash

### SUMMARY:

Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of the owner Rockway Partners for the approval of a Specific Use Permit (SUP) for a carwash on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of La Jolla Pointe Drive and Ridge Road [*FM-740*], and take any action necessary.

## PURPOSE AND CHARACTERISTICS OF THE REQUEST:

The applicant's John and Lenny James are requesting a Specific Use Permit (SUP) for the purpose of constructing an automated, self-service carwash on a 0.688-acre parcel of land zoned Commercial (C) District. Typically, a *self-service* or *auto detail* carwash in a Commercial (C) District is permitted *by-right*; however, in this case the property is located within the Scenic (SOV) Overlay District and according to Section 6.8.C, *Special Use Standards*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "...the following uses may be considered on a case-by-case basis only and shall require a specific use permit ... (2) Car wash (*all types*), subject to the conditions of Article IV, *Permissible Uses*, [of the UDC]." In addition, Article IV, *Permissible Uses*, of the UDC states that, "(t)he following standards apply to any freestanding or accessory carwash or auto detail use:

- 1) Entrances and exists to the car wash shall not directly face any public street. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the director of planning.
- 2) The car wash shall be set back a minimum of 50-feet from any street frontage."

In this case, the proposed carwash will be situated ~60-feet from Ridge Road and ~70-feet from La Jolla Pointe Drive; however, the building will be oriented so that the entrance of the carwash will face onto Ridge Road (*the roadway with the highest traffic volumes*). The applicant has provided a letter stating that the purpose of this orientation is necessary due to the size of the property and the ability to accommodate the proposed buildings' design. Should the City Council approve this case per staff's recommendations they will be granting the applicant a variance to this requirement.

With the exception of the proposed building orientation the applicant's request conforms to all applicable requirements; however, granting a Specific Use Permit (SUP) is a discretionary act to the City Council. If approved the applicant will be required to submit a site plan and replat conforming to all applicable requirements. Contained is the attached packet is a copy of the applicant's letter, a concept plan, and draft ordinance.

## ADJACENT LAND USES AND ACCESS:

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

- *North:* Directly north of the subject property is a medical office building situated on a 2.427acre parcel of land zoned Commercial (C) District. Beyond this property is a vacant 9.699-acre tract of land zoned Commercial (C) District.
- South: Directly south of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this property is a 0.285-acre parcel of land with an office building constructed on it. This property is zoned Commercial (C) District.
- *East:* Directly east of the subject property is Ridge Road [*FM-740*], which is identified as an M4D (*minor arterial, four [4] lane, divided roadway*] on the City's *Master Thoroughfare Plan*. Beyond this thoroughfare are two (2) restaurants with drive-through/drive-in windows (*i.e. Wendy's and Popeye's*) situated on two (2) parcels of land zoned Commercial (C) District.
- *West:* Directly west of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on the City's *Master Thoroughfare Plan*. Beyond this is a vacant 6.126-acre parcel of land zoned Commercial (C) District.

## NOTIFICATION:

On November 20, 2015, staff mailed 21 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lakeside Village and Turtle Cove Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the northwest corner of the intersection of La Jolla Pointe Drive and Ridge Road [*FM-740*], and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received three (3) responses in opposition to the applicant's request.

## **RECOMMENDATIONS:**

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

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
  - (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the SUP ordinance; and,
  - (b) The carwash shall be setback a minimum of 50-feet from Ridge Road.
- 2) The applicant shall comply with all Planning, Engineering and Fire comments prior to the approval of a site plan; and,
- 3) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## PLANNING AND ZONING COMMISSION:

On December 8, 2015, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit by a vote of 6-1, with Commissioner Lyons dissenting. According to Section 8.4, *Protest of Proposed Change in Zoning*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, "...denial by the Planning and Zoning Commission such [*the*] change in zoning shall require a favorable vote of three-fourths [¾] of all eligible members of the council.





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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Case Number:Z2015-031Case Name:La Jolla Point Addition Car WashCase Type:Specific Use PermitZoning:Commercial (C) DistrictCase Address:Corner of La Jolla Point and Ride Rd.



Date Created: 11/13/2015 For Questions on this Case Call (972) 771-7745

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-031Case Name:La Jolla Point Addition Car WashCase Type:Specific Use PermitZoning:Commercial (C) DistrictCase Address:Corner of LaJolla Point and Ridge Rd.



Date Created: 11/13/2015 For Questions on this Case Call (972) 771-7745 ROCKWAY PARTNERS LLP 9071 E VASSAR AVE

DENVER, CO 80231

WAFFLE HOUSE INC PO BOX 6450

NORCROSS, GA 30091

DAVID HOGG BUILDING LLC 8652 W ROWEL RD

PEORIA, AZ 85383

ROCKWALL CORNER CORPORATION 600 E I-30

ROCKWALL, TX 75087

ROCKWAY PARTNERS LLP 9071 E VASSAR AVE

**DENVER, CO 80231** 

WENDY'S INTERNATIONAL INC 1 DAVE THOMAS BLVD

**DUBLIN, OH 43017** 

BOLD LLC 121 WYLER DR

**DAKOTA, IL 61018** 

BROOKS RICHARD L DR 2504 RIDGE RD

ROCKWALL, TX 75087

NOTY INVESTMENTS LLC 4001 BRIDGEPORT DR

PLANO, TX 75093

BELAC PROPERTIES LLC 2600 RIDGE RD

ROCKWALL, TX 75087

CBAX PROPERTIES LLC 465 W PRESIDENT GEORGE BUSH HWY

RICHARDSON, TX 75080

BROOKS RICHARD L MD 2504 RIDGE RD

ROCKWALL, TX 75087

PASTEM CORP PO BOX 600433

DALLAS, TX 75360

ROCKWALL OCEANHILL LLC 200 GLENWOOD CIR BOX 316

MONTEREY, CA 92940

MIRANDA VINOD 9105 BRIARCREST DR

ROWLETT, TX 75089

HARRIS RICHARD DALE & JUDY A 210 GLENN AVE

ROCKWALL, TX 75087

MCDONALDS CORP (398/42) 935 W RALPH HALL PKWY

ROCKWALL, TX 75032

ROCKWALL II PROPERTIES LLC PO BOX 630768

HOUSTON, TX 77263

ROCKWAY PARTNERS LLP 9071 E VASSAR AVE

DENVER, CO 80231

PAUL'S KWIK KAR INC 650 E INTERSTATE 30

ROCKWALL, TX 75087

POP HOLDINGS LP 7750 N MACARTHUR BLVD

**IRVING, TX 75063** 

#### - - - PLEASE RETURN THE BELOW FURIN

#### Case No. Z2015-031: La Jolla Addition Car Wash

#### 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.

. 11

190

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

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

PLEASE RETURN THE DELOW FORM

Case No. Z2015-031: La Jolla Addition Car Wash

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.

The current properties along this stretch are primarily commercial office and medical practice. A car wash would be an aesthetic detriment to the area and negatively affect property and rental values as a result Name: Wayne Hogg (President, David Hogg Building LLC) Address: 2602 Ridge Rd, Rockwall, TX 75087 (affected Property) Personal Address: 8652 W. Rewel Rd, Peoria, AZ 85383 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

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.

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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

Case No. Z2015-031: La Jolla Addition Car Wash Please place a check mark on the appropriate line below: I am in favor of the request for the reasons listed below. Tamopposed to the request for the reasons listed below. EBBY HAILLIDAY LEASES US AT 2604 RIDGERD, WE HAVE OWNED HIS BUILDING FOR YOXR USED ASA REALESTATE OFFICE, A LSO EBBY LEASES 2602 AS REAL ESTATE OFFICE & 2600 IS CPA OFFICE ON THE DTHER SIDE OF STREET, IS DRBROOKS MEDICAL BUILDING ES THE PROPERTYSARE HIGH PER SQ FOOT THE PROSED SITE SHOULD ANTER BE OFFICENOTA CAR WASH-WILL HURT OUR PROPERTY VALUES, I AM STRONGLY OPPOSED TOA CAR WASH 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 for or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area. ON THE BACK OF THIS NOTICE

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

John James 2283 Lafayette Lndg Heath, TX 75032

То

City Council City Of Rockwall, Rockwall, TX 75087

<u>Subject. Letter Explaining reason why car entrance to the car wash building at Ridge Car Wash</u> is on the east end facing Ridge Road.

Dear Council members,

The entrance to the car wash from the street as car drive in to the lot will be from La Jolla Street

Once the car enters the lot, it will drive east towards the front of the tunnel facing Ridge drive and enter the tunnel and exit on the west end.

The reason for this being that tunnel will be approximately 100 ft long. The belt will extend an additional 20 ft from the building. It will also need an additional turn radius of 30 ft. The site at La Jolla offers a width of only 122.5 ft facing ridge road which will not be adequate for the tunnel to be parallel to Ridge road.

The east end of the tunnel wash facing Ridge road will have a very aesthetic look. It will add to the landscape of Ridge road with a modern and futuristic look.

Please email or call me with questions or concerns

Sincerely Tills John James

## Letter of Explanation

The intended business is a fully automated express exterior car wash with water reclaim system.

The customer drives up to the conveyer belt, puts the car into neutral and stays in the vehicle. The vehicle is then pulled into a tunnel via the conveyor belt. The car is washed and dried in the tunnel without the customer getting out of the car. The customer is out in less than 5 minutes.

Free vacuum stations are provided for self vacuum if needed.



Legal Description of Property

## Legal Description: LA JOLLA POINTE ADDITION PH 2, BLOCK D, LOT 1, ACRES 0.688

Property ID: 58795

Geographic ID: 4119-000D-0001-00-0R

This property is on the corner of Ridge road drive and La Jolla Pointe drive

Survey Plat is attached.



WHEREAS WE, ROCKWAY PARTNERS, LLP., use the owners of all that periods list, that of paced of any situated with the first starts that the start of the start starts that the starts that the start starts that the start -kwdl

BECHNING at a % high iron not found at the southwesterly comer of that certain tract of land leatinated by seed to Jomes W. Reete, Jr., recorded in volume 53, Page 372 of the Seed Records of Rockvall County, Terce, and hering in the world hins of the Mascult Rocks and Revise Refract Regrat-of-Way.

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#### RECOMMENDED FOR FINAL APPROVAL

Muly Phil.

APPROVED

i nemetry certify that the above and foregoing dat of an addition to the City of Raciowall. Texas was approved by the City Baunci of the City of Rackwall on the **4**th day of **November 2002** 

3-25-2003

This approves shall be inveiting unless the opproved for for such defilion is recorded in this advant at the bounty Derk a Rocked, County, Terce, within one number triangly (100) days from a suid date of final approval. Advantage advantage within the bounty Derk a state of the local date of the subject of the county of the subject of KWAL Doruchy Brooks (S SEAL

NOTE: It ends to the portcy of the City of Rockets to withhold bound putching permits until all stretch, watch and atom promote systems have been ancored by the City. The opproving of a pilot by the City deep not constitute the representation, manymer or goardness that any studyes with build have and payroad, outhorized or beent therefore make, hav shall such another bit or each for personal use and the protection within such pilot, but pilot or the unar (frainmer B2-S4.

APPROVED Church Johd 3-26-03 City Engineer City or Riickwell

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	OWNER / DEVELOPER	Professional Land Surveyors
	La Jala Pointe, Ltd. 17617 Davenport Road, Suite 210 Dallas, Texas 75565	972-221-9439 - Par 972-221-4675 200 Em Some, Suite 200 - P.O. Box 54 Lorder Un Franz 75067

(972) 248 - 4622

DRAWN BY: T.M. DATE: 02/07/03 SCALE 1% 100 CHECKED BY:

ASC NO. 2301329

## CITY OF ROCKWALL

## ORDINANCE NO. 16-XX

## SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A CAR WASH WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, FOR A 0.688-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK D, LA JOLLA POINTE ADDITION. PHASE 2. CITY OF ROCKWALL. ROCKWALL COUNTY, PROVIDING TEXAS: FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE: PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by John and Lenny James on behalf of the owner Rockway Partners, LLP for the approval of a Specific Use Permit (SUP) to allow a *car wash* on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and more specifically described in *Exhibit* 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for a *car wash* within the Scenic Overlay (SOV) District as stipulated by Section 6.8, *Scenic Overlay (SOV) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance, and as stipulated by Section 6.8, *Scenic Overlay (SOV) District*, Section 4.1, *General Commercial District Standards*, and Section 4.5, *Commercial (C) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

### 2.1 Operational Conditions

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

- 1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit* 'B' of this ordinance; and,
- 2) The car wash shall be setback a minimum of 50-feet from Ridge Road.

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

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

**SECTION 5.** 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 of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF JANUARY, 2016.

	Jim Pruitt, Mayor	
ATTEST:		
Kristy Ashberry, <i>City Secretary</i>		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 <sup>st</sup> Reading: <u>December 21, 2015</u>		
2 <sup>nd</sup> Reading: <i>January 4, 2016</i>		
Z2015-0XX: La Jolla Pointe Car Wash SUP Ordinance No. 16-XX; SUP # S-1XX	Page   2	City of Rockwall, Texas
		200



City of Rockwall, Texas





 $\square$ 

JOLLA POINTE DR

Page | 4

PROPOSED RIDGE CARWASH

40'-0"

60'-0"

110'-0"

12' WATER LINE EASEMENT

占 18'-0

\$

ACUUM 5 6

**E**S

6

20' LANDSCAPE BUFFER

70'-0"

DRIVEWAY

10' LANDSCAPE

BUFFER

I

RIDGE ROAD

City of Rockwall, Texas



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## CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 12/21/2015

APPLICANT: Rockwall Gold & Silver

AGENDA ITEM: Z2015-032; 1901 S. Goliad St. – SUP Renewal

### SUMMARY:

Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use Permit (SUP) No. S-115 (*Ordinance No. 13-46*) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

### **BACKGROUND INFORMATION:**

The applicant, Lloyd Waldrop of Rockwall Gold & Silver, is requesting to renew their existing Specific Use Permit (*SUP*) No. S-115 (*Ordinance No. 13-46*) in order to continue the operation of a *Pawnshop*. The applicant is requesting the SUP for a period of five (5) years and allowing for the SUP to be extended rather than expire every five (5) years. As was established during the prior SUP process in 2013, the *Pawnshop* designation will allow the business to accept certain items of value (e.g. jewelry, electronics, etc.) for the purpose of financing loans and selling any of the unclaimed items after a specified period of time as established in the *Texas Pawnshop Act*.

The applicant's current site plan indicating the boundary of the proposed *Pawnshop* (identified as Suite 1) has not changed and has been resubmitted, a letter from the property owner granting permission to allow for the renewal of the *Pawnshop*, and a letter from the applicant requesting approval of the SUP for your review and consideration. The property is located on the south east corner of Goliad Street and Yellow Jacket Lane, is zoned Commercial (C) District, and lies within the SH-205 Overlay (SH-205 OV) District.

The *Pawnshop* industry is regulated by the *Texas Pawnshop Act* under the Finance Code, Title 4, Regulation of Interest, Loans, and Financed Transactions, Subtitle C, Chapter 371 of the Texas Statutes.

### NOTIFICATION:

Staff mailed thirty-four (34) notices to property owners within 500 feet of the subject property. Additionally, staff posted a sign on the property as required by the Unified Development Code *(UDC)*. At the time this report was drafted, staff has received one (1) notice "in favor of" and one (1) notice "opposed to" the zoning change requested.

[Staff notifies HOA/Neighborhood Organizations within 1500 feet of a proposed location by email; however, the *Waterstone Homeowners Association* does not have a valid e-mail address listed in the City's notification system.]

## **RECOMMENDATIONS:**

Should the request be approved, staff would offer the following additional conditions:

- 1. That the (SUP) Specific Use Permit shall generally be limited in its operations to an area of approximately nine (900) hundred square feet where designated as *"Suite 1"* and as depicted on *Exhibit "A"* of the SUP Ordinance, and;
- 2. That incidental display and outside storage shall be prohibited.

#### Planning and Zoning Commission:

On December 8, 2015, the Planning and Zoning Commission recommended approval of the SUP request for a period of five (5) years with staff conditions and to include the ability of the applicant to request an extension of the SUP for a certain period of time to be determined by the City Council if an extension is warranted. The motion to approve was passed unanimously by a vote of 7 to 0.





## City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departn 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.





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-032Case Name:Rockwall Gold & Silver PawnCase Type:Specific Use PermitZoning:CommercialCase Address:1901 S. Goliad St.



Date Created: 11/16/2015 For Questions on this Case Call (972) 771-7745 ROCKWALL TEXAS 2015 LLC 109 STILL WILD LANE ELGIN, SC 29045

CURRENT RESIDENT 1121 YELLOW JACKET LN ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL 1422 MURPHY DR ROCKWALL, TX 75087

CURRENT RESIDENT 1815 S GOLIAD ROCKWALL, TX 75087

UHLIG JANET KAY & JEFFERY DAVID JOLLEY 1903 S GOLIAD ST ROCKWALL, TX 75087

CURRENT RESIDENT 2000 S GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 2003 S GOLIAD ROCKWALL, TX 75087

LANDLOW LLC 2070 PONTCHARTRAIN ROCKWALL, TX 75087

RACETRAC PETROLEUM INC 3225 CUMBERLAND BLVD SE STE 100 ATLANTA, GA 30339

> RHOADS RHOADS AND COX 6905 ELLSWORTH AVE DALLAS, TX 75214

CURRENT RESIDENT 1101 YELLOW JACKET LN ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH FINANCE OFFICE 1200 E YELLOW JACKET LN ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS 1610 SHORES BLVD ROCKWALL, TX 75087

> CURRENT RESIDENT 1901 S GOLIAD ROCKWALL, TX 75087

UHLIG JANET KAY & JEFFERY DAVID JOLLEY 1903 S GOLIAD ST ROCKWALL, TX 75087

ROCKWALL VET CLINIC C/O JOE LOFTIS 2001 S GOLIAD ST ROCKWALL, TX 75087

CURRENT RESIDENT 2004 S GOLIAD ROCKWALL, TX 75087

RETAIL BUILDERS INC 3000 NE 63RD ST OKLAHOMA CITY, OK 73121

ROCK HOB LP 3305 BUCHANAN ST WICHITA FALLS, TX 76308

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 ROCKWALL COUNTY C/O CRIMINAL DIST ATT 1101 RIDGE RD STE 105 ROCKWALL, TX 75087

CURRENT RESIDENT 1410 S GOLIAD ROCKWALL, TX 75087

LONE STAR CHICKEN LP 1810 S GOLIAD ST ROCKWALL, TX 75087

CURRENT RESIDENT 1902 S GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 1920 S GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 2002 S GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 2005 S GOLIAD ROCKWALL, TX 75087

WDC/HI-LIFE PROPERTIES JV -3131 TURTLE CREEK BLVD SUITE 200 DALLAS, TX 75219

> JEY INVESTMENTS 602 FALVEY AVE TEXARKANA, TX 75501

CURRENT RESIDENT 811 YELLOW JACKET ROCKWALL, TX 75087

E Z MART #77 PO BOX 1426 TEXARKANA, TX 75504 WRGC CORPORATION PO BOX 5335 GRANBURY, TX 76049 ROCKWALL ICE CREAM HOLDINGS LLC PO BOX 852 WAXAHACHIE, TX 75168

BOOMPA LTD PO BOX 999 ROCKWALL, TX 75087



#### 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. Z2015-032: Rockwall Gold and Silver Pawn

EMAIL: PLANNING@ROCKWALL.COM

Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an extension of Specific Use Permit (SUP) No. S-115 (Ordinance No. 13-46) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, **12/8/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **12/21/2015 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:

#### David Gonzales 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 12/21/2015 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: <u>HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP</u>

- · - · PLEASE RETURN THE BELOW FORM - · - ·

#### Case No. Z2015-032: Rockwall Gold and Silver Pawn

#### 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:

<u>Tex. Loc. Gov. Code, Sec. 211.006 (d)</u> 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



NOTICE OF PUBLIC HEAP'NG CITY OF ROCKWALL, PLANN NG & 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. Z2015-032: Rockwall Gold and Silver Pawn

Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an extension of Specific Use Permit (SUP) No. S-115 (Ordinance No. 13-46) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

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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

- · - · PLEASE RETURN THE BELOW FORM

#### Case No. Z2015-032: Rockwall Gold and Silver Pawn

#### 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.

Doliad is a gotway to our city, I don't feel this is a resiness that is welcoming. This would open a lot of cloors to a lot of this type of usinesses. Name: Carol Grady, owner Lakeside Chev Co Address: 76 ino

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

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

F LEMUL RETURN THE DELUVY PUNIN

Case No. Z2015-032: Rockwall Gold and Silver Pawn

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.



