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Blank Page P2020-017 - Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.	
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MIS2020-006 - Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf Northgate Rockwall LD LP for the approval of an Exception to the utility placement requirements for overhead utilities in conjunction with a single- family residential subdivision on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.	
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Discuss and consider approval of a resolution nominating a candidate to fill a current vacancy on the Rockwall Central Appraisal District's Board of Directors, and take any action necessary.	
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Discuss and consider bulk / brush waste pick-up services, and take any action necessary.	
Memo	126
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Discuss and consider an update regarding the Complete Count Committee for the U.S. 2020 Census and take any action necessary.	
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ROCKWALL CITY COUNCIL REGULAR MEETING Monday, April 20, 2020 - 5:00 PM City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

THERE WILL BE NO "IN PERSON" MEETING AT ROCKWALL CITY HALL. IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING SOCIAL DISTANCING, SPECIAL NOTES PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN TONIGHT'S CITY COUNCIL MEETING MAY BE FOUND BELOW.

SUBMIT COMMENTS VIA E-MAIL

Citizens are encouraged to submit public comments at least 30 minutes in advance of the meeting by emailing them to: <u>PublicComments@rockwall.com</u>. Please include your name and address when submitting comments. Also, please be concise, and limit your comments to those that may be read within 3 mins. or less.

PARTICIPATE IN THE MEETING REMOTELY VIA "ZOOM"

Alternatively, citizens may wish to participate in the meeting virtually by joining with ZOOM, either via their computer, mobile device or telephone.

Special Notes: The public will be able to see and hear the City Council; however, only the two-way 'audio' feature of ZOOM will be utilized during the meeting for members of the public - <u>ZOOM video will</u> only be used by Council and staff. If you are WATCHING remotely via our city website's Swaglt "Live Stream," please note there is a significant delay, whereas, ZOOM is more "real time." Therefore, you should decide to do one or the other – choose either ZOOM OR "Live Video Streaming." Please do NOT try to do both at once, as the timing of the two services conflicts.

ZOOM REMOTE CONFERENCING INSTRUCTIONS

Register in advance to participate in the City Council meeting.

When: Apr 20, 2020 06:00 PM Central Time (US and Canada) Topic: Rockwall City Council Meeting April 20th @ 6PM

Register in advance for this webinar: https://us02web.zoom.us/webinar/register/WN 5M16bnN S0WJYzTfjSLtlg

After registering, you will receive a confirmation email containing information about joining the meeting.

NOTE: If calling in, press * 9 to request to speak or to cancel your request. You will be acknowledged to provide comments during the meeting. Please limit comments to 3 mins. or less.

WATCH THE MEETING "LIVE STREAM" ONLINE

The public may watch the meeting 'live' online by visiting:

http://www.rockwall.com/meetings/video.asp

Again, please do not try and do BOTH the "Live Stream" AND ZOOM at the same time, as the timing of the two services conflicts. If you feel you must watch the "Live Stream" while also on listening in on ZOOM, please MUTE the live stream's audio (as it is delayed, as compared to ZOOM).

I. CALL PUBLIC MEETING TO ORDER

II. EXECUTIVE SESSION. (5:00 P.M.)

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 legal issues pertaining to development in the Harbor District pursuant to Section §551.071 (Attorney/Client Consultation).
- Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors and a (re)appointment to the North TX Municipal Water District Board of Directors, pursuant to Section 551.074 (personnel matters)
- Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

III. ADJOURN EXECUTIVE SESSION

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

- V. INVOCATION AND PLEDGE OF ALLEGIANCE COUNCILMEMBER FOWLER
- VI. PROCLAMATIONS
 - **p.9 1.** "Happy 100th, Harvey!" Day
- VII. OPEN FORUM
- VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION
 - IX. CONSENT AGENDA
 - p.11 1. Consider approval of the minutes from the April 06, 2020 regular City Council meeting, and take any action necessary.
 - p.20 2. Consider approval of an ordinance for the temporary reduction of the current 55 miles per hour speed limit along SH-66 to 45 miles per hour from MP 609.829 to MP 610.796 during construction of FM 3549, and take action as necessary. (2nd reading)

- p.24 3. Consider approval of an ordinance for the increase of the current 65 miles per hour speed limit along IH-30 to 70 miles per hour from MP 03.358 to MP 06.145, and take action as necessary. (2nd reading)
- p.30 4. Consider authorizing a mowing contract extension to Grass Kisser in the amount of \$129,000 to be funded from the General Fund, Parks Operations Budget, and take any action necessary.
- p.32 5. P2020-012 Consider a request by Steve Arze of Zaph & Ath Properties for the approval of a Replat for Lots 4 & 5, Block A, Landing Point Addition being a 4.88-acre tract of land identified as Lot 1, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located north of the intersection of Airport Road and Industrial Boulevard, and take any action necessary.
- p.40 6. P2020-013 Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a Final Plat for Lots 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail, and take any action necessary.
- p.49 7. P2020-014 Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Dan Bobst of 101 Hubbard Dr., LLC for the approval of a Replat for Lot 2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road, and take any action necessary.
- p.58 8. P2020-015 Consider a request by Brian Wade of Raymond L. Goodson Jr., Inc. on behalf of Jason Linscott of Rockwall Regional Hospital, LLC for the approval of a Replat for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road [FM-3097], and take any action necessary.

- p.73 9. P2020-016 Consider a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot 1, Block L, Lake Rockwall Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.
- **p.81 10. P2020-017** Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.
- X. ACTION ITEMS
- **p.92** 1. MIS2020-006 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf Northgate Rockwall LD LP for the approval of an Exception to the utility placement requirements for overhead utilities in conjunction with a single-family residential subdivision on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.
- p.103 2. Discuss and consider directing the City Manager to enter into an Interim Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ), and take any action necessary.
- p.122 3. Discuss and consider approval of a resolution nominating a candidate to fill a current vacancy on the Rockwall Central Appraisal District's Board of Directors, and take any action necessary.
- p.124 4. Discuss and consider COVID-19 and its effect on business and personal health, and take any action necessary.
- **p.126** 5. Discuss and consider bulk / brush waste pick-up services, and take any action necessary.

p.128 6. Discuss and consider an update regarding the Complete Count Committee for the U.S. 2020 Census and take any action necessary.

XI. 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 legal issues pertaining to development in the Harbor District pursuant to Section §551.071 (Attorney/Client Consultation).
- Discussion regarding City's nomination associated with filling current vacancy on the Rockwall Central Appraisal District Board of Directors and a (re)appointment to the North TX Municipal Water District Board of Directors, pursuant to Section 551.074 (personnel matters)
- **3.** Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)

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

XIII. ADJOURNMENT

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

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

I, Kristy 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 17th day of April, 2020 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 or Margaret Delaney, Asst. to the City Sect. Date Removed



Mareas. Harvey Ladd is a first-generation American, born in Chicago in 1920, and one of four children of a Russian immigrant; and

Muereas. Harvey and his lovely wife, Rila have 3 children, 19 grandchildren and 15 great-grandchildren; and

Whereas, in his lifetime, Harvey has lived through the Great Depression; observed the rise and fall of multiple wars; witnessed the onset of planes and automobiles; fascinated over a plentitude of inventions, and experienced a global pandemic; and

Whereas. Harvey is a Navy veteran, a retired Dallas Reserve Officer, a worldtraveler, a do-it-yourselfer, an adventure-seeker, a magnificent story-teller and a fantastic man; and

Whereas. Harvey has a wonderful sense of humor, a passion for learning, and a strong belief in taking care of others; and

Whereas, Harvey's endearing personality always brings out the best in those who are blessed to know and be around him.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **April 15, 2020** as

"Happy 100th, Harvey!" Day

in the City of Rockwall and encourage all citizens to recognize and applaud Mr. Harvey Ladd for this special milestone as he and his family celebrate his 100th birthday.

In Witness Whereof, I hereunto set my hand and official seal this 9th day of April, 2020.

Jim Pruitt, Mayor

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1 MINUTES

-	
2	ROCKWALL CITY COUNCIL REGULAR MEETING
3	Monday, April 06, 2020 - 5:00 PM (Executive Session) 6:00 PM (Regular Mtg.)
4	City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087
5	
6 7	I. CALL PUBLIC MEETING TO ORDER AND HOLD EXECUTIVE SESSION. (5:00 P.M.)
8 9 0 1 2 3	Mayor Pruitt called the meeting to order at 5:01 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Dana Macalik, Councilmembers Patrick Trowbridge, John Hohenshelt, Bennie Daniels, Kevin Fowler, and Trace Johannesen, as well as City Manager Rick Crowley and Assistant City Managers Mary Smith and Joey Boyd. Mayor Pruitt then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.
4 5	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:
6 7 8 9 0 1 2 3	 Discussion regarding legal issues pertaining to potential development in the Extraterritorial Jurisdiction (ETJ) pursuant to Section §551.071 (Attorney/Client Consultation). Discussion regarding an Interlocal Cooperation Agreement between the City of Rockwall and Rockwall County pursuant to Section §551.071 (Consultation with Attorney). Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)
4	II. ADJOURN EXECUTIVE SESSION
5 6 7	Council adjourned from Executive Session at 5:26 p.m.
8 9	III. RECONVENE PUBLIC MEETING (6:00 P.M.)
)	Mayor Pruitt reconvened the public meeting at 6:00 pm with all Council Members being present.
l	IV. INVOCATION AND PLEDGE OF ALLEGIANCE – MAYOR PRUITT
2	Mayor Pruitt delivered the invocation and led the Pledge of Allegiance.
3	V. PROCLAMATIONS
4	1. Child Abuse Awareness & Prevention Month
5 6 7 8 9 0	Mayor Pruitt read the proclamation for Child Abuse Awareness & Prevention Month. Mayor Pruitt introduced Patricia Mejia, President/CEO of the Rockwall County Child Advocacy Center. Mrs. Mejia provided commentary pertaining to the importance of eradicating child abuse and increasing social awareness of this tragic reality. Mayor Pruitt pointed out that the lights on City Hall will be lit up 'blue' in recognition of Child Abuse Awareness Month throughout April.
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41 **VI. O**PEN **F**ORUM

42 Mayor Pruitt asked if anyone would like to address Council at this time. There being no one indicating such,

- 43 Mayor Pruitt then closed Open Forum.
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45 VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

46 No action was taken as a result of Executive Session.

47 VIII. CONSENT AGENDA

- 48 1. Consider approval of the minutes from the March 16, 2020 regular City Council meeting, and take 49 any action necessary.
 - 2. Consider approval of the minutes from the March 19, 2020 Emergency City Council meeting, and take any action necessary.
 - 3. Z2020-001 Consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 844 Zion Hill Circle, and take any action necessary (2nd Reading).
- 57 4. Z2020-004 - Consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer 58 Osornio for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill in 59 an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre 60 parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, 61 Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential 62 Neighborhood Overlay (SRO) District, addressed as 705 Peters Colony, and take any action 63 necessary (2nd Reading).
- 64 5. Z2020-005 - Consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer 65 Osornio for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill in 66 an Established Subdivision for the purpose of constructing a single-family home on a 0.11-acre 67 parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County, 68 Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential 69 Neighborhood Overlay (SRO) District, addressed as 703 Peters Colony, and take any action 70 necessary (2nd Reading).
- 6. Z2020-008 Consider a request by Scott Mommer of Lars Andersen & Associates, Inc. on behalf 72 of Suzanne Russo of Home Depot USA, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) to allow the Rental, Sales and Service of Heavy Machinery and Equipment in 74 conjunction with an existing general retail store on an 11.389-acre parcel of land identified as Lot 1, Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned 76 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 765 77 E. IH-30, and take any action necessary (2nd Reading).
 - 7. Consider approval of an ordinance for the temporary reduction of the current 55 miles per hour speed limit along SH-66 to 45 miles per hour from MP 609.829 to MP 610.796 during construction of FM 3549, and take action as necessary. (1st reading)
- 81 8. Consider approval of an ordinance for the increase of the current 65 miles per hour speed limit 82 along IH-30 to 70 miles per hour from MP 03.358 to MP 06.145, and take action as necessary. 83 (1st reading)

84	9. Consider approval of a resolution for the annual adoption of pro-rata equipment fees to be paid
85	by developers in accordance with the Mandatory Neighborhood Park Land Dedication Ordinance,
86	and take any action necessary.
87	10. Consider approval of a resolution for the annual adoption of cash-in-lieu of land fees to be paid
88	by developers in accordance with the Mandatory Neighborhood Park Land Dedication Ordinance,
89	and take any action necessary.
90	11. Consider approval of a resolution authorizing the City Manager to enter into Forbearance
91	Agreements with local hoteliers regarding hotel occupancy taxes, and take any action necessary.
92	Councilman Daniels pulled item #8 for discussion. Councilmember Trowbridge pulled item #11 for
93 04	discussion. Councilman Trowbridge then moved to approve the Consent Agenda, less items # 8 and 11 (#s
94 95	1, 2, 3, 4, 5, 6, 7, 9, and 10). Mayor Pro Tem Macalik seconded the motion. The ordinances were read as follows:
95 96	CITY OF ROCKWALL
97	ORDINANCE NO. 20-06
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99	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
$\begin{array}{c} 100 \\ 101 \end{array}$	AMENDING THE UNIFIED DEVELOPMENT CODE [<i>ORDINANCE NO. 20-02</i>] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN
101	ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1)
103	DISTRICT FOR A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK B,
104	ZION HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED
105 106	AS 844 ZION HILL CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A
100	PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS
108	(\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;
109	PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.
110	
111 112	CITY OF ROCKWALL ORDINANCE NO. 20-07
112	SPECIFIC USE PERMIT NO. <u>S-213</u>
114	
115	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
116	AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE
117	CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS
118 119	TO GRANT A SPECIFIC USE PERMIT (SUP) FOR <i>RESIDENTIAL INFILL IN AN</i> ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTIN OF A SINGLE-FAMILY
120	HOME ON A 0.11-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, SANGER
121	ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE
122	SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR
123 124	SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM
124	OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN
126	EFFECTIVE DATE.
127	CITY OF ROCKWALL
128	
129 130	SPECIFIC USE PERMIT NO. <u>S-214</u>
131 132	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [<i>ORDINANCE NO. 20-02</i>] OF
132	THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED,
134	SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN
135	ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTIN OF A SINGLE-FAMILY
136 137	HOME ON A 0.11-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE
1.57	City Council Minutes Monday, April 06, 2020
	, <u>-</u> <u>-</u>

138 139 140 141 142 143 144 145	SPECIFICALLY DESCRIBED IN <i>EXHIBIT 'A'</i> OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE. CITY OF ROCKWALL ORDINANCE NO. <u>20-09</u> SPECIFIC USE PERMIT NO. S-215
146	
147 148 149 150 151 152 153 154 155 156 157 158	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT ON AN 11.389-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HOME DEPOT-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.
158	CITY OF ROCKWALL
160	ORDINANCE NO. <u>20-XX</u>
161	
162 163	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE
163	PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON STATE HIGHWAY
165	NO. 66 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF
166	ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A
167	FINE NOT TO EXCEED \$200.00 FOR THE VOILATION OF THIS ORDINANCE; AND
168 169	PROVIDING FOR AN EFFECTIVE DATE.
170	The motion passed by a vote of 7 ayes to 0 nays.
170	The motion passed by a vote of 7 ayes to o hays.
172	Councilmember Daniels discussed item #8, generally expressing concern for increasing the speed limit
172	along this stretch of IH-30, pointing out that several accidents per week happen along this stretch of the
174	interstate. Discussion took place pertaining to the speed study and what, if anything, would happen if the
175	City Council did not approve this ordinance to raise the speed limit. Councilmember Daniels made a motion
176	to deny the ordinance to increase the speed limit. Mayor Pruitt seconded the motion. Chief of Police, Chief
177	Geron then provided brief comments at the request of the mayor. He generally indicated the belief that
178	changes in the accident counts will likely be negligible with a change in speed limit from 65 to 70 mph.
179	Council asked staff to obtain additional information prior to the next city council meeting related to what
180	will happen if the city council denies an ordinance to increase a speed limit. Councilmember Daniels then
181	withdrew his motion, and the mayor withdrew his 'second.' Councilmember Johannesen moved to
182	approve the speed zone ordinance. Councilmember Fowler seconded the motion. The ordinance was read
183	as follows:
184	
185 186	ORDINANCE NO. <u>20-XX</u>
180	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
188	ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER
189	THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE
190 191	NO. 30 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY
171	RUGRWALL, TEARS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALIT

192 193 OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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195 The motion to approve Consent Agenda item #8 passed by a vote of 7 ayes to 0 nays.

197 Councilmember Trowbridge sought clarification regarding Consent Agenda item #11. Assistant City 198 Manager Mary Smith explained that two hoteliers approached the city, asking if there is any way that they 199 may be able to delay quarterly payments to the City. Councilmember Trowbridge pointed out that 200 hoteliers have already collected the monies they are asking to delay paying to the City. Councilmember 201 Hohenshelt weighed in, generally indicating that the businesses that have requested this have likely done 202 so because of 'cash flow' concerns due to low occupancy rates caused by the ongoing COVID-19 pandemic. 203 Trowbridge went on to express concerns about hoteliers delaying payment to the city for taxes they have 204 already collected. Hohenshelt shared that if forbearances are granted, those who enter into agreements 205 with the city will still have to ensure payment is made to the City by the end of this calendar year. Following the discussion, Councilmember Johannesen moved to approve Consent Agenda item #11. Councilmember 206 207 Fowler seconded the motion. The motion passed by a vote of 7 ayes to 0 nays. 208

Following Consent Agenda, Mayor Pruitt read the proclamation for Child Abuse Prevention and AwarenessMonth.

212 **IX. ACTION ITEMS**

2131.**Z2020-002** - Discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry214for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill in an215Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre216parcel of land identified as Lot 8, Block D, Foree Addition, City of Rockwall, Rockwall County,217Texas, zoned Single-Family 7 (SF-7) District, addressed as 702 Parks Avenue, and take any action218necessary (2nd Reading)

Indication was given that this item appears under "Action Items" this evening (instead of "Consent") because it did not receive unanimous approval at the last city council meeting. Councilmember Hohenshelt then moved to approve Z2020-002 and the associated ordinance. Mayor Pro Tem Macalik seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL ORDINANCE NO. <u>20-10</u> SPECIFIC USE PERMIT NO. <u>S-216</u>

228 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, 229 AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF 230 THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, 231 SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN 232 **ESTABLISHED SUBSIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY** 233 HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8, BLOCK D, FOREE 234 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE 235 SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR 236 SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE 237 SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING 238 FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING 239 FOR AN EFFECTIVE DATE. 240

The motion passed by a vote of 4 ayes, 2 nays (Pruitt and Johannesen), and 1 abstention (Trowbridge).

