

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, May 03, 2021 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session.

The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:

1. Discussion regarding the acquisition of land in the vicinity of W. Rusk Street [SH-66] and N. Second Street pursuant to Section §551.072 (Real Property).
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Airport Road & John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).
5. Discussion regarding appointment(s) to city's Board of Adjustments (BOA), pursuant to Section 551.074 (Personnel Matters)

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Councilmember Hohenshelt

VI. Proclamations / Awards / Recognitions

1. Outstanding Unit Citation, Rockwall Fire Department - Chief Cullins
2. Hometown Hero - Marilyn King
3. Police Week Proclamation
4. National Day of Prayer
5. Older Americans Month
6. Food Allergy Awareness Week
7. Recognition of graduating Youth Advisory Council (YAC) members
8. Recognition of outgoing Mayor, Jim Pruitt

VII. Open Forum

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

VIII. Take any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the April 19, 2021 regular city council meeting, and take any action necessary.
2. **P2021-017** - 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 25, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre parcel of land identified as Lot 24, 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.
3. **P2021-018** - Consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Amazon.com Services, LLC for the approval of a Final Plat for Lot 1-3, Block A, DDF9 Addition being a 90.68-acre tract of land identified as Tract 20 & 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.
4. Consider approval of the construction contract for the Turtle Cove Boulevard. and W. Yellowjacket Lane Reconstruction Project and authorize the City Manager to execute a construction contract with Quality Excavation, LLC in the amount of \$1,128,090.00 to be funded by 2018 Street Bonds, and take any action necessary.
5. Consider approval of the contract for the construction materials testing for the Turtle Cove Boulevard. and W. Yellowjacket Lane Reconstruction Project and authorize the City Manager to execute a construction contract with Alliance Geotechnical Group in the amount of \$65,105.00 to be funded by 2018 Street Bonds, and take any action necessary.

X. Appointment Items

1. Appointment with Chris Knox of the Rockwall County Sheriff's Posse to hear a request for street closures on Fri. night, Nov. 5, 2021 thru Sat. afternoon, Nov. 6 on E. Kaufman St. and N. San Jacinto St. associated with the organization's annual "Roundup" event, and take any action necessary.
2. Appointment with Rockwall Youth Advisory Council (YAC) to hear year-end program report, and take any action necessary.

XI. Action Items

If your comments are regarding an agenda item below, you are asked to wait until that particular agenda item is up for discussion, and the Mayor or Mayor Pro Tem will call you forth to the podium to hear your comments (please limit to 3 minutes or less). This allows for all public comments to be grouped with each specific agenda item for the Council to consider, and they are then easily referenced in meeting recordings.

1. Consider an **ordinance** amending Chapter 22, *Miscellaneous Offenses*, of the Municipal Code of Ordinances to adopt changes that would address regulatory actions for improvements and storage on unleased land within the takeline, and take any action necessary. **(2nd reading)**
2. Discuss and consider holding concerts for local reality show contestants at The Harbor, and take any action necessary.

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

1. Building Inspections Monthly Report - March 2021
2. Fire Department Monthly Report - March 2021
3. Parks & Recreation Department Monthly Report - March 2021
4. Police Department Monthly Report - March 2021
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XIII. Executive Session.

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2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Airport Road & John King Blvd pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).
5. Discussion regarding appointment(s) to city's Board of Adjustments (BOA), pursuant to Section 551.074 (Personnel Matters)

XIV. Reconvene Public Meeting & Take Any Action as Result of Executive Session

XV. Adjournment

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (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 30th day of April, 2021 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

Outstanding Unit Citation



ROCKWALL FIRE

Rockwall Fire Department

takes great pleasure in recognizing with pride and admiration the members of

EN 02 / MARINE 02 "A"
CA Mike Caffey DE Eddie Foster FF Garrett Green
DE Adam Honea FF Michael Sauder

On February 23, 2021 at 15:17 Marine 02 was dispatched to the area just west of The Harbor in Lake Ray Hubbard for a reported person in the water who was in distress. Off-duty Driver Engineer Eddie Foster happened to be nearby when the call was dispatched, quickly spotted the patient from the shoreline, and directed the boat crew to the location. When the boat crew arrived on scene they discovered a male patient who had fallen from a jet-ski. Despite wind gusts of near 30 miles per hour Driver Engineer Honea was able to position the boat in such a way so that the crew members were able to pull the patient safely inside.