212

THIS IS THE NICEST PAWN SHOP I HAVE EVER BEEN IN.

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

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



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-032Case Name:Rockwall Gold & Silver PawnCase Type:Specific Use PermitZoning:Commercial (C) DistrictCase Address:1901 S. Goliad St.



Date Created: 11/16/2015 For Questions on this Case Call (972) 771-7745

## **DONNA C. CULLINS**

1610 Shores Blvd. Rockwall, TX 75087-2328 Phone and Fax (972) 771-8171 Email: dcp627@yahoo.com

November 13, 2015

Mr. Lloyd Waldrop Rockwall Gold & Silver Pawn 1901 S. Goliad St. Suite 1 Rockwall, TX 75087

Reference: Policy # Permission for Pawn Shop

To Whom It May Concern;

As owner of the property at 1901 S. Goliad, also described as Garland Federal Savings & Loan Add., Block 1, Lot 1; I hereby continue my permission to Mr. Lloyd Waldrop to use the space designated as Suite 1 for the use of a pawn shop.

Sincerely,

onne C

Donna C. Pritchard **Property Owner** 

Rockwall Gold & Silver Pawn 1901 S. Goliad St suite 1 Rockwall,Texas 75087

November,13 2015

We are asking for a Specific Use Permit for 5 years with an extension for 5 additional years to operate as a Pawn Shop. Our location is 1901 S. Goliad St suite 1 Rockwall, Texas 75087.

Thank you in advance for your time and consideration.

Regards

Lloyd Waldrop

## **CITY OF ROCKWALL**

### ORDINANCE NO. 13-46

#### SPECIFIC USE PERMIT NO. S-115

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 GRANT A SPECIFIC USE PERMIT TO ALLOW FOR A "PAWNSHOP" ON A PORTION OF A 0.423-ACRE PARCEL OF LAND, AND MORE SPECIFICALLY IDENTIFIED AS "SUITE 1" AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO, AND LOCATED AT 1901 S. GOLIAD STREET, AND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK 1 OF THE GARLAND FEDERAL SAVINGS & LOAN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS: PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Specific Use Permit (SUP) for a "Pawnshop" within a Commercial (C) zoning district has been requested by Rockwall Gold & Silver and on behalf of Donna Pritchard (property owner), on a portion of a 0.423-acre parcel of land, and more specifically identified as "Suite 1" as depicted in Exhibit "A" attached hereto, and described as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition City of Rockwall, Rockwall County, Texas, which is situated at the southeast corner of SH-205 and Yellow Jacket Lane, and also known as 1901 S. Goliad Street, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 (SUP) to allow for a "Pawnshop" within a Commercial (C) zoning district as stipulated by the Unified Development Code [Ordinance no. 04-38] on the *Subject Property*; and

**SECTION 2.** That the Subject Property shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) and as set forth in the Unified Development Code [Ordinance No. 04-38] as heretofore amended, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:
## 2.1 Operational Conditions

The following conditions pertain to the operation of a "Pawnshop" as a use for an existing commercial facility on the *Subject Property*, and conformance to these operational conditions on required for continued operations:

- The "Pawnshop" shall be limited in its operations to an area of approximately nine (900) hundred square feet for the area designated as "Suite 1" as depicted in Exhibit "A" attached hereto and;
- 2. That incidental display and outside storage shall be strictly prohibited.
- 3. This Specific Use Permit (SUP) shall be valid for a period of two (2) years from the date of approval as granted upon herein, and the City Council reserves the right to renew the SUP granted herein upon the expiration of the two (2) year period from the date hereof.

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

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

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

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

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF DECEMBER, 2013.

ATTEST:

Ashberry, City Secretar

David Sweet, Mayor

APPROVED AS TO FORM:

Frank J. Garza. City Attorney

1<sup>st</sup> Reading: <u>11-18-13</u> 2<sup>nd</sup> Reading: <u>12-02-13</u>



Z2013-028: Rockwall Gold & Silver – SUP (Pawnshop) Ordinance No. 13-46; SUP No. 115



Z2013-028: Rockwall Gold & Silver - SUP (Pawnshop) Ordinance No. 13-46; SUP No. 115 135 X. PUBLIC HEARING ITEMS

137 1. **Z2013-028** - Hold a public hearing to discuss and consider approval of an ordinance for a request by Rockwall Gold & Silver on behalf of Donna 138 Pritchard for the approval of a Specific Use Permit for a pawn shop on a 139 portion of a 0.423-acre parcel of land, zoned Commercial (C) District and 140 located within the SH 205 Overlay (SH 205 OV) District, identified as Lot 141 1, Block 1 of the Garland Federal Savings & Loan Addition, specifically 142 Suite 1 of 1901 S. Goliad Street, and take any action necessary. (1st 143 144 Reading)

Planning Director Robert LaCroix provided brief background information related to this item. Notices were sent out to adjacent property owners located within two hundred feet of the property, in accordance with the law. One of the eleven notices sent was received back in favor. The Planning and Zoning Commission recommended approval of this item by a vote of 5 ayes with 2 against.

- 150 Mayor Sweet opened the public hearing and called the applicant forth.
- 151

136

- 152 Lloyd and wife, Toni, Waldrop
- 153 (business owner)
- 154 1185 Aberdeen Lane
- 155 Rockwall, TX
- 156

Mr. Waldrop came forth and explained the nature of his request, sharing some 157 photographs and explaining that the main purpose is to do strictly jewelry loans in about 158 300 square feet of their floor space at this store. He explained he owns an 8,000 square 159 foot pawn shop at a separate location off of IH-30, and that is where big items will 160 continue to be handled. However, he indicated that he knows there is a certain stigma 161 about a pawn shop, and he realizes that a lot of his customers do not want to go into a 162 pawn shop store in order to perform a loan transaction. He indicated that this location 163 164 on Goliad (where loans are proposed to be performed) is very secure and that patrons are buzzed in and out. He explained that, by law, in order to do loans, he has to get a 165 pawn shop license. He shared that the state examiner recently visited his business to 166 inspect his books, and the examiner suggested he consider doing pawn loans, indicating 167 that a lot of people in the industry are doing them. He stated he has a letter from the 168 169 examiner stating it will be ok to do jewelry loans as long as the City of Rockwall will 170 permit it.

171

172 City Attorney, Frank Garza, indicated the City of Rockwall, within an SUP, can control the 173 type of business, but the city cannot control how they conduct their business. General 174 discussion took place regarding possibly placing a time limit on the SUP.

- 175
- 176 Alice Bland
- 177 1410 S. Goliad Street, #1201
- 178 Rockwall, TX 75087
- 179

180 Mrs. Bland encouraged the council to consider that this neighborhood has a lot of 181 transients with the various apartment complexes located nearby. This business may

- also have an affect on the police department because the police may be called due to this
- 183 type of business being a potential lure to criminals.
- 184

Monday, November 18, 2013 City Council Minutes Page 4 185 There being no one else in the audience wishing to come forth and speak, Mayor Sweet 186 then closed the public hearing.

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188 Councilmember Milder expressed concern about this SUP request, and he made a 189 motion to deny Z2013-028. Councilmember Pruitt seconded the motion.

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191 Councilmember Daniels indicated he received some phone calls from business owners 192 (who are not property owners, so therefore did not receive the public notice that was 193 mailed out by city staff) expressing concern about having this pawn shop business located so close to their own business. Mayor Pro Tem White suggested the council 194 195 consider granting the SUP but put a time limit on it of two to three years, and then revisit 196 the SUP at that time to gauge whether or not the applicant is operating their business in a manner in which they proposed to council that they will operate. Councilmember Pruitt 197 198 expressed concern about the existing pay day loan business that is already operating at this location, and he also has concerns about the proposed pawn shop. He believes that 199 200 this type of business attracts other, similar businesses, and it leads to a degradation of 201 the neighborhood.

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203 After additional discussion, the motion to deny the SUP failed by a vote of 3 ayes to 4 204 nays (Townsend, White, Sweet and Lewis). 205

206 Mayor Pro Tem White made a motion to approve Z2013-028. Mayor Sweet seconded the 207 motion. He then amended his motion to stipulate that the SUP, if approved, would be 208 granted for a period of two years and would be revisited at the end of that specific time 209 period. Mayor Sweet seconded the amended motion. It was clarified that the motion to 210 approve will include 'staff conditions.' 211

212 After brief discussion, the ordinance was read as follows: 213

> 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 GRANT A SPECIFIC USE PERMIT TO ALLOW FOR A "PAWNSHOP" ON A PORTION OF A 0.423-ACRE PARCEL OF LAND, AND MORE SPECIFICALLY IDENTIFIED AS "SUITE 1" AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO, AND LOCATED AT 1901 S. GOLIAD STREET, AND ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK 1 OF THE GARLAND FEDERAL SAVINGS & LOAN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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The motion passed 4 in favor and 3 against (Pruitt, Daniels, Milder).

233 2. **Z2013-029** - Hold a public hearing to discuss and consider approval of an 234 ordinance for a request by Cameron Slown on behalf of Med-Tech 235 Construction, Inc. for the approval of a Specific Use Permit for an assisted living facility on a 0.96-acre tract of land identified as Lots 2 & 5,

> Monday, November 18, 2013 City Council Minutes Page 5

## **CITY OF ROCKWALL**

## ORDINANCE NO. 16-XX

## SPECIFIC USE PERMIT NO. S-XXX

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 GRANT A SPECIFIC USE PERMIT TO ALLOW FOR A "PAWNSHOP" ON A PORTION OF A 0.423-ACRE PARCEL OF LAND, AND MORE SPECIFICALLY IDENTIFIED AS "SUITE 1" AS IDENTIFIED IN EXHIBIT "A", AND LOCATED AT 1901 S. GOLIAD STREET, ZONED COMMERCIAL (C) DISTRICT, AND DESCRIBED AS LOT 1, BLOCK 1 OF THE GARLAND FEDERAL SAVINGS & LOAN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a Specific Use Permit (SUP) for a "*Pawnshop*" been requested by Lloyd Waldrop of Rockwall Gold & Silver and on behalf of Donna Pritchard (property owner), on a portion of a 0.423acre parcel of land, more specifically identified as "Suite 1" on property described as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, which is situated at the southeast corner of SH-205 and Yellow Jacket Lane, addressed as 1901 S. Goliad Street, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 (SUP) to allow for a *"Pawnshop"* within a Commercial (C) zoning district as stipulated by the Unified Development Code [Ordinance no. 04-38] on the *Subject Property*; and

**SECTION 2.** That the Subject Property shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) and as set forth in the Unified Development Code [Ordinance No. 04-38] as heretofore amended, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

## 2.1 Operational Conditions

The following conditions pertain to the operation of a "*Pawnshop*" as a use for an existing commercial facility on the *Subject Property*, and conformance to these operational conditions on required for continued operations:

- 1. That the "Pawnshop" shall generally be limited in its operations to an area of approximately nine (900) hundred square feet for the area designated as "Suite 1" and as depicted in *Exhibit "A"* attached hereto, and
- 2. That incidental display and outside storage shall be strictly prohibited, and
- 3. That this Specific Use Permit (SUP) shall be valid for a period of five (5) years from the date of approval as granted upon herein, and that the City Council shall review this SUP ordinance and determine if an extension is warranted. Ninety (90) days prior to the cessation of this ordinance the applicant shall submit an application for renewal of this SUP ordinance for a certain period of time to be determined by the City Council.

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

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

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

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

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

## PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

## ATTEST:

Jim Pruitt, Mayor

Kristy Ashberry, City Secretary

## APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading:

2<sup>nd</sup> Reading:

Z2015-032: Rockwall Gold & Silver – SUP Renewal (Pawnshop) Ordinance No. \_\_\_\_\_; SUP No. \_\_\_\_\_



Z2015-032: Rockwall Gold & Silver – SUP Renewal (Pawnshop) Ordinance No. \_\_\_\_\_; SUP No. \_\_\_\_\_

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## CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 12/21/2015

**APPLICANT:** Stephen B. North

AGENDA ITEM: Z2015-033; Accessory Building - SUP

Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take any action necessary.

## BACKGROUND INFORMATION:

The applicant, Mr. Stephen B. North, is requesting a Specific Use Permit (SUP) to allow for a 288 sq. ft. accessory building that exceeds the size requirements and does not meet the exterior cladding standards of the Single-Family 10 (SF-10) Residential District. Under the standards of the Unified Development Code, the accessory building shall be accessory to a residential use and located on the same lot. By right, in the SF-10 district, no more than two (2) accessory buildings shall be allowed which are up to 225 sq. ft. (each) in area and 15 ft. or less in height, provided the exterior cladding contains only materials found on the main structure. Accessory buildings not meeting these standards shall require approval of an SUP.

The proposed accessory building will be an 18' X 16' (288 sq. ft.) structure with its exterior comprised of Hardy Board Siding with a composition roof and shingles that match the primary structure. The accessory building will be used for storage purposes. Mr. North has provided a color prospective that indicates a porch overhang. The accessory building will have an overall height of 11-ft 8-in. and does not exceed the height standard of 15-ft. established in the UDC.

The applicant has provided a letter requesting the SUP, a survey indicating the location of the proposed accessory building, building elevations, and a photo illustrating the porch/roof overhang to be incorporated. It should be noted that a request for an SUP is considered a discretionary act for the Planning and Zoning Commission and City Council.

## NOTIFICATION:

Staff mailed seventy-two (72) notices to property owners within 500 feet of the subject property. Additionally, staff posted a sign on the property as required by the Unified Development Code *(UDC)*. At the time this report was drafted, staff had received two (2) notices "in favor of" and two (2) notices "opposed to" the zoning change requested.

[Staff notifies HOA/Neighborhood Organizations within 1500 feet of a proposed location by email; however, the *Castle Ridge Phase 2 Homeowners Association* does not have a valid e-mail address listed in the City's notification system.]

## **RECOMMENDATIONS:**

Should the request for an SUP be approved, staff offers the following conditions:

1. That the structure must meet all Building Inspections, Engineering, and Fire Department standards, and

2. That submittal and approval of a building permit is required prior to the construction of the accessory building, and

3. That the accessory building shall generally not exceed 288 sq. ft. in area or a maximum height of 15-ft. (measured at the midpoint of the pitched roof), and

4. That the accessory building shall generally conform to the site plan (survey), building elevations as submitted, including the use of up to 100% Hardi Board lap siding (or other comparable cementaceous lap siding product) on all exterior walls, a composition roof, and a porch/roof overhang as generally depicted in the attached photo, and

5. That the accessory building is subject to administrative review in the event that the subject property is sold to another party, conveyed in any manner to another party, subdivided, or replatted, and

6. The City Council reserves the right to review the Specific Use Permit granted herein, and

7. Any construction or building allowed by this request must 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 and Zoning Commission Recommendation:

On December 8, 2015, the Planning and Zoning Commissions' motion to approve the SUP request with staff conditions passed unanimously by a vote of 7 to 0.





## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**City of Rockwall** 



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





229

Case Number:Z2015-033Case Name:153 Windsor WayCase Type:Specific Use PermitZoning:Single Family-10 (SF-10) DistrictCase Address:153 Windsor Way



Date Created: 11/16/2015 For Questions on this Case Call (972) 771-7745 HOLMES NILES W & LINDA F 122 JAMES DR ROCKWALL, TX 75032

DIXON MELISSA MICHELLE 3716 HUNTCLIFFE DR ROCKWALL, TX 75087

CAOTHERS ANTHONY J & KATIE HURST CAROTHERS 3724 HUNTCLIFF DR ROCKWALL, TX 75087

> CURRENT RESIDENT 4031 N GOLIAD ROCKWALL, TX 75087

CARAMANICA JOHN P & KAREN F 503 WINDSOR WAY ROCKWALL, TX 75087

JAMES GERALD W & KERI S 507 WINDSOR WAY ROCKWALL, TX 75087

> GOEN JENNIFER RAE 511 WINDSOR WAY ROCKWALL, TX 75087

HALL GEORGE K & MARILYN A 513 WINDSOR WAY ROCKWALL, TX 75087

> NORTH BEVERLY 515 CELLARS CT ROCKWALL, TX 75087

BRUNSON GEORGE GE & PATRICIA A 518 CELLARS CT ROCKWALL, TX 75087 WEATHERFORD GEORGE R 157 SHENNENDOAH LN ROCKWALL, TX 75087

SCARNATI JAMES T JR & TAMMY M 3718 HUNTCLIFF DRIVE ROCKWALL, TX 75087

THORNTON STEPHEN K & TRESA G 3880 THORNDALE LN ROCKWALL, TX 75087

> WILLIAMSON DAVID 4085 FOREST PARK LANE FRISCO, TX 75033

TAYLOR KRIS 505 WINDSOR WAY ROCKWALL, TX 75087

HAMPTON PAMELA 509 WINDSOR WAY ROCKWALL, TX 75087

RHUE GERRY D & SHERRI D 512 CELLARS CT ROCKWALL, TX 75087

RECORD SHELBY AND DALE CLARK 514 CELLARS CT ROCKWALL, TX 75087

MUSSETTER DAVID O & KARLA 516 CELLARS CT ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER 519 CELLARS CT ROCKWALL, TX 75087 WEIGANT RONALD & DEBRA KAY 3714 HUNTCLIFFE DRIVE ROCKWALL, TX 75087

WILLIAMSON ELIZABETH & DUSTIN KASISCHKE 3722 HUNTCLIFF DR ROCKWALL, TX 75087

TRANT NATHAN D & JENNIFER E 3882 THORNDALE LN ROCKWALL, TX 75087

CONFIDENTIAL BEVERLY GAYE MEACHAM 501 WINDSOR WAY ROCKWALL, TX 75087

PHASE 2 CASTLE RIDGE HOMEOWNERS ASSOCIATION INC C/O MIGNEAULT PROPERTIES LP 506 BARNES ROCKWALL, TX 75087

> CURRENT RESIDENT 510 WINDSOR WAY ROCKWALL, TX 75087

WAGNER JULIUS ALVIN 512 WINDSOR WAY ROCKWALL, TX 75087

WAGONER DANIEL L 514 WINDSOR WAY ROCKWALL, TX 75087

CALLAWAY WENDELL & SULAINE 517 CELLARS CT ROCKWALL, TX 75087

MCMAHAN THOMAS & SHANNON 520 CELLARS CT ROCKWALL, TX 75087



SULLIVAN YVONNE E 521 CELLARS CT ROCKWALL, TX 75087

TRAN STEVE & CATHERINE 7124 HARLAN DRIVE ROCKWALL, TX 75087

JOHNSTON PHYLLIS 7125 OCONNELL ST ROCKWALL, TX 75087

ARMSTRONG TIMOTHY M & TAMERA K 7127 OCONNELL ST ROCKWALL, TX 75087

> ROAN ANSLEY AND TERRY 7128 OCONNELL ST ROCKWALL, TX 75087

IVEY LUKE & SAMANTHA 7130 HOLDEN DRIVE ROCKWALL, TX 75087

VINES THOMAS & SHERRY 7132 HARLAN DR ROCKWALL, TX 75087

CURRENT RESIDENT 7133 HARLAN DR ROCKWALL, TX 75087

KOUSSA RHONDA ARLENE 7135 HARLAN DR ROCKWALL, TX 75087

HORTON BILL D & JOYCE 7138 HARLAN DR ROCKWALL, TX 75087 BELL WILLIAM L JR & PAMELA S 523 SHANNON DR ROCKWALL, TX 75087

PLUMB JEFFREY STEWART & LISA A 7124 O CONNELL STREET ROCKWALL, TX 75087

PENNINGTON BARBARA & RICHARD 7126 OCONNELL ST ROCKWALL, TX 75087

> JAMESON LESLIE K 7128 HARLAN DR ROCKWALL, TX 75087

GREEN EUGENE L & DORIS M 7129 HARLAN DR ROCKWALL, TX 75087

STOVALL CURTIS N & ALICE M 7130 OCONNELL ST ROCKWALL, TX 75087

BRAY GLENN BRUCE & RHONDA G 7132 HOLDEN DR ROCKWALL, TX 75087

> CURRENT RESIDENT 7133 OCONNELL DR ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE 7136 HARLAN DR ROCKWALL, TX 75087

FAVRE JOSH 7139 HARLAN DR ROCKWALL, TX 75087

231

YATES GLEN M & DORIS A 525 SHANNON DR ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA 7125 HARLAN DR ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN 7127 HARLAN DR ROCKWALL, TX 75087

STRANNE LAWRENCE V & JOANNE G REV LIV TR LAWRENCE V & JOANNE G STRANNE TRUSTEES 7128 HOLDEN DR ROCKWALL, TX 75087

> NIBLETT ERNEST B & KAREN M 7129 OCONNELL ST ROCKWALL, TX 75087

> > KNIGHT KEITH 7131 OCONNELL ST ROCKWALL, TX 75087

BEARD CLINTON MARK & MELISSA D 7132 OCONNELL ST ROCKWALL, TX 75087

> CURRENT RESIDENT 7134 HARLAN DR ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER 7137 HARLAN DR ROCKWALL, TX 75087

MAXWELL MARK C & TIARA K 828 CEDARBLUFF DR ROCKWALL, TX 75087

STETZER GERALD D & RACHEL R 829 CEDARBLUFF DR ROCKWALL, TX 75087

> MILLER TIMOTHY KENT 832 CEDAR BLUFF DR ROCKWALL, TX 75087

TINSLEY CURTIS & JUDITH 835 CEDARBLUFF DR ROCKWALL, TX 75087

CONFIDENTIAL 838 CEDARBLUFF DR ROCKWALL, TX 75087 TELTHORST TYLER A AND TAYLOR L 830 CEDARBLUFF DR ROCKWALL, TX 75087

HARPER BRIAN L & BLANCA D 833 CEDARBLUFF DR ROCKWALL, TX 75087

> WILSON MARK 836 CEDARBLUFF DR ROCKWALL, TX 75087

FORBES CHARLES & ANNELIESE 904 SUNPOINT CIR ROCKWALL, TX 75087 BEREND MAURICE P AND MUMTAZ TEJANI 831 CEDARBLUFF DRIVE ROCKWALL, TX 75087

BRADFORD JYATTA & CHRISTINA 834 CEDARBLUFF DR ROCKWALL, TX 75087

DANNER CLINT & SHANNON 837 CEDARBLUFF DR ROCKWALL, TX 75087

HARGIS JOHN E AND JESSICA 925 WINDHAM DR ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT PHONE: (972) 771-7745

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. Z2015-033: 513 Windsor Way

#### **CORRECTED NOTICE**

Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, 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**, **12/8/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **12/21/2015 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:

#### David Gonzales 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 12/21/2015 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: <u>HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP</u>

- · - · PLEASE RETURN THE BELOW FORM

#### Case No. Z2015-033: 513 Windsor Way

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:	
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

PLEASE RETURN THE BELOW FORM

Case No. Z2015-033: 513 Windsor Way

Please place a check mark on the appropriate line below:

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

 $\mathbf{M}$  I am opposed to the request for the reasons listed below.

I do not know what this "accessory Building" will be used for- ilt could reduce the property values of all hearby property. We are Zoved Desidential and thus it Should remain, Charles FORBES Name: owner of 7/33 Harlan Drive, Rochwald 75087 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

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





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. Z2015-033: 513 Windsor Way

Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take any action necessary.

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Your comments must be received by 12/21/2015 to ensure they are included in the information provided to the City Council.

Sincerely,

#### Ryan Miller, AICP

Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: <u>HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP</u>

- - - • PLEASE RETURN THE BELOW FORM

#### Case No. Z2015-033: 513 Windsor Way

Please place a check mark on the appropriate line below:

J am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

what we E CONC Name: Address: ALA

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

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

## Gonzales, David

From:Gonzales, DavidSent:Tuesday, December 01, 2015 5:03 PMTo:PlanningSubject:RE: Z2015-033: 513 Windsor Way

Mr. Dayman,

The request is for an accessory structure that will be approximately 288 sq. ft. in area (16' X 18'). This dimension includes a 4-ft roof overhang/porch area for the structure. The maximum height for an accessory structure for this residential district is 15-ft; however, the North's plan indicates the height at just under 12-ft. The plan also indicates the roof to have composition shingles and the exterior to be Hardy Board siding. If approved as requested, the ordinance will not allow for the structure to exceed the size/area being requested (i.e. 288 sq. ft.), but would allow for the exterior cladding to be Hardy Board siding rather than masonry construction. However, the ordinance does not regulate the appearance in terms of the porch being required (e.g. the porch is not required to be included) unless specifically written in the ordinance, which is not a general practice for an accessory structure. The accessory structure will be located on the northwest portion of the rear of the property.

Since this is a residential district, a commercial business operation is prohibited.

If you have any additional questions, please feel free to contact me.

Thank you,

DAVID GONZALES, AICP SENIOR PLANNER • PLANNING & ZONING DIVISION • CITY OF ROCKWALL 972.772.6488 OFFICE DGONZALES@ROCKWALL.COM 385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE CITY OF ROCKWALL INTERACTIVE MAPS

-----Original Message-----From: Planning Sent: Tuesday, December 01, 2015 10:58 AM To: Gonzales, David Subject: FW: Z2015-033: 513 Windsor Way

-----Original Message-----From: Dennis Dayman Sent: Monday, November 30, 2015 9:36 AM To: Planning Subject: Z2015-033: 513 Windsor Way

In regards to this request, we are in favour of the filing, however, we'd like to see a rendition of what this might look like and then hold the North's to that look OR if not require a fence or other item to block the buildings look from the public view.

1

Also, we'd like to ensure that a business isn't able to be run out of the building and that its ONLY used for storage and that a stipulation for the request as such goes along with ANY approval

-The Dayman's 519 Cellars Ct Rockwall, TX 75087 Lot 11, Block F, Harlan Park, Phase One Case No. Z2015-033: 513 Windsor Way

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.

This change will encrease my property value

17

Name:

Ronnie Weigant 3714 Hunteliffe de Rockwall Tx 75087 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

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

- PLEASE KETURIN THE BELUW FURINI -Case No. Z2015-033: 513 Windsor Way

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.

Ineviased property value



Name: Debbie Weigant Address: 3714 Hontelite de Rockwall

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 238

**City of Rockwall** 



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Date Created: 11/16/2016 For Questions on this Case Call (972) 771-7745 es net



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· Illustration purposes Only .

## **CITY OF ROCKWALL**

## ORDINANCE NO. 16-\_\_\_\_

## SPECIFIC USE PERMIT 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 WITHIN THE SINGLE-FAMILY RESIDENTIAL (SF-10) DISTRICT ALLOWING FOR AN ACCESSORY BUILDING NOT MEETING THE STANDARDS STIPULATED BY THE UNIFIED DEVELOPMENT CODE, ON THE PROPERTY ADDRESSED AS 513 WINDSOR WAY, BEING A 0.23-ACRE PARCEL OF LAND IDENTIFIED AS LOT 14, BLOCK F, HARLAN PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Stephen B. North for a Specific Use Permit allowing for an accessory building not meeting the standards stipulated by the Unified Development Code within the Single-Family Residential (SF-10) District, on the property located at 513 Windsor Way, being a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, 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 allowing for an accessory building not meeting the standards stipulated by the Unified Development Code within the Single-Family Residential (SF-10) District for the *Subject Property*; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in *Article IV, Section 2.1.2, Residential and Lodging Use Conditions,* of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. That the structure must meet all Building Inspections, Engineering, and Fire Department standards, and

- 2. That submittal and approval of a building permit is required prior to the construction of the accessory building, and
- 3. That the accessory building shall generally not exceed 288 sq. ft. in area or a maximum height of 15-ft. (measured at the midpoint of the pitched roof), and
- 4. That the accessory building shall generally conform to the site plan (Exhibit 'A' Survey), building elevations as submitted, including the use of up to 100% Hardi Board lap siding (or other comparable cementaceous lap siding product) on all exterior walls, a composition roof, and a porch/roof overhang as generally depicted in the attached photo, and
- 5.That the accessory building is subject to administrative review in the event that the subject property is sold to another party, conveyed in any manner to another party, subdivided, or replatted, and
- 6. That the City Council reserves the right to review the Specific Use Permit granted herein, and
- 7. That Any construction or building allowed by this request must 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.

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

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

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

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

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

## PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

Jim Pruitt, Mayor

ATTEST:

Z2015-033; 513 Windsor Way (SUP – Accessory Building) Ordinance No. \_\_\_\_\_; SUP No. \_\_\_\_\_ Kristy Ashberry, *City Secretary* **APPROVED AS TO FORM:** 

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: \_\_\_\_\_

2<sup>nd</sup> Reading: \_\_\_\_\_



### Survey



Z2015-033; 513 Windsor Way (SUP – Accessory Building) Ordinance No. \_\_\_\_\_; SUP No. \_\_\_\_\_

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## CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 12/21/2015

**APPLICANT:** Pat Atkins, Saddle Star Land Development, Inc.

**AGENDA ITEM: Z2015-034**; Saddle Star Estates South (AG to PD)

### SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 45.318-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of FM-552, and take any action necessary.

## PURPOSE:

On November 16, 2015, the applicant submitted an application requesting to rezone a 45.318-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that will consist of 113 single-family lots. The subject property, which was annexed into the City on March 16, 1998 by *Ordinance No. 98-10*, is located on the west side of John King Boulevard -- south of Featherstone Drive and north of E. Quail Run Road -- and is currently vacant agricultural land.

### 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 two (2) large tracts of land situated within the City's Extraterritorial Jurisdiction (ETJ).
- **South:** Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan.* Beyond this are several tracts of vacant land zoned Agricultural (AG) District.
- *East:* Directly east of the subject property is a 29.192-acre vacant tract land zoned Planned Development District 77 (PD-77) for Single Family 10 (SF-10) District land uses. Beyond this are several single-family homes zoned Agricultural (AG) District.
- West: Directly south of the subject property is John King Boulevard, which is identified as a P6D (principle arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan. Beyond this arterial is vacant property zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses. This is the remainder of the Stone Creek Subdivision.

## CHARACTERISTICS OF THE REQUEST:

Along with the application, the applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that in addition to the 45.318-acre

tract of land being considered under this zoning case, two (2) additional tracts (*north of the subject property*) will be included as future phases for the proposed subdivision. Currently, both of these tracts are outside of the City's corporate boundaries; however, they are located within the City's Extraterritorial Jurisdiction (ETJ) and can be annexed. The applicant has stated that the intent of this project is to receive entitlement on the 45.318-acre tract of land and then initiate a voluntary annexation case to bring the remaining tracts of land into the City. The applicant will also be requesting that the proposed PD (*if approved*) be amended to incorporate this area.

The current request is for 113, 70' x 125' lots or a gross residential density of ~2.49 units/acre. Incorporated within the development will be 6.73-acres of open space (*or* ~14.85%), which includes a 3.64-acre neighborhood park [*the applicant has revised the plan to show 17% open space -- see the Planning and Zoning Commission section below*]. In addition, the applicant is proposing to incorporate a ten (10) foot trail and trail rest area along John King Boulevard in conformance with the *John King Boulevard Design Concept Plan* contained in the Comprehensive Plan (*staff has incorporated this into the proposed ordinance*). It should be pointed out that the proposed PD Ordinance has similar standards as were approved in the adjacent Planned Development District 77 (PD-77), and according to the applicant will incorporate a similar product as those in the Stone Creek and Breezy Hill Subdivisions. A summary of the proposed development standards is as follows:

Minimum Lot Width <sup>(1)</sup>	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup>	10'
Minimum Length of Driveway Pavement	25'
Maximum Height <sup>(3)</sup>	30'
Minimum Rear Yard Setback <sup>(4)</sup>	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks <sup>(5)</sup>	Allowed

General Notes:

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- <sup>4</sup>: As measured from the rear yard property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (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].

### Waivers to Code Requirements:

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

 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 that comply with Article VI, Parking and Loading, of the Unified Development Code (UDC) in lieu of alleys. This requirement has been waived for other subdivisions throughout the City when the PD Ordinance conforms to the requirements stipulated by the UDC.

## CONFORMANCE WITH THE COMPREHENSIVE PLAN:

## Conformance with Policies and Guidelines

In reviewing the original concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff made the following recommendations to the applicant:

- 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 [Resolution 07-03; 1.d.vii & 1.d.x].
- Increased street connectivity for safety and access can be achieved by removing unnecessary cul-de-sacs [Transportation Section; Pages 50-55/John King Boulevard Design Concept Plan; Section 5].
- 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 [Resolution 07-03; 1.d.viii & 1.d.xii].

In response to these comments, the applicant has made the majority of the requested changes. Specifically, the applicant has incorporated a boulevard (*i.e. Street 'D'*) that will extend through the subdivision, has removed all cul-de-sacs, and realigned the internal open space to allow for more front loaded lots.

## Conformance with the Future Land Use Map

The Future Land Use Map, contained within the Comprehensive Plan, designates the subject property for *Low Density Residential* land uses. According to the Comprehensive Plan, "(I)ow density residential is defined as less than two (2) units per acre; however, a density up to two and one-half (2.5) units per gross acre may be allowed within a residential Planned Development District that includes the dedication and/or development of additional amenities exceeding the minimum standards for residential Planned Developments." The additional amenities are described as: 1) Parks and Open Space, 2) Golf Course, 3) Neighborhood Amenity/Recreation Center, 4) Integration of Schools into the Community Fabric, 5) Development of Trails and Parks in Floodplains, and 6) Development of Municipal Parks and Recreation Facilities. Additionally, the Planned Development District standards contained within the Unified Development Code (UDC) require a minimum of 20% of the gross land area be dedicated to open space.

In this case, the concept plan depicts a residential density of ~2.49 units/acre, which is less than the maximum 2.5 units/acre permitted by the *Low Density Residential* land use designation; however, the concept plan is only showing a provision of 6.73-acres of open space (~14.85%) [*the applicant has revised the plan to show 17% open space -- see the Planning and Zoning Commission section below*]. Staff has calculated that the concept plan would need an additional ~2.33-acres to satisfy the minimum requirements. The applicant has indicated that when taking into account the future phases of this development the proposed subdivision will have a minimum of 20% open space and provide an amenities center, but this is not included in the current request. It should be noted that the applicant has agreed to include a ten (10) foot sidewalk and trail rest stop along John King Boulevard per the recommendations of the *John King Boulevard Design Concept Plan* contained within the Comprehensive Plan. This has been included in the proposed Planned Development District ordinance.

The proposed zoning case does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with the exception of the proposed open space/amenities provisions. With this being said, the density being proposed is a discretionary decision for the City Council.

## **NOTIFICATION:**

On November 20, 2015, staff mailed three (3) notices to property owners and residents within 500feet of the subject property. Staff also emailed notices to the Stoney Hollow and Stone Creek Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign along John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

### **RECOMMENDATIONS:**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) 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) 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 AND ZONING COMMISSION:

On December 8, 2015, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0; however, the Planning and Zoning Commission did also recommend that Section 12, *Open Space*, of *Exhibit 'C'* of the *PD Ordinance* be amended to reflect a minimum of 20% open space.

The applicant has agreed to increase the proposed open space from  $\sim 14.85\%$  to a minimum of 17%, but has stated that an increase to 20% is not feasible for this project. Staff has changed the ordinance to reflect the 17% requested by the applicant.





## **City of Rockwall**

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

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**City of Rockwall** 



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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Case Number:Z2015-034Case Name:Saddle Star EstatesCase Type:ZoningZoning:PD for ResidentialCase Address:North side of John King Blvd.<br/>South of FM-552




Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-034Case Name:Saddle Star EstatesCase Type:ZoningZoning:PD for Single FamilyCase Address:North side of John King Blvd.<br/>south of FM-552



Date Created: 11/16/2015 For Questions on this Case Call (972) 771-7745 GIDEON LONNIE L TR BRADLEY JOE GIDEON TRUST 282 AIRPORT RD RENO, TX 75462

R & R HANCE INVESTMENTS LP 1244 E QUAIL RUN RD ROCKWALL, TX 75087 STONE CREEK SF LTD 8214 WESTCHESTER DR STE 710 DALLAS, TX 75225





RANDY HANCE 14241 North Dallas Pkwy,, S 1050 Dallas, Texas 75234 972.991.1600 GWEN REED 3076 Hays Lane Rockwall, Texas 75087 Engineer: ENGINEERINGCONCEPTS & DESIGN, L.P. CIVIL ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES FIRM EGGISTERATION #F-001145 CONSTRUCTION SERVICES FIRM EGGISTERATION #F-001145 CONSTRUCTION SERVICES CONSTRUCTION FAX: 972.041.8401

Dec. 10, 2015

Scale:1" = 120'

Case No. Z-2015-034





Note: Detention to be provided as per City of Rockwall Drainage Specifications and Standards.