242	
243	2. Z2020-003 - Discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry
244	for the approval of an ordinance for a Specific Use Permit (SUP) for Residential Infill in an
245	Established Subdivision for the purpose of constructing a single-family home on a 0.161-acre
246	parcel of land identified as Lot 7, Block D, Foree Addition, City of Rockwall, Rockwall County,
247	Texas, zoned Single-Family 7 (SF-7) District, addressed as 610 Parks Avenue, and take any action
248	necessary (2nd Reading).
249	Indication was given that this item appears under "Action Items" this evening (instead of "Consent")
250	because it did not receive unanimous approval at the last city council meeting. Hohenshelt moved to
250	approve this item. Mayor Pro Tem Macalik seconded the motion. The ordinance was read as follows:
	approve this item. Mayor Pro Tem Macalik seconded the motion. The ordinance was read as follows:
252	
253	
254 255	ORDINANCE NO. <u>20-11</u>
255 256	SPECIFIC USE PERMIT NO. <u>S-217</u>
257	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
258	AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF
259	THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED,
260	SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN
261	ESTABLISHED SUBSIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY
262	HOME ON A 0.161-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK D, FOREE
263	ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE
264	SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR
265	SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE
266	SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING
267	FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING
268	FOR AN EFFECTIVE DATE.
269	
270	The motion passed by a vote of 4 ayes, 2 nays (Pruitt and Johannesen), and 1 abstention (Trowbridge).
271	
272	3. Z2020-007 - Discuss and consider a request for the approval of an ordinance for a Text
273	Amendment to amend Article 08, Landscape and Screening, of the Unified Development Code
274	(UDC) for the purpose of changing the fence standards for existing and infill single-family and
275	duplex properties, and take any action necessary (2nd Reading).
276	
277	Mayor Pruitt moved to approve Z2020-007. Councilmember Hohenshelt seconded the motion. The
278	ordinance was read as follows:
278	CITY OF ROCKWALL
280	ORDINANCE NO. <u>20-05</u>
281	
282	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
283	AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE
284	CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SECTION
285	08.03(B), FENCE STANDARDS FOR EXISTING AND INFILL SINGLE-FAMILY AND
286	DUPLEX PROPERTIES, OF ARTICLE 08, LANDSCAPE AND FENCE STANDARDS, AS
287	DEPCITED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF
288	FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR
289	EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A
290	REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.
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292	The motion passed by a vote of 6 ayes to 1 nay (Fowler).
293	

- 294 4. Discuss and consider a request by Art Anderson with Winstead on behalf of DR Horton for the 295 approval of an exception and/or exemption to the temporary residential moratorium in 296 accordance with the requirements of Ordinance No. 19-44, and take any action necessary. 297 Mayor Pruitt shared that DR Horton has asked to postpone this item until the city is no longer dealing with 298 the Coronavirus. So, this item was not addressed by Council at this time. 299 300 5. Discuss and consider provisions related to enacting and/or extending an Emergency Disaster 301 Declaration, and take any action necessary. 302 Mayor Pruitt explained that he signed an updated, new declaration today, and he would like the council 303 to consider voting to extend said declaration until April 30. He pointed out that one, minor modification 304 was made to Section 7 compared to the draft that was included in tonight's meeting packet. Following 305 brief discussion, Councilmember Trowbridge moved to approve the disaster declaration, as modified, 306 including extending its expiration to April 30, 2020. Mayor Pro Tem Macalik seconded the motion, which 307 passed by a vote of 7 ayes to 0 nays. 308 309 Mayor Pruitt then called upon Councilmember Daniels to share information he has gleaned as part of the 310 countywide Corona Virus Task Force. Daniels provided extensive commentary, as did Mayor Pruitt. 311 312 6. Discuss and consider the City's current financial position and projected future revenue impacts, 313 and take any action necessary. 314 Mayor Pruitt shared that the Rockwall County Central Appraisal District will be mailing out annual tax 315 appraisals on April 15. He generally expressed concern about said notices going out because if a resident 316 lives in a house that is appraised at \$200k - \$450k, his or her tax appraisal will reflect about a 15% increase 317 over last years' appraisal. Mrs. Smith shared that she has concerns about the thousands of protests that 318 are scheduled and held each and every year in the county. She has no idea how those protests would be 319 safely held, especially considering the small space at the CAD offices, coupled with 'social distancing' that 320 is necessary at this time. She went on to share her assessment of the economic outlook for the city. She 321 generally explained that the city had such good sales tax revenues for the first six months of the fiscal year 322 that if the city takes a 25% 'hit,' it will be ok. If it takes a 50% hit, the city will take a noticeable 'hit.' She 323 went on to explain that it will be several months before we know what the actual impact(s) of this 324 economic downturn will be. Council took no action concerning this agenda item. 325 326 X. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT 327 CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS. 328 329 Councilmember Daniels provided an update pertaining to the recent April 1st Census, as of April 3rd. He 330 went on to share that the National response rate is at 43.9%, and Texas is at 39% (ranks 42). He went on 331 to share that Rockwall County has a 50% response rate (which puts us at the #1 rank for counties in Texas). 332 The City of Rockwall has a 50.5% response rate as of April 3. He went on to share that three tract within 333 Rockwall are concerning as far as getting them to report their Census numbers. They generally include 334 "Lake Rockwall Estates," "Old Town," and the "Southside" neighborhoods. 335
 - **1. Departmental Reports**
 - 337Building Inspections Monthly Report February 2020338Fire Department Monthly Report February 2020

339	Parks & Recreation Department Monthly Report - February 2020
340	Police Department Monthly Report - February 2020
341	Sales Tax Historical Collections - February 2020
342	Water Consumption Statistics - February 2020
343	2. City Manager's Report
344	City Manager Rick Crowley indicated that 'calls for service' are 'down' in both the fire and police
345	departments. He thanked the county's Chamber of Commerce for the work it has been doing with local
346	businesses, applauding it for choosing to represent ALL businesses in Rockwall (not just Chamber business
347	members) during this difficult time.
348 349	XI. EXECUTIVE SESSION
350	THE CITY OF ROCKWALL CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION TO DISCUSS THE
351	FOLLOWING MATTERS AS AUTHORIZED BY CHAPTER 551 OF THE TEXAS GOVERNMENT CODE:
352	1. Discussion regarding legal issues pertaining to potential development in the Extraterritorial
353	Jurisdiction (ETJ) pursuant to Section §551.071 (Attorney/Client Consultation).
354	2. Discussion regarding an Interlocal Cooperation Agreement between the City of Rockwall and
355	Rockwall County pursuant to Section §551.071 (Consultation with Attorney).
356	3. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland,
357	Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD)
358	regarding water rates pursuant to Section §551.071 (Consultation with Attorney)
359	XII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION
360	Council did not reconvene in Executive Session following the close of the public meeting agenda.
361	
362	XIII. ADJOURNMENT
363	Mayor Pruitt adjourned the meeting at 7:23 p.m.
364	
365 366	PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 20th DAY OF APRIL,
367	2020.
368	
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370	
371	ATTEST: JIM PRUITT, MAYOR
372 373	
374	KRISTY COLE, CITY SECRETARY

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CITY OF ROCKWALL

ORDINANCE NO. 20-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON STATE HIGHWAY NO. 66 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VOILATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration that width and condition of the pavement and other circumstances such portion of said street or highway, as well as the traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

SECTION 1. Upon the basis of an engineering and traffic investigation heretofore made as a authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and

<u>SECTION 2</u>. Such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described within this ordinance; and

SECTION 3. That from and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon State Highway No. 66 within the corporate limits of the City of Rockwall in excess of speeds now set forth in Exhibit "A" of this ordiance until the completion and/or acceptance of the project shall make the is ordinance null and void. At such time, the speed limit shall revert to the originally posted prima facie speed limit.

<u>SECTION 4.</u> The Mayor of Rockwall or his designee is hereby authorized to cause to be erected, appropriated signs indicating such speed zones; and

<u>SECTION 5</u>. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00).

Page | 2

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20^{TH} DAY OF <u>APRIL</u>, 2020.

ATTEST:

Jim Pruitt, Mayor

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 06, 2020

2nd Reading: April 20, 2020

EXHIBIT A STRIP MAP







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 entriely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is prove co 'As Is' with no warranty being made, either expressed or inglication the supplication of accuracy of the supplication accuracy of the superior accuracy of the supplication accuracy of the supplicati

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CITY OF ROCKWALL

ORDINANCE NO. 20-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TRANSPORTATION CODE, SECTION 545.356 UPON INTERSTATE NO. 30 OR PARTS THEREOF, WITHIN THE INCORPORATE LIMITS OF THE CITY OF ROCKWALL, TEXAS, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$200.00 FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration that width and condition of the pavement and other circumstances such portion of said street or highway, as well as the traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway;

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

SECTION 1. Upon the basis of an engineering and traffic investigation heretofore made as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles are hereby determined and declared to be reasonable and safe; and

SECTION 2. Such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, described within this ordinance; and

SECTION 3. From and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon Interstate Highway No. 30 from MP 03.358 to MP 06.145 within the corporate limits of the City of Rockwall, as depicted in "Exhibit A" of this ordinance, in excess of speeds now set forth at 70 miles per hour; and

SECTION 4. The Mayor of Rockwall or his designee is hereby authorized to cause to be erected, appropriated signs indicating such speed zones; and

SECTION 5. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed Two Hundred Dollars (\$200.00) for each offense.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 20^{TH} DAY OF <u>APRIL</u>, 2020.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO LEGAL FORM:

Frank Garza, City Attorney

1st Reading: April 06, 2020

2nd Reading: April 20, 2020







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CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Rick Crowley, City Manager

FROM: Lea Ann Ewing, Purchasing Agent

DATE: April 6, 2020

SUBJECT: Contract Mowing Agreement Extension

Contract mowing service includes mowing of and debris removal from large tracks of land, rightof-ways, street medians, two closed landfill locations and drainage easements. The City receives competitive sealed bids for this service when applicable. A sealed bid and contract was awarded to Grass Kisser Landscape Management by the City Council for an April 1, 2017 start date. This contract was extended in FY 2018 and 2019 with no amendments. The new 2020 mowing contract extension amount is \$129,000.

The contract terms allow for annual extension at the end of the initial contract period for up to three consecutive years should the scope of work, pricing and bid terms/conditions remain the same. The contractor has agreed to a contract extension with no price adjustments for 2020. Grass Kisser has performed satisfactorily and staff has determined that it would be in the best interest of the City to renew the current contract at 2017 unit prices. The City has modified and added locations to the 2020 renewal for an additional \$48,563. Locations added or modified include Airport, Gun Range/Animal Adoption Center, John King Blvd., Lake View Summit, Rochelle Road, SWAT House, Trend Towers North and South, 204 N. Goliad and Renfro Street.

Staff asks the City Council to consider this extension amount of \$129,000. Funding for contract mowing service is approved in FY 2020 General Fund, Parks Department operating budget and the renewal contract is within budget.

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CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 20, 2020
APPLICANT:	Steve Arze; Zaph & Ath Properties
CASE NUMBER:	P2020-012; Lots 4 & 5, Block A, Landing Point Addition

<u>SUMMARY</u>

Consider a request by Steve Arze of Zaph & Ath Properties for the approval of a <u>Replat</u> for Lots 4 & 5, Block A, Landing Point Addition being a 4.88-acre tract of land identified as Lot 1, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located north of the intersection of Airport Road and Industrial Boulevard, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for the purpose of subdividing one (1) lot (*i.e. Lot 1, Block A, Landing Point Addition*) into two (2) lots (*i.e. Lots 4 & 5, Landing Point Addition*) in order to develop the two (2) lots.
- ☑ On June 5, 2017, the City Council approved a request [*Case No. P2017-026*] for a final plat for Lots 1-3, Block A, Landing Point Addition.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 4 & 5*, *Block A*, *Landing Point Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning, and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

FIRE

GIS

PLANNING

Ariana Hargrove

Lance Singleton

Korey Brooks

City of Rockwall



Comments

Project Plan Review History

Project Name Type Subtype	P2020-012 Lots 2-5, Block A, Landing PLAT REPLAT Staff Review	Point Addition	Own Appli			OPERTIES LLC		Applied Approved Closed Expired Status	3/19/2020	AG
Site Address AIRPORT RD		City, State Zi ROCKWALL,	•					Zoning		
Subdivision LANDING POINT AD	DITION	Tract 1		Block A	Lot N 1		n rcel No 296-000A-0001-00-0F	General Pla	n	
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed	l Status		Remarks		
BUILDING	Russell McDowell	3/19/2020	3/26/2020	3/23/2020	4	APPROVED				
ENGINEERING	Sarah Johnston	3/19/2020	3/26/2020	3/26/2020	7	APPROVED				

6 APPROVED

COMMENTS

8

3/19/2020 3/26/2020 3/25/2020

3/19/2020 3/26/2020 3/27/2020

3/19/2020 3/26/2020



Type of Review / Notes	Contact	Sent	Due	Received	
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Remarks

P2020-012; Lots 4 &5, Block A, Landing Point Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Steve Arze of Zaph & Ath Properties for the approval of a Replat for Lots 4 & 5, Block A, Landing Point Addition being a 4.88-acre tract of land identified as Lot 1, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located north of the intersection of Airport Road and Industrial Boulevard.

Elapsed Status

1.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2020-012) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the Cit's boards and commissions:

1) Please note the Lot and Block designation stated above. The Title Block shows Lots 2 & 3 as well.

- 2) Please show and label cross access to Lot 5
- 3) Please note the lot and block designation and make changes to dedication language and title block
- 4) Please note the acreage for Lots 4 & 5. Currently, the acreage for all lots is being shown.

I.6 Please note that failure to address all comments provided by staff by5:00 PM on April 21, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.7 The Planning & Zoning Meeting April 14, 2020.

I.8 The City Council Meeting for this case is April 20, 2020.

i.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.

	City of Rockwall Planning and Zo 385 S. Goliad Stree Rockwall, Texas 75	oning Department et 5087	t	STAFF USE ON PLANNING & ZO <u>NOTE:</u> THE APP CITY UNTIL THE SIGNED BELOW DIRECTOR OF P CITY ENGINEER	ONING CASE CLICATION IS I PLANNING D C PLANNING:	NOT CONSIDEI DIRECTOR AND	RED ACCEPTED	BY THE
Please check the app	ropriate box below to in	dicate the type of develo				BOX]:		
[] Preliminary Plat [] Final Plat (\$300.) [] Replat (\$300.00 [] Amending or Mi [] Plat Reinstatemo	00.00 + \$15.00 Acre) ¹ (\$200.00 + \$15.00 Acre) ¹ 00 + \$20.00 Acre) ¹ + \$20.00 Acre) ¹ nor Plat (\$150.00) ent Request (\$100.00)		[] Zon [] Spe [] PD Other A [] Tree	Application Fee ing Change (\$20 cific Use Permit Development Pl Application Fees e Removal (\$75. iance Request (\$	00.00 + \$15. (\$200.00 + ans (\$200.0 :: .00)	\$15.00 Acre) 1 Acre) 1	
Site Plan Applicatio [] Site Plan (\$250.0 [] Amended Site Pl		g Plan (\$100.00)	Notes: : In dete per acre	ermining the fee, p amount. For reque	lease use the ests on less the	exact acreage an one acre, ro	when multiplyi und up to one (ng by the 1) acre.
PROPERTY INFOR	MATION [PLEASE PRINT	1						
Address	AIRPO	INT ADDITL						
Subdivision	LANDING 1	DOINT ADDITL	r l		Lot	1-3	Block	A
General Location								
ZONING, SITE PL	AN AND PLATTING I	NFORMATION [PLEAS	E PRINT]					
Current Zoning	C			nt Use 🜔				
Proposed Zoning	č		Propose	d Use Č				
	4.88 MONT	Lots [Current]	3		Lots [P	roposed]	5	
1 SITE PLANS AND P	PLATS: By checking this box y	ou acknowledge that due to t ments by the date provided or	the passage o n the Develop	f <u>HB3167</u> the City ment Calendar wil	y no longer f I result in the	as flexibility denial of you	with regard to r case.	its approva
		ATION [PLEASE PRINT/C						
	ZAPHÉATH		[YApp	- 0	mé			
Contact Person	STEVE MEZE		Contact P	erson				
Address	1125 WATERSI	DE CIACUE	Ad	dress				
City, State & Zip	RUCKWML,	TX 15087	City, State	& Zip				
Phone			P	hone				
E-Mail			E	-Mail				
this application to be true	ed authority, on this day perso and certified the following:		5 AAZ		211.2		stated the inf	
cover the cost of this appl	lie "City") is authorized and	this application; all informatic City of Rockwall on this the permitted to provide informa- ibmitted in conjunction with th	ation containe	d within this app	lication to th	e public. The	City is also au	thorized an
Given under my hand and	I seal of office on this the 2	MO day of MARICH	<u>1</u> , 20 <u>2</u>	<u>D</u> .	A Service		Ublic, State o	
	Owner's Signature	& A			OF T	Comm.	Expires 02-0	2-2021
Notary Public in a	nd for the State of Texas	Jun Bul	hr	/	Ny Comm	ission Expires		

DEVELOPMENT APPLICATION + CITY OF HUR KINALL + 385 SOUTH GEO MUSTREET + RECENSION CA 75082 + 30 19377771-7745 + 34 19771771-7747





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 CASE NO P2020-

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ZAPH & ATH PROPERTIES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the N. BUTLER SURVEY, ABSTRACT NO. 20, City of Rockwall, Rockwall County, Texas, and being all of that tract of land as described in a Warranty deed from Brever Properties. IP to Rockwall Property Corporation, dated July, 7, 2006 and being recorded in Volume 4667, Page 101 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the northwest corner of the above cited tract of land;

THENCE S. 89 deg. 16 min. 03 sec. E. along the north line of said tract, a distance of 325.00 feet to a 1/2" iron rod found for ocriner at the northwest comer of Lot 4, Block A, of COLUMBIA PARK ADDITION. BLOCK A, LOT 4, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H. Slide 329 of the Plat Records of Rockwall County. Texas:

THENCE S. 00 deg. 22 min. 33 sec. W along the west boundary line of Lot 4, Block A, a distance of 654.25 feet to a 1/2" iron rod found for corner in the north right-of-way line of Airport Road;

THENCE N. 89 deg. 07 min. 07 sec. W, along said right-of-way line, a distance of 325.01 feet to a 1/2" fron rod found for comer in the west boudnary line of said Rockwall Property Corporation tract:

THENCE N. 00 deg. 22 min. 33 seg. E along the west boundary line of said tract, a distance of 653.41 test to the POINT OF BEGINNING and containing 212,491 square feet or 4.88 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

1 Insurative grane downer of the land blown on this plat and designated horen as LANDING POINT ADDITION, LOTS 2: 3 4 8 and addition to the City of Rockandi Trakas, and whose name is cubscribed hereio, hereby dedicate to the use of the public foreiver all streets, alleys, parks, water courses, drains, searements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LANDING POINT ADDITION. LOTS 2: 3 4 5 have been roullide and signed this plat.

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

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, tences, treas, shrubs, or other growthat or improvements which in any way endanger or interferer with construction, maintenance or efficiency of their respective system on any of these easument strips, and any public utility shall at all times have the right of ingress or gress to, from and upon the soft easument strips for jurpced of construction, responsible to the respective system of any one of anyone respective system without the necessity of at any time, procuring all or part of anyone respective system without the necessity of at anyone

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

 The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6 No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Stud offscore of the City of Rock wall regarding improvements with respect to the entries block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sever, drainage structures, storm structures, storm severs, and alleys, all according to the specifications of the City of Rockwall.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secreting, accompanited by an agreement layned by the developer and/or or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to institl the required improvements within the time stated in such writers agreement, but in no case shall the City be obligated to make such improvements taelf. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified regulations to the city accenting, supported by evidence of work done.

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

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and thure growth meeds of the City () in yy successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein

STEVE ARZE for ZAPH & ATH PROPERTIES. LLC

STATE OF TEXAS

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

day of

Given upon my hand and seal of office this

Notary Public in and for the State of Texas

My Commission Expires

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

SURVEYOR'S CERTIFICATE NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT I. Harold D. Fetty. III. R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown the were properly placed under my personal supervision. Harold D. Fetty III Registered Professional Land Surveyor No. 5034 RECOMMENDED FOR FINAL APPROVAL Planning and Zoning Commission Date APPROVED I hereby certify that the above and foregoing plat of LANDING POINT ADDITION_LOTS 2, 3, 4.8.5 BLOCK A, an addition to the GU of Rockwall, Texas, was approved drittion to the GU of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____d v_d. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall. County, Texas, within one hundred eighty (180) days from said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall WITNESS OUR HANDS, this day of Mayor, City of Rockwall City Secretary City of Rockwall City Engineer Date 8 2020-012 FINAL PLAT LANDING POINT ADDITION LOTS 2,3,4 & 5 BLOCK A BEING A REPLAT OF LANDING POINT ADDITION 4.88 ACRES OR 212,491 S.F. (4 LOTS) N. BUTLER SURVEY, ABST. NO. 20 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SHEET 2 OF 2 SYMMOL LENEND OWNER: ZAPH & ATH PROPERTIES, LLC 1125 WATERSIDE CIRCLE ADDITION OF THE STORE OF THE ST ROCKWALL TEXAS 75087 SURVEY DATE FEBRUARY 14. T020 SCALE LT = 50 FILE # 20030549-PP CLIENT ZAPH & ATH H.D. Fetty Land Surveyor, LLC

Fim Registration no. 101508-00 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdiatly.com CITY CASE NO P2020-

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CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 20, 2020
APPLICANT:	Cameron Slown; Teague, Nall and Perkins, Inc.
CASE NUMBER:	P2020-013.; Lots 1 & 2, Block A, Shoreline Marriott Addition

<u>SUMMARY</u>

Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a <u>Replat</u> for Lots 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 3.025-acre tract of land (*i.e. Lots 1 & 2, Block A, Shoreline Marriott Addition*) for purpose of dedicating additional right-of-way (*i.e. 761 SF or 0.018-acres*) between Lakefront Trail and Shoreline Trail and widening an existing access drive that intersects the two (2) lots. Additionally, the replat will incorporate both properties and create the *Shoreline Marriott Addition*.
- ☑ On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by Ordinance No. 03-08 [Case No. PZ2002-095-01]. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by Ordinance No. 10-21. On November 11, 2008, the Planning and Zoning Commission approved a site plan [*i.e. SP2008-030*] and recommended approval of the associated variances for the office building on Lot 2 of the subject property. On November 17, 2008, the City Council approved the variances and exceptions as requested by the applicant. On March 2, 2015, the City Council approved a Specific Use Permit (SUP) [*i.e. Z2014-040*] for a hotel use (*i.e. Spring Hill Suites*) on Lot 1 of the subject property. On February 10, 2015, the Planning and Zoning Commission approved a site plan [*i.e. SP2014-034*] and recommended approval of associated variances for the hotel. On March 2, 2015, the City Council approved the variances as requested by the applicant.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the <u>Replat</u> for Lots 1 & 2, Block A, Shoreline Marriott Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City of Rockwall



3/20/2020 AG

Applied

Project Plan Review History

Project Name L Type A Subtype R	2020-013 ots 1&2, Block A, Shorelir WATtion REPLAT taff Review	ne Marriott	Own Appli		FRONT TRAIL ERON SLOWN	ROCKWALL HOTEL	Approved Closed Expired Status
Site Address		City, State Zi	•				Zoning
2601 LAKEFRONT TR		ROCKWALL	, 1X / 5032				Zoning
Subdivision		Tract		Block	Lot No	Parcel No	General Plan
SHORELINE PLAZA A	DDITION	1		А	1	4377-000A-000	1-00-0R
Type of Review / Note	s Contact	Sent	Due	Received	Elapsed S	Status	Remarks
Type of Review / Note BUILDING	s Contact Russell McDowell	Sent 3/20/2020			•	Status APPROVED	Remarks
	Russell McDowell Sarah Johnston		3/27/2020		3 /		Remarks Must tie two points to GPS.
BUILDING ENGINEERING (3/26/2020 2:20	Russell McDowell Sarah Johnston	3/20/2020 3/20/2020	3/27/2020 3/27/2020	3/23/2020 3/26/2020	3 / 6 (APPROVED	
BUILDING ENGINEERING (3/26/2020 2:20	Russell McDowell Sarah Johnston PM SJ)	3/20/2020 3/20/2020 PS. This is giver	3/27/2020 3/27/2020	3/23/2020 3/26/2020 ng and Easting	3 / 6 (APPROVED	
BUILDING ENGINEERING (3/26/2020 2:20 M - You must tie	Russell McDowell Sarah Johnston PM SJ) two points to Rockwall Gl	3/20/2020 3/20/2020 PS. This is giver	3/27/2020 3/27/2020 n as a Northir 3/27/2020	3/23/2020 3/26/2020 ng and Easting	3 / 6 (APPROVED COMMENTS	



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status
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(3/30/2020 4:30 PM DG)

P2020-013; Replat for Lots 1 & 2, Block A, Shoreline Marriott 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 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail and 2850 Shoreline Trail

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-013) in the lower right-hand corner of all pages of all revised plan submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property. [§01.02(D), Art. 11, UDC]

M.5 Correct Title Block to read as follows:
Final Plat
Lots 1 & 2, Block A, Shoreline Marriott Addition
Being a replat of Lot 1, Block A, Marriott Addition
And Lot 5, Block A, Shoreline Plaza Addition
Containing a total of 3.025-acres
And Situated in the M.J. Barksdale Survey, Abstract No. 11
An Addition to the City of Rockwall, Rockwall County, Texas

M.6 The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). [§01.02(D), Art. 11, UDC]

M. 7 Correct 'Lot 5' and relabel as 'Lot 2, Block A, Shoreline Marriott Addition. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.8 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.9 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies I.10 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested

M.11 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing

I.12 The Planning and Zoning Work Meeting will be held on April 14, 2020.