Because of prolonged, record-setting cold weather just one week earlier the water temperature had dropped to 45 degrees Fahrenheit at the time of the incident. This contributed to the patient being disoriented, nauseated, and symptomatic of early onset hypothermia. While administering first aid, the crew safely transported the patient to a nearby ambulance that had positioned near The Harbor dock system.

During this incident the crew demonstrated extraordinary coordination, skill and perseverance and are to be commended for their actions.

Given in grateful appreciation this 3rd day of May 2021.

Assistant Chief - Operations

Fire Chief

Rockwall,



Texas

Proclamation

Whereas, upon moving here in 1996, Marilyn King brought her passion for patriotism to the City of Rockwall; and

Whereas, the same year, Marilyn joined the local Rock Wall Chapter of Daughters of the American Revolution (DAR) and became a vocal advocate for educating the public about the U.S. Constitution; and

Whereas, as a dedicated member of DAR, Marilyn celebrates Constitution Day annually by sharing American flags and copies of the Constitution so that residents may have a greater understanding of our freedoms and the blessings bestowed upon this great country; and

Whereas, Marilyn's passion for patriotism and commitment to veterans began when her late husband, Lt. Col. John King served for decades as a pilot with the U.S. Air Force, and has grown exponentially ever since; and

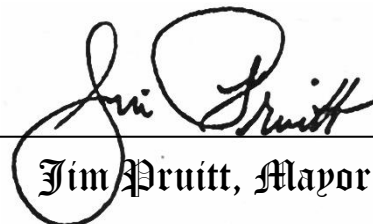
Whereas, as the local DAR chapter's Veteran's Administration Voluntary Services Representative, Marilyn works tirelessly to make life better for area veterans.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 3, 2020**, as:

Hometown Hero Marilyn King Day

in the City of Rockwall and urge all citizens to applaud Marilyn for her unfettered patriotism, service to veterans, and going above and beyond to be a role model for others.

In Witness Whereof, I hereunto set my hand and official seal this the 3rd day of May, 2021


Jim Pruitt, Mayor



Proclamation

Whereas, more than 800,000 law enforcement officers serve in communities across the U.S., including the 78 sworn, dedicated members of the Rockwall Police Department; and

Whereas, since the first recorded police death in 1786, there have been over 22,000 law enforcement officers killed in the line of duty and 22,611 names are currently engraved on the walls of the National Law Enforcement Officers Memorial; and

Whereas, according to the FBI's Uniform Crime Report, 56,034 assaults against law enforcement officers occurred in 2019 resulting in 17,188 injuries; and

Whereas, a total of 1,627 law enforcement officers died in the line of duty during the past 10 years, which is an average of one death every 54 hours, and 139 law enforcement officers were killed in the line of duty in 2019; and

Whereas, 394 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 295 officers killed in 2020 (182 of which were COVID-19 related) and 99 officers killed in previous years, but whose stories of sacrifice had been lost to history until now; and

Whereas, May 15 is designated as Peace Officers Memorial Day, in honor of fallen officers and their families, and U.S. flags are flown at half-staff that day.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim **May 9 – 16, 2021** as

POLICE MEMORIAL WEEK

in the City of Rockwall, and urge all citizens to honor the memories of law enforcement officers killed in the line of duty and to applaud the service of law enforcement officers who continue to protect our communities and help safeguard our democracy.

In Witness Whereof, I hereunto affix my hand and official seal this 3rd day of May, 2021.



Jim Pruitt, Mayor

Rockwall, Texas

Proclamation

Whereas, the first Continental Congress called for a national day of prayer in 1775, as did Abraham Lincoln in 1863; and

Whereas, Congress established the National Day of Prayer as an annual event in 1952 by a joint resolution signed by President Truman; and

Whereas, the law was amended and signed by President Reagan in 1988, officially designating the first Thursday in May for its observance; and

Whereas, this year's theme prays: "LORD pour out Your LOVE, LIFE, and LIBERTY." Based upon the verse, 2 Corinthians 3:17, which says, "Now the Lord is the Spirit, and where the Spirit of the Lord is, there is liberty."