Land Use Data Total Area - 45.3 Ac. Total Open Space - 7.70 Ac.(17%) Typ. Lot Size - 70'x125' Total Lots - 113 Density - 2.49 D.U. / Ac.



Ownesr: **RANDY HANCE** 14241 North Dallas Pkwy,, S 1050 Dallas, Texas 75234 972.991.1600 **GWEN REED** 3076 Hays Lane Rockwall, Texas 75087

Engineer: Engineer: Engineer: Engineering / Project Management / Construction Services Engineering / Project / Construction Services Engineering / Project / Construction Services Engineering / Construction Services

Dec. 10, 2015

Scale:1" = 120'

### **CITY OF ROCKWALL**

#### ORDINANCE NO. <u>16-XX</u>

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 PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 45.318-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Pat Atkins of Saddle Star Land Development, Inc. on behalf of the owner Randa Hance of R&R Hance Investment, LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses, on a 45.318-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas and more fully 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, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**Section 3.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, 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*;

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

**Section 5.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for 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 Site Plan
  - (4) Preliminary Plat
  - (5) Final Plat
- (c) 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.
- (d) 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.
- (e) *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 7.** 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 8.** 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 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 9. The standards in this ordinance shall control in the event of a conflict between

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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 10.** 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 4<sup>TH</sup> DAY OF JANUARY, 2016.

ATTEST:	Jim Pruitt, Mayor
Kristy Ashberry, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 <sup>st</sup> Reading: <u>December 21, 2015</u>	
2 <sup>nd</sup> Reading: January 4, 2016	

Page 3

City of Rockwall, Texas

Legal Description

Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas:

*BEING*, a tract of land situated in the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, and further being a part of 137.0-acre tract of the R. R. Hance Investments LLP, and being more particularly described as follows:

*BEGINNING* at a point on the east line of county road John King Boulevard, said point being the southwest corner of said 45.31-acre tract point for corner;

*THENCE*, N. 71 37' 49" W., a distance of 1,091.80' to a point for a corner and beginning of a curve;

THENCE, BEGINNING a point for a curve R=1,143' for a distance 1,428.90' to a point for a corner;

THENCE, N. 89 46' 06" E., a distance of 1,784.02' to a point for a corner;

*THENCE*, S. 00 04' 13" W., a distance of 1,415.57' to the *PLACE OF BEGINNING* and containing 45.31-acres of land.

Page 4

City of Rockwall, Texas



Z2015-034: South Saddle Star Estates Ordinance No. 16-XX; PD-XX

Page 5

City of Rockwall, Texas

### Development Standards

#### Development Standards.

- 1. Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- 2. Lot Composition and Layout. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'B' and stated in Table 1, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	e Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)	
А	70' x 125'	8,750 SF	113	100.00%	
		Maximum Permitted Units:	113	100.00%	

3. Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed <u>2.50</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>113</u> units. All lots shall conform to the standards depicted in Table 2, which is as follows:

#### Table 2: Lot Dimensional Requirements

Minimum Lot Width <sup>(1)</sup>	70'
Minimum Lot Depth	125'
Minimum Lot Area	8,750 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup>	10'
Minimum Length of Driveway Pavement	25'
Maximum Height <sup>(3)</sup>	30'
Minimum Rear Yard Setback <sup>(4)</sup>	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks <sup>(5)</sup>	Allowed

General Notes:

- : The minimum lot width shall be measured at the Front Yard Building Setback.
- : The location of the Front Yard Building Setback as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- 4: As measured from the rear yard property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (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].



Development Standards

- 4. Building Standards. All development shall adhere to the following building standards:
  - (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and 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*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.
  - (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
  - (c) Garage Orientation. Garages shall be oriented in a traditional swing (or j-swing) or in a front entry configuration; however garages oriented toward the street in a front entry configuration must be situated a minimum of 20-feet behind the front building façade of the primary structure. In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above. All garage configurations that are not front entry shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code.
- 5. Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	70' x 120'	(1), (2), (3), (4)

- Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard 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) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the



#### Development Standards

subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) 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*).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



- 6. Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
  - (a) 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 six (6) feet in height.
  - (b) 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 six (6) feet in height.



Development Standards

- (c) 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 six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- 7. Landscape and Hardscape Standards.
  - (1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:
    - (a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
    - (b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
  - (2) 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 (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.
  - (3) Streetscape Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7(1) of this ordinance in the following sizes and proportions:
    - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
    - (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

#### Development Standards

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- (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.
- (5) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- 9. Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- 11. Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. 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. The Developed portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- 12. Open Space. The development shall consist of a minimum of 14.85% open space (or 6.73-acres), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page ...

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#### Exhibit 'C': Development Standards

13. Trail Rest Area. The developer shall be responsible for the construction of a Trail Rest Area that generally conforms to the rest area depicted in Figure 1 (below).



- 14. 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*.
- 15. Drainage Standards. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's Standards of Design and Construction (approved in August 2003 and updated in October 2007). The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a Conceptual Drainage Plan, which shall be submitted with the Civil Plans at the time of Engineering submittal. The Conceptual Drainage Plan shall be reviewed and approved by the Engineering Department in compliance with engineering standards.
- 16. 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.
- 17. 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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## CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 12/21/2015

**APPLICANT:** Pat Atkins, Saddle Star Land Development, Inc.

**AGENDA ITEM: Z2015-035**; Saddle Star Estates North (AG to PD)

#### SUMMARY:

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

#### PURPOSE AND CHARACTERISTICS OF THE REQUEST:

On November 16, 2015, the applicant submitted an application requesting to rezone a 44.56-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that will consist of 109 single-family lots. The subject property, which was annexed into the City on February 4, 2008 by *Ordinance No. 08-10*, is located at the northwest corner of John King Boulevard, north of FM 552 and is currently vacant land zoned Agricultural (AG) district.

According to the concept plan, it is the intent of the development to provide 109 single-family residential lots that are to be a minimum of 10,000 sq. ft. *(i.e.80' x 125' lots)* in area; however, the development does not include a neighborhood park, rather a trail system meanders through the floodplain area and is to be the developments primary amenity. The applicant has stated that the neighborhood park to be located within the South Saddle Star Estates Addition will be available to this development. In addition, the concept plan shows the inclusion of 5.61-acres of net open space, the majority of which is situated within a 100-year floodplain, which transects the property from the north to the south. Additionally, the applicant has also agreed to provide a corner enhancement that will incorporate a seat wall and additional landscaping at the corner of the intersection of John King Boulevard Design Concept Plan). Staff has included these as development requirements within the Planned Development District Ordinance. In addition, the applicant has also indicated that a minimum of a 50-foot landscape buffer will be provided along John King Blvd, and a minimum of a ten (10) foot meandering sidewalk will be constructed within this landscape buffer.

It should be pointed out that the proposed PD Ordinance has similar standards as were approved in the in the Stone Creek and Breezy Hill Subdivisions. A summary of the requested density and dimensional requirements is as follows:

Minimum Lot Width <sup>(1)</sup>	80'
Minimum Lot Depth	125'
Minimum Lot Area	10,000 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2) &amp; (5)</sup>	10'

Minimum Length of Driveway Pavement	25'
Maximum Height <sup>(3)</sup>	30'
Minimum Rear Yard Setback <sup>(4)</sup>	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF
Maximum Lot Coverage	65%
Permitted Encroachment into Required Setbacks <sup>(5)</sup>	Allowed

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- <sup>4</sup>: As measured from the rear yard property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (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].

#### Waivers to Code Requirements:

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

 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 that comply with Article VI, Parking and Loading, of the Unified Development Code (UDC) in lieu of alleys. This requirement has been waived for other subdivisions throughout the City when the PD Ordinance conforms to the requirements stipulated by the UDC.

#### ADJACENT LAND USES AND ACCESS:

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

- *North:* Directly north of the subject property is a future phase (Phase VIIIA) of the Breezy Hills Subdivision. This property is zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses.
- **South:** Directly south of the subject property is FM-552, which is designated as a TxDOT6D (*Texas Department of Transportation, six [6] lane, divided roadway*) according to the City's Master Thoroughfare Plan. Beyond this thoroughfare are two (2) parcels [*J. W. Williams Middle School and a parcel owned by the City of Rockwall*] of land zoned Single Family 16 (SF-16) District.
- *East:* Directly east of the subject property is John King Boulevard, which is designated as a M4U (*minor, four [4] land, undivided roadway*) according to the City's Master Thoroughfare Plan. Beyond this roadway is 33.7-acres of land zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses.
- *West:* Directly west of the subject property are the corporate limits of the City. Beyond this are several single-family, residential properties situated within Rockwall County.

### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property as *Medium Density Residential* land uses. According to the Comprehensive Plan, the *Medium Density Residential* designation is generally defined as single family development consisting of 2 to 3 units per acre, but generally about 3 units per acre. In this case, the applicant is proposing a density of 2.446 units per gross acre, which is consistent with the *Medium Density Residential* designation and therefore is in conformance with the Comprehensive Plan and the Future Land Use Map designation. However, according to *Section 1.2.B Open Space Standards*, of *Nature of PD Districts and Minimum Standards*, of Article X, *Planned Development Regulations*, of the Unified Development Code (UDC), states:

Public and private open space. Unless otherwise provided by the PD ordinance, a minimum of 20 percent of the gross land area within the entire PD District shall be devoted to open space, except where a floodplain exists in the proposed development in which case the dedicated floodplain shall be allowed to count for up to 50 percent of the 20 percent open space requirement, and shall be consistent with the open space requirements of the city's parks and open space plan. Open space for PD Districts may be satisfied by either public or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering. Public open space shall be dedicated to the city.

The proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies and guidelines with the exception of the proposed open space requirement. The applicant is proposing a total 5.61 acres of open space (or 12.59%) which is primarily flood plain. It should be noted that if the floodplain were calculated at 100% (*as opposed to 50%*) the development would meet the minimum 20% requirement. With this being said, the proposed open space standard is a discretionary decision for the City Council.

### NOTIFICATION:

On November 20, 2015, staff mailed twenty-four (24) notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Stoney Hollow and Stone Creek Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of John King Boulevard and FM552 and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff.

### **RECOMMENDATIONS:**

If the City Council chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) 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) 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 and Zoning Commission Recommendation:

On December 8, 2015, the Planning and Zoning Commissions' motion to approve the Planned Development with staff conditions passed unanimously by a vote of 7 to 0; however, the Planning and Zoning Commission did also recommend that Section 12, *Open Space*, of *Exhibit 'D'* of the proposed *PD Ordinance* be amended to reflect a minimum of 20% open space.



Pat Atkins Director of Land Development and Acquisitions Saddle Star Land Development Inc. 3076 Hays Lane, Rockwall , Texas 75038

972-388-6383

#### 11-12-15

RYAN C. MILLER A.I.C.P.- PLANNING DIRECTOR - CITY OF ROCKWALL

385 S. GOLIAD ST.

ROCKWALL, TEXAS 75087

**RE: SADDLE STAR ESTATES** 

100.96 ACRES

**ROCKWALL, TEXAS** 

DEAR MR. MILLER,

WE ARE HEREBY FORMALLY SUBMITTING FORMAL APPLICATION FOR ZONING OF THE PROPERTY TO PLANNED DEVELOPMENT SINGLE FAMILY RESIDENTIAL DISTRICT. PLEASE FIND ENCLOSED THE FOLLOWING:

- A. APPLICATIONS
- **B. FILING FEES**
- C. CONCEPT PLAN
- D. LEGAL DESCRIPTION
- E. DRAFT ORDINANCE
- F. ZONING JUSTIFICATION LETTER
- G. PDF FILES

LOOK FORWARD TO WORKING WITH YOU AND YOUR STAFF WITH THIS APPLICATION.

6	SINCERELY
1	PAT ATKINS
	TITO
	DIRECTOR - SADDLE STAR LAND DEVELOPMENT

. ...

# **III. PROPERTY DESCRIPTION**

The property consists of 101.79 Acres of Land, adjacent to John King Blvd (S.H 205 By Pass) a 120' Major Thoroughfare, also F.M. 552 a 120' Major Thoroughfare, South and North of existing Rockwall Williams Middle School. The property is sparsely vegetated on the southern 57 acres with native trees. The northern 45 Acres has a Tributary running north and south of which a Tree Preservation plan will be prepared. New homes construction will range from \$450K and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 114 million dollars to the City of Rockwall tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your Comprehensive Master Plan . A master trail system , along with the required Landscape Buffer will be implemented which, will connect John King Blvd. and our Development.

# **III. PROPERTY DESCRIPTION**

The density is based on guidelines set forth in your Comprehensive Plan and creation of an exclusive high end residential neighborhood. This development will provide over 114 million dollars annual tax base to the City of Rockwall. The Comprehensive Plan identifies John King Blvd. Design Requirements along with encouragement of open space throughout the residential neighborhood quadrants. City identity monumentation will be constructed at the northwest corner of F.M. 552, along with trail system traversing our northsouth tributary which we feel with our plan and have exceeded The City of Rockwall's expectations.





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.



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-035Case Name:North Saddle Star EstatesCase Type:ZoningZoning:PD for ResidentialCase Address:NW corner of FM-552 and<br/>John King Blvd.



Date Created: 11/16/2015 For Questions on this Case Call (972) 771-7745



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2015-035Case Name:North Saddle Star EstatesCase Type:ZoningZoning:PD for Single FamilyCase Address:NW corner of FM-552 and<br/>John King Blvd.



E SPRING

FM552

CLEM

Vicinity Map

Date Created: 11/16/2015 For Questions on this Case Call (972) 771-7745



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. Z2015-035: North Saddle Star Estates

EMAIL: PLANNING@ROCKWALL.COM

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, **12/8/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **12/21/2015 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:

#### David Gonzales 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 12/21/2015 to ensure they are included in the information provided to the City Council.

Sincerely,

#### Ryan Miller, AICP

Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: <u>HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP</u>

- · - · PLEASE RETURN THE BELOW FORM -

#### Case No. Z2015-035: North Saddle Star Estates

#### 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.

N	
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

CURRENT RESIDENT 3605 NOAH CREST DR ROCKWALL, TX 75087

CURRENT RESIDENT 3617 NOAH CREST DR ROCKWALL, TX 75087

CURRENT RESIDENT 625 FM552 ROCKWALL, TX 75087

BH BALANCE III LLC 8214 WESTCHESTER DRIVE SUITE 710 DALLAS, TX 75225

> STONE CREEK BALANCE LTD 8214 WESTCHESTER STE 710 DALLAS, TX 75225

> > CURRENT RESIDENT 901 COLBY BLUFF DR ROCKWALL, TX 75087

CURRENT RESIDENT 905 AMBER KNOLL DR ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND 906 AMBER KNOLL DR ROCKWALL, TX 75087 CURRENT RESIDENT 3609 NOAH CREST DR ROCKWALL, TX 75087

CURRENT RESIDENT 3621 NOAH CREST DR ROCKWALL, TX 75087

HANCE LARRY 6306 GLENHOLLOW CT DALLAS, TX 75248

BH PHASE IIB SF LTD 8214 WESTCHESTER DRIVE SUITE 710 DALLAS, TX 75225

RICE JAMES RANDOLPH JR AND CANDACE ELAINE 893 COLBY BLUFF DR ROCKWALL, TX 75087

> CURRENT RESIDENT 902 AMBER KNOLL DR ROCKWALL, TX 75087

CURRENT RESIDENT 905 COLBY BLUFF DR ROCKWALL, TX 75087

CURRENT RESIDENT 909 COLBY BLUFF DR ROCKWALL, TX 75087 CURRENT RESIDENT 3613 NOAH CREST DR ROCKWALL, TX 75087

DREES CUSTOM HOMES LP 6225 N STATE HIGHWAY 161 STE 150 IRVING, TX 75038

STONE CREEK SF, LTD & STONE CREEK BALANCE, LTD. 8214 WESTCHESTER DR SUITE 710 DALLAS, TX 75219

> BH BALANCE IV LLC 8214 WESTCHESTER DRIVE SUITE 710 DALLAS, TX 75225

> > CURRENT RESIDENT 901 AMBER KNOLL DR ROCKWALL, TX 75087

CURRENT RESIDENT 902 COLBY BLUFF DR ROCKWALL, TX 75087

CURRENT RESIDENT 906 COLBY BLUFF DR ROCKWALL, TX 75087

CURRENT RESIDENT 910 COLBY BLUFF DR ROCKWALL, TX 75087

## ROCKWALL

# JOHN KING BLVD. DESIGN CONCEPT PLAN



## City of Rockwall, Texas

September 2009

TOWNSCAPE, Inc.

Rockwall Comprehensive Plan 2011 Appendix "C" 282

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#### 4. DESIGN ELEMENTS



Rockwall Comprehensive Plan 2011 Appendix "C" 283

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4. DESIGN ELEMENTS



Rockwall Comprehensive Plan 2011 Appendix "C" 284

#### 4. DESIGN ELEMENTS









#### **CITY OF ROCKWALL**

#### ORDINANCE NO. <u>16-XX</u>

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 PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 44.56-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO. 30, CITY OF ROCKWALL, ROCKWALL COUNTY. TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A **REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.** 

**WHEREAS**, the City has received a request by Pat Atkins of Saddle Star Land Development, Inc. on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses, on a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas and more fully 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, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**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*;

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

**Section 5.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(e) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (except as set forth below with regard to simultaneous processing and approvals). The City Council shall act on an application for 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 Site Plan
  - (4) Preliminary Plat
  - (5) Final Plat
- (c) 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.
- (d) *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.
- (e) *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 7.** 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 8.** 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 9. The standards in this ordinance shall control in the event of a conflict between

City of Rockwall, Texas

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 10.** 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 4<sup>TH</sup> DAY OF JANUARY, 2016.