I.13 The City Council meeting for this case is scheduled to be held on April 20, 2020.

I.14 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. PZ620-013

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

	propriate box below to indicate	the type of devel	opment request [SELECT ONLY ONE BOX]:		
[] Preliminary Pla [] Final Plat (\$300 [X] Replat (\$300.0 [] Amending or N [] Plat Reinstater Site Plan Applicati [] Site Plan (\$250	100.00 + \$15.00 Acre) ¹ at (\$200.00 + \$15.00 Acre) ¹ 0.00 + \$20.00 Acre) ¹ 0 + \$20.00 Acre) ¹ (300+3.025*; /inor Plat (\$150.00) ment Request (\$100.00)		[] Specific Us [] PD Develo Other Applica [] Tree Remo [] Variance R Notes: 1: In determining	ange (\$200.00 + \$15.00 Ac se Permit (\$200.00 + \$15.0 pment Plans (\$200.00 + \$1 <i>tion Fees:</i>	0 Acre) ¹ 5.00 Acre) ¹	iplying by the ne (1) acre.
PROPERTY INFO	RMATION [PLEASE PRINT]					
Address	2601 LAKEFRONT TRAIL /	2850 SHORELI	INE TRAIL			
Subdivision	MARRIOTT ADDITION/SH	HORELINE TRA	AL ADD.	Lot 1/5	Block	A/A
General Location	BOTH PROPERTIES N	EAR THE INTE	RSECTION OF	SHORELINE TR. AND		FIGHTS F
ZONING, SITE PL	AN AND PLATTING INFOR					
Current Zoning	PD-32		Current Use	HOTEL/COMM	IERCIAL	
Proposed Zoning	PD-32		Proposed Use	SAME AS ABO		
Acreage	3.025	Lots [Current]	2	Lots (Propose		2
process, and junor	PLATS: By checking this box you acknow the to address any of staff's comments by	the date provided on	the Development Cale	endar will result in the denial of	of your case.	
[]Owner	ANT/AGENT INFORMATION LAKEFRONT TRAIL ROCK	N (PLEASE PRINT/CH	ECK THE PRIMARY CO			
Contact Person	TOM KIRKLAND	WALL NOTEL,		TEAGUE, NALL AN	ND PERKINS	S, INC.
Address	3021 Ridge Road A-120,		Contact Person	Cameron Slown		
, 1001 200			Address	825 Watters Creek	BIVG, 141300	
City, State & Zip	Rockwall, TX 75032		City, State & Zip	Allen, TX 75013		
Phone	214-802-2964		Phone	972-737-8720		
E-Mail	tom@tekmakdevelopment.c	om	E-Mail	cslown@tnpinc.com	n in the second s	
NOTARY VERIFIC Before me, the undersign his application to be true	ATION [REQUIRED] ed authority, on this day personally appr and certified the following:	eared <u>Thomas d</u>	Kickland	[Owner] the undersigned, w	who stated the	nformation or
I hereby certify that I am over the cost of this appl hat the City of Rockwall ermitted to reproduce an oformation."	the owner for the purpose of this application, has been paid to the City of Rock (i.e. "City") is authorized and permitted in copyrighted information submitted in seal of office on this the $24M$ day	kwall on this the 21	$rac{1}{2}$ day of $rac{1}{2}$, 20 22 . By this application in the international second	signing this app InTihanGitimianalaan	lication, l agree annhaninanisma ayest for public 30520
	Owner's Signature	E/fully	\bigcirc		January 31, 2	022
Notary Public in an	d for the State of Texas	ming	Juli	My Commission Exp	pires rol-2	1-2023

DEVELOPMENT APPLICATION + CITY OF ROCKWALL + JBS SOUTH GOUALI STREET + ROCKWALL TX #5087 + [P1 (972) 772 7745 + [F] (972) 771-7727





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.





IRF - IRON ROD FOUND CIRF - CAPPED IRON ROD FOUND MNF - MAG NAIL FOUND NTS - NOT TO SCALE R.O.W. - RIGHT OF WAY SF - SQUARE FEET AC - ACRES D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS NOTES: 1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202;NAD83(2011)EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK 2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE

50

tnp

SCALE IN FEET 1" = 50'

- THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

LOT 1, BLOCK A AND LOT 5, BLOCK A SHORELINE MARRIOTT ADDITION

107,600 SQUARE FEET OR 2.470 ACRES GROSS 106,869 SQUARE FEET OR 2.453 ACRES NET AFTER R.O.W. DEDICATION 24,948 SQUARE FEET OR 0.573 ACRES GROSS

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

SURVEYOR TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com46

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS} COUNTY OF ROCKWALL}

I the undersigned owner of the land shown on this plat, and designated herein as <u>SHORELINE MARRIOTT ADDITION</u> to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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

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

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

LAKEFRONT TRAIL ROCKWALL HOTEL, L.P.

Representative:

STATE OF TEXAS} COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

LAKE FRONT TRAIL , L.P.

Representative:

STATE OF TEXAS} COUNTY OF ROCKWALL}

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

Given upon my hand and seal of office this _____day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS} COUNTY OF ROCKWALL}

LOT 1, BLOCK A

WHEREAS, Lakefront Trail Rockwall Hotel, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 1, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet I, Slide 299, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

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

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

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

THENCE with said curve to the right and said Shoreline Trail with a radius of 1285.31 feet, a central angle of 00 degrees 23 minutes 20 seconds, an arc length of 8.72 feet, a chord bearing of South 28 degrees 07 minutes 28 seconds East, a distance of 8.72 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 14 degrees 54 minutes 53 seconds East, continuing along said Shoreline Trail a distance of 85.77 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the left

THENCE with said curve to the left continuing along said Shoreline Trail with a radius of 52.98 feet, a central angle of 52 degrees 00 minutes 58 seconds, an arc length of 48.09 feet, a chord bearing of South 43 degrees 10 minutes 41 seconds East, a distance of 46.46 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner for the beginning of a compound curve to the left;

THENCE with said compound curve to the left continuing along said Shoreline Trail having a radius of 779.60 feet, a central angle of 04 degrees 07 minutes 37 seconds, an arc length of 56.15 feet, a chord bearing of South 18 degrees 51 minutes 59 seconds East, a distance of 56.14 feet to the beginning of a reverse curve to the right;

THENCE leaving said Shoreline Trail, along the southeast line of said Lot 1, Block A, with said reverse curve to the right having a radius of 30.00 feet, a central angle of 63 degrees 29 minutes 13 seconds, an arc length of 33.24 feet, a chord bearing of South 12 degrees 24 minutes 49 seconds West, a distance of 31.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

THENCE South 44 degrees 09 minutes 25 seconds West, along the southeast line of said Lot 1, Block A, a distance of 180.51 feet to a 1/2 inch iron rod with cap stamped "WAI" found for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 39.00 feet, a central angle of 55 degrees 54 minutes 41 seconds, an arc length of 38.06 feet, a chord bearing of North 77 degrees 05 minutes 20 seconds West, a distance of 36.57 feet to a mag nail stamped "WAI" found lying on the southwest line of said Lot 1, Block A, and the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE along the common line of said Lakefront Trail and Lot 1, Block A, the following courses and distances:

North 45 degrees 32 minutes 24 seconds West, a distance of 18.16 feet to a mag nail stamped "WAI" found for the beginning of a curve to the left;

with said curve to the left having a radius of 663.71 feet, a central angle of 12 degrees 40 minutes 50 seconds, an arc length of 146.89 feet, a chord bearing of North 51 degrees 50 minutes 10 seconds West, a distance of 146.59 feet to a mag nail stamped "WAI" found for the beginning of a reverse curve to the right;

with said reverse curve to the right having a radius of 631.74 feet, a central angle of 04 degrees 18 minutes 45 seconds, an arc length of 47.55 feet, a chord bearing of North 55 degrees 56 minutes 56 seconds West, a distance of 47.54 feet to a mag nail stamped "WAI" found for corner:

North 13 degrees 46 minutes 30 seconds East, a distance of 24.99 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 47 degrees 09 minutes 46 seconds West, a distance of 85.04 feet to a mag nail stamped "WAI" found for corner;

North 42 degrees 14 minutes 25 seconds West, a distance of 48.78 feet to a mag nail stamped "WAI" found for corner at the beginning of a curve to the left;

with said curve to the left having a radius of 5.50 feet, a central angle of 123 degrees 59 minutes 04 seconds, an arc length of 11.90 feet, a chord bearing of South 75 degrees 46 minutes 03 seconds West, a distance of 9.71 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

RECOMMENDED FOR FINAL	APPROVAL		
Planning and Zoning Commission		Date	-
APPROVED I hereby certify that the above and fore was	egoing plat of <u>SHORELINE MARRI</u>	OTT ADDITION, an addition to the	City of Rockwall, Texas,
approved by the City Council of the Ci	ity of Rockwall on the	day of	, 2020.
This approval shall be invalid unless th County, Texas, within one hundred eig WITNESS OUR HANDS, this da	ghty (180) days from said date of fir		nty Clerk of Rockwall
Mayor, City of Rockwall	City Secretary	City Engin	eer
	LAKI	/NER LOT 1, BLOCK A EFRONT TRAIL ROCKWALL HOTEL, LP. 3021 Ridge Road, A-120 Rockwall, Texas 75032	OWNER LOT 5, BLOCK LAKE FRONT TRAIL, LP. 2850 Shoreline Trail, Suite 20 Rockwall, Texas 75032

Drawing: L:\Projects\TEK 20059 Marriott Addition\Acad\Deliverables\RePlat\2020 02 14 TEK 20059 Marriott Addition Replat.dwg at Feb 1

South 13 degrees 46 minutes 30 seconds West, a distance of 3.49 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 76 degrees 13 minutes 30 seconds West, a distance of 13.90 feet to a mag nail stamped "WAI" found for the beginning of a curve to the right;

with said curve to the right having a radius of 625.74 feet, a central angle of 09 degrees 23 minutes 08 seconds, an arc length of 102.50 feet, a chord bearing of North 34 degrees 19 minutes 55 seconds West, a distance of 102.39 feet 1/2 inch iron rod with cap stamped "WAI" found for corner;

North 29 degrees 38 minutes 23 seconds West, a distance of 8.57 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner lying on the southerly line of the aforementioned Interstate Highway No. 30;

THENCE North 59 degrees 28 minutes 06 seconds East, along the southerly line of said Interstate Highway No. 30 and the northerly line of said Lot 1, Block A, a distance of 11.33 feet to a 1/2 inch iron rod with cap stamped "WAI" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, the southerly line of said Interstate Highway No. 30, and the northerly line of said Lot 1, Block A with a radius of 11309.20 feet, a central angle of 01 degrees 03 minutes 04 seconds, an arc length of 207.49 feet, and a chord which bears North 62 degrees 22 minutes 29 seconds East, a chord length of 207.49 feet to the POINT OF BEGINNING, containing 107,600 square feet, or 2.470 acres of land.

LOT 5, BLOCK A

WHEREAS, Lakefront Trail, LP., being the owner of a tract of land in the County of Rockwall, State of Texas, being all of Lot 5, Block A, Shoreline Marriott Addition, an addition to the City of Rockwall, Texas according to the Plat recorded in Cabinet G, Slide 111, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "DAI" found for north corner of said Lot 5, Block A, also lying on the southwest line of Shoreline Trail, a variable width right-of-way and being the beginning of a curve to the left;

THENCE along the northeast line of said Lot 5, Block A and the southwest line of said Shoreline Trail with said curve to the left having a radius of 779.60 feet, a central angle of 11 degrees 05 minutes 06 seconds, an arc length of 150.83 feet, a chord bearing of South 30 degrees 11 minutes 45 seconds East, a distance of 150.59 feet to an "X' cut set for the east corner of said Lot 5, Block A, also lying on the northwest line of a tract of land described by deed to the City of Rockwall recorded in volume 4324, Page 290 of the Deed Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 29 seconds West, along the southeast line of said Lot 5, Block A and the northwest line of said City of Rockwall Tract, a distance of 154.82 feet to a 1/2 inch iron rod with cap stamped "R.S.C.I. 5034" found for the south corner of said Lot 5, Block A, also lying on the northeast line of Lakefront Trail, a variable width right-of-way;

THENCE North 45 degrees 23 minutes 37 seconds West, along the southwest line of said lot 5, Block A and the northeast line of said Lakefront Trail, a distance of 145.02 feet to a 1/2 inch iron rod with cap stamped "DAI found for the west corner of said Lot 5, Block A;

THENCE North 44 degrees 09 minutes 30 seconds East, along the northwest line of said Lot 5, Block A, a distance of 194.30 feet to the POINT OF BEGINNING, containing 24,948 square feet, or 0.572 of an acre of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

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

FINAL PLAT OF LOT 1, BLOCK A AND LOT 5, BLOCK A SHORELINE MARRIOTT ADDITION

LOT 1, BLOCK A 107,600 SQUARE FEET OR 2.470 ACRES GROSS 106,869 SQUARE FEET OR 2.453 ACRES NET AFTER R.O.W. DEDICATION LOT 5, BLOCK A 24,948 SQUARE FEET OR 0.573 ACRES GROSS 24,918 SQUARE FEET OR 0.572 ACRES NET AFTER R.O.W. DEDICATION

BEING A REPLAT OF LOT 1, BLOCK A, MARRIOTT ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS AND

BEING A REPLAT OF LOT 5, BLOCK A, SHORELINE PLAZA ADDITION SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN CABINET I, SLIDE 299, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS

CASE NO P2020

PROJECT INFORMATION Project No.: TEK 20059 Date: February 14, 2020 Drawn By: JM Scale: 1"=50'

SHEET 2 of 2

TEAGUE NALL AND PERKINS, INC. 825 Watters Creek Boulevard, Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx T.B.P.L.S. Registration No. 10194381 www.tnpinc.com

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CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 20, 2020
APPLICANT:	Cameron Slown; Teague, Nall and Perkins, Inc.
CASE NUMBER:	P2020-014.; Lot 2, Block B, Harbor District Addition

<u>SUMMARY</u>

Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Dan Bobst of 101 Hubbard Dr., LLC for the approval of a <u>Replat</u> for Lot 2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 2.893-acre parcel of land (*i.e. Lot 2, Block B, Harbor District Addition*) for purpose of abandoning a water easement in the southeast quadrant of the lot, and to establish the necessary easements (*i.e. 24-foot firelane, detention, drainage, and utility easements*) for the construction of a restaurant and retail development within the *Hillside Sub-District* of Planned Development District 32 (PD-32).
- ☑ On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by Ordinance No. 03-08 [*Case No. PZ2002-095-01*]. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*, which established a concept plan and development standards for PD-32. On November 17, 2014, the City Council adopted *Ordinance No. 14-51*, which contained a PD Development Plan with waivers for the subject property. On July 1, 2019, the City Council approved *Ordinance No. 19-25*, which amended the PD Development Plan by including additional buildings and a central green space for the subject property. On September 10, 2019, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-037*] and associated variances for the restaurant and retail center proposed for the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the <u>Replat</u> for Lot 2, Block B, Harbor District Addition, staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state

PLANNING AND ZONING COMMISSION

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City of Rockwall

Project Plan Review History



Project Name Type Subtype	P2020-014 Lot 2, Block B, Harbor Distr PLAT REPLAT Staff Review	ict Addition	Owne Appli		OBST RON SLOW	Ν	Applied Approved Closed Expired Status	3/20/2020	AG
Site Address		City, State Zi	p						
2620 SUNSET RIDG	Ξ	ROCKWALL,	TX 75032				Zoning		
Subdivision		Tract		Block	Lot No	o Parcel No	General Pla	n	
SHORELINE PLAZA	ADDITION	1		В	1	3812-000B-0001-00	D-OR		
Type of Review / Not		Sent	Due	Received	Elapsed		Remarks		
Type of Review / Not BUILDING	es Contact Russell McDowell	Sent 3/20/2020	Due 3/27/2020	Received 3/23/2020		Status APPROVED	Remarks		
BUILDING ENGINEERING (3/26/2020 2:18	Russell McDowell Sarah Johnston	3/20/2020 3/20/2020	3/27/2020 3/27/2020	3/23/2020 3/26/2020	3			by this plat"	
BUILDING ENGINEERING (3/26/2020 2:18	Russell McDowell Sarah Johnston PM SJ)	3/20/2020 3/20/2020 r all easements	3/27/2020 3/27/2020	3/23/2020 3/26/2020 lished.	3	APPROVED		y this plat"	
BUILDING ENGINEERING (3/26/2020 2:18 M - Remove the	Russell McDowell Sarah Johnston PM SJ) comment "By this plat" fo	3/20/2020 3/20/2020 r all easements	3/27/2020 3/27/2020 being estab 3/27/2020	3/23/2020 3/26/2020 lished.	3	APPROVED COMMENTS		y this plat"	

Type of Review / Notes	Contact
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(3/30/2020 4:31 PM DG)

P2020-014; Replat for Lot 2 Block B, Harbor District 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 Lot2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30 Frontage Road.

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-014) in the lower right-hand corner of all pages of all revised plan submittals [§01.02(D), Art. 11, UDC]

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), Planned Development District No. 32 (PD-32), the IH-30 Overlay (IH-30 OV) District and the General Commercial District Standards of Article V, that are applicable to the subject property.

M. 5 Label the building setback lines where adjacent to a street. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.6 Label the right-of-way width and street centerline for each street both within and adjacent to the development [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.7 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.8 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page [Chapter 38, Subdivision Regulations, MunicipalCode of Ordinances]

I.9 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies
I.10 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested

M.11 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing

I.12 The Planning and Zoning Work Meeting will be held on April 14, 2020.

I.13 The City Council meeting for this case is scheduled to be held on April 20, 2020.

I.14 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.



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

[]Owner	101 HUBBARD DR, LLC	[X] Applicant	TEAGUE, NALL AND PERKINS, INC.
Contact Person	DAN BOBST	Contact Person	CAMERON SLOWN
Address	2701 SUNSET RIDGE DR	Address	825 WATTERS CREEK BLVD.
	SUITE 610		SUITE M300
City, State & Zip	ROCKWALL, TX 75032	City, State & Zip	ALLEN, TX 75013
Phone		Phone	817-889-5050
E-Mail	DWBOBST@TRENDHR.COM	E-Mail	CSLOWN@TNPINC.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared D.W. Bobstthis application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$357.86 cover the cost of this application, has been paid to the City of Rockwall on this the day of day of day of day. 20 22. By signing this application , 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

	0	
ven under my hand and seal of office on this the $_$	doy of March, 20 20.	MELINDA CLARK
Owner's Signature	1/14	Kontery Public, State of Texas Comm. Expires 09-26-2022
Notary Public in and for the State of Texas	Milley day claim	Notary ID 126071873
DEVELOPMENT APPLICATION . CITY OF ROC	KIMAL 285 SOUTH COUSD STOCK - DOC WALL ST	TOAT INTERATION - PAR INTERATION

OUTH GOLIAD STREET = ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-7727

53

[Owner] the undersigned, who stated the information on





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.