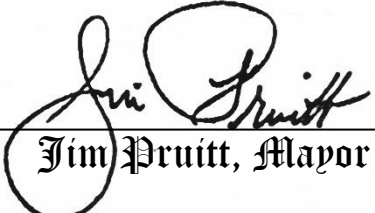
Whereas, on Thursday, May 6th from 7:30 - 9:00 a.m., mayors from cities throughout Rockwall County will host the annual Mayors' Prayer Breakfast at The Center near Downtown Rockwall.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, do hereby proclaim **May 6, 2021**, as:

NATIONAL DAY OF PRAYER

in the City of Rockwall, and invite all citizens to join me on this day and every day to pray for our country, our state and our city.

In Witness Whereof, I hereunto set my hand and official seal this 3rd day of May, 2021.



Jim Pruitt, Mayor

Rockwall, Texas Proclamation

Whereas, in tough times, communities find strength in people, and people find strength in their communities; and

Whereas, in our City this past year, we have seen this time and again as friends, neighbors, and businesses have found new ways of supporting each other; and

Whereas, Older Americans are a key source of strength within our City, and through their experiences, successes, and difficulties, they have built resiliency that helps them face new challenges; and

Whereas, this year's theme - "Communities of Strength" - recognizes the important role Older Americans play in building strong, resilient communities; and

Whereas, the City of Rockwall can foster communities of strength by:

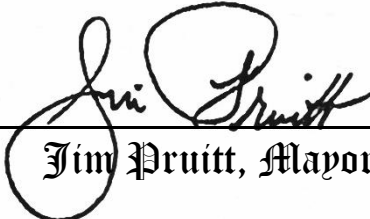
- creating opportunities to share stories and learn from each other;
- engaging older adults in the community through education, recreation, and service; and
- encouraging people of all ages to celebrate connections and resilience.

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, do hereby proclaim the month of **May 2021** as:

OLDER AMERICANS MONTH

in the City of Rockwall and urge every resident to take time during this month to recognize Older Americans and the people who support them as essential contributors to the strength of our community.

In Witness Whereof, I hereunto affix my hand and official seal this 3rd day of May, 2021.



Jim Pruitt, Mayor

Rockwall, Texas

Proclamation

Whereas, as many as 32 million Americans have food allergies; nearly 6 million are children under the age of 18; and

Whereas, research shows that the prevalence of food allergy is increasing among children and adults; and

Whereas, nine foods cause the majority of all food allergy reactions in the U.S.: shellfish, fish, milk, eggs, tree nuts, peanuts, soy, wheat and sesame. Symptoms of a food allergy reaction can range from mild to severe, such as anaphylaxis; and

Whereas, anaphylaxis is a serious allergic reaction that is rapid in onset and may cause death; and

Whereas, food allergy results in more than 200,000 U.S. emergency room visits each year. Reactions typically occur when an individual unknowingly eats a food containing an ingredient to which they are allergic; and

Whereas, the number of food allergy reactions requiring emergency treatment is up sharply over the past decade, with a 377 percent rise in insurance claim lines with diagnoses of anaphylactic food reactions between 2007 and 2016; and

Whereas, FARE (Food Allergy Research & Education) is a national, nonprofit organization dedicated to improving the quality of life and the health of individuals with food allergies, and to provide them hope through the promise of new treatments; and

Whereas, The Foodary Rx is a new personal catering source that is passionate about changing human lives using food; and

Now, Therefore, I, Jim Pruitt, Mayor of the City of Rockwall, Texas, do hereby proclaim

May 9 – 15, 2021, as:

FOOD ALLERGY AWARENESS WEEK

in the City of Rockwall and encourage all citizens to increase their understanding and awareness of food allergies and anaphylaxis.

In Witness Whereof, I hereunto set my hand and official seal this 3rd day of May, 2021.