ATTEST:	Jim Pruitt, Mayor
ATTEST.	
Kristy Ashberry, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 <sup>st</sup> Reading: <u>December 21, 2015</u>	
2 <sup>nd</sup> Reading: <u>January 4, 2016</u>	

#### Exhibit "A"

#### Description of the Land

All that certain lot, tract or parcel of land situated in the T.R. Bailey Survey Abstract NO. 30, Rockwall County, Texas, and being all of a tract of land as described in a Quit Claim deed from Roy Hance and Randa Hance to Larry Hance, dated March 16, 1993 and being recorded in Volume 769, Page 168 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod found for corner in the west boundary line of said Hance tract at its intersection with the north right-of-way line of F.M. 552 said point being at the southeast corner of Lot 12B HIDDEN VALLEY ESTATES NO 2 an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 379 of the Plat Records of Rockwall County, Texas;

THENCE N. 00 deg. 37 min. 18 sec. W. along the west line of said Hance tract and the east line of said subdivision, a distance of 1591.38 feet to a 3/8" iron rod found for corner at the northeast corner of Lot 14A, and at the northwest corner of said Hance tract;

THENCE N. 89 deg. 11 min. 33 sec. E. along the south line of said subdivision, a distance of 440.23 feet to a 1/2 " iron rod found for corner at the southeast corner of lot 15B;

THENCE N. 89 deg. 16min. 20 sec. E. along the north line of said Hance tract. a distance 783.97 feet to a P-K nail in fence corner post found at the northeast corner of said Hance tract and in west right-of-way line of John King Boulevard Hwy 205 bypass;

THENCE S. 00 deg. 31 min. 14 sec. E. along the east line of said Hance tract and along said right-of-way line, a distance of 1584.01 feet to a <sup>1</sup>/<sub>2</sub>" iron rod found for corner at the intersection of the east line of Hance tract with the north right-of-way line of F.M. 552,

#### THENCE along said right-of-way line as follows:

S. 89 deg. 21 min. 56 sec. W. a distance of 668.40 fcct;
S. 00. Deg. 38 min. 04 sec. E. a distance of 10.00 feet;
S. 89 deg. 21 min. 56 sec. W. a distance of 553.00 feet to the POINT OF BEGINNING and containing 44.56 acres of land.

Z2015-035: North Saddle Star Estates Ordinance No. 16-XX; PD-XX

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Exhibit 'B': Concept Plan



Exhibit 'C': Survey



City of Rockwall, Texas

#### Exhibit 'D': Development Standards

#### Development Standards.

- 1. Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- 2. Lot Composition and Layout. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'B' and stated in Table 1, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)	
A	80' x 125'	10,000 SF	109	100.00%	
	Ma	ximum Permitted Units:	109	100.00%	

3. Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed <u>2.446</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>109</u> units. All lots shall conform to the standards depicted in Table 2, which is as follows:

	Lot Type (see Concept Plan) 🕨	А
Minimum Lot Width <sup>(1)</sup>		80'
Minimum Lot Depth		125'
Minimum Lot Area		10,000 SF
Minimum Front Yard Setback <sup>(2) &amp; (5)</sup>		20'
Minimum Side Yard Setback		5'
Minimum Side Yard Setback (Adjacent to a St	reet) <sup>(2) &amp; (5)</sup>	10'
Minimum Length of Driveway Pavement		25'
Maximum Height <sup>(3)</sup>		30'
Minimum Rear Yard Setback <sup>(4)</sup>		20'
Minimum Area/Dwelling Unit (SF)		2,700 SF
Maximum Lot Coverage		65%
Permitted Encroachment into Required Setbac	cks <sup>(5)</sup>	Allowed

#### Table 2: Lot Dimensional Requirements

#### General Notes:

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



#### Development Standards

- 4. Building Standards. All development shall adhere to the following building standards:
  - (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and 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*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.
  - (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
  - (c) Garage Orientation. Garages shall be oriented in a traditional swing (or j-swing) or in a front entry configuration; however garages oriented toward the street in a front entry configuration must be situated a minimum of 20-feet behind the front building façade of the primary structure. In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above. All garage configurations that are not front entry shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code.
- 5. Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration below).

#### Table 3 : Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 125'	(1), (2), (3), (4)

- Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard 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) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the



#### Development Standards

subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) 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*).

2 1 2 3 4 5 6 1 2 3 4 5 Right-of-Way

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



- 6. Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
  - (a) 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 six (6) feet in height.
  - (b) 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 six (6) feet in height.
  - (c) 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

#### Development Standards

maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

- (d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- 7. Landscape and Hardscape Standards.
  - (1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:
    - (a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
    - (b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
  - (2) 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 (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (*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, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.
  - (3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:
    - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
    - (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

#### Development Standards

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- (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.
- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- 9. Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- 11. Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. 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. The Developed portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- 12. Open Space. The development shall consist of a minimum of 12.59% open space (or 5.61-acres), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).
- 13. Corner Enhancement Concept. The developer shall be responsible for the construction of a Corner Enhancement that generally conforms to the concept design as depicted in Figure 1 & Figure 2 (below).



#### Exhibit 'D': Development Standards





Figure 2: Corner Enhancement Concept (Street View)



14. 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*.

City of Rockwall, Texas

#### Development Standards

- 15. Drainage Standards. The development shall comply with existing drainage standards including the permissible spread of water in the streets and permissible gutter flow through intersections as outlined in the City of Rockwall's Standards of Design and Construction (approved in August 2003 and updated in October 2007). The proposed drainage areas, flow patterns, and storm drain system that will be constructed shall be based on the City's drainage criteria and be identified on a Conceptual Drainage Plan, which shall be submitted with the Civil Plans at the time of Engineering submittal. The Conceptual Drainage Plan shall be reviewed and approved by the Engineering Department in compliance with engineering standards.
- 16. 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.
- *17. 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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## CITY OF ROCKWALL CITY COUNCIL MEMO

<u>AGENDA DATE:</u>	12/21/2015
APPLICANT:	Michael Liang of the Dimension Group
AGENDA ITEM:	SP2015-018; Race Trac – Amended Site Plan

Discuss and consider a request by Michael Liang of the Dimension Group on behalf of Jeffery Baird of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

#### SUMMARY:

The applicant is requesting approval of an amended site plan for a retail store with gasoline sales located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane. The property is zoned Commercial (C) District and is located within the *Scenic Overlay (SOV) District*. If approved, the amendment would allow Race Trac convenience store to change the approved exterior elevations to appear as represented in the drawings submitted with this request (see elevations & color rendering). Staff has provided a copy of the exterior elevations that were approved in December 2013 and the proposed exterior elevations for your review.

#### VARIANCE REQUEST:

The applicant is requesting variances to the requirements of the *Scenic Overlay (SOV) District* contained in the *Unified Development Code* (UDC) as outlined below. It should be noted that the approved site plan (December 2013) did not seek any variances during the approval process; however, a variance request to the *SOV District* requires passage by a <sup>3</sup>/<sub>4</sub> majority vote of those City Council members present for approval. The variance request is as follows:

a) Article V, Sec. 6.8. Scenic Overlay (SOV) District – A variance to allow for exceeding the 10% secondary materials requirement as established in Art. V, Sec. 6.8, D.1.b for the elevations as generally submitted (EIFS and Trex Board siding - overall total = 14%).
 [¾ majority vote]

### ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On November 24, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The board expressed concern with the roof elements and the use of EIFS and Trex Board as secondary materials on the elevations presented. The ARB recommended the applicant use a pitched roof element as was previously approved. The ARB also recommended the applicant incorporate stucco rather than EIFS and Hardi Board siding rather than the Trex Board, which would provide 100% masonry construction. The ARB will review the revised elevations during the December 8, 2015 meeting and provide a final recommendation to the Planning and Zoning Commission at that time.

On December 08, 2015, after a second review of the elevations and discussion with the applicant, the ARB forwarded a positive recommendation to the Planning and Zoning Commission regarding the elevations and the use of Trex Board and EIFS as presented.

#### **RECOMMENDATIONS:**

The site plan submitted by the applicant meets all the technical criteria stipulated by the *UDC* and the SOV *District*, with the exception of the variance requested and the items listed below. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

- 1) All staff comments (*Project Plan Review History*) provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following additional Planning comments;
  - a. That adherence to Engineering and Fire Department standards shall be required, and
  - b. That all exterior signage requires submittal and approval of a separate permit through the Building Inspections Department, and
  - c. That submittal, approval, and filing of a final plat prior to the issuance of a Certificate of Occupancy shall be required, and
  - d. That a revised photometric plan be submitted in conformance to the standards established in Article VII - Environmental Performance, Section 3 - Outdoor Lighting for Nonresidential Properties, of the Unified Development Code, prior to the issuance of a Certificate of Occupancy (CO), and
  - e. That approval of the variances requested from the City Council for not meeting the standards established in the *UDC* and the *SOV District* as noted in this report and as follows:
    - a) By allowing secondary materials to exceed 10% for the elevations as submitted.
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

#### Planning and Zoning Commission Recommendation:

On December 08, 2015, the Planning and Zoning Commissions' motion to approve the amended Site Plan with staff conditions was passed by a vote of 7 to 0. In the same motion, the Planning and Zoning Commission recommended approval of the variance to allow for secondary materials (i.e. EIFS and Trex Board) to exceed 10% as depicted on the elevations submitted.





## 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.







Approved Elevations - December 2013



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## CITY OF ROCKWALL COUNCIL MEMO

AGENDA DATE:12/21/2015APPLICANT:Tony Rangel, Rangel Land SurveyingAGENDA ITEM:P2015-041; Lots 2 & 3, Block A, Platinum Storage Addition

#### SUMMARY:

Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A, Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and north of SH-276, and take any action necessary.

#### PLAT COMMENTS:

- ✓ The objective of this request is to subdivide an existing 5.549-acre parcel of land into two (2) parcels of land creating a 2.857-acre parcel (*i.e. Lot 2*) and a 2.692-acre parcel (*i.e. Lot 3*). Situated on *Lot 2* is a mini-warehouse facility (*i.e. Platinum Storage*), which was entitled on July 7, 2014 by Case No. Z2014-012 (Ordinance No. 14-25; S-121) and site planned under Case No. SP2014-033.
- ✓ According to Section 38-1 of Chapter 38, Subdivisions, of the Municipal Code of Ordinances, a Lot is defined as "...an undivided tract or parcel of land having frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement as a building site; which is designated as a distinct and separate tract." In this case, the replat is proposing to subdivide an existing parcel that meets the frontage requirements -- into two (2) parcels of land; one (1) of which will meet the frontage requirements. By approving this replat the City Council will be granting a variance to the platting requirements. It should be noted that both the exhibit approved with the Specific Use Permit and the site plan depicted the proposed subdivision of the lots in the same manner as the replat.
- ✓ Both parcels of land are currently accessible from a cross access easement that extends from T. L. Townsend Drive, through the subject properties, and through the CostCo Wholesale Center's property to SH-276. This will remain unchanged if *Lot 3* develops.
- ✓ 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:**

If the City Council chooses to approve the final plat for *Lots 2 & 3, Block A, Platinum Storage Addition* then staff would recommend 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 AND ZONING COMMISSION:

On December 8, 2015, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

## **City of Rockwall**

Project Plan Review History



Project Name Type Subtype					PLATINUM STORAGE, LLC RANGEL LAND SURVEYING				11/16/2015 LM 11/18/2015 RM	
Site Address TOWNSEND DR		City, State Z ,	ip						Zoning	
Subdivision ROCKWALL CENTRE	CORNERS	Tract PT 2			Block	Lot N PT 2	0	Parcel No 0065-0000-0002-00-0	<b>General Pla</b> R	n
Type of Review / Not	es Contact	Sent	Due	Receiv	ved	Elapsed	l Status		Remarks	
<b>Type of Review / Not</b> BUILDING	ses Contact John Shannon	Sent 11/16/2011				Elapsed 1	I Status APPROVE	D	Remarks	
	John Shannon Amy Williams 5 PM AW)		5 11/23/20	015 11/17	7/2015	Elapsed 1 2				ps and Comments
BUILDING ENGINEERING (11/18/2015 4:4 See Markups	John Shannon Amy Williams 5 PM AW)	11/16/201	5 11/23/20	015 11/17 015 11/18	7/2015 8/2015	1	APPROVE	ITS		ps and Comments
BUILDING ENGINEERING (11/18/2015 4:4 See Markups Need to add eas	John Shannon Amy Williams 5 PM AW) sements	11/16/2019 11/16/2019	5 11/23/20 5 11/23/20 5 11/23/20	015 11/17 015 11/18 015 11/17	7/2015 8/2015 7/2015	2	APPROVE	ITS D		ps and Comments

Type of Review / Notes Contact	Sent	Due	Received	Elapsed Status	Remarks	
						_

P2015-041 (Lots 2 & 3, Block A, Platinum Storage Addition): Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a replat for Lots 2 & 3, Block A, Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and located east of Townsend Drive and north of SH-276.

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. M.3 For reference, include the case number (P2015-041) in the lower right hand corner of all pages on future submittals.

M.4 Please change the title block as follows:

Replat Platinum Storage Addition Lots 2 & 3, Block A Being a Replat of Platinum Storage Addition Lot 1, Block A Being a 5.549-Acre Tract of Land Situated Within the Joseph Cadle Survey, Abstract No. 65 and the N. M. Ballard Survey, Abstract No. 48 City of Rockwall, Rockwall County, Texas

M.5 Change the Lot and Block designations on the plat to Lot 2 and Lot 3, Block A.

M.6 Indicate the centerline of T. L. Townsend Drive, and indicate the right-of-way width at the property line.

M.7 On the signature block remove the comma after the word Mayor on the signature block.

I.8 According to Chapter 38, Subdivisions, of the Municipal Code of Ordinances a Lot is defined as "an undivided tract or parcel of land having frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement as a building site; which is designated as a distinct and separate tract." Currently, Lot 2, Block A (after being renamed) does not have frontage on a public street and does not meet the definition of a lot. This will require a variance to the subdivision requirements by theCity Council in order to be approved in the current configuration.

M.9 Please provide a letter requesting that variance and stating the reason that the plat cannot conform to the code.

M.10 Please provide staff with a digital DWG/PDF copy of the plat.

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 by December 1, 2015. The Planning & Zoning work session will be November 24, 2015 and the Planning & Zoning meeting date for this case will be December 8, 2015.

I.12 The projected City Council meeting date and subsequent approval for this plat is December 21, 2015.





## 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.



#### REQUEST FOR VARIANCE

#### PLAT NAME: PLATINUM STORAGE ADDITION REPLAT

#### COMPANY NAME: PANTIUM STORAGE

#### DATE: 11-29-2015

**Chapter 38**, Subdivisions, of the Municipal Code of Ordinances a Lot is defined as "an undivided tract or parcel of land having frontage on a public street and which is, or in the future may be, offered for sale, conveyance, transfer or improvement as a building site; which is designated as a distinct and separate Tract."

Strict application of the requirements of this chapter would make the project infeasible due the unusual physical characteristics that affect the property in question or would create an impractical development or one contrary to sound public policy:

Currently, Lot 2, Block A (after being renamed) does not have frontage on a public street and does not meet the definition of a lot. It will totally depended on Perpetual Access Easements D,E,F from it adjoiner properties as recorded Perpetual Access Easements Doc#2008-405204. This configuration was due to the fact that this tract was a remainder of the total tract. This will require a variance to the subdivision requirements by the City Council in order to be approved in the current configuration.

Under these conditions we respectfully request an allowance to Chapter 38 Subdivisions of the Municipal code Ordinance for Lot 2 Block A; PLATINUM STORAGE ADDITION REPLAT .

Rudv Rangel R.P.L.S Range/Land Surveying



#### STATE OF TEXAS: COUNTY OF ROCKWALL:

WHEREAS PLATINUM STORAGE ROCKWALL, LLC. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 5.549 acre of land situated in the JOSEPH CADLE SURVEY, ABSTRACT NO. 65 and the N.M. BALLARD SURVEY, ABSTRACT NO. 48, in the City of Rockwall, Rockwall County, Texas and being a portion of a 65.96 acre tract of land recorded in Volume 4663, Page 281 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

Point of Beginning at a 5/8 inch iron rod found for the northerly northwest corner of Lot 1,Block 1 of Rockwall Centre Corners Addition according to the plat recorded in Cabinet G, Slide 299 of the Plat Records of Rockwall County, Texas and being located in the southeasterly line of Lot1, Block 1 of Toyota of Rockwall according to the plat recorded in Cabinet G, Slide 153–155 of the Plat Records of Rockwall County, Texas, from which a found score X bears S 33'54' 52" W a distance of 207.94 feet;

THENCE N 33°54'52" E with said southeasterly line and passing a 5/8 inch iron at 585.86 feet and continuing a total distance of 803.54 feet to a set 1/2 iron rod with cap in the west line of City of Rockwall tract according to deed recorded in Volume 3157, Page 282 of the Official Public Records of Rockwall County, Texas;

THENCE S 42'48'50" E with said tract, a distance of 366.49 feet to a set 1/2 iron rod with cap from which a iron rod bears S 59'51'53" E, a distance of 3.02 feet;

THENCE N 42'50'16" E, a distance of 338.85 feet to a set 1/2 iron rod with cap from which a iron rod bears N 58'19 '35" E, a distance of 8.64 feet found in the south line of Townsend Road a variable width right of way;

THENCE S 42'53'04" E, a distance of 60.17 feet to a set 1/2 iron rod with cap;

THENCE S 42'50'16" W, a distance of 348.95 feet a set 1/2 iron rod with cap;

THENCE N 42°48'50" W, a distance of 131.26 feet a set 1/2 iron rod with cap;

THENCE S 22'36'40" W, a distance of 429.77 feet a set 1/2 iron rod with cap;

THENCE S 00°57'44" W, a distance of 54.05 feet a set 1/2 iron rod with cap in the north line of the aforementioned Lot 1 Block 1 from which a 5/8 inch iron found for corner bears S 88°50'40E, a distance of 139.33 feet;

THENCE N 89°02'16" W, a distance of 476.21 feet to the POINT OF BEGINNING containing 241,709 square feet or 5.549 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

We understand and do hereby reserve the easement strips shown stated and for the mutual use and accommodation of all utilities We also understand the following;

1. No buildings shall be constructed or placed upon, over, or acro described herein.

2. Any public utility shall have the right to remove and keep remu fences, trees, shrubs, or other growths or improvements which in with construction, maintenance or efficiency of their respective sy strips; and any public utility shall at all times have the right of i upon the said easement strips for purpose of construction, recons maintaining, and either adding to or removing all or part of their necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of occasioned by the establishment of grade of streets in the subdiv

4. The developer and subdivision engineer shall bear total respons improvements.

5. The developer shall be responsible for the necessary facilities t drainage controls such that properties within the drainage area ar storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed the owner or any other person until the developer and/or owner h requirements of the Subdivision Regulations of the City of Rockwa respect to the entire block on the street or streets on which pro installation of streets with the required base and paving, curb and drainage structures, storm structures, storm sewers, and alleys, a of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such im the city's engineer and/or city administrator, computed on a prive been made with the city secretary, accompanied by an agreement owner, authorizing the city to make such improvements at prevail have the same made by a contractor and pay for the same out the developer and/or owner fail or refuse to install the required in stated in such written agreement, but in no case shall the City b improvements itself. Such deposit may be used by the owner and payments as the work progresses in making such improvements b the city secretary, supported by evidence of work done; or Develo (Updates 2012) Page 99 of 154 Until the developer and/or owner with the city secretary in a sum equal to the cost of such improarea, guaranteeing the installation thereof within the time stated fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's mo the impact of the Subdivision upon the public services required in comport with the present and future growth needs of the City; W hereby waive any claim, damage, or cause of action that We may dedication of exactions made herein.