CURVE DELTA ANGLE RADIUS ARC LENGTH CHORD BEARING

C1	24°30'47''	20.50	8.77	N 84°59'31'' E
C2	90°00'00"	44.00'	69.12'	S 62°15'54" E
C3	61°33'41"	44.00'	47.28'	N 13°30'56" E
	30°29'28"	44.00'	23.42'	S 59°32'30" W
C5	85°35'41"	44.12'	65.92'	N 60°09'17" W
C6	90°00'06"	20.00'	31.42'	N 62°15'56" W
C7	25°08'57"	20.50'	9.00'	S 60°09'31" W
C8	89°59'59"	20.00'	31.42'	N 27°44'06" E
C9	90°00'00"	20.00'	31.42'	N 62°15'54" W
C10	61°33'41"	20.00'	21.49'	N 13°30'56" E
C11	30°29'28"	20.00'	10.64'	S 59°32'30" W
C12	84°27'48"	20.12'	29.67'	S 59°38'01" E

LINE	BEARING	DISTANCE
L1	S 72°44'07" W	6.49'
L2	S 17°15'53" E	19.83'
L3	S 72°44'07" W	15.00'
L4	S 17°15'53" E	17.98'
L5	S 72°44'08" W	18.84'
L6	S 17°15'53" E	13.29'
L7	S 72°40'40" W	16.87'
L8	N 17°21'42" W	10.76'
L9	S 72°44'07" W	20.00'
L10	N 17°21'42" W	10.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C13	24°30'43"	20.50'	8.77'	N 60°28'40" E
C14	70°23'08"	20.00'	24.57'	S 72°04'25" E
C15	9°00'58"	20.00'	3.15'	N 77°14'36" E
C16	27°47'08"	44.00'	21.34'	S 88°26'49" E

Case No.: P

C14	/0°23'08''	20.00	24.57	S 72°04'25" E
C15	9°00'58"	20.00'	3.15'	N 77°14'36" E
C16	27°47'08"	44.00'	21.34'	S 88°26'49" E

FINAL PLAT

HARBOR DISTRICT ADDITION LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION 2.893 ACRES (126,020 SQUARE FEET) M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS Owner: 101 hubbard dr llc Engineer: TNP 2701 Sunset Ridge Dr. Suite 610 825 Watters Creek Blvd., Suite M300 Allen, Texas 75013 Rockwall, TX 75032 972-461-9867 cslown@tnpinc.com necked By: F.R. Owe

OWNER'S CERTIFICATE

STATE OF TEXAS **COUNTY OF ROCKWALL §**

WHEREAS 101 HUBBARD DRIVE 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 2.893 acre tract of land situated in the M.J. Barksdale Survey, Abstract No. 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block B of Harbor District Addition according to the plat recorded in Cabinet I, Slide 7 of the Official Public Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner and being at the intersection of Sunset Ridge Drive (76' ROW) and Harbor Heights Drive (70' ROW);

THENCE along the north line of said Harbor Heights Drive, **SOUTH 72°44'07**" **WEST** a distance of **302.50** feet to a ½ inch iron rod "OWENS 5387" set for corner and being the most southerly southeast corner of Lot 1, Block A, Shoreline Plaza Addition as recorded in Cabinet D, Slide 289 of the Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Lot 1, Block A & Lot 1, Block B, **NORTH 38°26'42" WEST** a distance of **276.83** feet to a ½ inch iron rod found for corner and being located in the southeast line of a tract of land to Bridge Valhalla Inc. per deed recorded in CC# 2016000007236, Official Public Records, Rockwall County, Texas;

THENCE along the southeast line of Bridge Valhalla tract, **NORTH 44°17'46" EAST** a distance of **234.62** feet to a ½ inch iron rod found for corner and being located in the south line of IH-30 Service Road (Variable Width ROW);

THENCE along the south line of said IH-30 Service Road, NORTH 74°49'50" EAST a distance of 143.53 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner at the beginning of a curve to the right with a radius of 88.00 feet and a chord bearing of South 55°17'17" East;

ALONG said curve to the right through a central angle of 76°02'39" for an arch length of 116.80 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner located in the southwest line of said Sunset Ridge Drive;

THENCE along southwest line of said Sunset Ridge Drive as follows:

SOUTH 17°15'53" EAST a distance of **179.00** feet to a ½ inch capped iron rod "OWENS 5387" set for corner;

SOUTH 72°44'07" WEST a distance of **14.00** feet to a ½ inch capped iron rod "OWENS 5387" set for corner;

SOUTH 17°15'53" EAST a distance of 100.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds **2.893 acres** or 126,020 square feet of land more or less.

RECOMMENDED FOR FINAL APPROVAL	
Planning and Zoning Commission Date	
APPROVED	
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of, 2020.	
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.	
WITNESS OUR HANDS, this day of, 2020.	
Mayor, City of Rockwall City Secretary City Engineer	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

We, 101 HUBBARD DRIVE LLC, the undersigned owner of the land shown on this plat, and designated herein as the HARBOR DISTRICT ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **HARBOR DISTRICT ADDITION** subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

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

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

7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

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

101 HUBBARD DRIVE LLC

Title: STATE OF TEXAS COUNTY OF ROCKWALL

Name:

Given upon my hand and seal of office this day of , 2020

Notary Public in and for the State of Texas

1. No buildings shall be constructed or placed upon, over, or across the utility easements as

4. The developer and subdivision engineer shall bear total responsibility for storm drain

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Frank R. Owens Registered Professional Land Surveyor No. 5387 A.J. Bedford Group, Inc. 301 North Alamo Road Rockwall, Texas 75087

Case No.: P

FINAL PLAT HARBOR DISTRICT ADDITION LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION 2.893 ACRES (126,020 SQUARE FEET) M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

> Owner: 101 hubbard dr llc 2701 Sunset Ridge Dr. Suite 610 Rockwall, TX 75032

Engineer: 825 Watters Creek Blvd., Suite M300 Allen, Texas 75013 972-461-9867



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CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 20, 2020
APPLICANT:	Brian Wade; Raymond L. Goodson Jr., Inc.
CASE NUMBER:	P2020-015; Lot 24, Block A, Presbyterian Hospital of Rockwall Addition

<u>SUMMARY</u>

Consider a request by Brian Wade of Raymond L. Goodson Jr., Inc. on behalf of Jason Linscott of Rockwall Regional Hospital, LLC for the approval of a <u>Replat</u> for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road [*FM-3097*], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 23.0927-acre tract of land for purpose of combining five (5) lots (*i.e. Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition*) into one (1) lot (*i.e. Lot 24, Block A, Presbyterian Hospital of Rockwall Addition*) for the existing Presbyterian Hospital complex. The replat will also abandon and dedicate certain easements required for the construction and expansion of the hospital complex.
- ☑ On November 12, 1973, the City Council approved a zoning change [*i.e. Ordinance No. 73-49*] from Agricultural (AG) District to Planned Development District 9 (PD-9) for single-family, multi-family, and shopping center uses. On June 16, 1986, the City Council approved an amendment to the Preliminary Plan for PD-9 via *Ordinance No. 86-55* by repealing *Ordinance No. 73-49*, and establishing zoning for single-family, office-warehouse, and general retail land uses. In October 2010, a plat was filed for the subject property creating *Lots 1-14, Block A, Presbyterian Hospital Addition.* This property has been replatted several times since the original filing of this plat. On June 17, 2017, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2017-017*] for the purpose of constructing a 5,600 SF expansion to the hospital. On January 14, 2020, the Planning and Zoning Commission approved an amended site plan [*i.e. SP2019-051*] for the purpose of constructing a ~84,000 SF expansion to the existing hospital for the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the <u>Replat</u> for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition, staff would propose the following conditions of approval:

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

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City of Rockwall



Project Plan Review History

Project Name Type Subtype	P2020-015 Lot 24, Block A, Presbyteria PLAT REPLAT Staff Review	an Hospital	Own Appli			/ALL REGI R WADE	ONAL HO	SPITAL LLP	Applied Approved Closed Expired Status	3/20/2020	AG
Site Address 3150 HORIZON		City, State Zi ROCKWALL,	•						Zoning		
Subdivision PRESBYTERIAN HOS	PITAL OF ROCKWALL ADDI	Tract TIO23			Block A	Lot N 23	lo	Parcel No 4703-000A-0023-	General Pla 00-0R	in	
Type of Review / Not	es Contact	Sent	Due	Receiv	ved	Elapsed	d Status		Remarks		
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/	2020	3	APPROV	ED			
M - L12 and L14	Sarah Johnston PM SJ) points to Rockwall GPS. N are required to be 20' min inage easements on the "p	imum.				6 The parki	COMME	-	See marku hese easements		
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/	2020	5	APPROV	ED			
GIS	Lance Singleton	3/20/2020	3/27/2020								
PLANNING	David Gonzales	3/20/2020	3/27/2020	3/30/	2020	10	COMME	NTS	See comm	ents	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status
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(3/30/2020 4:32 PM DG)

P2020-015; Replat for Lot 24 Block A, Presbyterian Hospital of Rockwall 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 Lot24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road [FM-3097].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-015) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), Planned Development District No. 9 (PD-9), and the General Commercial District Standards of Article V, that are applicable to the subject property.

M. 5 Label the building setback lines where adjacent to a street. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.6 Label the right-of-way width and street centerline for each street both within and adjacent to the development [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.7 Indicate all existing and proposed corner clips and any subsequent dedication [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.8 Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

I.9Correct all Lot, Block, Addition labels by moving the Sq. Ft. & Acres statements below the Lot, Block, Addition:

Example: Lot 24, Block A Presbyterian Addition of Rockwall Addition 1,005,917 SQ. FT., 23.0927 Acres

I.10 The standard plat wording found on page 2 needs to be moved to page 7 for standard uniformity of the plat

I.11 Correct the plat approval signature page. The two (2) statements under "Approved:" need to be adjusted by extending each written line and clearing the blank spaces that are apparent. Additionally, where the WITNESS OUR HANDS line is, remove the brackets (i.e. [day], [month], & [year]) and replaced with blank lines.

I.12 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies I.13 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested

M.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<i>i i</i>					• • • • • • • • • • • • • • • • • • • •	

revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.15 The Planning and Zoning Work Meeting will be held on April 14, 2020.

I.16 The City Council meeting for this case is scheduled to be held on April 20, 2020.

1.17 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a

representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearingwill be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.

	DEVELOPMEN City of Rockwall Planning and Zon 385 S. Goliad Street Rockwall, Texas 750	ing Departmer	ITON PLA NO CIT SIG DIR	AFF USE ONLY NINING & ZONING CASE NO. TE: THE APPLICATION IS NOT CONSIL Y UNTIL THE PLANNING DIRECTOR A NED BELOW. ECTOR OF PLANNING: Y ENGINEER:	DERED ACCEPTED BY THE ND CITY ENGINEER HAVE	
Please check the app	propriate box below to indic	ate the type of deve	lopment request	[SELECT ONLY ONE BOX]:		
Platting Applicatio [] Master Plat (\$1 [] Preliminary Plat [] Final Plat (\$300 [X] Replat (\$300.00 [] Amending or M [] Plat Reinstatem Site Plan Applicatio [] Site Plan (\$250.	n Fees: 00.00 + \$15.00 Acre) ¹ (\$200.00 + \$15.00 Acre) ¹ 00 + \$20.00 Acre) ¹ + \$20.00 Acre) ¹ inor Plat (\$150.00) ent Request (\$100.00) n Fees:		Zoning Application Fees: [] Zoning Change (\$200.00 + \$15.00 Acre) 1 [] Specific Use Permit (\$200.00 + \$15.00 Acre) 1 [] PD Development Plans (\$200.00 + \$15.00 Acre) 1 Other Application Fees: [] Tree Removal (\$75.00) [] Variance Request (\$100.00) Notes: ¹ : In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.			
	RMATION (PLEASE PRINT)	Doolwell TV 7				
	3150 Horizon Road,					
Subdivision	Presbyterian Hospit		Addition	Lot 24	Block A	
General Location	Horizon Road @ Tub	obs Road				
ZONING, SITE PL	AN AND PLATTING INF	ORMATION [PLEAS	E PRINT]			
Current Zoning	PD-9		Current Use	Hospital		
Proposed Zoning	PD-9		Proposed Use	Hospital		
Acreage	23.0927 acres	Lots [Current]		Lots [Proposed]	4	
process, una junare	to dutress any of staff's commen	ts by the date provided of	n the Development Co	67 the City no longer has flexibility alendar will result in the denial of you	ur case.	
OWNER/APPLICA	NT/AGENT INFORMAT	TION [PLEASE PRINT/C	HECK THE PRIMARY (CONTACT/ORIGINAL SIGNATURES A	RE REQUIRED]	
[]Owner R	ockwall Regional Hosp	ital, LLC	[] Applicant	Raymond L. Goodso		
	ison Linscott		Contact Person	Brian R. Wade		
Address 3	150 Horizon Road		Address	12001 N. Central Exp	by.	
Contraction of the				Suite 300		
City, State & Zip R	ockwall, TX 75032		City, State & Zip	Dallas, TX 75243		
Phone 4	59-698-1354		Phone	(214) 739-8100		
E-Mail Ja	ison.linscott@phrtexa	s.com	E-Mail	bwade@rlginc.com		
NOTARY VERIFICA before me, the undersigne his application to be true	TION [REQUIRED] d authority, on this day personally and certified the following:	appeared Jason Lin	scott	[Owner] the undersigned, who	13	
I hereby certify that I am t over the cost of this applic hat the City of Rockwall I	he owner for the purpose of this a ation, has been paid to the City of .e. "City") is authorized and perm	Rockwall on this the 13t	h day of Decembe	this application to the public. The reproduction is associated or in resp	ning this application, I agree City is also authorized and conse to a request for public	
iiven under my hand and s	eal of office on this the	day of December	, 20 19	Notary P	NISTY L. GARZA	
	Owner's Signature	~ 8	-5	Notar	Expires 11-09-2023 y ID 126318144	
Notary Public in and	for the State of Texas	7.4	\frown		to have	
		V V		My Commission Expires	11/9/2023	

⁶³





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.





STATE OF TEXAS COUNTY OF ROCKWALL

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

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

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

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

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











NOTES:

BASIS OF BEARINGS: BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF HORIZON ROAD (SOUTH 45°46'04" EAST) AS SHOWN ON THE PLAT FOR PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION RECORDED IN CABINET G, SLIDE 43, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AS MONUMENTED ON THE GROUND

CONTROLLING MONUMENTS: AS SHOWN

LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

EXISTING BUILDINGS TO REMAIN

SEE SHEET 1 OF 4 FOR LINE AND CURVE TABLES

IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54

THE SUBJECT TRACT IS DEPICTED WITHIN ZONE X ON THE FLOOD INSURANCE RATE MAP, MAP NO. 48397C0040L, DATED SEPTEMBER 26, 2008. ZONE X IS DEFINED THEREON AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE LOCATION OF THE FLOOD ZONE LINES SHOWN, IF ANY, WERE DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR RAYMOND L. GOODSON JR., INC. AS A RESULT OF FLOODING.

FINAL PLAT

OFPRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 24, BLOCK A

BEING A REPLAT OF

PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

LOTS 6, 8, 9, 12 & 23, BLOCK A TOTAL 23.0927 ACRES EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

1911.086

SCALE: 1'' = 40'DATE: 03-19-2020

JOB NO.

OWNER: TEXAS HEALTH RESOURCES 9330 AMBERTON PKWY., SUITE #1000 DALLAS, TX 75243 PHONE NUMBER C/O CINDY PERRIN RECORDED INST#

SURVEYOR:

E-FILE | 1911.086RP | DWG NO.



2<u>7,2</u>56Z





VICINITY MAP NOT TO SCALE

LEGEND

	OLIVD
	PROPERTY LINE
	EASEMENT LINE
YCIRF	1/2" IRON ROD WITH YELLOW PLASTIC
	CAP STAMPED "" FOUND
IRF	IRON ROD FOUND
CMS / CMF	CHISELED "X" SET / FOUND
(CM)	CONTROLLING MONUMENT
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TX
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TX
0.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE

FINAL PLAT

OFPRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 24, BLOCK A BEING A REPLAT

OFPRESBYTERIAN HOSPITAL

OF ROCKWALL ADDITION

LOTS 6, 8, 9, 12 & 23, BLOCK A TOTAL 23.0927 ACRES EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1'' = 40'DATE: 03-19-2020 SURVEYOR:

owner: TEXAS HEALTH RESOURCES 9330 Amberton pkwy., suite #1000 DALLAS. TX 75243				RAYMOND L. GOODSON JR., INC 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX. 75243 214-739-8100 rlg@rlginc.com					
PHONE NUMBE C/O CINDY PE					TX PE RE TBPLS RE	G #F-493 G #100341-00	SHEET	4	
RECORDED	INST#	_	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	2	

4 OF 7

27,256Z

	LINE TABLE	
LINE	BEARING	LENGTH
L1	S62*45'02"E	124.79'
L2	N27°49'15"E	6.50'
L3	N46°43'37"W	116.17'
L4	S43°16'23"W	<i>3.75'</i>
L5	N56°34'45"W	10.13'
L6	N33°25'12"E	24.00'
L7	S56°34'45"E	10.13'
L8	N43°16'23"E	<i>3.75'</i>
L9	S43°16'23"W	24.00'
L10	N62°45'02"W	230.44'

	LINE TABLE	
LINE	BEARING	LENGTH
L11	S56°49'20"E	15.00'
L12	N57°03'45"W	15.01'
L13	S47°48'26"E	65.69'
L14	S42°11'34"W	15.00'
L15	N47°48'26"W	63.93'
L16	S54°35'45"W	30.00'
L17	N04°29'17"E	<i>38.48'</i>
L18	N45°37'11"W	30.00'
L19	N35°24'15"W	5.00'
L20	N54°35'45"E	<i>92.57'</i>

	LINE TABLE	
LINE	BEARING	LENGTH
L21	N47°47'30"E	13.67'
L22	N45°44'03"E	24.98'
L23	N47°00'12"E	25.10 '
L24	N46°53'43"E	14.34'
L25	N62°45'02"W	30.00'
L26	N73°05'16"E	<i>43.04'</i>
L27	N28°55'34"E	<i>30.00'</i>

CURVE	DEL TA	RA
C1	52°54'51"	40
C2	74°40'36"	40
<i>C3</i>	90°00'00"	40
C4	80°08'52"	64
C5	80°08'52"	40
Сб	90°00'00"	64
<i>C7</i>	53 ° 49'59"	40
С8	2°50'11"	142
С9	2°00'57"	142
C10	2°02'05"	140
C11	2°38'08"	142
C12	0°36'28"	142



STATE OF TEXAS COUNTY OF ROCKWALL

Whereas Rockwall Regional Hospital, LLC, is the sole owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, as described in Deed of Trust to Rockwall Regional Hospital, LLC, recorded in Instrument Number 20190000019597, Official Public Records, Rockwall County, Texas, and being all of Lots 6, 8, 9, and 12, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, and all of Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 20180000008518, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a 3/8" iron rod found at the intersection of the northerly right-of-way line of Summer Lee Drive (a 60' right-of-way) and the easterly right-of-way line of Rockwall Parkway (a 60' right-of-way) being the west corner of Lot 9, Block A, Horizon Ridge Center Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

THENCE along the easterly right-of-way line of said Rockwall Parkway the following courses and distances:

North 33° 25' 38" East, along the north line of said Lot 9, a distance of 166.37 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction along said curve to the left whose chord bears North 32° 22' 28" East a distance of 33.63 feet, having a radius of 915.00 feet, having a central angle of 02°06'22" and an arc length of 33.63 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the north corner of said Lot 9 and the most southerly west corner of said Lot 23 for the POINT OF BEGINNING, and continuing on said curve to the left;

In a northerly direction along said curve to the left whose chord bears North 27° 49' 52" East a distance of 111.41 feet, having a radius of 915.00 feet, a central angle of 06° 58' 51" and an arc length of 111.48 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the most northerly west corner of said Lot 23 and the west corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 315, Map Records, Rockwall County, Texas;

THENCE departing the easterly right-of-way line of said Rockwall Parkway and along the northerly line of said Lot 23, the following courses and distances:

South 46° 43' 37" East, along the southwesterly line of said Lot 17, a distance of 146.22 feet to a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the south corner of said Lot 17 and a northwesterly corner of said Lot 23;

North 43° 16' 22" East, along the southeasterly line of said Lot 17, passing at a distance of 127.65 feet a 5/8" iron rod with plastic cap stamped "Pate Sc" found for the east corner of said Lot 17 and the south corner of Lot 16, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 16 passing at a distance of 154.96 a 1/2" iron rod with red plastic cap stamped "RPLS 48" found for the east corner of said Lot 16 and the south corner of Lot 19, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 315), continuing along the southeasterly line of said Lot 15 for a total distance of 536.58 feet to a chiseled "X" in concrete found for the most easterly east corner of said Lot 19, the north corner of said Lot 23, and on the southwest line of Lot 18, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet G, Slide 297, Map Records, Rockwall County. Texas;

South 46° 43' 37" East, along the southwesterly line of said Lot 18, passing a chiseled "X" in concrete found at a distance of 220.15 feet for the south corner of said Lot 18 and the west corner of Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet I, Slide 87, Map Records, Rockwall County, Texas, continuing along the southwesterly line of said Lot 21 to a chiseled "X" in concrete found for a total distance of 566.96 feet for the south corner of said Lot 21 and the most westerly northeast corner of said Lot 23;

North 43° 16' 22' East, along the southeasterly line of said Lot 21, a distance of 233.23 feet to a 1/2" iron rod found for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 23 and being on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way);

THENCE South 45° 47' 10" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 112.02 feet to an Aluminum Disk Found stamped "TXDOT" found for the most easterly northeast corner of said Lot 23 and the north corner of Lot 20, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Slide 63, Map Records, Rockwall County, Texas;

THENCE along the common line between said Lot 23 and said Lot 20, the following courses and distances:

South 43° 16' 22" West, a distance of 231.39 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly northeast corner of said Lot 23 and the west corner of said Lot 20:

South 46° 43' 37" East, a distance of 441.68 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found for the south corner of said Lot 20, an easterly corner of said Lot 23 and a westerly corner of Lot 6, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 43, Plat Records, Rockwall County, Texas, continuing along the westerly line of said Lot 6 for a total distance of 444.69 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for an easterly corner of said Lot 23 and a westerly corner of said Lot 6;

THENCE North 43° 16' 22" East, along the common line between said Lot 6 and said Lot 20, a distance of 215.03 feet to a 1/2" iron rod with yellow plastic cap stamped "Pacheco" found on the southwesterly line of said Horizon Road, for the east corner of said Lot 20 and the north corner of said Lot 6;

THENCE South 45° 37' 11" East, along the southwesterly right-of-way line of said Horizon Road, a distance of 307.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found at the intersection of the southwesterly right-of-way line of said Horizon Road and the northerly right-of-way of Tubbs Road (an 80-foot right-of-way), for the east corner of said Lot 6,

THENCE along the northerly right-of-way of said Tubbs Road, the following courses and distances:

South 54° 35' 45" West, a distance of 186.78 feet to a chiseled "X" in concrete found on the southeasterly line of said Lot 6, and the beginning of a tangent curve to the left;

In a southwesterly direction along said curve to the left whose chord bears South 49° 25' 46" West a distance of 187.74 feet, having a radius of 1042.50, a central angle of 10° 19' 56", passing a chiseled "X" in concrete found at an arc length of 119.90 feet, continuing along said curve to a chiseled "X" in concrete found for a total arc length of 187.99 feet, for an easterly corner of Lot 23 and the east corner of Lot 7, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43);

THENCE departing the northerly right-of-way line of said Tubbs Road and along a southeasterly line of said Lot 23, the following courses and distances:

North 46° 43' 37" West, along the northeasterly line of said Lot 7, a distance of 210.30 feet to a 5/8" iron rod found for corner;

South 88° 16' 25" West, along the north line of said Lot 7, a distance of 28.48 feet to a 1/2" iron rod found for corner, and the beginning of a non-tangent curve to the left;

In a southwesterly direction along the northwesterly line of said Lot 7 and said curve to the left whose chord bears South 41° 05' 32" West a distance of 113.78 feet, having a radius of 1411.52 feet, a central angle of 04° 17' 11", and an arc length of 113.81 feet a 1/2" iron rod with vellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 23 and the west corner of said Lot 7 and the north corner of Lot 8, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G. Slide 43):

THENCE South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 8, a distance of 231.97 feet to a chiseled "X" in concrete found on the northerly right-of-way line of said Tubbs Road, for the east corner of said Lot 8 and the south corner of said Lot 7, and continuing on a non-tangent curve to the left;

THENCE along the northerly right-of-way line of said Tubbs Road, the following courses and distances:

In a southwesterly direction along said curve to the left whose chord bears South 33° 01' 52" West a distance of 149.25 feet, having a radius of 1042.50 feet, a central angle of 08° 12' 36", passing at an arc length of 116.47 feet a chiseled "X" in concrete found for the south corner of said Lot 8 and the east corner of Lot 9, Block A, of said Presbyterian Hospital of Rockwall (Cabinet G, Slide 43), and continuing along said curve for a total arc length of 149.38 feet to a chiseled "X" in concrete found for a southeasterly corner of said Lot 9 and the end of said non-tangent curve to the left;

South 28° 55' 34" West, a distance of 94.93 feet to a chiseled "X" in concrete found at the intersection of the northerly right-of-way line of said Tubbs Road and the northeasterly right-of-way line of Summer Lee Drive (a 60-foot right-of-way, for the south corner of said Lot 9;

THENCE along the northeasterly right-of-way line of said Summer Lee Drive, the following courses and distances:

North 62° 45' 02" West, passing at a distance of 234.77 feet a chiseled "X" in concrete found for the west corner of said Lot 9 and a south corner of said Lot 23, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and the beginning of a non-tangent curve to the right;

In a northwesterly direction along said curve to the right whose chord bears North 59° 39' 53' West a distance of 88.82 feet, having a radius of 825.00 feet, a central angle of 06° 10' 17" and an arc length of 88.86 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for corner, and being the end of said curve to the right;

North 56° 34' 45" West, passing at a distance of 524.21 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the most southerly west corner of said Lot 23 and the south corner of Lot 12, Block A, of said Presbyterian Hospital of Rockwall Addition (Cabinet G, Slide 43), continuing for a total distance of 772.12 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the west corner of said Lot 12 and the south corner of Lot 9. Block A, Horizon Ridge Center, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Slide 149, Map Records, Rockwall County, Texas;

THENCE North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee BEING A REPLAT Drive and along the common line between said Lot 12 and said Lot 9, Block A, Horizon Ridge OFCenter, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG PRESBYTERIAN HOSPITAL INC" found for the north corner of said Lot 12, a westerly corner of said Lot 23 and an easterly corner of said Lot 9, Block A, Horizon Ridge Center, continuing for a total distance of 200.00 feet OF ROCKWALL ADDITION to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge LOTS 6, 8, 9, 12 & 23, BLOCK A Center, and a westerly corner of said Lot 23;

THENCE North 56° 34' 45" West, along the common line between said Lot 23 and said Lot 9, Block 1.005.917 square feet or 23.0927 acres. more or less.

FINAL PLAT

OFPRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 24, BLOCK A

TOTAL 23.0927 ACRES

A, of said Horizon Ridge Center, a distance of 270.62 feet to the POINT OF BEGINNING, containing EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1'' = 40'

DATE: 03-19-2020

SURVEYOR

OWNER:					RAYMOND L. GOODSON JR., INC.				
TEXAS HEALTH RESOURCES 9330 AMBERTON PKWY., SUITE #1000 DALLAS, TX 75243				12001 N. CENTRAL EXPRESSWAY, DALLAS, TX. 75243 214-739-8100 rlg@rlginc.com			WAY, STE 300	Y, STE 300	
PHONE NUMBER C/O CINDY PERRIN					TX PE REG #F-493 TBPLS REG #100341-00		6 OF 7		
	RECORDED	INST#	_	JOB NO.	1911.086	E-FILE	1911.086RP	DWG NO.	27.256Z

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian R. Wade, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision. PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Registered Public Surveyor No. Surveyor Signature

My Commission Expires

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest [IF APPLICABLE:]

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

City Secretary

City Engineer

Planning & Zoning Commission, Chairman

Date

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Mayor, City of Rockwall

DATE

DATE

DATE

FINAL PLAT

OFPRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION LOT 24, BLOCK A BEING A REPLAT OF

PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

LOTS 6, 8, 9, 12 & 23, BLOCK A TOTAL 23.0927 ACRES EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SCALE: 1'' = 40'

SURVEYOR: RAYMOND L. GOODSON JR., INC. 12001 N. CENTRAL EXPRESSWAY, STE 300 DALLAS, TX, 75243 214-739-8100 rlg@rlginc.com TX PE REG #F-493 TBPLS REG #100341-00 SHEET 7 OF 7

DATE: 03-19-2020

27,256Z

OWNER:	
	'R
RECORDED	INST# –

JOB NO. 1911.086 E-FILE | 1911.086RP | DWG NO.

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CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 20, 2020
APPLICANT:	Ruben Segovia
CASE NUMBER:	P2020-016; Lot 1, Block L, Lake Rockwall Estates East Addition

<u>SUMMARY</u>

Consider a request by Ruben Segovia on behalf of Jose Valerio for the approval of a <u>Replat</u> for Lot 1, Block L, Lake Rockwall Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of a replat for the purpose of combining two (2) lots (*i.e. Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition*) into one (1) lot (*i.e. Lot 1, Block L, Lake Rockwall Estates East Addition*) in order to construct a single-family home.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1*, *Block L*, *Lake Rockwall Estates East Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning, and Fire Departments shall be addressed prior to the filing of this plat; and
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City of Rockwall



Project Plan Review History

Project Name Type Subtype	P2020-016 257 & 269 Russell Drive PLAT REPLAT Staff Review		Own Appli			cho, osc, segovia	AR Z & TEF	RESA	Applied Approved Closed Expired Status	3/20/2020	AG
Site Address		City, State Zi	-								
269 RUSSELL		ROCKWALL,	TX 75032						Zoning		
Subdivision		Tract			Block	Lot N	ο	Parcel No	General Pla	in	
ROCKWALL LAKE ES	TATES PH2	1286				1286	5	5380-0000-1286-00-0	R		
Type of Review / Not	es Contact	Sent	Due	Receive	ed	Elapsed	l Status		Remarks		
BUILDING	Russell McDowell	3/20/2020	3/27/2020	3/23/2	020	3	APPROVI	ED			
ENGINEERING (3/26/2020 3:21	Sarah Johnston . PM SJ)	3/20/2020	3/27/2020	3/26/2	020	6	COMME	NTS			
	10' utility easement on the										
•	plat verbiage to meet the r	-									
	e council approval to be on	· · ·									
FIRE	Ariana Hargrove	3/20/2020	3/27/2020	3/25/2	.020	5	APPROVI	ED			
GIS	Lance Singleton	3/20/2020	3/27/2020								
PLANNING	Korey Brooks	3/20/2020	3/27/2020	4/8/20	20	19	COMME	NTS	Comments	5	

Type of Review / Notes Conta	ct Sent	Due	Received	Elapsed Status	Remarks

P2020-016; Lot 1, Block L, Lake Rockwall Estates No. 2 Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot1, Block L, Lake Rockwall Estates East Addition being a0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2020-016) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the Cit's boards and commissions:

1) Please note the Lot and Block designation stated above. The Title Block shows Lots 1286 & 1287 as well.

2)

3) Please note the lot and block designation and make changes to dedication language and title block

- 4) Please revise title block to include: "Lot 1, Block A, Lake Rockwall Estates No. 2 Addition a Replat of..."
- 5) Please include the number of lots, acreage, and SF in title block.
- 6) Please label the original property line between the two lots.
- 7) Please show and label any easements.

I.6 Please note that failure to address all comments provided by staff by5:00 PM on April 21, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.7 The Planning & Zoning Meeting April 14, 2020.

I.8 The City Council Meeting for this case is April 20, 2020.

i.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.

	DEVELOPMENT APPLICA City of Rockwall	TION STAFF USE ONLY PLANNING & ZONING CASE NO. β2020-0 6. NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE				
	Planning and Zoning Departmer	CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE				
	385 S. Goliad Street	DIRECTOR OF PLANNING:				
	Rockwall, Texas 75087	CITY ENGINEER:				
Please check the ap	propriate box below to indicate the type of deve	elopment request [SELECT ONLY ONE BOX]:				
[] Preliminary Pla [] Final Plat (\$300 [✔] Replat (\$300.00 [] Amending or M	.00.00 + \$15.00 Acre) ¹ t (\$200.00 + \$15.00 Acre) ¹).00 + \$20.00 Acre) ¹	Zoning Application Fees: [] Zoning Change (\$200.00 + \$15.00 Acre) 1 [] Specific Use Permit (\$200.00 + \$15.00 Acre) 1 [] PD Development Plans (\$200.00 + \$15.00 Acre) 1 Other Application Fees: [] Tree Removal (\$75.00) [] Variance Request (\$100.00)				
	on Fees: .00 + \$20.00 Acre) ¹ Plan/Elevations/Landscaping Plan (\$100.00)	 Variance Request (\$100.00) Notes: ¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre. 				
PROPERTY INFO	RMATION [PLEASE PRINT]					
Address	269 and 257 Russell d	hive hockwall, Texas				
Subdivision		Lot 1286, 1287 Block				
General Location	Lot 1286h 269 and 257	Paussell drive Prockwall, TX				
ONING, SITE PL	AN AND PLATTING INFORMATION [PLEA	SE PRINT]				
Current Zoning	PD-75	current Use There was a trailer				
Proposed Zoning		Proposed Use New Mesidential Construction				
/ Acreage	. 33 Lots [Current]	1286 and 1287 Lots [Proposed] 1286 R				
		o the passage of <u>HB3167</u> the City no longer has flexibility with regard to its approval on the Development Calendar will result in the denial of your case.				
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/	CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]				
[] Owner	Jose Valerio					
Contact Person	Jose Valevio	[]Applicant Ruben Segevia Contact Person Ruben Seguria				
Address	3027 Moson Dh.	Address 9512 Teagerden				
City, State & Zip	Mesquite, TX 75150	City, State & Zip DALLAS TX 75217				
Phone	469-286-9964	Phone 972-363-5019				
E-Mail	lalo. valerio Gyahoo. com	E-Mail Finecworks ZO16 @gmail.co				
NOTARY VERIFIC Before me, the undersign		[<i>Owner</i>] the undersigned, who stated the information on				
hat the City of Rockwal	(i.e. "City") is authorized and permitted to provide inform	ion submitted herein is true and correct; and the application fee of $\$ 300.00$, to day of day of $Maxch$, 20 20. By signing this application, I agree action contained within this application to the public. The City is also authorized and this application, if such reproduction is associated or in response to a request for public				
Given under my hand and	d seal of office on this the <u>18</u> day of <u>MAPCH</u>	20 <u>20</u>				
	Owner's Signature JoSe 6. 7	Iglerio				
		1D No. 132019224				





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. 77





and the North line of said Lot 1288, a distance of 120.18 feet to a 1/2 inch iron rod found at the Southwest corner of said Lot 1287, the Northwest corner of said Lot 1288, and on the East line of Russell Drive (50' R.O.W.), from which a 1/2 inch iron rod found bears South Ol degrees 03 minutes 38 seconds East, a distance of 59.88 feet;

THENCE North OI degrees 03 minutes 38 seconds West, with the West line of said Lot 1287 and Lot 1286 and the East line of Russell Drive, a distance of 120.57 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northwest corner of said Lot 1286 and the Southwest corner of Lot 1285 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North OI degrees 03 minutes 38 seconds West, a distance of 241.40 feet;

THENCE North 89 degrees 09 minutes 08 seconds East, with the North line of said Lot 1286 and the South line of said Lot 1285, a distance of 120.18 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Northeast corner of said Lot 1286, the Southeast corner of said Lot 1285, the Southwest corner of Lot 1314 and the Northwest corner of Lot 1313 of said Rockwall Lake Properties, from which a 1/2 inch iron rod found bears North Ol degrees 03 minutes 38 seconds West, a distance of 242.57 feet;

THENCE South 01 degrees 03 minutes 38 seconds East, with the East line of said Lot 1286 and Lot 1287 and the West line of said Lot 1313 and said Lot 1312, a distance of 120.41 feet to the POINT OF BEGINNING and CONTAINING 0.33 acres of 1and or 14,481 square feet.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS 1286 AND 1287 OF ROCKWALL LAKE PROPERTIES DEVELOPMENT NO. 2 subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

I. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

Jose Valerio, Owner

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Jose Valerio, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas



PntNo Bearing Distance Northing Easting Description 7010134.21 2599071.10 S $89^{\circ}04'33'' W 120.18$ 7010132.27 2598950.93 N $01^{\circ}03'38'' W 120.57$ 7010252.82 2598948.70 N $89^{\circ}09'08'' E 120.18$ 7010254.60 2599068.87 S $01^{\circ}03'38'' E 120.41$ 7010134.21 2599071.10 Closure Error Distance> 0.0000 Total Distance Inversed> 481.35

Area: 0.33 ACRES, 14481 SQ. FT.

79

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CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 20, 2020
APPLICANT:	Priya Acharya, PE; Weir & Associates, Inc.
CASE NUMBER:	P2020-017; Lot 9, Block A, Lakeshore Commons Addition

<u>SUMMARY</u>

Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC for the approval of a <u>Replat</u> for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of a replat for the purpose of abandoning a portion an existing water easement situated on Lot 8, Block A, Lakeshore Commons Addition and establishing a new water easement necessary to serve this site. The legal description of this lot will be Lot 9, Block A, Lakeshore Commons Addition.
- ☑ On April 28, 2016, the City Council approved a preliminary plat [*Case No. P2016-012*] for Lots 1-4, Block A, Lakeshore Commons Addition for the purpose of laying out regional detention and preliminary utility and drainage plans for a proposed commercial center on the subject property. On April 3, 2017, the City Council approved a final plat [*Case No. P2017-012*] for the purpose of subdividing the subject property into four (4) lots (*i.e. Lots 1-4, Block A, Lakeshore Commons Addition*) and to establish the necessary fire lane, utility, public access, cross access, detention, and drainage easements for a proposed retail commercial center. On July 2, 2018, the City Council approved a request [*Case No. Z2018-024*] for a Specific Use Permit (SUP) [*Ordinance No. 18-30; SUP No. S-191*] to allow a *restaurant, 2,000 SF or more with a drive-through (i.e. Chick-Fil-A)* on the subject property. On August 14, 2018, the Planning and Zoning Commission approved a site plan [*Case No. SP2018-020*] for a *restaurant, 2,000 SF or more with a drive-through (i.e. Chick-Fil-A)* on the subject property. Subsequently, on August 20, 2018, the City Council approved all variances associated with the approved site plan. On November 5, 2018, the City Council approved a replat [*P2018-036*] of Lot 2, Block A, Lakeshore Commons Addition establishing Lot 8, Block A, Lakeshore Commons addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.*
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 9*, *Block A*, *Lakeshore Commons Addition*, staff would propose the following conditions of approval:

- (1) All technical Comments from the Engineering, Planning, and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the plat by a vote of 6-0, with Chairman Chodun absent.

City of Rockwall



Project Plan Review History

Project Name Type Subtype	P2020-017 Lot 9, Block A, Lakeshore (PLAT REPLAT Staff Review	Commons	Owne Appli		RE WORTH ACHARYA	INVESTMEI	NTS LLC	Applied Approved Closed Expired Status	3/20/2020	AG
Site Address		City, State Zi	•							
S HWY 205		ROCKWALL,	TX 75087					Zoning		
Subdivision		Tract		Block	Lot N	0	Parcel No	General Plar	ı	
LAKESHORE COMM	IONS	8		А	8		4244-000A-0008-00-0F	R		
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed	Status		Remarks		
Type of Review / Not BUILDING	Russell McDowell	Sent 3/20/2020	Due 3/27/2020	Received 3/23/2020	Elapsed 3	I Status APPROVEI	D	Remarks		
	Russell McDowell Sarah Johnston		3/27/2020	3/23/2020	•			Remarks		
BUILDING ENGINEERING (3/26/2020 3:27	Russell McDowell Sarah Johnston	3/20/2020 3/20/2020	3/27/2020 3/27/2020	3/23/2020 3/26/2020	3	APPROVE		Remarks		
BUILDING ENGINEERING (3/26/2020 3:27	Russell McDowell Sarah Johnston 7 PM SJ)	3/20/2020 3/20/2020 eled as a 20' wa	3/27/2020 3/27/2020	3/23/2020 3/26/2020 t, please updat	3	APPROVE	TS	Remarks		
BUILDING ENGINEERING (3/26/2020 3:27 M - The easeme	Russell McDowell Sarah Johnston 7 PM SJ) ent to be abandoned is labe	3/20/2020 3/20/2020 eled as a 20' wa 3/20/2020	3/27/2020 3/27/2020 hter easemen	3/23/2020 3/26/2020 t, please updat	3 6 :e.	APPROVE	TS	Remarks		

Type of Review / Notes Contact	Sent	Due	Received	Elapsed Status	Remarks

P2020-017; Lot 9, Block A, Lakeshore Commons. 2 Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street [SH-205],.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (P2020-017) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the Cit's boards and commissions:

I.6 Please note that failure to address all comments provided by staff by5:00 PM on April 21, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.7 The Planning & Zoning Meeting April 14, 2020.

I.8 The City Council Meeting for this case is April 20, 2020.

i.9 Due to the current COVID-19 situation and the City's disaster declaration, the Planning and Zoning Commission Work Session Meeting will require a representative to answer the Planning and Zoning Commission's questions over the phone (i.e. the meeting will be held asregularly scheduled, but will be closed to applicants and the public). Staff is currently unsure of how the April 28, 2020 Planning and Zoning Commission Public Hearing will be held (i.e. virtually through zoom, closed to the public, or as regularly scheduled) and will inform applicants and the public of the City's plans closer to that date.