Jim Pruitt, Mayor



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Kristy Cole, City Secretary/Assistant to the City Manager

DATE: May 3, 2021

SUBJECT: GRADUATING YOUTH ADVISORY COUNCIL (YAC) SENIORS

Attachments
Certificates

Summary/Background Information

The City has three graduating high school seniors in its YAC program this school year. The Council will recognize the following students at the May 3rd council meeting:

- Mary Claire Weible (served from 2016 - 2021)
- Parker Yarbrough (served from 2017 - 2021)
- Evelyn Valk (served from 2020 - 2021)

The YAC students also have an 'Appointment Item' with Council to deliver their year-end presentation.

Action Needed

City of Rockwall
Youth Advisory Council

This certificate is presented to

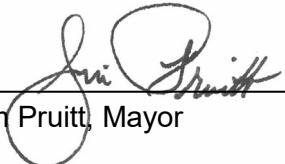
Mary Claire Weible

in recognition of your leadership and service
on the Rockwall Youth Advisory Council.

2016 - 2021

*May the road rise up to meet you. May the wind be always at your back,
May the sun shine warm upon your face and the rains fall soft upon your fields.*

Dated this 3rd day of May, 2021



Jim Pruitt, Mayor



Kristy Cole, City Secretary

City of Rockwall
Youth Advisory Council

This certificate is presented to

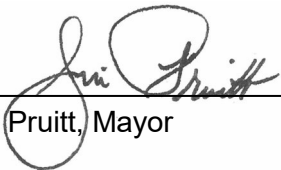
Parker Yarbrough

in recognition of your service and participation
on the Rockwall Youth Advisory Council.

2017 - 2021

*May the road rise up to meet you. May the wind be always at your back,
May the sun shine warm upon your face and the rains fall soft upon your fields.*

Dated this 3rd day of May, 2021



Jim Pruitt, Mayor



Kristy Cole, City Secretary

City of Rockwall Youth Advisory Council

This certificate is presented to

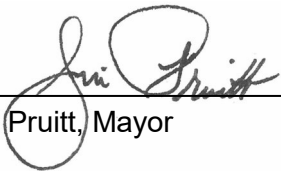
Evelyn Valk

in recognition of your service and participation
on the Rockwall Youth Advisory Council.

2020 - 2021

*May the road rise up to meet you. May the wind be always at your back,
May the sun shine warm upon your face and the rains fall soft upon your fields.*

Dated this 3rd day of May, 2021



Jim Pruitt, Mayor



Kristy Cole, City Secretary

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, April 19, 2021 - 5:00 PM

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

I. CALL PUBLIC MEETING TO ORDER

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

II. EXECUTIVE SESSION.

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

- 1. Discussion regarding sale of city-owned real property off of IH-30 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).**
- 2. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).**
- 3. Discussion regarding Rockwall Municipal Court pursuant to Section 551.071 (Consultation with Attorney) and pursuant to Section 551.074 (Personnel Matters)**
- 4. Discussion regarding non-emergency ambulance services contract pursuant to Section 551.071 (Consultation with Attorney).**
- 5. Discussion regarding contract with Legacy Humane Society pursuant to Section §551.071 (Consultation with Attorney).**
- 6. Discuss regarding City Charter provisions related to granting a utility franchise, pursuant to Section §551.071 (Consultation with Attorney)**

III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:50 p.m.

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

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

V. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER MACALIK

Councilmember Macalik delivered the invocation and led the Pledge of Allegiance.

VI. PROCLAMATIONS

- 1. Public Safety Telecommunicators Week**

Mayor Pruitt called forth members of the Rockwall Police Department and its dispatch center. He then read and presented them with this proclamation and thanked them for their professional, dedicated service.