REPRESENTATIVE \_\_\_\_

OWNERS: PLATINUM STORAGE ROCKWALL, LLC 1834 S FM 551 ROCKWALL, TX 75087

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally ap \_\_\_\_\_\_, known to me to be the the foregoing instrument, and acknowledged to me that he exe consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_day of \_

Notary Public in and for the State of Texas My Com

Signature of Party with Mortgage or Lien Interest

NOTE: It shall be the policy of the City of Rockwall to withhold streets, water, sewer and storm drainage systems have been as plat by the City does not constitute any representation, assura within such plat shall be approved, authorized or permit therefor constitute any representation, assurance or guarantee by the C water for personal use and fire protection within such plat, as

	SURVEYOR'S CERTIFICATE NOW, THEREFORE KI RANGEL, do hereby certify that I prepared th land, and that the corner monuments shown supervision.	is plat from an actual and accurate su	rvey of the
lesignated herein as the the City of Rockwall, Texas, and the public forever all streets, thereon shown on the purpose ther parties who have a mortgage subdivision have been	RUDY RANGEL REGISTERED PUBLIC SURVEYOR NO.5664	DATE:	
o on this plat for the purposes s desiring to use or using same.	STATE OF TEXAS COUNTY OF ROCKWALL		
ross the utility easements as	Before me, the undersigned authority, on this	s day personally appeared	
noved all or part of any buildings,	the foregoing instrument, and acknowledged consideration therein stated.	to me to be the person whose name to me that he executed the same for	is subscribed to he purpose and
n any way endanger or interfere ystem on any of these easement ingress or egress to, from and nstruction, inspecting, patrolling,	Given upon my hand and seal of office this	day of	,
r respective system without the	Notary Public in and for the State of Texas	My Commission Expires:	
any nature resulting from or ivision.			
sibility for storm drain			
to provide drainage patterns and are not adversely affected by	RECOMMEN	IDED FOR FINAL APPROVAL	
d on any lot in this addition by	Planning and Zoning Commission	Date	
has complied with all all regarding improvements with		APPROVED	
operty abuts, including the actual nd gutter, water and sewer, all according to the specifications	I hereby certify that the above and foregoing the City Council of the City of Rockwall on t approval shall be invalid unless the approved Rockwall, County, Texas, within one hundred o	he day of plat for such addition is recorded in th	, 20 This le office of the County Clerk of
mprovements, as determined by vate commercial rate basis, has nt signed by the developer and/or iling private commercial rates, or	WITNESS OUR HANDS, this day of _		
of the escrow deposit, should improvements within the time		/ of Rockwall City Secretary Ci	y Engineer
be obligated to make such d/or developer as progress by making certified requisitions to opment Process Guidelines r files a corporate surety bond ovements for the designated in the bond, which time shall be	Mayor City	of Rockwall City Secretary Ci	y Engineer
nade herein are proportional to n order that the development will We, our successors and assigns y have as a result of the			
ippeared 9 person whose name is subscribed to			
ecuted the same for the purpose and			
nmission Expires:			
		REPLA	T PLAT
		PLATINUM STOP Lots 2 and	
		BEING A RE	
d issuing building permits until all		PLATINUM STO. LOTS 1, B	RAGE ADDITION LOCK A
accepted by the City. The approval of a ance or guarantee that any building		5.549 ACRE T	RACT OF LAND
fore issued, nor shall such approval City of the adequacy and availability for required under Ordinance 83–54.		SITUATED WA JOSEPH CADLE SURVE N.M. BALLARD SURVE ROCKWALL COUN CASE NUMBER F	TY, ABSTRACT NO. 65 Y, ABSTRACT NO. 48, TY, TEXAS.
		RANGEL LAND SURVEYING	DATE: 11-11-2015
		HFATH TEXAS 750.32	

PAGE	1	OF	2

RANGELLANDSURVEY@SWBELL.NET 214-325-8026

T.B.P.L.S. NO. 10077100

CLOSURE Report

4/1/2015 15:02

NORTHING	EASTING	BE	CARING		DISTANCE
4687.938	4628.381		000541508	_	
5354.771	5076.718	Ν	33°54'52"	E	803.537
5085.926	5325.791	S	42°48'50"	Ε	366.490
		Ν	42°50'16"	Ε	338.850
5334.399	5556.184	S	42°53'04"	Е	60.170
5290.311	5597.131	C	42°50'16"	To7	319 950
5034.432	5359.871				
5130.720	5270.664	Ν	42°48'50"	W	131.260
	E10E 400	S	22°36'40"	W	429.770
4733.984	5105.429	S	00°57'44"	W	54.050
4679.941	5104.521	N	89°02'16"	W	476.207
4687.938	4628.381				

Closure Error Distance> 0.00000 Total Distance> 3009.284 Polyline Area: 241709.180 sq ft, 5.549 acres

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### MEMORANDUM

- TO: Rick Crowley, City Manager
- FROM: Mary Smith, Assistant City Manager
- DATE: December 18, 2015

#### SUBJECT: Water and Wastewater Rate Increase

The City's comprehensive water and wastewater rate update has been completed. North Texas Municipal Water District (NTMWD) provided member city rate estimates for treated water and the consultant used those to make longer-term projections for the City's rate structures through 2020.

NTMWD proves treated water and operates wastewater treatment facilities for the City's benefit. The City issues long-term debt to finance capital improvement projects needed to accommodate growth. The combined impact of payments to NTMWD and to bondholders is that 77% of our budget goes to those two categories. The remaining 23% pays for maintenance of water and sewer mains, meter reading, billing, collection, maintenance of water towers, more than 40 lift stations and a variety of equipment.

The NTMWD rate effective October 1<sup>st</sup> reflected an increase of 11.0% from the prior year's rate. In addition to the increase, mandatory conservation measures and our resident's overwhelming response have had a dramatic effect on revenues and depletion of the water and wastewater reserves. The City cannot absorb the NTMWD rate increase without increasing rates and is only beginning to build reserves so none can be used to soften a proposed increase. The completion of the pipeline to Texoma to combat the Zebra Mussel problem, the building of new raw water supplies, and treatment capabilities will require significant rate increases in the NTMWD member rates over the coming years. Bond covenants require we maintain revenue debt coverage factors and our financial policy calls for a minimum of 60 days of working capital, which is the utility's equivalent of fund balance. Rate increases as proposed in the study will allow the city to meet the bond covenants and preserve a reasonable reserve level.

RCH Water Supply Corporation and Blackland Water Supply Corporation purchase wholesale water under long-term contracts with us. Both contracts call for rates to be determined by a cost of service study rather than be tied to our residential increases. This study was updated as well. The proposed rate for Blackland and RCH is proposed to be \$3.95 per thousand gallons. The study includes increasing rates each year those agreements are in place. The City of Heath contract is currently being renegotiated. The current agreement provides for a rate, which is 10cents higher than the member city rate. Staff is negotiating a longer-term contract with Heath at this time that will allow for more favorable rates (for Rockwall) in the coming years.

Council is asked to consider adoption of the accompanying resolution setting water and wastewater rates.

#### **CITY OF ROCKWALL, TEXAS**

#### RESOLUTION NO. 15-34

#### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE RATE TO BE CHARGED FOR WATER AND WASTEWATER SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 44, Article III, Section 44-74, of the City of Rockwall Code of Ordinances provides that rates and charges for water and wastewater services and the procedures relative to the collection thereof shall from time to time be set by resolution of the City Council; and

**WHEREAS**, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for water and wastewater services.

# NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THAT:

**SECTION 1.** The following monthly rates are hereby established and shall be collected for water and wastewater services billed by the City:

	<u>Meter size</u>	Water Rates	Was	tewater Rates
Monthly Minimum Bills:				
Residential:	0.75	\$ 22.35	\$	16.95
	1.00	26.14		19.80
	1.50	30.35		23.00
	2.00	38.30		29.05
Non-residential:	0.75	\$ 23.65	\$	16.95
	1.00	26.14		19.80
	1.50	30.35		23.00
	2.00	38.30		29.00
	3.00	54.30		37.40
	4.00	70.20		48.40
	6.00	86.08		59.35
Irrigation Meters:	0.75	\$ 23.65	\$	N/A
	1.00	26.14		N/A
	1.50	30.35		N/A
	2.00	38.30		N/A
	3.00	54.30		N/A
	4.00	70.20		N/A
	6.00	86.08		N/A
Rate per TH Gallons - Wate	r: Residential 2,001-12,000 gallons	\$ 3.40	\$	N/A
	Residential over 12,000 gallons	5.95		N/A
	Irrigation over 2,000 gallons	5.95		N/A
	Non-residential over 2,000 gallons	5.11		N/A
	Wholesale Contract Rate	3.95		N/A
Rate per TH Gallons - Wast	ewater:	N/A		2.95
	320			320

**SECTION 2.** Calculation of monthly volume charge for wastewater. The monthly volume charge for residential customers for wastewater service shall be calculated each year based on the average monthly water usage during the previous winter months, consisting of December, January, and February. Where no previous winter average is available, the Director of Finance shall estimate a volume to be used for this monthly charge. The monthly volume charge will be recalculated in March of each year.

**SECTION 3.** An initial deposit shall be required of all customers requesting utility service. Letters of good credit will not be accepted in lieu of a deposit. Required deposits shall be as follows:

Residential Meter Deposit Commercial Meter Deposit Irrigation Meter Deposit

**SECTION 4.** The residential meter deposit shall be refunded to the customer's account after a 36 month period of prompt payments. The customer's account history shall not reflect any late payments, disconnection of service or non-sufficient funds items received by the City, during this period. The 36 month period shall be calculated on a rolling calendar basis.

**SECTION 5**. Service is subject to disconnection if any amount of a bill is delinquent after the due date of the following month's bill. In addition to payment of the total amount of the bill for which service has been disconnected, a reconnection fee of twenty-five dollars (\$25.00) shall be charged to reestablish service. If a customer is disconnected for non-payment or payment by non-sufficient funds, a deposit shall be assessed prior to reconnection of services, if a deposit is not currently on file. If reconnection is requested after normal business hours, an additional after hours service charge of forty dollars (\$40.00) shall also be charged. If a technician has been dispatched, all of the above charges shall be due regardless of whether or not service has actually been terminated.

**SECTION 6.** Builders requiring water service during construction shall be required to place a service deposit of twenty- five dollars (\$25.00) per residential construction site, and thirty-five dollars (\$35.00) per commercial construction site.

**SECTION 7.** In the event of receipt of any payment, which is later deemed to be uncollectible by the City's depository, the customer shall be charged an administrative fee of thirty-five dollars (\$35.00) per occurrence.

**SECTION 8.** These rates and charges shall become effective and be in full force and effect beginning January 1, 2016.

# PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS <u>21<sup>ST</sup></u> DAY OF <u>DECEMBER</u>, <u>2015</u>.

**APPROVED:** 

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary

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## MEMORANDUM

- TO: Rick Crowley, City Manager
- FROM: Mary Smith, Assistant City Manager
- DATE: December 18, 2015

#### SUBJECT: Republic Waste Request for Rate Increase

With the extension of the solid waste contract with Republic Waste an increase to the collection rates was discussed. The increase is 3% on all residential and commercial collection rates. The accompanying resolution if adopted by the City Council will set the new rates to be effective 1/1/16.

The new residential rate reflects an increase of 27cents per month.

#### HHW Fee

The City Council collects a 64 cent per month Household Hazardous Waste collection fee about 10 years ago. While Republic has included this fee on their attachments, the funds are held by the City and are paid to the hazardous waste collection company based on collection volumes.

Council is asked to consider adoption of the resolution setting garbage rates for 1/1/16.

### CITY OF ROCKWALL, TEXAS

### RESOLUTION <u>#15-33</u>

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE COLLECTION RATE TO BE CHARGED FOR GARBAGE COLLECTION SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Chapter 34. Solid Waste, Article I. In General, Sec. 34-5 Collection Charges, of the City of Rockwall Code of Ordinances provides that the rates for garbage service within the city shall be established from time to time by city council resolution; and

**WHEREAS**, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for garbage collection services.

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

**SECTION 1.** That the following monthly rates are hereby established and adopted and shall be collected for garbage collection services billed by the City:

Reside	entia	al Rate	S							
	Twice per week collection									
Twice p	er m	onth bru	ish/bulky		\$11.6	65				
Recycle	;				\$2.03	3 ре	er month			
Polycar	t Ren	ital			\$3.62	2 pe	er month			
Comm	nerci	ial Rat	es							
Twice p	er we	eek han	d collection	\$15.9	99					
		1X	2X	32	X		4X	5X	6X	Extra
2 yd	\$	74.44	\$137.71	n/	a		n/a	n/a	n/a	\$ 41.99
3 yd	\$	83.85	\$155.11	n/	a	n/a		n/a	n/a	\$ 46.57
4 yd	\$1	04.82	\$193.90	\$26	69.94		n/a	n/a	n/a	\$ 51.74
6 yd	\$1	25.78	\$232.70	\$32	3.57		\$400.84	n/a	n/a	\$61.20
8 yd	\$1	57.23	\$290.87	\$40	4.56	4.56 \$501.02		\$583.10	\$652.84	\$ 72.44
ŀ	Roll C	Off		Com	oactor	S				
2	0 yd	\$437.3	0	3	0 yd p	okr	\$490.30			
3	0 yd	\$459.8	3	3	5 yd p	okr	\$528.74			
4	0 yd	\$477.0	5	4	2 yd p	okr	\$528.74			
Del /	Exc	\$152.4	0					_		
Daily re	ental	\$ 3.9	9							

Rentals range from \$1.00 to \$600.00 per month (determined by age, type, size of compactor). Installation is not included.
**SECTION 2.** That these rates and charges shall become effective and be in full force and effect starting January 1, 2016.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS  $21^{\text{st}}$  DAY OF <u>DECEMBER</u>, 2015.

APPROVED:

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

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CITY OF ROCKWALL, TEXAS *MEMORANDUM* 

то:	Mayor and City Council
CC:	Rick Crowley, <i>City Manager</i> Brad Griggs, <i>Assistant City Manager</i> Timothy M. Tumulty, <i>Director of Public Works/City Engineer</i>
FROM:	Ryan Miller, Director of Planning and Zoning
DATE:	December 21, 2015

SUBJECT: Streets Adjacent to Schools and Parks

On December 7, 2015, the City Council directed staff to prepare an ordinance to increase the street cross section adjacent to schools and parks from a 29-foot section to a 41-foot section (*back-of-curb*). The proposed 41-foot street cross section will allow parking on both sides of the street while accommodating two (2) way traffic circulation. Below are examples of the currently required street cross section followed by the proposed street cross section.

Residential Street Cross Section



Modified Residential Street Cross Section Adjacent to Schools and Parks



Attached to this memorandum is a draft ordinance making the required changes to Section 38-19, *Street Improvements and Oversizing*, of Chapter 38, *Subdivisions*, of the Code of Ordinances.

### **CITY OF ROCKWALL**

### ORDINANCE NO. <u>16-XX</u>

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING SECTION 38-19, *STREET IMPROVEMENTS AND OVERSIZING*, OF CHAPTER 38, SUBDIVISIONS OF THE CODE OF ORDINANCES AS SET FORTH HEREIN; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and

WHEREAS, the City Council of the City of Rockwall, Texas has directed staff to increase the size of streets adjacent to schools and parks to allow for proper traffic circulation during peak usage hours; and

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

<u>Section 1.</u> That the Section 38-19(b), *Street Improvements and Oversizing*, of Article I, *In General*, of Chapter 38, *Subdivisions*, of the Code of Ordinances be hereby amended to henceforth read in its entirety as follows:

(b) All new roads within proposed subdivisions shall, at a minimum, be built to a width and design which will adequately serve that subdivision. In addition, when required by the city in the interest of the community, the developer may be required to build larger streets to the width shown on the thoroughfare plan. If more than 48-feet (back of curb to back of curb) is constructed, the city will reimburse the developer for the excess width when funds become available, unless the additional width was required by the city engineer or traffic planner to adequately serve the needs of that subdivision. In cases were a street is adjacent to a school or public park, the city engineer or planner may require a 41-foot street (back of curb to back of curb) to facilitate proper traffic circulation. Streets which dead-end at power lines, railroads, or similar rights-of-way, which are intended for future extension across these rights-of-way, shall be constructed in rights-of-way for half the distance across the rights-of-way. Where streets are adjacent to undeveloped land and the property line is normally the centerline of the street, the developer shall provide right-of-way of sufficient width and shall construct paving a minimum width of 24 feet, if deemed necessary by the city engineer or <del>t**raffic</del> planner. If the city, in the interest of the community, requires the subdivider</del>** to construct more than 24 feet, the city will reimburse the cost of the excess width to the developer who installed the paving, at the actual cost of construction, with no reimbursement for additional right-of-way which required to construct the additional paving in excess of 24 feet as funds are available. No reimbursement will be made, however, when the city engineer or **traffic** planner determines that the excess width is required to serve that subdivision. When, in the city council's judgment, it is not feasible to construct the street and/or railroad crossing at the time of development of the subdivision, escrow for the development of the subdivision, escrow for the developer's portion of the cost may be provided in accordance with this section. In the event the street and/or railroad crossing has been constructed or is being constructed by others, the developer shall pay his pro rata share of the improvements. Escrow or pro rata shall be payable prior to construction of streets and utilities.

<u>Section 2.</u> That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

 Section 3.
 That the Code of the City of Rockwall, Texas, as amended, shall remain in full force

 Amendments to Section 38-19; Code of Ordinances
 Page 1
 City of Rockwall, Texas

 Ordinance No. 16-XX;
 City of Rockwall, Texas
 City of Rockwall, Texas

and effect, save and except as amended by this ordinance;

<u>Section 4.</u> That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

<u>Section 5.</u> 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 4<sup>TH</sup> DAY OF JANUARY, 2016.

ATTEST:	Jim Pruitt, <i>Mayor</i>
Kristy Ashberry, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 <sup>st</sup> Reading: <u>December 21, 2015</u>	
2 <sup>nd</sup> Reading: January 4, 2016	

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City of Rockwall *The New Horizon* 

### MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: December 11, 2015

SUBJECT: 2016 TCAP Board of Director Election Ballot

The City of Rockwall has been a member of the Texas Coalition for Affordable Power for purchase of its retail energy since the beginning of electric deregulation. Texas Coalition for Affordable Power ("TCAP") is a non-profit political subdivision corporation established by the 2010 merger of Cities Aggregation Power Project, Inc. ("CAPP") and South Texas Aggregation Project, Inc. ("STAP"), both created in 2001 to aggregate members' power needs in order to negotiate better electric prices for their members. TCAP is one of the largest political subdivision aggregation groups in Texas with over 160 political subdivision members that purchase approximately 1.4 billion kWh annually.