	DEVELOPMEI City of Rockwall Planning and Zon 385 S. Goliad Street Rockwall, Texas 750	ing Department	TION PLAN NOTE CITY I SIGNI DIREC	F USE ONLY NING & ZONING CASE NO. P.Z. THE APPLICATION IS NOT CONSID UNTIL THE PLANNING DIRECTOR AN ED BELOW. CTOR OF PLANNING: ENGINEER:	요즘은 것은 것 같아? 것 같아? 것 같아? 귀엽 것 같아? 집에 들어?
Please check the app	propriate box below to indi	cate the type of develo	opment request [S	SELECT ONLY ONE BOX]:	
Platting Application [] Master Plat (\$10 [] Preliminary Plat [] Final Plat (\$300 [] Replat (\$200.00 [] Amending or M [] Plat Reinstatem Site Plan Application [] Site Plan (\$250.	n Fees: 00.00 + \$15.00 Acre) ¹ (\$200.00 + \$15.00 Acre) ¹ .00 + \$20.00 Acre) ¹ 	atting Fee is Waived	Zoning Applica [] Zoning Cha [] Specific Us [] PD Develo Other Applica [] Tree Remo [] Variance R Notes: 2: In determining	ation Fees: ange (\$200.00 + \$15.00 Acre) ¹ e Permit (\$200.00 + \$15.00 Acr pment Plans (\$200.00 + \$15.00 tion Fees:	Acre) ¹ e when multiplying by the
PROPERTY INFO	RMATION (PLEASE PRINT)				
Address	1979 N. Goliad Street				
Subdivision	Lakeshore Commons			Lot 8	Block A
General Location	Located at the Southw	est Corner of N. Lak	eshore Drive ar	nd Hwy 205	
ZONING SITE PL	AN AND PLATTING INI		PRINT]		
	PD-65 w/ GR & SH 205		Current Use	Vacant/Under Construct	tion
Proposed Zoning			Proposed Use	Fast Food Restaurant	
Acreage	1.401	Lots [Current]	1	Lots [Proposed]	1
SITE PLANS AND	<u>PLATS</u>: By checking this box you e to address any of staff's comme	acknowledge that due to t	he passage of <u>HB316</u> the Development Ca	2 the City no longer has flexibility lendar will result in the denial of you	with regard to its approval ur case.
[]Owner	M Worth	Turbant	i VI Applicant	Wier & Associates, Inc. Priya Acharya, PE	
Contact Person	Martin Labilli	LINS	Contact Person	Priya Acharya, PE	
Address	8445 Freep Swite 17	ort Pkwy	Address	2201 E. Lamar Blvd. Su	lite 200E
City, State & Zip	Juite II.	75012	City, State & Zip	Arlington, Texas 76006	
	Irving 17x 214-475-90	10065	Phone	817-467-7700	
	Wortheword		orv E-Mail	PriyaA@WierAssociate	s.com
NOTARY VERIFIC Before me, the undersign this application to be true	ATION [REQUIRED] ed authority, on this day persona and certified the following:	lly appeared		[<i>Owner</i>] the undersigned, who	
cover the cost of this appl that the City of Rockwall	ication, has been paid to the City (i.e. "City") is authorized and per ny copyrighted information subm	of Rockwall on this the rmitted to provide informa itted in conjunction with thi	tion contained within	true and correct; and the applicatio , 20 By sig this application to the public. The reproduction is associated or in res	e City is also authorized and
Given under my hand and		= day of March	, 20 <u>20</u> .	My Notar	ry ID # 11178511 s July 12, 2021
	Owner's Signature	211	-	Contraction of the second seco	
Notary Public in ar	nd for the State of Texas Wry	Waytes Der	///	My Commission Expires	07/12/2021

ary Public in and for the State of Texas Wing Daylos Bor-11 My Commission Expires 07/12/20 DEVELOPMENT APPLICATION - CIT & DE ROCKWALL - SES SOUTH GOLIAD STREET + ROCKWALL TX 75087 + 181 (972) 772-3745 + 181 (972) 772-3727





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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OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS MOORE WORTH INVESTMENTS, 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 TRACT OF LAND LOCATED IN THE JOHN H.B. JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT &, BLOCK A, LAKESHORE COMMONS, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000021911, OFTICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKESHORE BEDINING AT AN A COTFOUND IN THE SUCH AND THE OFTHAT THE OFTHAT AND A DATASHORE AND A DATASHOR

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE AND THE NORTH LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 86'58'24" E, 80.03 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A CURVE TO THE RIGHT;

(2) EASTERLY, AN ARC LENGTH OF 44.60 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240,00 FEET, A DELTA ANGLE OF 1038'54' AND A CHORD BEARING OF S 8742'09" E, 44.54 FEET TO A 1/2" IRON ROD SET WITH A CAPE STAMPED "WER & ASSOC INC" BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

(3) EASTERLY, AN ARC LENGTH OF 65.42 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF $1425'01^{\circ}$ AND A CHORD BEARING OF S 8935'12° E, 65.25 FEET TO A 5/8° IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

(4) EASTERLY, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CURVE TO THE LEFT, (4) EASTERT, AN ARC LENGTH OF 21.09 FEET ALONG SAID COMPOUND CONVE TO THE LEFT, HAVING A RADIUS OF 902.50 FEET, A DELTA ANGLE OF 0120/202° AND A CHORD BEARING OF N 82/32/06" E, 21.09 FEET TO A 5/8" RON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC", BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 8 AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

(5) SOUTHEASTERLY, AN ARC LENGTH OF 85.01 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HANNG A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 60°33'00" AND A CHORD BEARING OF 5 6741'34" E, 81.07 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED 'STOVALL & ASSOC", IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (A VARIABLE MIDTH RIGHT-OF-WAY), SAID IRON ROD BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT B;

THENCE S 14'17'14" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET AND THE EAST LINE OF SAID LOT B, 165.99 FEET TO A A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE SOUTHEAST CORNER OF SAID LOT B AND THE NORTHEAST CORNER OF LOT 6 BLOCK A LAKESHORE COMMONS ADDITION, AN ADDITION TO THE CITY OF ROCKMALL, ROCKMALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT No. 20180000018401, O.P.R.R.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH LINE OF SAID LOT 6 AS FOLLOWS:

(1) S 75'42'46" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 74.36 FEET TO AN "X" CUT SET;

(2) S 86'59'47" W, 154.50 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC":

(3) S 42'07'52" W, 17.76 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "STOVALL & ASSOC :

(4) N 72'06'04" W, 46.17 FEET TO AN "X" CUT FOUND:

(5) N 47'04'05" W, AT A DISTANCE OF 22.78 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND AN ELL CORNER OF SAID LOT 5, CONTINUING ALONG THE EAST LINE OF SAID LOT 5 IN ALL A TOTAL DISTANCE OF 33.07 FEET TO AND "X" CUT FOUND IN THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8;

THENCE ALONG THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID LOT 8 AS FOLLOWS:

(1) N 03'01'36" W, 116.19 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT:

(2) NORTHWESTERLY, AN ARC LENGTH OF 27.09 FEET ALONG SAID CURVE TO THE LEFT. HANNG A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 442038" AND A CHORD BEARING OF N. 2528'00" N, 26.42 FEET TO AN "X" CUT FOUND;

(3) N 03'01'36" W, 50.01 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.401 ACRES (61,014 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CONRER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON MORCH 20, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLET SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW REGISTERED PUBLIC SURVEYOR STATE OF TEXAS NO. 8373 EMAIL: AgronLSOMERASSOCIATES.COM

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF DALLAS

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 9, BLOCK A LAKESHORE COMMONS TO THE CITY OF ROOKWALL, TEXAS, AND WHOSE MAME IS SUBSCRIBED HERETO, HERETO PEDICATE TO THE USE OF THE PUBLIC FORCER ALL STREETS, ALLETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. I FURTHER CERTIFY THAT ALL OTHER PARTES WHO HAVE A MORTCAGE OR LIEN INTERST IN LOT 9, BLOCK A, LAKESHORE COMMONS HAVE BEEN NOTHED AND SIGKED THIS FLAT.

I UNDERSTAND AND DO HEREBY RESERVE. THE FASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTIAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. I ALSO UNDERSTAND THE FOLLOWING;

1. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

2. ANY PUBLIC UTUITY SHALL HAVE THE RICHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS FENCES TREES, SHRIEBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY KNOAMER OR INTERFEE WITH CONSTRUCTION, MAINTENANCE OF EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND ANY PUBLIC UTUITY SHALL AT ALL THIES HAVE THE RICHT OF INCRESS OF CERTSS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLING, MAINTAINING, AND ETHER ADDING TO OR PENDOWING ALL OF PART OF THERE RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY THE, PROCURING THE PERMISSION OF ANYONE.

3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

4. THE DEVELOPER AND ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.

NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS D. NU HOUSE DIFFLING UNIT, OF OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THE ADDITION BY THE OWNER OR ANY OTHER PERSON UNIT. THE DEVELOPER AND/OR OWNER HAS COMPLED WITH ALL REQUIREMENTS OF THE SUBDIVISION REQULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTRE BLOCK ON THE STREET OR STREETS WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CUTB AND GUTTER, WATER AND SEMER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS. AS UNTL AN ESCROW DEPOST, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER MAD/OR CITY ADMINISTRATION, COMPUTED DN A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SICHED BY THE DEVELOPER AND/OR CITY SCRETARY, ACCOMPANIED BY AN AGREEMENT SICHED BY THE DEVELOPER AND/OR CITY SCRETARY, ACCOMPANIED BY AN MERCYEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOST, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE THE STATED IN SUCH WRITTER AGREEMENT BUT IN NO CASE SHALL THE CITY BE OBLICATED TO MAKE SUCH IMPROVEMENTS ITSLF, SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PRODERSE PAYMENTS AS THE WORK PROFESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DANE OR CONTACTORS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DANE OR

UNTIL THE DEVELOPER AND/OR OWNER FLIES A CORPORATE SUPETY BOND WITH THE CITY SCRETARY IN A SUM EQUAL TO THE COST OF SUCH MPROVEMENTS FOR THE DESIGNATED AREA, GUARMITEEING THE INSTALLATION THEREOF MITHIN THE TIME STATED IN THE BOND, WHICH TIME STALL BE FIXED BY THE CITY COUNCIL OF THE CITY OR ROCKWALL.

7. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING ANY DRAINAGE SYSTEMS IN EASEMENTS.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT MILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, I, MY SUCCESSIONS AND ASSIGNS HEREBY WAIVE ANY CLAM, DAMAGE, OR CAUSE OF ACTION THAT I MY HAVE AS A RESULT OF THE DEDICATION OF DURATIONS MADE HEREIN.

WITNESS OUR HANDS THIS THE _____ DAY OF ____ 2020 FOR: MOORE WORTH INVESTMENTS, LLC

OWNER

STATE OF TEXAS COUNTY OF DALLAS

PRINTED NAME



PLANNING AND ZONING COMMISS	ION, CHAIRMAN	DATE
	APPROVED	
I HEREBY CERTIFY THAT THE AB ROCKWALL, TEXAS, WAS APPROV	OVE AND FOREGOING PLAT O THE CITY COUNCIL O 2020.	OF AN ADDITION TO THE CITY OF F THE CITY OF ROCKWALL ON THE
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RECORDED IN THE OFFICE OF TH	RE COUNTY CLERK OF ROCKN ROM SAID DATE OF FINAL AF	WALL COUNTY, TEXAS WITHIN ONE

1. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO MITHIOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM ORANIAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE ATRANSME OF A PLAN BY THE CITY DOES NOT CONSTITUTE ANY PREVESTIATION ASSURANCE OR ATRANSME OF A PLAN BY THE CITY DOES NOT CONSTITUTE ANY PREVENTIATION ASSURANCE OR ADDREVENT OF A PLAN BY THE CITY DOES NOT CONSTITUTE ANY PROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR WISHING APPROVIL AT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE USIED, NOR WISHING AND A PARAVILLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE BY THE CITY OF THE ADDREVACY AND ON AUXIMUSTICY OR PREVENTION. ASSURANCE OR FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

SWG

REPLAT-17144-REVI

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2. THE PURPOSE OF THIS REPLAT IS TO ABANDON THE WATER EASEMENT INDICATED HEREON, AND CREATE THE WATER EASEMENT INDICATED HEREON.

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS

PRINTED NAME

BEFORE WE, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO WE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO WE THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Map-Check RPL2RBAL 10/11/18 10:55:19 Factor: 1.0000000 Correct End - N: 5000.00000 E: 5000.00000 Calc. End - N: 4999.99872 E: 4999.99845 Error - N: -0.00 E: -0.00 Total: 0.00 Brg: N 50-28-50 E Distance Traversed: 976.44 Closure: 487077 No Adjustment North East Elevation Bearing Distance Pt.No. 5000.00000 5000.00000 1 N 86-58-24 E 80.03 5004.22564 5079.91836 2 RAD: 240.00 LEN: 44.60 TAN: 22.37 CEN.ANG: 10-38-54 CHORD: 44.54 MO: 1.04 EXT: 1.04 DEGREE: 23-52-24 SEG: 31 TRI: 5322 SEC: 5352 S 03-01-36 E240.004764.560435092.59054N 07-37-18 E240.005002.440145124.42203 S 03-01-36 E 0.000 3 PC->RP 4 RP->PT S 87-42-09 E 44.54 5002.44014 5124.42203 4 PC->PT RAD: 260.00 LEN: 65.42 TAN: 32.88 CEN.ANG: 14-25-01 CHORD: 65.25 MO: 2.05 EXT: 2.07 DEGREE: 22-02-13 SEG: 89 TRI: 8415 SEC: 8505 260.00 5260.14307 5158.90677 5 PC->RP N 07-37-18 E 260.00 5001.96943 5189.66990 S 06-47-42 E 6 RP->PT S 89-35-12 E 65.25 5001.96943 5189.66990 6 PC->PT RAD: 902,50 LEN: 21.09 TAN: 10.55 CEN.ANG: 1-20-20 CHORD: 21.09 MO: 0.06 EXT: 0.06 DEGREE: 6-20-55 SEG: 1 TRI: 9516 SEC: 9517 7 PC->RP N 06-47-44 W 902.50 5898.12909 5082.87983 S 08-08-04 E 902.50 5004.70934 5210.58031 8 RP->PT 21.09 5004.70934 5210.58031 8 PC->PT N 82-32-06 E RAD: 80.00 LEN: 85.01 TAN: 47.01 CEN.ANG: 60-53-00 CHORD: 81.07 MO: 11.03 EXT: 12.79 DEGREE: 71-37-11 SEG: 605 TRI: 2796 SEC: 3400 S 08-08-04 E 80.00 4925.51424 9 PC->RP 5221.90002 80.00 4973.93899 5285.57925 N 52-44-56 E 10 RP->PT S 67-41-34 E 81.07 4973.93899 5285.57925 10 PC->PT

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N 03-01-36 W	50.01	4999.99872	4999.99845	20	100000000

Approx: Sq.Feet: 61014 Acres: 1.401

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CITY OF ROCKWALL CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	April 20, 2020
APPLICANT:	Ryan Joyce; Michael Joyce Properties
CASE NUMBER:	MIS2020-006; Exception to the Utility Placement Requirements for the Northgate Subdivision

SUMMARY

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf Northgate Rockwall LD LP for the approval of a <u>Special Exception</u> to the utility placement requirements for overhead utilities in conjunction with a single-family residential subdivision on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of N. Stodghill Road [*FM-3549*] and Clem Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on December 1, 2008 by *Ordinance No. 08-66*. Upon annexation the subject property was zoned Agricultural (AG) District. On July 1, 2019, the City Council approved *Case No. Z2019-012* [*Ordinance No. 19-26*], which changed the zoning of the subject property from an Agricultural (AG) District to Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses. Upon approval of the zoning case, the applicant submitted a Master Plat [*Case No. P2019-030*] and Site Plan [*Case No. SP2019-028*] for the Northgate Subdivision, which is a 40-lot single-family subdivision with lots that are a minimum of one (1) acre in size. Following these approvals, the applicant submitted a Preliminary Plat [*Case No. P2019-029*], which was approved by the City Council on August 19, 2019. The Northgate Subdivision's civil plans are currently being reviewed by the Engineering Department.

PURPOSE

The applicant is requesting a special exception to utility placement requirements stipulated by the Unified Development Code (UDC) and the Municipal Code of Ordinances to allow the construction of overhead powerlines along a portion of Clem Road.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of Clem Road and N. Stodghill Road [*FM-3549*]. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property is Clem Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family residential homes that are zoned Single-Family Estate 4.0 (SFE-4.0), Single-Family Estate 1.5 (SFE-1.5), and Single-Family 1 (SF-1) Districts.
- <u>South</u>: Directly south of the subject property are the corporate limits of the City of Rockwall, followed by single-family homes on estates lots situated within the City's Extraterritorial Jurisdiction (ETJ). Beyond this is Cornelius Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- *East*: Directly east of the subject property is the corporate limits of the City of Rockwall. Beyond this is N. Stodgehill Road, which is situated within the City of Fate and the City of Fate's Extraterritorial Jurisdiction (ETJ).

<u>West</u>: Directly west of the subject property are two (2) large tracts of land (*i.e. Tracts 22-05 & 24 of the W. M. Dalton Survey, Abstract No. 72*) zoned Agricultural (AG) District and which have single-family homes situated on them. Beyond this are the corporate limits of the City of Rockwall followed by a 20.74-acre tract of land (*i.e. Tract 22 of the W. M. Dalton Survey, Abstract No. 72*) that is situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ). This property is currently under a 212 Development Agreement [*Case No. A2010-002*].

CHARACTERISTICS OF THE REQUEST:

Currently, there is overhead powerlines (utility distribution lines) along Clem Road. The applicant is proposing to construct a 40-lot residential subdivision on a 61.45-acre tract of land adjacent to Clem Road. Per the requirements of the Unified Development Code (UDC) and the Municipal Code of Ordinances, as part of the proposed subdivision the applicant is required to construct half of Clem Road to a Minor Collector specification (i.e. a 41-foot back-to-back concrete street in a 60foot right-of-way) per the City's Master Thoroughfare Plan, which involves dedicating the required right-of-way and constructing a 20-foot portion of this roadway. In doing this, the existing overhead powerlines will be required to be relocated. According to Section 03.03, Utility Distribution Lines, of Article 04, Permissible Uses, of the Unified Development Code (UDC), "(a)II utility distribution lines shall be placed underground ... Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission." In addition, Section 38-15, Miscellaneous Requirements, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances states that, "(a)ll power and telephone service shall be underground ... No overhead service will be allowed without special permission being given by the City Council." Based on this, the applicant has submitted a letter stating that it would be cost prohibitive to relocate the powerlines underground based on the requirements stipulated by the Farmer's Electric Company (FEC). Staff should note that a meeting was held between representatives of FEC, the applicant, and staff to try and work through this issue; however, no satisfactory agreement could be reached. The representatives from FEC stated two (2) issues with burying the powerlines: [1] the extra cost was tied to the need to loop the powerlines (much like the City does with its waterlines), and [2] the overhead powerlines currently serve customers on the other side of the road and there would be a cost associated with reconfiguring their connections. The applicant has indicated to staff that he is waiting on a letter from FEC stating these issues; however, as of the date of this case memo the applicant had not received anything from FEC.

According to Section 09.01, *Exceptions to the General Standards*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship ... In cases where an exception ... is ... being requested, the applicant shall provide compensatory measures that directly offset the requested exception." In this case, the applicant is required to construct a 20-foot concrete section of Clem Road, from the subject property's western boundary to the subject property's eastern boundary, connecting into N. Stodghill Road [*FM-3549*]. The applicant is not technically required to build a portion of this roadway (*approximately 210-feet*) because there is an intervening property (*i.e. 961 Clem Road*) that the applicant does not own, that the subject property completely surrounds on three (3) sides, and that has frontage on Clem Road. As a compensatory measure, the applicant has agreed to engage this property owner to obtain the required dedication and pave this portion of the roadway (*i.e. the portion in front of 961 Clem Road*). From the City's standpoint this avoids an issue with having two (2) transitions (*i.e. transitioning from the existing roadway to the new roadway*) within a close proximity. This may justify the special exception; however, special exceptions are discretionary decisions for the City Council, and each exception request should be considered on a case-by-case basis. Staff should note that the approval of any special exception request requires a three-quarter (³/₄) majority vote of the City Council.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>special exception</u>, then staff would propose the following conditions of approval:

- (1) If approved the applicant will be required to revise the civil engineering plans to include the 20-foot roadway in front of 961 Clem Road; and
- (2) Any construction resulting from the approval of this request 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 April 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request for a special exception by a vote of 6-0, with Chairman Chodun absent.





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 95







1189 Waters Edge Drive Rockwall, TX 75087

April 4, 2020

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

RE: Request for Variance to Underground Ordinance, Northgate Development

Mr. Miller:

I am writing in request of an appointment with recommendation to council at the April 14th 2020 Planning and Zoning meeting to be held in the City of Rockwall Council Chambers.

Since approval in July of 2019, the Northgate development team has been diligently moving toward an engineering approval and ground breaking in the next few weeks. We have worked to overcome a number of hurdles and unforeseen issues and worked directly with our engineer, Rockwall City Staff and Engineering to finalize everything.

We strive to conform to the applicable development code as closely as possible but there is one issue that we are struggling to overcome. I would like to request a variance to the overhead service line requirements. The requirement would require the lines as shown in yellow on the Exhibit "A" to be buried. While this is normally a pretty straight forward issue, in this case the answer is not as simple as placing the lines underground. This particular line services an area that far exceeds the boundaries of the Northgate Development. The line serves approximately 12 rural properties located within the city limits. These areas are highlighted in green on the attached Exhibit "B".

Exhibit "B" shows the areas that are currently served by the existing line. To bury this line would require a significant amount of infrastructure work to be completed outside the realm of the property that is currently being developed for the Northgate Subdivision. These improvements would require several additional offsite easements, the placement of 2 large switch gears, and the addition of several thousand feet of buried wires in order to facilitate all





97

1189 Waters Edge Drive Rockwall, TX 75087

existing houses continued to be served by existing overhead service while maintaining a buried line along the perimeter of the property.

All interior lots will be serviced by an underground with service being looped through the develop from the existing lines along Clem road and looping back around to the lines on the Southeastern portion of the development. There is no issue with providing the interior lots as it will be a direct feed being supplied of the existing lines.

I request a variance to allow the existing overhead lines along Clem Road to remain in place while still adhering to the development ordinance for underground service for all new interior lots of the development. I understand the spirit and intention behind this ordinance, however the improvements and easements needed to service the areas as shown in Exhibit "B" amount to an unsurmountable cost for our project.

Additionally, if granted this variance, Northgate is willing to pave the 20' street section detail improving Clem Road as well as improvements along the frontage of the existing single family residence located along the Southern portion of Clem Road. This additional paving would be subject to the owner dedicated the required 30' of Right of Way as Northgate is also doing.

Allowing for a waiver to the city's requirement to bury the existing overhead powerline would make developing the Northgate property feasible. I want to be clear that all facilities located within the Northgate development shall be underground as required. The only overhead line would be the existing lines along Clem Road.

I thank you for your continued support to bring this development to the City of Rockwall with large estate lots. I look forward to discussing this request at the April 14th 2020 Planning and Zoning Meeting.

Sincerely Rvan Jovc

Michael Joyce Properties



1189 Waters Edge Drive Rockwall, TX 75087 7



Exhibit "A"





1189 Waters Edge Drive Rockwall, TX 75087



Exhibit "B"



4-13-2020

To: Rockwall Planning and Zoning Commission

From: Shaun Chronister; Manager of Engineering at Farmers Electric Cooperative

Northgate Development in Rockwall, TX

Background

Farmers Electric Cooperative was tasked with preparing a proposal for the electric service of property information number (PIN) 10673 being approximately 62 acres in the City of Rockwall. The property is stationed at the corner of FM 3549 (Stodghill Rd) and Clem Rd. The proposed development is to be named Northgate and will consist of forty approximately one to two acre lots. During the engineering review the City of Rockwall informed developer Ryan Joyce that the existing overhead powerline running along the northside of the proposed development would have to be buried in conformance with city ordinance.