VII. OPEN FORUM

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

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler moved to direct the (interim) City Manager to draft an amended contract with Legacy Humane Society. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. CONSENT AGENDA

1. Consider approval of the minutes from the April 5, 2021 regular City Council meeting, and take any action necessary.
2. Consider awarding a bid to Urban Infraconstruction and authorizing the Interim City Manager to execute a contract in the amount of \$500,000 for Concrete Pavement Repair Services (per unit price) to be funded out of the General Fund, Streets and Drainage Operations Budget, and take any action necessary.
3. Consider authorizing the City Manager to execute a two-year contract with Evoqua Water Technologies for chemical injection at the Fontana, Timber Creek, and Mims Lift Stations to eliminate effluent odors for \$90,000 annually to be funded by the Wastewater Operations Budget, and take any action necessary.
4. Consider approval of Hotel Occupancy Tax (HOT) Subcommittee recommendation to award \$12,715 to the South Central Nautique Regatta and authorize the Interim City Manager to execute associated contract, and take any action necessary.
5. **P2021-009** - Consider a request by Brenda Kennedy for the approval of a Replat for Lot 1, Block A, Kennedy Addition being a 0.2342-acre parcel of land identified as Lot 1, Block A, Richard Harris Subdivision No. 5 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 701 N. T. L. Townsend Drive, and take any action necessary.
6. **P2021-010** - Consider a request by Doug Stewart on behalf of Bryan Wreyford for the approval of a Replat for Lots 1 & 2, Block A, Wreyford Addition being a 2.97-acre parcel of land identified as Lot 1 of the Crowell's Hidden Valley Estates Addition, Collin County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of the intersection of County Road 949 and County Road 536, and take any action necessary.
7. **P2021-011** - Consider a request by Mike and Cheryl Birdwell for the approval of a Final Plat for Lots 1 & 2, Block A, Birds Nest Addition being a 4.02-acre tract of land identified as Tract 15 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 171 Birds Nest Lane, and take any action necessary.
8. **P2021-012** - Consider a request by Jose Campos of Hines on behalf of CDT Rockwall/2017 LLC for the approval of a Preliminary Plat for Phase 2 of the Saddle Star Subdivision being a 29.002-acre tract of land identified as Tracts 1, 1-05, 2-03, & 2-07 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (*Ordinance No. 20-35*), situated within the SH-205 By-Pass (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and N. John King Boulevard, and take any action necessary.

9. **P2021-013** - Consider a request by Bart Carroll for the approval of a Preliminary Plat for the Landon Subdivision being a 32.60-acre tract of land identified as Tract 13 of the S. McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of the intersection of S. Munson Street and Streetman Road, and take any action necessary.
10. **P2021-014** - Consider a request by Humberto Johnson, Jr. of the Skorborg Company on behalf of Jen-Liang Wu for the approval of a Preliminary Plat for the Nelson Lake Subdivision being a 121.16-acre tract of land identified as Tract 2 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District, generally located at the southeast corner of the intersection of FM-1141 and FM-552, and take any action necessary.
11. Consider authorizing the Interim City Manager to execute a facility use agreement with the Rockwall YMCA for the purposes of providing swim lessons to members of the Boys and Girls Club at the Gloria Williams Swimming Pool, and take any action necessary.
12. Consider approval of canopy repairs associated with March 17, 2021 storm damage at Leon Tuttle Athletic Complex/Ballfields (\$2,500 insurance deductible, to be funded out of the Recreational Development Fund), and take any action necessary.

Councilmember Daniels moved to approve the entire Consent Agenda as presented (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12). Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. APPOINTMENT ITEMS

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

Vice Chairman of the P&Z Commission, Jerry Welch, came forth and briefed the Council on recommendations of the Commission relative to planning items on tonight's meeting agenda. Council took no action as a result of Mr. Welch's comments.

2. Appointment with Eva Cannon of Siren Rock Brewing Co. to discuss corporate identity signage in the Downtown (DT) District, and take any action necessary.

Initially, no one was present for this appointment item, so this item was not discussed until later in the meeting. Mayor Pruitt called forth Mrs. Cannon, who came forth and shared that she is seeking approval from the Council for a couple of additional hand painted signs – one on the N side of the building on the brick (of the company's name and logo) and one on the S side of the building (of tentacles, which are part of the company's branding). The south side of the building faces the parking lot, and the tentacles will be painted on the hardie board siding. She showed various examples of signs around town that are (or at least look like) hand painted signs on a business' brick. Mrs. Cannon went on to express that she is asking the Council to consider changing the Code in order to allow a hand painted sign to be placed on the side of her building.