TCAP is run entirely by its members. TCAP's 15-person Board of Directors, consisting solely of member city employees, is elected by its members to govern the organization. Board membership is structured to ensure that both large and small members are represented and the Board of Directors meets once per month throughout the state. The Board's guiding purpose and objective is to pursue low cost power options for members while maintaining price stability with minimal risk that could impact the annual city budgets of members. Its secondary objective is to advocate market reforms that enhance competition for the benefit of all consumers.

The City of Rockwall is being asked to cast a ballot for seven positions from the nine candidates. Attached is a brief biography of each nominee for your review and consideration. The only candidate that staff has any knowledge of is Mark Israelson from Plano. Council might want to consider casting votes for cities in our area or those which are comparable to Rockwall. Ballots are due on or before Thursday, December 31, 2015.

### BALLOT - 2016/2017 TCAP BOARD OF DIRECTORS

### Instructions for Voting:

Only one ballot per member city/entity. The member representative is entitled to cast seven votes for the seven positions to be filled. PLEASE BE SURE THAT NO MORE THAN SEVEN CANDIDATES HAVE BEEN CHECKED! **Ballots with more than seven cast votes will be rejected.** No more than one vote may be cast for the same nominee. Places 2, 4, and 6 will be filled by the three candidates in the high consumption (HC) category receiving the most votes. Place 8 will be filled by the candidate in the medium consumption (MC) category receiving the most votes. Place 10 will be filled by the candidate in the low consumption (LC) category receiving the most votes. Places 12 and 14 will be filled by the two candidates receiving the most votes but who were not elected to a particular consumption category. The exception to this rule is the requirement in TCAP Bylaws that stipulates the board of directors include at least one member from each of the four ERCOT zones (North, South, West, and Houston). Nominees who are incumbents (I) are noted on the ballot.

### (Vote for seven)

Mark Israelson, Plano – HC (I)	□ Christopher P. Bentley, Whitney - LC
□ Courtney Alvarez, Kingsville – LC (I)	□ Odis Dolton, Abilene – HC (I)
□ Karen Bostic, North Richland Hills – MC (I)	□ Michelle Guelker, Colorado City - LC
Ann Garmon, Vernon - LC	Robert Hauk, Tomball - LC
□ Miles Risley, Corpus Christi – HC (I)	

### Please complete and return by 5 p.m. C.S.T., Thursday, December 31, 2015 to:

Margaret Somereve, TCAP Secretary 15455 Dallas Parkway, Suite 600 Addison, TX 75001 or msomereve@tcaptx.com You may also submit in person by 10:00 a.m. at the January 8, 2016 TCAP Meeting Submitted by (MUST BE COMPLETED):

Printed Name

Signature

Member City/Entity:

Alphabetical



### Courtney Alvarez, City of Kingsville

Courtney Alvarez is the City Attorney for the City of Kingsville, Texas. She has served as a city attorney for Kingsville since 2000. She received a BBA in International Business and a BBA in Finance from the University of Texas in Austin. Courtney attended law school at the South Texas College of Law in Houston and interned at the Texas Supreme Court. Prior to her career in Kingsville, she worked at an insurance defense firm in

Corpus Christi. She was involved with the South Texas Aggregation Project (STAP) from its creation in 2001 to its later merger with Cities Aggregation Power Project (CAPP) in 2011 to form TCAP. Courtney has served on the TCAP Board of Directors since its formation in 2011. She has been licensed to practice law in the State of Texas for twenty years.



### Christopher P. Bentley, City of Whitney

Chief Christopher P. Bentley is a twenty-one year veteran of Law Enforcement. As Whitney City Administrator/Chief of Police, he manages all departments within the city. The City departments consist of Public Works/Water, Fire Department/EMS Ambulance, Emergency Management, Police Department and city hall administration. These

departments consist of approximately 35 Full/Part-time employees. He oversees an annual operating budget of \$2.4 million dollars combining general fund with Water sewer. Chief Bentley is in the process of completing his Bachelor of Science degree in Criminal Justice Administration. Chief Bentley has held position several management positions within city government. He is a graduate of the TML 2014 Leadership academy, Blackwood Law Enforcement Management Institute school of Supervision. He has completed the TML, William "King" Cole City management training series. Chief Bentley has a TCLEOSE certified Field Training Officer, Firearms Instructor and a Special Weapons and Tactical commander. Chief Bentley serves as Emergency Management Coordinator for the City of Whitney. As the leader of the City of Whitney, Chief Bentley brings innovative planning ideas, leadership ability, proven management theories, and problem-solving techniques to the executive level. He holds active memberships with TML, Human Resources, and Texas Flood plan management, combined with the Texas Police Chief Association.



### Karen Bostic, City of North Richland Hills

Karen Bostic is an Assistant City Manager for the City of North Richland Hills and oversees administrative / fiscal services for the City including budget, finance, information services, municipal court, human resources, legislative analysis, organizational analysis and mineral leasing for city property. She is the city's

liaison for franchised utilities including electricity, telephone and gas and has oversight of the city's solid waste contract. Ms. Bostic earned a bachelor's of business administration in management from the University of Texas at San Antonio and a master's in public administration from the University of North Texas. She joined the City of North Richland Hills in 1999 as the city's director of budget and research. Prior to this, Ms. Bostic held positions with the City of Garland, Texas; the City of Kaufman, Texas and worked for several years in public accounting. She has been on the TCAP board of directors since 2011.

Alphabetical



### Odis Dolton, City of Abilene

Odis Dolton has served on the CAPP and now TCAP boards representing West Texas and Abilene. He currently serves as one of the Assistant Directors of Finance with the City of Abilene. Mr. Dolton has worked for the City of Abilene for over thirteen (13) years in Finance and Administrative Services as Assistant Director. He is Co-Owner of West Texas Home Health Services, a home health care company. He gives back to the

community through his work in the church, volunteer work on six different non-profit organizations and work with a youth football league. Mr. Dolton's undergraduate work at Abilene Christian University includes a BSW in Social Work and Industrial Education, and a BA in Drafting. He holds a Master's of Science in Social Work form Our Lady of the Lake in San Antonio, Texas.



### Anne Garmon, City of Vernon

Anne Garmon is the Finance Director of the City of Vernon TX (11,000 population). Prior to this she was a Budget Analyst for Alachua County FL and the City of Odessa TX and a Management Analyst for the City of Fort Worth TX. Ms. Garmon's non-

municipal experience includes being a Management Information Consultant for Andersen Consulting in Nashville TN and an Assistant Registrar for Valparaiso University in Valparaiso IN. She earned a bachelor of science in Finance from Murray State University and a M.B.A from the University of Kentucky. Ms. Garmon has recently been participating in TCAP by attending the April 10, 2015 Board Meeting and the June 25, 2015 Regional Meeting in Arlington TX.



### Michelle Guelker, City of Colorado City

Michelle Guelker currently works for the City of Colorado City as the Director of Operations overseeing the Public Works and Utilities Departments.

Michelle began her work life at an early age assisting her father and grandfather in the family's electrical contracting business. The business primarily did work in the oilfield, municipal, and industrial sector with some dealings in the residential service. After graduating from Angelo State University, Michelle work for the Mitchell County Economic Development Board and the Lone Wolf Groundwater Conservation District. It was during this time that Michelle learned the importance of water to the economic development and future of the State of Texas. With this thought in mind, Michelle pursued her TCEQ issued Class B Ground Water and Class C Waste Water licenses.

During her work with the Mitchell County Economic Development, Michelle was instrumental in the formation of several landowner groups who worked to bring wind energy to Mitchell County. Upon joining the City in 2010 as the Water Superintendent, Michelle began working with the Texas Commission on Environmental Quality to change the use of the City's effluent water from being disposed of through irrigation to being able to sell the water for use during the oil well's fracking process. By potentially changing where oil companies get the water needed for fracking purposes, could save millions of gallons of fresh water each year.

Since being promoted to Director of Operations in February, 2014, Michelle has worked with the developing FGE Texas Power I and II project. This new electric power plant will take and use the City's effluent water, saving approximately 300 million gallons of fresh water each year. Michelle, as with many small City employees across the State, wears many hats and has recently supervised an overhaul to the City's Permitting and Building Code Departments. With additional growth in response to the Cline Shale oil discovery and the FGE Power Plant project, Michelle is currently heading the development and inspections of several economic projects, including hotels/motels and food establishments.

Alphabetical



### **Robert Hauck, City of Tomball**

Robert S. Hauck was raised in Central Indiana, but moved to Southern California, where he completed his last two years of high school. In 1986, he joined the United States Army Reserve Corps and was assigned as a criminal investigator until 1994. Mr. Hauck began his law enforcement career as a Los Angeles Police Officer in May 1988, and worked a

variety of assignments such as, patrol, internal affairs, community relations, training, vice, and special operations. Mr. Hauck promoted to the rank of detective, where he worked as a death investigator, and soon after promoted to sergeant. In addition to working as a patrol supervisor, he was assigned as a commander's aide, internal affairs supervisor, and as a vice unit supervisor.

In 2001, Mr. Hauck was promoted to the rank of lieutenant and was initially assigned as a patrol watch commander. He also worked as the Assistant Employee Relations Administrator; Adjutant to the Commanding Officer, Operations-South Bureau; and Executive Officer to the Chief of Police. Prior to his promotion to captain, he served as the Department Advocate for two years. Mr. Hauck promoted to the rank of captain in 2006 and was first assigned as the Commanding Officer, West Los Angeles Patrol Division, and finally as the Assistant Commanding Officer, Metropolitan Division, where he was responsible for SWAT, K-9, Mounted Unit, Underwater Dive Team, and Waterborne Assault Team operations.

In June 2008, Mr. Hauck retired from the Los Angeles Police Department and joined the City of Tomball, Texas, where he served as Chief of Police until April 2014, when he was promoted to Assistant City Manager. Mr. Hauck holds a Bachelor of Arts degree in Business Administration, and a Master of Science degree in Management from The Johns Hopkins University. He is a graduate of the FBI National Academy, the West Point Leadership Program, Sherman Block Supervisory Leadership Institute, and Leadership North Houston.

Mr. Hauck is an active member in several professional organizations including the Texas City Managers Association; Texas Municipal League; International Association of Chiefs of Police; FBI National Academy Associates; Texas Police Chiefs Association; Houston Area Police Chief's Association (Past President); and Police Executive Research Forum. Although Mr. Hauck made the transition from full-time law enforcement into city management, he maintains his peace officer commission as a Reserve Captain with the Harris County Sheriff's Office. Mr. Hauck and his wife (Kathleen) have three children-Lauren (21); Conner (15); and

Madeline (13)



### Mark Israelson, City of Plano

Mark Israelson is the Director of Policy and Government Relations for the City of Plano. Mark's 12 years of work in Plano has included service as a Budget Analyst, Assistant to the City Manager, Director of Customer & Utility Services and Assistant City Manager. Mark currently serves on the Board of Directors of the Texas Coalition for Affordable Power (TCAP), the Boards of University of North Texas Alumni Association,

University of North Texas MPA Alumni and SEI Advisory, and is an active member of Urban Management Assistants of North Texas (UMANT), Texas City Management Association (TCMA), and ICMA. Before his employment with the City of Plano, Mark worked in the private sector as a utility and regulatory consultant specializing in utility rates for municipalities. After several years in the private sector, Mark entered local government after receiving an offer from the City of Plano. He earned his undergraduate degree in political science and his Master Degree in Public Administration from the University of North Texas, graduating in 1994 and 1996 respectively.

Alphabetical



### Miles Risley, City of Corpus Christi

Miles Risley has served as a director for TCAP since it was established at the beginning of 2011. He is currently President of TCAP. He has served as City Attorney for the cities of Victoria, Wichita Falls, and Corpus Christi. He has been involved in electricity regulation issues since 1994, when he became a municipal attorney in Victoria, Texas, and, in the following years represented Victoria to the Steering Committee of Cities

served by Central Power & Light and the South Texas Aggregation Project, Inc. (STAP). In 2009, he became the City Attorney for Wichita Falls and represented it to the Cities Aggregation Power Project (CAPP) and the Oncor Cities Steering Committee. In 2014, he became the City Attorney for Corpus Christi. As a municipal attorney for more than 20 years, Mr. Risley has drafted numerous resolutions and ordinances relating to electric, gas, and other utility issues. He has also negotiated franchise agreements with electric, gas, cable, and telephone providers. In addition, he has lobbied legislators throughout the years on various issues.

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### MEMORANDUM

то:	City Council
FROM:	Joey Boyd, Director of Internal Operations
DATE:	December 14, 2015
SUBJECT:	Transportation Study

The City of Rockwall hired Aecom's Transit Division to review information provided by STAR Transit related to their request for funding. Aecom collected data from STAR Transit, the North Central Texas Council of Governments, and held stakeholder's meetings with the City and Rockwall County.

Accom gave its final report at the previous City Council work session. Included in the City Council packet is the final report and the presentation from the previous meeting for your review and consideration. Due to time constraints at the work session, discussion time was limited so staff is placing this on the agenda for further discussion.

### City of Rockwall Transit Services Review

DECEMBER, 2015

**PREPARED BY:** 



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### **1.0 INTRODUCTION**

### 1.1 Background

The City of Rockwall is a community of 41,000 residents located in Rockwall County in the northeast part of the Dallas-Fort Worth (DFW) metropolitan area. Demand-responsive transit services are provided throughout Rockwall County by STAR Transit under a variety of local and private contracts. STAR Transit also provides demand response services in Kaufman County, the cities of Mesquite, Balch Springs, and Seagoville, and for limited medical trips throughout the region.

As a result of the 2000 Census, parts of Rockwall County (primarily within the cities of Rockwall and Heath) were designated as part of the DFW-Arlington urbanized area. Because STAR Transit provides services in both urbanized and rural areas, this change did not significantly affect the amount of federal funding available for transit services in Rockwall County until the Moving Ahead for Progress in the 21st Century Act (MAP-21) was enacted in 2013. MAP-21 shifted federal funding to a formula-driven allocation, with rural §5311 funding tied directly to service measures and population in rural areas. Urban §5307 funding for operating expenses in large urban areas is limited to Job access and reverse commute (JARC) programs.

As a result of these changes and the resulting decrease in available federal funding to STAR Transit, the service provider has had to explore opportunities for increased local funding, including raising the contract payments from participating local governments such as the City of Rockwall and Rockwall County.

In addition to increases needed to cover shrinking costs, STAR proposed an increase in service from seven to eight demand-response buses. This proposal was estimated to provide 64 hours of transit service per day at a cost of \$812,160 annually. After paying 50% through remaining grants and apportioning to the county and cities based on trip origin, the City of Rockwall's share for FY16 was estimated at approximately \$172,500.

This cost represents a significant increase over previous transit contributions. As such, the purpose of this study is to provide an assessment of the projected costs and review existing demand response services in Rockwall for efficiency and cost effectiveness. This assessment is based on a review of available information from the National Transit Database (NTD), STAR Transit, and local stakeholder interviews. The following sections include the results of a peer comparison, an analysis of Rockwall County service data, and guidance regarding future transit partnerships.

### 2.0 PEER COMPARISON (SYSTEM-WIDE)

### 2.1 Peer Selection

The peer review is based on service data from the 2013 National Transit Database. The data from the full set of national transit providers was downloaded and sorted across several measures for comparison to STAR Transit. Texas and Oklahoma Transit agencies were selected if they met the following criteria:

- Provided direct operation of some demand response service
- Operated between 10 and 100 vehicles during maximum service
- Have a service area population at least 50,000, but less than 1,000,000.

**Table 1** shows the agencies selected for the peer analysis and an overview of similar and distinguishing characteristics as compared to STAR Transit. **Figure 1** shows the location and relative size of selected peer providers.

Agency	Distinguishing Features	Service Area mi. <sup>2</sup>	Service Area Pop.	
Handitran Special Transit Division - City of Arlington	Smaller, but more dense service area. Available only to seniors and persons with a disability	199	368,216	
Corpus Christi RTA (The B)*	Similarly sized, but more dense service area. Operates more fixed route service. Majority of demand-response trips are contracted out.	841	342,412	
The Gulf Coast Center (Connect Transit)	Larger service area operating more fixed route service.	1,784	437,155	
Cleveland Area Rapid Transit (CART)	Smaller but more dense service area. Oklahoma provider governed by different state regulations and funding allocations.	27	52,826	
Texoma Area Paratransit System, Inc. (TAPS)	Much larger service area, primarily rural.	6,295	804,455	
City of Cleburne (CCT/Cletran)	Similarly sized service area.	725	153,441	
STAR Transit		908	184,648	
Public Transit Services (PTS)*	Larger, more rural service area.	1,855	147,568	
Special Programs for Aging Needs (SPAN)	Similarly sized, but more dense service area. Only serves rural areas not served by DCTA.	878	707,304	

### **Table 1: Selected Peer Transit Providers**

\* For comparison purposes, only directly-operated demand response services are included in the measures above. Source: NTD 2013 Data Tables



Figure 1: Peer Transit Providers Selected For NTD Analysis

### 2.2 Findings

Traditional service measures such as revenue hours, revenue miles, and operating and maintenance costs vary widely from system to system, due to the differences in service area size and population served. However, by looking at comparative metrics like cost per revenue hour, for example, STAR Transit's service efficiency and cost effectiveness can be evaluated against its peers. **Table 2** below shows these metrics across all peer transit providers.

Agency	Avg. Trip Length	Cost per Trip *	Cost per Hour *	Cost per Mile *	Trips per Hour*	Trips per Mile*	Service Hrs. per capita
Handitran Special Transit Division - City of Arlington	11.9 mi.	\$ 27.68	\$ 59.54	\$ 4.54	2.15	0.16	0.07
Corpus Christi RTA (The B)*	32.2 mi.	\$ 38.91	\$ 70.32	\$ 3.72	1.81	0.10	0.01
The Gulf Coast Center (Connect Transit)	17.8 mi.	\$ 39.61	\$ 93.33	\$ 4.33	2.36	0.11	0.03
Cleveland Area Rapid Transit (CART)	N/A	\$ 17.84	\$ 48.77	\$ 4.44	2.73	0.25	0.12
Texoma Area Paratransit System, Inc. (TAPS)	13.9 mi.	\$ 13.73	\$ 38.49	\$ 2.05	2.80	0.15	0.14
City of Cleburne (CCT/Cletran)	N/A	\$ 27.91	\$ 46.16	\$ 3.12	1.65	0.11	0.15
STAR Transit	7.3 mi.	\$ 21.63	\$ 50.95	\$ 3.05	2.36	0.14	0.32
Public Transit Services (PTS)*	N/A	\$ 22.97	\$ 44.67	\$ 2.36	1.94	0.10	0.25
Special Programs for Aging Needs (SPAN)	N/A	\$ 22.76	\$ 48.41	\$ 2.64	2.13	0.12	0.05
Straight Average of Peers	19.0 mi.	\$ 26.43	\$ 56.21	\$ 3.40	2.20	0.14	0.10

**Table 2: Peer Provider Service Metrics** 

\* For comparison purposes, only directly-operated demand response services are included in the measures above. Source: NTD 2013 Data Tables

STAR Transit's cost effectiveness, as shown by the per-hour and per-mile costs, is slightly better than average compared to similarly situated transit providers. The cost per hour of \$50.76 used as a basis for the contract price is also within this range. Service efficiency, reflective of trips per hour and trips per mile, is also about average. The key area of difference is that, relative to service area population, STAR Transit is providing more service per capita than any other peer provider.