Purpose

The objective of this memorandum is to clarify the issues with burying the existing overhead line along Clem Rd from Farmers Electric Cooperatives' perspective. The first and largest issue is the potential development of the properties West of the proposed Northgate development. There are a handful of 20-acre properties on the southside of Clem Rd that could be combined into a large enough parcel(s) to be developed. Also, PIN 10941 being approximately 101 acres on the northside of Clem Rd will likely develop in the future. Because the repair of unground primary cable failures is complicated and timeconsuming loop systems must be implemented. This allows for the failed cable to be isolated and service restored while the failed cable is replaced. Also, taps off underground primary cable require switchgear. Switchgear must be installed adjacent to a manhole and cannot be installed without deenergizing the cable. It is not possible to design a looped underground electric system for all the properties in this area because we simply have no idea how or when these properties may or may not be developed. Farmers EC would likely end up with a radial/one-way underground feed that would result in undesirable outages of long duration due to equipment installations for new taps or possible cable failures. We simply can't put our members in this position.

The second issue is there are several properties serviced off the existing overhead line. We would not be able to allow the existing lines to become radial/one-way underground feeds as a result of burying the existing overhead line. The construction and easements required to convert those existing overhead service facilities to an underground primary loop would be considerable and difficult to achieve.

The third issue is the cost of the underground facilities. Unfortunately, Farmers Electric Cooperative is not able to absorb the cost of an underground primary loop for the existing services and the proposed Northgate development. The \$520,526.13 in aid to construction the developer would be required to

pay to bury these existing facilities would likely be cost prohibitive to the Northgate development or the development of the subject property by any developer in the future.

Conclusion

In conclusion, we understand the developer has agreed to dedicate land along Clem Rd so that the City may widen the road. With that in mind, we would retire the existing overhead line in favor of a new overhead line along the northside of the Northgate development at the edge of the new right of way. All the electric facilities within the proposed Northgate development would be underground. The properties currently serviced off the exiting overhead line would remain overhead eliminating the need for additional easements and construction. This solution would position Farmers EC well to service the properties west of the Northgate development as they develop in the future.

Please feel free to contact me directly with any questions or concerns.

Shaun Chronister Farmers Electric Cooperative Manager of Engineering 903-453-0506 schronister@farmerselectric.coop

CC: Chuck Gilley, Ryan Joyce

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CITY OF ROCKWALL CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
	Rick Crowley, City Manager Mary Smith, Assistant City Manager Joey Boyd, Assistant City Manager
FROM:	Ryan Miller, Director of Planning and Zoning
DATE:	April 20, 2020
SUBJECT:	Interim Interlocal Agreement with Rockwall County for the Review and Approval of Subdivision Plats

<u>NOTE:</u> This memo has changed since the preliminary packet on Wednesday, April 15, 2020.

As the City Council is aware, the City currently has a moratorium on the acceptance and processing of subdivision plats for residential and commercial projects in the City of Rockwall's Extraterritorial Jurisdiction (ETJ). The purpose of this moratorium was to allow time for Rockwall County and the City of Rockwall to amend their Interlocal Agreement to account for changes in the *Subdivision Regulations* of Rockwall County. At the time of adoption, Rockwall County was early in the process of working with their consultant -- *Freese & Nichols, Inc.* -- to revise their *Subdivision Regulations*. These revisions have not been completed and could take several more months before they are finalized. With the end of the commercial moratorium approaching (*i.e. May 7, 2020*), it was determined that it would be in the best interest of both parties if an interim Interlocal Agreement (ILA) was drafted. This agreement could be adopted for the purpose of bridging the end of the moratorium to the adoption of the updated *Subdivision Regulations* and subsequent drafting of a new ILA. Based on this, City staff has been working with the Rockwall County District Attorney's office to draft an interim agreement that will be acceptable to both parties. This agreement is attached to this memorandum for the City Council's review and direction.

The following is a summary of the major changes proposed by this agreement versus the previous ILA agreement:

- <u>Variances, Exceptions, and Exemptions</u>. Under the old agreement the County Commissioners were the approving body for all variances, exceptions, and/or exemptions from the City's and County's requirements, and the requirements of the ILA. Under the new agreement the City Council would be assuming this authority. Staff should note that this should make it easier for City staff to meet the *shot clock* requirements imposed by HB3167.
- (2) <u>Engineering Review Fees</u>. When this process started there was a question as to whether the City was able to charge and collect engineering review fees in the Extraterritorial Jurisdiction (ETJ) as part of this agreement; however, after discussing this with the City Attorney and the County's consultant, City staff is comfortable that the City can collect engineering review fees in accordance with the City's standard fees. The prior agreement had the City recouping cost through a *certificate of completion*, which could be likened to a permit and would be prohibited under the current requirements of the Texas Local Government Code.
- (3) <u>Inspections</u>: Under the old agreement both the City and County were responsible for inspecting and accepting public improvements in public right-of-way and easements. Under the new agreement the County would designate a third-party inspector to make these inspections. The third-party inspector would be responsible for not only inspecting public improvements, but also issuing *stop work orders* on behalf of the City and/or County. The cost of the third-party inspector would be paid for by the applicant (*i.e. the developer or property owner*). This fee would be made out to Rockwall County; however, in order to make the City a *one-stop-shop -- and to meet the intent of the interlocal cooperation agreement --* the City would accept checks for inspection fees and deliver them to the County. This would effectively alleviate the City's concerns with having to perform inspections in the Extraterritorial Jurisdiction (ETJ) without the ability to recoup costs.
- (4) <u>Exhibit 'A': Subdivision Regulations for Review of Plats in the ETJ of the City</u>. A new set of subdivision regulations were constructed using the allowances outlined in Chapter 232 of the Texas Local Government Code, the recommendations made by Freese & Nichols, Inc. -- the County's consultant --, and the Rockwall County Thoroughfare Plan. These requirements replace the previous Exhibit 'A': Unified Regulations for Review of Plats in the ETJ of City of Rockwall.

- (5) <u>Preliminary Plats</u>. Under the old agreement, the City did not allow preliminary plats in the ETJ. This means that the first step in the review process was an engineering submittal. This can be problematic when reviewing to see if a subdivision of land meets the City's and County's standards and/or the requirements in the ILA. The new agreement makes preliminary plats a requirement unless waived by the City's Director of Planning and Zoning. Staff should note that this will require changes to the City's Subdivision Requirements contained in Chapter 38, Subdivisions, of the Municipal Code of Ordinances.
- (6) <u>Checklist</u>. A checklist of requirements was created to make it easier for City staff to review future submittals.

Staff should also note, that the City Attorney reviewed and approved the language in the agreement. The Commissioner's Court will be reviewing this document on *Friday, April 17, 2020* at their rescheduled meeting. Staff will update the City Council of their discussion and direction at the meeting on *April 20, 2020*.

Based on the attached agreement staff is seeking direction or approval from the City Council concerning allowing the City Manager to enter into this agreement with Rockwall County. Should the City Council direct the City Manager to enter into the agreement, once the agreement has been executed staff will bring back an agenda item lifting the moratorium. If the City Council has any questions concerning the proposed agreement, staff will be available at the meeting.

INTERIM INTERLOCAL COOPERATION AGREEMENT BETWEEN ROCKWALL COUNTY AND THE CITY OF ROCKWALL FOR SUBDIVISION REGULATION WITHIN THE CITY OF ROCKWALL'S EXTRATERRITORIAL JURISDICTION (ETJ).

THIS INTERIM INTERLOCAL COOPERATION AGREEMENT FOR SUBDIVISION REGULATION IN THE EXTRATERRITORIAL JURISDICITION OF A MUNICIPALITY (herein after referred to as the *Agreement*), is executed by and between Rockwall County, Texas -- *a political subdivision of the State of Texas* -- (herein after referred to as the *County*), and the City of Rockwall -- *a municipal corporation of the State of Texas* -- (herein after referred to as the *City*), dated April ____, 2020, was drafted pursuant to the requirements of Chapter 242, *Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction*, of the Texas Local Government Code.

RECITALS

The *City* and *County* hereby agree that the following statements are true and correct and constitute the basis upon which the *City* and *County* have entered into this *Agreement*:

WHEREAS, the *City* and *County* have a long history of effective intergovernmental cooperation in the furtherance of the public's interest, and the execution and implementation of this *Agreement* is intended to further a cooperative, good faith relationship between the *City* and *County* in support of their common goals; and,

WHEREAS, the *City* and the *County* accept that it is in the interest of both agencies to combine their respective processes for approving subdivision plats into a single process for land that is located within the *County* and the *City's* Extraterritorial Jurisdiction (ETJ) with each entity retaining certain responsibilities as provided in this *Agreement*; and;

WHEREAS, Chapter 242, Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction, of the Texas Local Government Code requires the City and the County to enter into a written agreement that identifies the governmental entity authorized to regulate subdivisions of land within the Extraterritorial Jurisdiction (ETJ) of the City; and,

WHEREAS, the County is in the process of amending its current Subdivision Rules and Regulations and both the City and the County deem it necessary to enter this Interim Agreement until such time as the County completes amendments to its Subdivision Rules and Regulations and the City and the County are able to enter into a permanent agreement pursuant to Chapter 242 of the Texas Local Government Code; and,

WHEREAS, the *City* and *County* both accept that the authority to regulate plats in the *City's* Extraterritorial Jurisdiction (ETJ) should be made pursuant to Section 242.001(d)(4) of the Texas Local Government Code summarized as follows but more particularly described below: the *City* should be granted jurisdiction to regulate subdivision plats in the *City's* Extraterritorial Jurisdiction (ETJ), with the *County* retaining authority to enforce floodplain, on-site sewage facilities, and designating a third party to provide inspection of public improvements within a right-of-way; and,

NOW, THEREFORE, in order to carry out the stated intent, obligations, and mutual promises of the above recitals above and for receipt, sufficiency, and monetary consideration, the *City* and the *County* hereby agree to the following:

ARTICLE 1: PURPOSE.

The purpose of this Agreement is as follows:

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City of Rockwall, Texas

- (1) To establish and clarify the *City* and the *County's* obligations, costs, manner, and method for the approval of subdivision plats for real property located within both the *County* and the *City's* Extraterritorial Jurisdiction (ETJ) during the pendency of this interim *Agreement*.
- (2) To establish a reporting process for the *City* to notify the *County* when City Council acts to change the boundaries of the *City's* Extraterritorial Jurisdiction (ETJ), thereby affecting the process for reviewing and approving subdivision plats for newly incorporated or disincorporated property during the pendency of this interim *Agreement*.

ARTICLE 2: TERM OF AGREEMENT.

- <u>Effective Date</u>. This Agreement shall commence on the date that it is formally and duly signed and executed by both the *City* and *County*, and shall be valid for a period of six (6) months. Thereafter, the *City* and *County* shall renew the Agreement on a six (6) month basis, unless terminated as provided herein.
- (2) <u>Renewal</u>. The renewal of this Agreement shall be automatic upon the expiration of the preceding term unless the City or County provides written notice to the other governmental agency of its desire to <u>not</u> renew the agreement. Written notice shall be provided a minimum of 45-days prior to the expiration of the current term. Upon termination of this Agreement, neither the City nor the County shall have any obligations to the other entity under this Agreement, except with respect to payment for services already rendered under this Agreement but not yet paid.
- (3) <u>Compliance with Chapter 242; TLGC</u>. The City and County mutually certify that this Agreement complies with the requirements of Chapter 242, Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction, of the Texas Local Government Code.

ARTICLE 3: APPLICABLE SUBDIVISION PLATS.

(1) <u>Plats Applicable to this Agreement</u>. All preliminary plats, amended plats, conveyance plats, final plats, and replats where any portion of the property is located inside the *City's* Extraterritorial Jurisdiction (ETJ) and where either the *City* or *County* would have jurisdiction under any applicable law shall be subject to the requirements of this Agreement.

ARTICLE 4: EXPANSION OR REDUCTION OF THE EXTRATERRITORIAL JURISDICTION (ETJ).

- (1) <u>Expansion or Reduction of the City's Extraterritorial Jurisdiction (ETJ)</u>. Should the City Council of the City act to expand or reduce its Extraterritorial Jurisdiction (ETJ), the City shall notify the County in writing a minimum of ten (10) days after the action is finalized and provide the County with an updated map showing the adjusted Extraterritorial Jurisdiction (ETJ). Upon receipt of the map by the County, the map contained in Exhibit 'B': City of Rockwall's Extraterritorial Jurisdiction (ETJ) of this Agreement shall be considered to be automatically amended and no further action with regard to this Agreement shall be necessary.
- (2) <u>Effect of Expansion or Reduction of the City's Extraterritorial Jurisdiction (ETJ) on this Agreement</u>. Upon expansion or reduction in the *City's* Extraterritorial Jurisdiction (ETJ), the *City* shall continue to have jurisdiction to regulate applicable subdivision plats in the *City's* Extraterritorial Jurisdiction (ETJ) including in the expanded areas; however, a change in the area covered by this *Agreement* will not affect any rights accrued under Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code. All areas outside of the *City's* Extraterritorial Jurisdiction (ETJ) shall be within the *County's* jurisdiction. Should an expansion or reduction in the *City's* Extraterritorial Jurisdiction (ETJ) cause either the *City* or *County* to require a written amendment to this *Agreement*, both the *City's* Extraterritorial Jurisdiction (ETJ) until this *Agreement* is amended.

(3) <u>Map of the City's Extraterritorial Jurisdiction (ETJ)</u>. A map of the City's Extraterritorial Jurisdiction (ETJ) as of the effective date of this Agreement is contained in Exhibit 'B': City of Rockwall's Extraterritorial Jurisdiction (ETJ) of this Agreement.

ARTICLE 5: COUNTY AUTHORITY AND RESPONSIBILITIES.

The *County* agrees to the following:

- (1) <u>Authority</u>. The City will have the authority to approve subdivision plats and to issue related permits under Chapter 212, Municipal Regulation of Subdivisions and Property Development, and Chapter 232, County Regulation of Subdivisions, of the Texas Local Government Code within the City's Extraterritorial Jurisdiction (ETJ), pursuant to Section 242.001(d) of the Texas Local Government Code, for the purpose, unless otherwise stated in this Agreement, granting the City the exclusive jurisdiction to regulate subdivision plats and approve related permits in the City's Extraterritorial Jurisdiction (ETJ) utilizing the City's subdivision procedures, which are outlined in Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances. The County shall not accept any application requesting approval of a subdivision plat within the City's Extraterritorial Jurisdiction (ETJ) following the effective date of this Agreement. In addition, the County Clerk's Office shall not allow any plat to be filed in the City's Extraterritorial Jurisdiction (ETJ) without the City's authorization.
- (2) <u>Comments on Subdivision Plats or Engineering Plans</u>. Upon receipt from the City of an application and subdivision plat or engineering plans [referenced in Subsection (5); Article 6], the County may prepare and send comments (if any) to the City within ten (10) days.
- (3) <u>On-Site Sewage Facilities (OSSF)</u>. The County retains exclusive jurisdiction to administer and enforce the County's on-site sewage facility (OSSF) regulations on property in the City's Extraterritorial Jurisdiction (ETJ); provided that the County reject as incomplete any application for an on-site sewage facility (OSSF) that is not accompanied by an approved subdivision plat or a statement from the City that a subdivision plat is not required for the development of a property.
- (4) <u>Floodplain</u>. The County will continue to be responsible for the enforcement of floodplain within the City's Extraterritorial Jurisdiction (ETJ) in accordance with the County's Flood Damage Prevention Order; however, any plans or subdivision plats submitted to the City for review and approval shall be required to meet the City's Standards of Design and Construction manual.
- (5) <u>Public Improvements</u>. The County will continue to be responsible for accepting all public improvements that are located in the *City's* Extraterritorial Jurisdiction (ETJ), and that will be maintained by the *County*. The dedication and acceptance of any public improvements by the *County* shall adhere to the *County's* Road Acceptance *Procedures* as set forth in the *County's* Subdivision Rules and Regulations and as stipulated by Section (C)(3)(b) of Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement.

ARTICLE 6: CITY AUTHORITY AND RESPONSIBILITIES.

The *City* agrees to the following:

(1) <u>Authority</u>. For properties requesting approval of a subdivision plat in the City's Extraterritorial Jurisdiction (ETJ), the City shall enforce: [1] the subdivision procedures stipulated by Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances; [2] the standards of design and construction as outline by the City's Standards of Design and Construction Manual; and [3] the subdivision regulations contained in Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement.

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- (2) <u>Subdivision Regulations</u>. The City and County agree that the subdivision regulations contained in Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement shall be applied exclusively in the review of subdivision plats in the City's Extraterritorial Jurisdiction (ETJ). Should the City or County desire to amend the subdivision regulations contained in this Agreement, the two (2) entities will cooperate to determine if changes are necessary, and will adopt changes agreed upon by both entities through their respective governing bodies.
- (3) <u>Subdivision Construction Plan Review</u>. The City's Engineering Department shall be responsible for the review and approval of all subdivision construction plans (*e.g. engineering and/or civil plans*) in accordance with the requirements of this Agreement. All costs shall be accrued in accordance with the City's Engineering Department's standard fees. Any cost incurred through the review of the subdivision construction plans shall be the responsibility of the developer and/or property owner (*i.e. the applicant*).
- (4) <u>Dedication of Right-of-Way</u>. The City agrees to require developers to dedicate public right-of-way pursuant to the Rockwall County Thoroughfare Plan and the requirements of Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement -- in existence at the time of the effective date of this Agreement and as may be amended in the future -- subject to applicable constitutional and statutory limitations for subdivision plats. When it appears to the City that a right-of-way dedication requirement [1] may exceed an applicable constitutional or statutory requirement or [2] if there is a conflict between the Rockwall County Thoroughfare Plan and the City's Master Thoroughfare Plan, the City will notify the County of the discrepancy. The City and County will cooperate to determine the extent of the right-of-way dedication to be requested, or establish an alternative method of securing the necessary right-of-way.
- (5) <u>Proportionality Appeals</u>. When a proportionality appeal is requested by a developer or property owner, the City -in consultation with the County -- will make an initial determination of proportionality in accordance with the requirements for proportionality appeals stipulated by Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances.
- (6) <u>Notification of Application for a Subdivision Plat or Engineering Plans</u>. The City will notify the County upon receiving an application for the approval of a subdivision plat or engineering plans by sending a digital copy of the application and the subdivision plat or engineering plans to the County within ten (10) days of acceptance.
- (7) <u>Approval or Denial of a Subdivision Plat or Engineering Plans</u>. The City shall contact the County concerning the status of a subdivision plat or engineering plans no later than 15-days after the City Council acts on a subdivision plat or staff takes administrative action on engineering plans. If a subdivision plat is approved and subsequently filed by the City, then the City shall provide the County with [1] two (2) copies of the signed and filed mylars and [2] a digital file of the subdivision plat tying it to a minimum of two (2) GPS points in a County approved digital format within ten (10) working days.
- (8) <u>Exemptions, Exceptions, or Variances to the Subdivision Regulations</u>. If requested by a developer or property owner -- and prior to accepting an application for a subdivision plat or engineering plans -- , the City shall bring any request for an exemption, exception, or variance to the standards contained in [1] the City's Standards of Design and Construction manual, [2] Chapter 38, Subdivisions, of the City's Municipal Code of Ordinances, or [3] Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of this Agreement before the City Council for review and action. If an application for a subdivision plat or engineering plans is submitted and accepted, and it is determined -- through review -- by the City's Engineering Department and/or Planning and Zoning Department that the subdivision plat will require an exception and/or a variance, then the subdivision plat shall be denied and the applicant will be required to follow the procedures outlined in this section. The denial of an application will not require the City or County to refund any application fees or costs incurred through the review of the subdivision plat.

If a developer or property owner submits a request for an exemption, exception, or variance, the City shall provide
a written recommendation to the City Council prior to the Council's review and subsequent action on the request. When reviewing requests for exceptions or variances, the City Council should take into consideration the unique or extraordinary circumstance or hardship that prevents the developer or property owner from meeting the stated requirement. When reviewing requests for exemptions, the City Council should take into consideration the *exceptions* allowed under Section 232.0015, *Exemptions to Plat Requirements*, of the Texas Local Government Code and the exemptions listed under Subsection (D), *Exemptions*, of *Exhibit A: Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City* of this Agreement.

(9) <u>Inspections</u>. The County shall be responsible for designating a chosen third-party inspector that will be responsible for the inspection and approval over public improvements within the right-of-way and/or public easements for all construction projects subject to the terms of this Agreement. The third-party inspector may issue a stop-work order if the applicable construction standards are not being met, or as deemed necessary by the *City* and/or *County*. The third-party inspector shall submit as-built drawings and provide notice to both the *City* and the *County* when construction of all public improvements have been completed. The developer and/or property owner (*i.e. the applicant*) shall be responsible for all cost incurred by the *County's* third-party inspector. The *City* shall be responsible for collecting all costs incurred and compensating the third-party inspector on behalf of the *County*.

ARTICLE 7: GENERAL PROVISIONS.

- (1) <u>General Administration</u>. The City and County shall be responsible for designating their respective representatives to generally administer the requirements of this Agreement.
- (2) <u>Alteration, Amendment, and/or Modification</u>. This Agreement may <u>not</u> be altered, amended, and/or modified unless both the *City* or *County* notify the other entity in writing and both entities agree to the alteration, amendment, and/or modification.
- (3) <u>Notice</u>. All notices sent pursuant to the requirements of this *Agreement* shall be in writing and must be sent by registered or certified mail, postage prepaid, by hand delivery, or commercial delivery service. Notices sent pursuant to this *Agreement* will be sent to the following:

Rockwall County Judge's Office

Rockwall County Judge Rockwall County Judge's Office 101 Rusk Street, Room 202 Rockwall, Texas 75087

City Manager's Office

City Manager City of Rockwall 385 S. Goliad Street Rockwall, Texas 75087

<u>Note</u>: When notices sent pursuant to this *Agreement* are mailed via registered or certified mail, notices shall be deemed effective three (3) days after deposit in a US mailbox or at a US post office.