Mayor Pruitt provided background information pertaining to past efforts associated with the city's sign ordinance(s), including efforts that were made in the past to modify those regulations. He explained that the city's sign ordinance regulations underwent a major rewrite back in 2010, and the attorney consultant utilized at the time steered the City towards regulating only "time, place and manner" associated with signage.

Generally discussion ensued pertaining to this request as compared to past requests. Mayor Pruitt indicated that he would not be comfortable changing the city's sign ordinance regulations without bringing the downtown merchants group into the conversation to glean input from them.

Mayor Pro Tem Fowler asked for clarification of how long the process would take in order for these issues to be revisited for signage in the downtown district only. Mr. Miller shared that this topic would have to go for public hearings at both the Planning & Zoning Commission and City Council meetings, so it is definitely a process that will take some time.

Mr. Miller asked if the Council would like to hold a work session at the next council meeting to be shown examples of signage and discuss the process for potentially moving forward with amending the city's sign regulations for the downtown area only.

Following additional discussion, Council took no action pertaining to this Appointment Item.

XI. PUBLIC HEARING ITEMS

1. **Z2021-006** - Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T. Rockwall 2017, LLC; Saddle Star Holdings, LLC; and Gwendolyn Reed for the approval of an **ordinance** for a Zoning Amendment to Planned Development District 79 (PD-79) [*Ordinance No. 20-35*] for the purpose of amending the development standards contained in *Ordinance No. 20-35* for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. With this proposal, the applicant has submitted a letter outlining the request and provided examples of the modified swing building elevations and floorplans showing the proposed garage orientations. In addition, staff has prepared an amendment to the Planned Development District ordinance to facilitate the applicant's request if it is approved this evening. On March 19, 2021, staff sent 142 notices to property owners and residents within 500-feet of the subject property (note: staff should note that all but one [1] of the property owners within 500-feet are either builders, the City of Rockwall, or people associated with this request). In addition, staff sent a notice to the Stone Creek Homeowner's Association, which is the only Homeowner's Association (HOA)/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At this time this memorandum was drafted, staff had not received any notices concerning this case. On April 13, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the zoning amendment to Planned development District 79 (PD-79) by a vote of 6-1, with Commissioner Welch dissenting.

Mayor Pruitt called forth the applicant (Mr. Atkins), who was not present. However, a gentlemen representing him did come forth to address the Council on this request.

Chris Terhune
Coventry Homes

Mr. Terhune came forth and provided brief comments to Council concerning this request.

There being no questions, Mayor Pruitt opened the public hearing, asking if anyone would like to speak concerning this item. There being no one indicating such, he then closed the Public Hearing.

Councilmember Johannesen expressed concern about approval of this request, mentioning that the applicant initially proposed 113 lots, and then – incrementally along the way – he added more lots and is now requesting modifications to the housing product.

Mayor Pruitt asked for clarification from Mr. Miller concerning how this developer’s request has changed over time since it was first brought before the Council, and Mr. Miller provided said information.

Councilmember Johannesen expressed concern to potentially granting modifications and variances to city standards – either the city has standards in place that it will stick with, or it does not.

Mayor Pro Tem Fowler sought and received additional clarification from Mr. Miller concerning the nature of this request and associated, potential implications if this request is approved.

Following lengthy discussion, Councilmember Johannesen moved to deny this request (Z2021-006). Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. **Z2021-007** - Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Ben Klutts, Jr. of the Klutts Farm, LLC for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses on a 196.009-acre tract of land identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided extensive background information pertaining to this agenda item. On March 19, 2021, the applicant -- Kevin Harrell of the Skorburg Company -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 526-lot single-family, residential subdivision that will consists of four (4) lot sizes (i.e. [A] 408, 62’ x 120’; [B] 95, 72’ x 120’; [C] 13, 82’ x 120’; and [D] 10, 100’ x 120’). NOTE: Based on the changes requested/recommended by the Planning and Zoning Commission the revised lot count is as follows: [A] 396, 62’ x 120’; [B] 109, 72’ x 120’; [C] 11, 82’ x 120’; and [D] 10, 100’ x 120’. On March 26, 2021, staff mailed 23 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following: (1) Two (2) emails from two (2) property owners within the 500-foot notification buffer in favor of the applicant’s