As part of the peer analysis, service costs across spending categories were also analyzed. As shown in **Figure 2**, STAR Transit is spending less on general administration and maintenance than its peers, and the majority of expenses are for vehicle operation.



Figure 2: Percentage of Operating Expense by Spending Category

Note: Not all providers reported expenses at this level of detail. The above analysis only compares providers who responded. Source: NTD 2013 Data Tables

Overall, the peer analysis does not reveal any imbalanced expenditures or inappropriate costs for STAR Transit. Rather, the higher costs per capita in the STAR Transit service area are most appropriately attributed to the greater level of hours and miles of service being provided.

### **3.0 EXISTING CONDITIONS**

### **3.1 Historical Context**

Historical NTD Data for the STAR service area was also evaluated from previous years to understand trends. **Table 3** shows a variety of NTD service metrics across a four-year period from 2011 to 2014.

Measure	FY 11 (NTD)	FY 12 (NTD)	FY 13 (NTD)	FY 14 (NTD)
Operating Costs	\$2,570,827	\$2,655,982	\$3,008,399	\$3,878,837
Revenue Hours	49,285	60,707	59,047	68,816
Revenue Miles	1,204,267	1,283,059	985,510	1,244,927
Unlinked Passenger Trips	153,149	143,508	138,538	139,548
Farebox Revenues	\$63,223	\$68,047	\$95,152	\$134,025
Cost per Passenger	\$16.79	\$18.51	\$21.72	\$27.80
Cost per Revenue Hour	\$52.16	\$43.75	\$50.95	\$56.37
Cost per Revenue Mile	\$2.13	\$2.07	\$3.05	\$3.12
Average fare per boarding	\$0.41	\$0.47	\$0.69	\$0.96
Farebox Recovery Ratio	2.46%	2.56%	3.16%	3.46%

### Table 3: STAR Transit System-wide NTD metrics, 2011-2014

Note: 2012 NTD-reported farebox revenue also included \$1,349,342 in purchased transportation contract relationships, which are not included here in order to provide a more consistent approach across years.

Note: All numbers reflect STAR's directly operated demand response service only. Fixed route service is excluded. Source: 2011 – 2013 NTD Data Tables, 2014 STAR Transit NTD Submittal

As shown, there has been a general upward trend in operating costs, hours, and miles. The context of system expansion into Mesquite may help explain some of the larger increases between 2013 and 2014. However, it should be noted that total unlinked passenger trips have been declining since 2011, and remained flat during the expansion into Mesquite.

Although STAR Transit's current service efficiency and cost effectiveness metrics are good in relation to its peers, they are not as strong as they have been in previous years. As shown in **Figure 3**, the increasing costs combined with declining ridership results in an increasing cost per passenger.



Source: 2011 – 2013 NTD Data Tables, 2014 STAR Transit NTD Submittal

### 3.2 Rockwall County Service Data

The analysis of data specific to Rockwall County comes from the driver manifests provided by STAR Transit for the month of April 2015. April and October are typically ideal months for evaluating transit needs (school in session, ideal weather conditions, etc.) and typically reflect the highest transit ridership for the year. The week of April 13-17 was found to carry the highest ridership in April and was selected for detailed analysis.

Boardings and alightings for each bus across all five days were processed to reflect how many riders are on Rockwall's designated buses at any given time. This analysis does not represent the total trips served each hour, but rather takes trip length into account to get a sense of the typical load on the bus system across the service day. **Figure 4** shows the daily load across all Rockwall buses in operation (typically spread across 5-6 buses, tapering down in the early morning and evening).



Figure 4: Rockwall County Daily Load, April 13-17

Source: STAR Transit Trapeze Manifest from April, 2015

Each day reflected a similar pattern of trip density, with low volumes in the morning and a spike in mid-afternoon. No anomalies were identified between different days of the week, and given the nature of weekday service to the Rockwall Boys & Girls Club, this data is believed to be a good representation of service generally.

**Figure 5** shows the average of these five weekdays as well as the estimated maximum load. The maximum load is meant to capture, for each time period, the highest spike across all five days evaluated. For example, while the average weekday shows a distinct spike at 3:00 p.m., the estimated max load line reflects day-to-day variability showing a wider window (from about 2:00 p.m. to 4:00 p.m.) when buses may be responding to Boys & Girls Club trips. Similarly, more day-to-day variability in the 9:00 a.m. to 11:00 a.m. time frame results in a higher estimated maximum load than for the 11:00 a.m. to noon hour, which is consistently low.



Figure 5: Rockwall County Average and Maximum Weekday Load, April 13-17

It was not clear from the driver manifest data when a driver's designated break time occurred. The analysis shows that service to the Boys & Girls Club is driving the demand for vehicles in the afternoon, while many buses are running light loads the remainder of the day.

The second task of the current service analysis was to identify higher yield destinations that may be more efficiently served through fixed route service. Figure 6 reflects the top origins and destinations during the week of April 13-17<sup>1</sup>. This data includes locations where customers were both picked up and dropped off, so every ten boardings and alightings would represent an average of one round trip per day. Two private residences are mapped (in grey) to the nearest street corner for privacy considerations. It should be noted that for many demand-response systems, the residents with the highest need for the system can shift as circumstances (employment, vehicle availability, temporary disability, etc) change. Therefore these residences may not be as reflective of long-term transportation needs as other locations. Locations associated with Boys & Girls Club that occur consistently during the 3:00 p.m. spike are shown in orange. Locations that occur at high frequency throughout the day are shown in purple.

Source: STAR Transit Trapeze Manifest from April, 2015

<sup>&</sup>lt;sup>1</sup> A three-way tie resulted in 21 "top" locations, with counts of eight or more.



Figure 6: Most Frequented Locations, April 13-17

Note: Numbers reflect the total boardings and alightings made to each location during the week of April 13-17, 2015 Source: STAR Transit Trapeze Manifest from April, 2015

### 4.0 STAKEHOLDER INTERVIEWS

As part of the service review, a series of stakeholder interviews were conducted with NCTCOG staff, Rockwall County Officials, and a representative of STAR transit. A phone interview was conducted with Sarah Chadderton of NCTCOG. She explained that NCTCOG's role in the FTA federal funding process is to pass through funding to whatever service providers have been designated by local authorities. She provided insight into MAP-21 changes and noted that STAR's experience of decreasing funding for demand-response services is common among other providers.

An in person meeting was held with Rockwall County Judge David Sweet and Rockwall County Commissioner and STAR Board representative David Magness. As a result of this discussion, County Commissioner Magness met with STAR Transit representatives to negotiate an interim contract that reflected Rockwall's need for a lower cost while still maintaining level of service.

Finally, the consultant team met with Mike Sims in his role as consultant to STAR Transit. Mr. Sims explained his role for STAR Transit is to negotiate with NCTCOG and FTA and engage local government representatives in transit planning. He confirmed the interim agreement between STAR and Rockwall County would be for a 10,000 hour per year system utilizing five buses. He recommended two methods for obtaining additional funding in order to alleviate the total needed from the City of Rockwall. The first is to pursue a fixed route bus that targets job-access and reverse-commute trips, which would qualify for additional Federal FTA funding under the §5307 urban formula program. The second strategy is to pursue more standalone contracts with other local, non-governmental stakeholders. Any contracted revenue from entities in Rockwall County would contribute to the total local match required.

### **5.0 NEXT STEPS AND RECOMMENDATIONS**

### 5.1 Contract Assessment

After reviewing the preliminary data associated with this study, county and city officials met with representatives of STAR Transit to negotiate an interim agreement for service over the next year. This plan reduces the buses allocated to Rockwall from seven demand response to four demand response plus one fixed route bus.

During that time, it is recommended that Rockwall evaluate how well the new service meets the needs of the community. It will be imperative that data analysis and financial records be kept and freely communicated between all local stakeholders. The following factors should be tracked on a monthly basis in order to enable Rockwall to evaluate the service provided:

- Ridership for the City of Rockwall and Rockwall County
- Origin and destination information for City of Rockwall trips
- Service metrics including passengers per revenue hour, cost per revenue hour and cost per passenger
- Record of total service hours provided

- On-time performance
- Load factors
- Missed trips

Timely communication of service metrics and detailed accounting reports should be a requirement of any service contracts going forward. In addition, it is recommended that the city and county work together with STAR Transit to develop a set of minimum performance standards, as well as preferred remedies for addressing under-performing routes or unmet community needs. The service contract should also include detailed information regarding the responsibilities, powers, and liabilities of all involved parties.

### 5.2 Logisticare Allocations

According to data provided by STAR Transit, Logisticare services occurring in Rockwall County generated approximately \$15,000 for the month of October 2015. Logisticare trips are served under a separate contract with STAR Transit, and the revenue generated under this contract is not eligible to be used as a local match source. However, the revenue generated compared to the number of trips provided under the Logisticare contract (204 trips in October) would indicate more than enough revenue to cover the per-hour expenses associated with those trips<sup>2</sup>. As such, service metrics reported under the Rockwall County contract should reflect a reduction of total trips and revenue hours provided in the county to account for trips provided under the Logisticare contract.

In October, approximately 8% of trips in Rockwall County were associated with the Logisticare program. STAR Transit's preferred policy is to provide additional service in Rockwall County to account for Logisticare needs above the level of service agreed to under the contract with Rockwall County. However, the data currently available analyzed for this report does not distinguish between Logisticare and non-Logisticare revenue hours and no evidence has been provided that demonstrates service provided under the Rockwall County contract meets the service levels used to calculate the costs to Rockwall County and its partners. Moving forward, separate record-keeping by STAR for these two contracts will be necessary for Rockwall to make informed choices about the amount of service needed and to clearly understand the costs associated with those services. If revenue hours for Logisticare trips cannot be distinguished from other revenue hours provided in the county, then other remedies should be discussed and incorporated into the contract:

1. Determine a formula to allocate Logisticare services based on number of trips that is agreeable to all parties, and use this as a basis for reporting service statistics provided under the Rockwall and Logisticare contracts separately.

<sup>&</sup>lt;sup>2</sup> A percentage based approximation of hours associated with Logisticare trips results in 65 revenue hours of service in October, for approximately \$230 in revenue generated for each service hour provided. This estimate may not completely account for potential trip-sharing between Logisticare and non-Logisticare riders. However, even a very conservative estimate of 1 revenue hour per Logisticare trip would yield approximately \$75 in revenue per service hour (compared to STAR's cost of \$50.76 per revenue hour.

2. Base payment formula on a service metric that can be distinguished between the Logisticare and Rockwall County contracts, such as a per-trip or per-passenger cost.

### **5.3 Fixed Route Service**

The fixed route service should be developed through a combination of demand-response origin and destination information as well as community input. The top destinations provided above are a first-step; however, a better understanding of the relationship between origins and destinations will be necessary to fully structure a route. Stakeholder and community input are recommended to ensure that the transit needs of under-served or transit dependent communities are particularly understood.

Ideally, a fixed route that serves multiple functions throughout the day will perform better. For example, a route with the flexibility to serve some of the Boys & Girls Club demand in the afternoon could do a lot to alleviate the need for demand response trips at that time.

Other service delivery options may provide a potential cost-savings going forward. FLEX routes provide a hybrid of fixed route reliability while also providing limited deviations to serve customers who may otherwise need or prefer demand response. More focused analysis of driver's schedules may help to target service when it is most needed and either reduce costs during the morning and evening, or spread existing hours over a longer span. (I.e. overlapping two 8:00 a.m-4:00 p.m. and two 2:00 p.m.-10:00 p.m. shifts would provide the same four demand response buses during peak demand, but offer a longer span of service.) Finally, innovative scheduling may help target long-haul trips to certain days of the week or time of day to help encourage more efficient trip bundling.



# City of Rockwall ransit Service Review

## December 7, 2015



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8/17 STAR Transit presentation	8/18	8/19	8/20 NCTCOG Interview	8/21
to council	An	Analysis of NTD peer service metrics	eer service m	etrics
8/24	8/25	8/26	8/27	8/28
Received		Briefing to		Request for
STAR's April		city staff		additional
service data	Analys	Analysis of April service data	ce data	data
8/31	9/1	9/2	9/3	9/4
		City/county		
		and board		
		stakeholder		
		meeting		
10/5	10/6	10/7	10/8	10/9
	<b>Mike Sims</b>			
	Meeting			

<b>Overview of Funding Changes</b>	<ul> <li>2000 Census - Rockwall &amp; Heath designated part</li></ul>	<ul> <li>2013 - MAP-21 shifts funding to formula-driven</li></ul>	<ul> <li>Rural funding is tied directly to level of service</li></ul>	<ul> <li>2016 - STAR Transit's share of rural funding</li></ul>	• New transit contract scheduled to be developed in
	of the DFW-Arlington urbanized area	allocation	provided in rural areas	expected to decrease	April 2016

Peer Comparison 2013 National Transit Database Service Metrics

Agency	Service Area	Service Area Pop.	Unlinked Trips*	Rev. Hrs. *	Rev. Mi. *	Avg. Trip Length	O&M Cost *	Cost per Trip *	Cost per Cost per Trip * Hour *		Cost per Trips per Trips per Mile * Hour* Mile*	Trips per Mile*
Handitran Special Transit Division - City of Arlington	199	368,216	57,331	26,659	349,419	11.9 mi.	\$1,587,144	\$ 27.68	\$ 59.54	\$ 4.54	2.15	0.16
Corpus Christi RTA (The B)*	841	342,412	4,727	2,616	49,404	32.2 mi.	\$ 183,947	\$ 38.91	\$ 70.32	\$ 3.72	1.81	0.10
The Gulf Coast Center (Connect Transit)	1,784	437,155	35,860	15,220	328,144	17.8 mi.	\$1,420,512	\$ 39.61	\$ 93.33	\$ 4.33	2.36	0.11
Cleveland Area Rapid Transit (CART)	27	52,826	17,256	6,312	69,258	N/A	\$ 307,830	\$ 17.84	\$ 48.77	\$ 4.44	2.73	0.25
Texoma Area Paratransit System, Inc. (TAPS)	6,295	804,455	317,431	113,214	2,121,289	13.9 mi.	\$4,357,694	\$ 13.73	\$ 38.49	\$ 2.05	2.80	0.15
City of Cleburne (CCT/Cletran)	725	153,441	37,139	22,460	332,489	N/A	\$1,036,681	\$ 27.91	\$ 46.16	\$ 3.12	1.65	0.11
STAR Transit	908	184,648	139,094	59,047	985,510	7.3 mi.	\$3,008,399	\$ 21.63	\$ 50.95	\$ 3.05	2.36	0.14
Public Transit Services (PTS)*	1,855	147,568	72,913	37,495	709,576	N/A	\$1,674,898	\$ 22.97	\$ 44.67	\$ 2.36	1.94	0.10
Special Programs for Aging Needs (SPAN)	878	707,304	71,559	33,637	615,695	N/A	\$1,628,463	\$ 22.76	\$ 48.41	\$ 2.64	2.13	0.12
Average							\$1,524,646	\$ 26.43	\$ 56.21	\$ 3.40	\$ 2.20	\$ 0.14

ror companison purposes, on Source: NTD 2013 Data Tables

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Note: Numbers reflect the total boardings and alightings made to each location during the week of April 13-17, 2015 Source: STAR Transit Trapeze Manifest from April, 2015

LogistiCare Overview	<ul> <li>LogistiCare is the transportation service provided for Medicaid non-emergency trips funded through the Texas Health and Human Services Commission</li> </ul>	<ul> <li>STAR Transit currently provides the LogistiCare service in Rockwall County</li> </ul>	<ul> <li>LogistiCare and general public trips are operated as shared rides by STAR, revenue hours currently cannot be evaluated separately</li> </ul>	<ul> <li>Approximately 8% of trips in Rockwall County are for LogistiCare</li> <li>October 2015</li> <li>2,478 total trips in Rockwall County</li> <li>204 Logisticare Trips</li> </ul>	<ul> <li>Estimated revenue for Rockwall LogistiCare trips is about \$15,000 per month (based on data from October 2015)</li> </ul>	
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## Stakeholder Interviews

- Sarah Chadderton, NCTCOG
- Mike Townsend, Rockwall City Council
- Kevin Fowler, Rockwall City Council
- David Sweet, Rockwall County Judge
- David Magness, Rockwall County Commissioner
- Mike Sims, STAR Transit



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- STAR Transit's cost effectiveness metrics are in line with peers
  - Cost per hour
    - Cost per mile
- Spike in the afternoon due to Boys and Girls Club trips increases bus needs
- Service is made up of primarily short trips •
- LogistiCare trips make up approximately 8% of total trips in Rockwall County •
- Agreement between STAR and Rockwall County to operate the service with five buses
  - Develop plan for job-access based fixed-route

<b>Contracting Recommendations</b>	<ul> <li>Specify minimum service hours to be provided for agreed upon cost</li> </ul>	<ul> <li>Develop a fixed route job access service to complement demand response service</li> </ul>	<ul> <li>Establish performance measures and minimum service standards</li> </ul>	<ul> <li>Include role for City/County to monitor service metrics and costs</li> </ul>	<ul> <li>Encourage STAR Transit to develop formula to allocate LogistiCare trips separately from demand response trips</li> </ul>	<ul> <li>Develop contract with improved transparency between contractor and the City</li> </ul>	<ul> <li>Identify the specific responsibilities, powers, and liabilities of each party</li> </ul>	AECOM
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## Next Steps

- Assess level of service and efficiency of current system
- Develop short-term transit service plan including fixed-route service
- Determine designated service provider

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### Contact:

Andrew Ittigson, Project Manager – and

Jerry Smiley, Principal – <u>Jerry Smiley@ae</u>



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The New Horizon

### MEMORANDUM

TO: City Council

FROM: Joey Boyd, Director of Internal Operations

DATE: December 14, 2015

SUBJECT: Discussion of Airport Advisory Board

The City Council was previously provided with a letter sent to the tenants of the Ralph M. Hall / Rockwall Municipal Airport asking for input on a proposed set of airport rules and regulations. As a result, a group of airport tenants met with the Airport Subcommittee last week to discuss their concerns and the desire to form an Airport Advisory Board.

The formal definition and role of the group has not yet been determined. The Airport Subcommittee asked staff to place an item on the agenda to discuss the full Council's thoughts on the formation of an Airport Advisory Board and what the role of such a group might involve.

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