- (4) <u>Severability</u>. If any provision of this Agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability will not affect the remaining provisions of the Agreement.
- (5) <u>Breach</u>. The failure of either party to comply with the terms and conditions of this Agreement will constitute a breach of this Agreement. Either the *City* or *County* will be entitled to any and all rights and remedies allowed under the State of Texas law for any breach of this Agreement by the other entity.



- (6) <u>Non-Waiver</u>. The waiver by either the *City* or *County* of a breach of this *Agreement* will not constitute a continuing waiver of such breach or of a subsequent breach of the same or a different provision. Nothing in this *Agreement* is intended by either party to constitute a waiver of any immunity for suit or liability to which it is entitled under applicable law.
- (7) <u>Entire Agreement</u>. This Interlocal Cooperation Agreement constitutes the entire Agreement between the *City* and the *County*. No other agreement, statement, or promise relating to the subject matter of this Agreement and which is not contained in this Agreement or incorporated by reference in this Agreement will be valid or binding.
- (8) <u>Terms Used in Document</u>. As used in this Agreement, the terms Interlocal Cooperation Agreement, Interlocal Agreement, Agreement, and Contract are synonymous.
- (9) <u>Non-Defined Terms</u>. If not specifically defined in this Agreement, words and phrases used in this Agreement will have their ordinary meaning as defined by common usage.

Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County

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SIGNATURES AND ATTESTS

ROCKWALL COUNTY, TEXAS		
EXECUTED THIS THE DAY OF APRIL, 2020.		
By: Honorable David Sweet Rockwall County Judge		
Attest: Felicia Morris Rockwall County Administrator	Date:	
CITY OF ROCKWALL, TEXAS		
EXECUTED THIS THE <u>DAY</u> OF APRIL, 2020.		
By:		
Rick Crowley City Manager		
Attest: Kristy Cole City Secretary	Date:	
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Interim Interlocal Agreement By and Between the City of Rockwall and Rockwall County	Page 7	City of Rockwall, Texas

Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City

- (A) <u>Process and Procedures</u>. The process and procedures as outlined in Chapter 38, Subdivisions, of the City of Rockwall's Municipal Code of Ordinances -- in existence at the time of the effective date of this Agreement and as may be amended in the future -- shall apply exclusively to the review of all subdivisions plats in the City's Extraterritorial Jurisdiction (ETJ) with the exception of the items contained in Subsection (D), Subdivision Regulations, of Exhibit 'A' of this Agreement; however, in general, the process can be summarized as follows:
 - (1) <u>Preliminary Plat</u>. A preliminary plat submitted to the City of Rockwall's Planning and Zoning Department shall be required for all developments proposing the subdivision of land into two (2) or more parcels unless waived by the Director of Planning and Zoning of the City of Rockwall. All requests for waivers should be submitted in writing to the Director of Planning and Zoning prior to the submittal of an application. The Director of Planning and Zoning shall have ten (10) days to respond in writing to any request for a waiver to the preliminary plat requirements.
 - (2) <u>Engineering</u>. Full engineering and civil plans conforming to the *City's Standards of Design and Construction* manual shall be submitted to the City of Rockwall's Engineering Department.
 - (3) <u>Final Plat</u>. A final plat conforming to the preliminary plat and/or engineering/civil plans shall be submitted to the City of Rockwall's Planning and Zoning Department.

Note: A checklist for preliminary and final plats is included in Exhibit 'C' of this Agreement.

- (B) <u>Design and Construction Standards</u>. Unless specifically addressed in Subsection (C), Subdivision Regulations, of Exhibit 'A' of this Agreement, the design and construction standards contained within the City's Standards of Design and Construction manual -- in existence at the time of the effective date of this Agreement and as may be amended in the future -- shall exclusively apply to the review of all improvements in the City's Extraterritorial Jurisdiction (ETJ).
- (C) <u>Subdivision Regulations</u>. The following standards are based on the *County's* subdivision regulations; the Rockwall County Thoroughfare Plan; and Chapter 232, *County Regulation of Subdivisions*, of the Texas Local Government Code.
 - <u>Building Setback Requirements Adjacent to a Public Street</u>. Building setbacks shall be indicated on all subdivision plats where any portion of a lot or tract of land is adjacent to a street. Based on the size of the adjacent roadway, the following minimum building setbacks are required:

Roadway Classification ¹	Building Setback
Freeway or Toll Road	50'
Principal Arterial (2-6 Lanes, 100'-120' of Right-of-Way)	50'
Minor Arterial (2-4 Lanes, 65'-100' of Right-of-Way)	50'
Collector (2-3 Lanes, 60'-80' of Right-of-Way)	50'
Frontage Road	50'
Residential/Local Street and All Other Public Roadways ²	25'

Notes:

- All classifications are listed on the <u>Rockwall County Thoroughfare Plan</u>.
- ²: Private streets shall be subject to the same minimum setback as a <u>Residential/Local Street</u>.
- (2) <u>Minimum Lot Frontage on a Street</u>. All lots or tracts of land shall be required to have frontage on an existing public or private street that is based on the size of the lot. The minimum frontage requirements are as follows:

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Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City

Lot Size ¹	Equation	Frontage
Lots One (1) Acre or Less ²	X ≤ 1-AC	80'
Lots Greater Than One (1) Acre but Less Than Three (3) Acres	1-AC < X < 3-AC	150'
Lots Three (3) Acres or More but Less Than Five (5) Acres	$3-AC \le X < 5-AC$	200'
Lots Five (5) Acres or More but Less Than Ten (10) Acres	$5-AC \le X \le 10-AC$	300'
Lots Ten (10) Acres or Greater	X ≥ 10-AC	450'

Notes:

- 1: On curvilinear lots, the lots size shall be measured by the cord length along a curve.
- ²: In cul-de-sacs the minimum lot frontage may be equal to 80-feet.

(3) Streets and Roadways.

(a) <u>*Right-of-Way.*</u> Street and road right-of-way shall conform to the *Rockwall County Thoroughfare Plan*, which is summarized as follows:

Roadway Classification	Cross Section	Right-of-Way ^{1 & 2}
Local	Residential, Two (2) Lanes, Undivided, Roadway	60'
Collector	Rural, Two (2) Lanes, Undivided, Roadway	60'
Collector	Urban, Two (2) Lanes, Undivided, Roadway	60'
Collector	Rural, Three (3) Lanes, Undivided, Roadway	65'
Collector	Urban, Three (3) Lanes, Undivided, Roadway	80'
Minor Arterial	Rural, Two (2) Lanes, Undivided, Roadway	65'
Minor Arterial	Urban, Three (3) Lanes, Undivided, Roadway	80'
Minor Arterial	Rural, Four (4) Lanes, Undivided, Roadway	100'
Minor Arterial	Urban, Four (4) Lanes, Undivided, Roadway	100'
Minor Arterial	Rural, Four (4) Lanes, Divided, Roadway	100'
Principal Arterial	Rural, Two (2) Lanes, Divided Roadway	100'
Principal Arterial	Rural, Four (4) Lanes, Divided Roadway	100'
Principal Arterial	Urban, Four (4) Lanes, Divided Roadway	120'
Principal Arterial	Rural, Six (6) Lanes, Divided Roadway	120'
Principal Arterial	Urban, Six (6) Lanes, Divided Roadway	120'

Notes:

- 1: Private streets shall be subject to the same right-of-way and classification requirements as public streets.
- ²: In accordance with Sec. 232.003(1) & Sec. 232.003(2) of the TLGC, a maximum of 100' of right-of-way will be required on a main artery for a subdivision and 70' for all other roads in a subdivision.
- (b) <u>Street and Roadway Acceptance</u>. Once a street or roadway construction project has been completed, the developer shall be responsible for notifying the *City's* Engineering Department and the *County* in writing. All conditions of the final plat must be met. Acceptance of streets and alley improvements shall be evidence of approval by the *City's* Engineering Department and by an instrument approved by the Rockwall County Commissioner's Court in accordance with the Rockwall County Subdivision Rules and Regulations.
- (4) <u>Adequate Public Utilities/Facilities</u>. It shall be the responsibility of the developer or applicant to ensure that all easements are of the proper width and location to serve the appropriate utility companies. In addition, the following documentation will be required for subdivision plats:
 - (a) <u>Preliminary Plats</u>. The developer shall submit preliminary plans for the provision of adequate public utilities (*i.e. water, wastewater, and drainage*) necessary to serve the property. In addition, the developer shall submit the following:

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Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City

- (1) <u>Water</u>. At the time of preliminary plat, a certified letter from an approved Texas Commission on Environmental Quality (TCEQ) utility service provider stating that the proposed subdivision of land can sufficiently be served in the quality and quantity to meet minimum State of Texas standards as required by Section 16.343 of Chapter 16, *Provisions Generally Applicable to Water Development*, of the Water Code shall be submitted. The letter should also indicate that the utility provider has reviewed and approved the proposed water plans. The approximate fire flow should also be indicated in the letter. If easements are required by the utility provider they should be reflected on the preliminary plat.
- (2) <u>Wastewater</u>. If an on-site sewage facility (OSSF) or privately owned/organized on-site sewage disposal system are proposed, a site evaluation by a Texas Licensed Professional Engineer or Registered Septic Site Evaluator with a current site evaluator's license shall be submitted with the preliminary plat. The preliminary plat should reflect each soil evaluation point covered by the site evaluation.
- (b) <u>Final Plats</u>. If a preliminary plat was approved and the items referenced in Subsection (C)(4)(a) above were provided then no additional items shall be required; however, if no preliminary plat was approved then the applicant shall be required to meet the requirements of Subsection (C)(4)(a).
- (5) <u>Certification and Dedication Language</u>. The following certifications and dedication language will be added to all subdivision plats subject to this Agreement:
 - (a) Owner's Certification.

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

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

- (1) No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- (2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City

- (3) The City and County of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- (4) The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- (6) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Rules and Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or
- (7) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

Property Owner Signature(s)

(b) Notary Certification.

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this [DAY] day of [MONTH], [YEAR].

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Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City

Notary Public in and for the State of Texas

My Commission Expires

(c) Surveyor's Certification.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Surveyor Signature

Registered Public Surveyor No.

(d) Signature Blocks.

Planning & Zoning Commission, Chairman

Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the [DAY] day of [MONTH], [YEAR] in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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

WITNESS OUR HANDS, this	[DAY] day of [MONTH], [YEAR].
Mayor, City of Rockwall	
City Secretary	
City Engineer	
Rockwall County Judge	Date

(6) <u>Subdivision and/or Deed Restrictions</u>. If requested by the *City* or *County*, the developer shall provide a copy of the subdivision and/or deed restrictions.

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Exhibit 'A': Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City

- (D) <u>Exemption Requests</u>. An owner of a tract of land may request an exemption from the subdivision platting requirements in accordance with Section 232.0015 of the Texas Local Government Code. Exemption requests shall be submitted in writing to the Director of Planning and Zoning of the *City* prior to submitting a subdivision plat. The request shall indicate the reason the exemption being requested. The Director of Planning and Zoning of the *City* shall review the request based on the criteria below, and provide a written response to the applicant within ten (10) days of receiving the exemption request.
 - <u>Administrative Exemptions</u>. The Director of Planning and Zoning of the *City* may approve an exemption request for one of the following reasons; however, the request must meet the criteria listed in Subsection (2) below:
 - (a) The proposed subdivision of land will result in all lots being greater than ten (10) acres in gross area.
 - (b) The proposed subdivision of land is for agricultural land uses as defined by Subsection 1(d) of Article 8, *Taxation and Revenue*, of the Texas Constitution.
 - (c) The proposed subdivision of land will subdivide a tract into two (2) or more parts and the land is owned by a political subdivision of the State of Texas.
 - (d) The proposed subdivision of land will subdivide a tract into two (2) or more parts and the land is primarily situated within a floodplain.
 - (e) The proposed subdivision of land will subdivide a tract into two (2) or more parts for the purpose of conveying the land to adjoining landowners.
 - (f) The proposed subdivision is to facilitate the sale of land to a veteran through the Veterans' Land Board program.
 - (g) The proposed subdivision of land will subdivide a tract into four (4) or fewer parts for the purpose of conveying, deeding, or otherwise transferring ownership to an individual who is related to the owner of the tract of land within the third degree by consanguinity or affinity as determined under Chapter 573, *Degrees of Relationship; Nepotism Prohibitions*, of the Texas Government Code.
 - (h) The proposed subdivision of land is a testamentary subdivision of land.
 - (2) <u>Exemption Requests Requiring Approval from the Commissioners Court</u>. Exemption requests that are not covered under Subsection (1) above, but that meet the criteria of Subsection (2) above, may be referred to the City Council in accordance with the requirements of Section (7) of Article 6, City Authority and Responsibilities, of the Agreement.
 - (3) <u>Appeal to an Administrative Decision on an Exemption Request</u>. If the Director of Planning and Zoning of the *City* denies a request for an exemption, the applicant may appeal the request in accordance with the procedures outlined in Section (7) of Article 6, *City Authority and Responsibilities*, of the Agreement.

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Exhibit 'B': City of Rockwall's Extraterritorial Jurisdiction (ETJ)



KEY: RED: CITY LIMITS; BLUE: EXTRATERRITORIAL JURISDICTION (ETJ)

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Exhibit 'C': Checklist for Plat Submittals

<u>Case Type:</u>	Case Number:	
Preliminary Plat	<u>Reviewed By:</u>	
☐ Final Plat ☐ Replat	Review Date:	

<u>NOTES</u>: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat would be required to meet all the same requirements as a Final Plat.

	Requirements	✓= OK	N/A	Comments
	Case Number [Final Plat & Preliminary Plat]			The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
	Submittal Requirements [Final Plat & Preliminary Plat]			Four (4) large (18" x 24") <u>folded</u> copies and one (1) PDF digita copy of each plat is required at the time of submittal.
	Engineering Information [Final Plat]			Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL <u>AND</u> APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
-	Title Block: Type of Plat [Final Plat or Preliminary Plat] Subdivision Name (Proposed or Approved)			
	Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County			Provide the title block information in the lower right-hand corner.
	Owner, Developer, and/or			
	Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [<i>Final Plat & Preliminary Plat</i>]			This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of pla preparation should also be put in the lower right-hand corner.
	Survey Monuments/State Plane Coordinates [Final Plat]			The location of the development is required to be tied to a monument, or tie two (2) corners to state plan coordinates (<i>NAI</i> 83 State Plane Texas, North Central [7202], US Survey Feet).
	Vicinity Map [Final Plat & Preliminary Plat]			A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the Extraterritorial Jurisdiction (ETJ).
	North Point [Final Plat & Preliminary Plat]			The north point or north arrow must be facing true north (or straigh up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
	Numeric and Graphic Scale [Final Plat & Preliminary Plat]			Plats should be drawn to an Engineering Scale of 1" = 50', 1" = 100', etc
(Subdivision (Boundary, Acreage, and Square Footage) [Final Plat & Preliminary Plat]			Indicate the subdivision boundary lines, and acreage and square footage.
	Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]			Identification of each lot and block by number or letter. For each lo indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
	Building Setbacks [Final Plat & Preliminary Plat]			Label the building lines where adjacent to a street.
	Easements [Final Plat & Preliminary Plat]			Label all existing and proposed easements relative to the site and include the type, purpose and width.
(City Limits [Final Plat & Preliminary Plat]			Indicate the location of the City Limits or extent of the Extraterritorial Jurisdiction (ETJ), contiguous or within the platting area.
	Utilities [Preliminary Plat]			Indicate the locations of all existing and proposed utilities. Include the size and type of each.
	Property Lines [Final Plat & Preliminary Plat]			Provide all the proposed and platted property lines.
	Streets [Final Plat & Preliminary Plat]			Label all proposed and existing streets with the proposed of approved names.

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Exhibit 'C': Checklist for Plat Submittals

Right-Of-Way and Centerline [Final Plat & Preliminary Plat]			Label the right-of-way width and street centerline for each street both within and adjacent to the development.	
Additional Right-Of-Way [Final Plat & Preliminary Plat]			Indicate the location and dimensions of any proposed right-of-way dedication.	
Corner Clips [Final Plat & Preliminary Plat]			Indicate all existing and proposed corner clips and any subsequent dedication.	
Median Openings [Preliminary Plat]			Locate and identify existing and/or proposed median openings and left turn channelization.	
Topographical Contours			Topographical information and physical features to include contours at two (2) foot intervals.	
[Preliminary Plat] Flood Elevations			Show 100-Year & 50-Year floodplain and floodway boundaries (if	
[Preliminary Plat] Drainage Areas			applicable). Show all drainage areas and all proposed storm drainages areas	
[Preliminary Plat] Wooded Areas			with sizes if applicable. Indicate the boundaries of all adjacent wooded areas.	
[Preliminary Plat] Private/Public Parks and Open Space			Identify the dimensions, names and description of all private or	
[Preliminary Plat] Proposed Improvements			public parks and open spaces, both existing and proposed. Indicate how the proposed improvements would relate to those in	
[Preliminary Plat] Water Sources			the surrounding area. Indicate water sources inside the city limits or in the Extraterritorial	
[Preliminary Plat]			Jurisdiction (ETJ).	
Sewage Disposal [Preliminary Plat]			Indicate sewage disposal method inside the city limits or in the Extraterritorial Jurisdiction (ETJ).	
Adjacent Properties			Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept	
[Final Plat & Preliminary Plat]			Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.	
Dedication [Final Plat, Preliminary Plat & Master Plat]			Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the	
Statement of Service	_		development. Provide a detailed statement of how the proposed subdivision will	
[Preliminary Plat]			be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.	
Standard Plat Wording	_	_	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the	
[Final Plat]			operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing	
Legal Description		_	the City for damages in establishment or alteration of grade. Place the Legal Description (<i>Metes and Bounds Description/Field</i>	
[Final Plat]			<i>Notes</i>) where indicated in the Owner's Certificate per this agreement.	
Storm Drainage Improvements Statement			Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.	
[Final Plat] Dedication Language	_	_	Provide the instrument of dedication or adoption signed by the	
[Final Plat]			owners, which is provided in this agreement. Required to have the seal and signature of surveyor responsible	
Seal/Signature [Final Plat]			for the surveying the development and/or the preparation of the plat.	
Public Improvement Statement [Final Plat]			Proved the appropriate statement indicating that no construction will be permitted until all public improvements are accepted by the	
Plat Approval Signatures			City and County as provided in this agreement. Provide a space for signatures attesting approval of the plat.	
[Final Plat] Compliance with Preliminary Plat		_	Does the plat comply with all the special requirements developed	
[Final Plat] Review Plans with Franchise Utility			in the preliminary plat review?	
Companies			Review the proposed plans and plat with electric, gas, cable and phone companies.	
[Final Plat & Preliminary Plat]				

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April 9, 2020

CITY OF ROCKWALL RICK CROWLEY 385 S GOLIAD ROCKWALL, TX 75087

Dear Mr. Crowley,

A vacancy has occurred on the Rockwall Central Appraisal District Board of Directors. Per Texas Property Tax Code Sec. 6.03 (I), "each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a candidate to fill the vacancy". The Tax Code further states that the taxing units "shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of directors of the existence of the vacancy". The chief appraiser shall prepare and deliver a list of the nominees within the next five days, after which the board of directors shall elect by majority vote one of the nominees to fill the vacancy.

Please contact me if you have any questions.

Sincerely,

Kevin Passons Chief Appraiser



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Kristy Cole, City Secretary

DATE: April 17, 2020

SUBJECT: COVID-19 discussion

Mayor Pruitt has requested the following discussion item for the Monday, April 20, 2020 city council meeting agenda:

Discuss and consider COVID-19 and its effect on business and personal health, and take any action necessary.



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Kristy Cole, City Secretary

DATE: April 17, 2020

SUBJECT: Bulk / Brush waste pick-up services

Mayor Pruitt has requested the following discussion item for the Monday, April 20, 2020 city council meeting agenda:

Discuss and consider bulk / brush waste pick-up services, and take any action necessary.



MEMORANDUM

date

The Complete Count Committee continues its local effort for the 2020 Census. As you know, Census Day was on April 1st and the initial response was good but we still have some important work to do. The City of Rockwall's self-response rate is at 56% at the time of this memo with most of the response being conducted online. Residents should have received paper copies and we are hoping for additional increases in the coming weeks from those that may prefer to use a paper copy instead of completing it online.

The three census tracts with lower self-response rates are 37%, 38%, and 44% and include apartment complexes along SH 205 and down Yellow Jacket; the Old Town and Southside Communities; and Lake Rockwall Estates, Highland Meadows, Linden Park, and Windmill Ridge neighborhoods on the south side of the city. Staff has provided census information to the management companies of the apartment complexes in these areas and they have all agreed to distribute this information to their residents to further promote this effort. The City's PIO has sent targeted promotions on social media to these three areas as well. The Committee worked with Lake Pointe Church Ministry and the Boys & Girls Club to host a "census day" event in LRE but it was cancelled due to the pandemic. The plan is to reschedule the event if restrictions on gatherings are lifted in the near future in hard-to-count areas.

The Census Bureau temporarily suspended field data collection activities in March. Steps are already being taken to reactivate field offices beginning June 1, 2020. The Census Bureau is seeking statutory relief from Congress of 120 additional calendar days to deliver final apportionment counts. Under this plan, the Census Bureau would extend the window for field data collection and self-response to October 31, 2020, which will allow for apportionment counts to be delivered to the President by April 30, 2021, and redistricting data to be delivered to the states no later than July 31, 2021.

Councilmember Daniels and city staff will be available to answer any questions during the meeting.