request. (2) A petition signed by thirteen (13) property owners representing nine (9) properties within the 500-foot notification buffer in opposition to the applicant's request. (3) Two (2) emails from two (2) property owners outside of the 500-foot notification buffer in opposition to the applicant's request. (4) One (1) email from a non-participating Homeowner's Association (HOA) [i.e. Fontanna Ranch HOA] within the 1,500-foot notification buffer in opposition to the applicant's request. Per the Planning and Zoning Commission's request at the Work Session Meeting on March 30, 2021, staff sent the proposed concept plan to the city's Parks and Recreation Board for review and recommendation. On April 6, 2021, the Parks and Recreation Board approved a motion to recommend approval of the proposed public park as a regional park by a vote of 6-0, with Board Member Dodd being absent. A dog park is being proposed as part of this residential development, and it will be maintained, overseen and 'policed' by the homeowner's association. On April 13, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 7 (SF-7) District land uses by a vote of 5-2, with Commissioners Chodun and Moeller dissenting. As part of the motion the Planning and Zoning Commission stipulated that the Planned Development District ordinance be changed to [1] reduce the Flat Front Entry Garages from 25% to 20%, and [2] that the 72' x 120' lots be mixed throughout the development instead of being in homogenous pods. The applicant has agreed to these changes and staff has changed the case memo and Planned Development District ordinance accordingly. Mr. Miller explained that approval of this item will require a super majority vote of Council.

Adam Buzcek
Skorburg & Windsor Homes
8214 Westchester Dr., Suite 900
Dallas, TX 75225

Mr. Buzcek came forth and provided a lengthy presentation to Council concerning this proposed development. He expressed that the density that is now being proposed is 1 more lot per 5 acres of land, for a total of thirty-five (35) extra lots (above the density outlined in the city's Comp Plan). He pointed out that the land the developer will dedicate to the city for the public park equates to a \$3 million land dedication. He pointed out that three sewer lift stations will need to be upgraded by the developer as part of putting these homes in, which is expensive. He tried to meet the Comp Plan's density guidelines; however, he just could not make the numbers work. These homes will be at a price point between \$400-600k.

Mayor Pruitt opened the public hearing, asking if anyone would like to come forth and speak at this time. He noted that the Council does have the petition in hand from the various property owners (which has triggered the need for a super majority vote of Council).

Katie (Catherine) Welch
2844 FM 549
Rockwall, TX 75032

Mrs. Welch came forth and shared that her and her husband's property is located directly adjacent to this proposed development. They would rather that this development not occur at all or that very large acreage residential homes be developed here instead; however, she does

not believe that is going to come to fruition on this large piece of property. She has concerns about infrastructure issues that currently exist. She mentioned that her home is on propone and septic, and they have traditionally had notable issues with internet service. She shared that her home was annexed in 1997, yet she and her neighbors still are not on city sewer. She acknowledged that it is very expensive (\$1 million or more). She wonders if it would be possible for the city to establish a Tax Increment Financing District (TIFF) to help fund the installation of sewer lines and sewer service to this proposed development as well as to the homes located on the side of the road on which she and her husband live.

Douglas Jones
2994 FM 549
Rockwall, TX 75032

Mr. Jones came forth and shared that he is opposed to this development. He pointed out that Council does not have to approve the zoning change (away from "AG"). He has issues with the proposed density, and he is especially concerned about the additional cars and traffic that will result from this development. There is a traffic accident that happens about once per week in this area, and if this development is approved it will only get worse.

Richard Hensen
2424 S. FM 549
Rockwall, TX

Mr. Hensen shared that he is opposed to this proposed Planned Development. He thanked the Council Members for their hard work. He pointed out that the P&Z Commission had a 'split decision' on its recommendation concerning this agenda item. He and his neighbors have anywhere between 3 and 10 acres of land associated with the homes they own across the street from this proposed development. He would have never purchased a home in this area if he knew that a regional, city park would eventually be established directly across the road from his home. He pointed out that the petition that's been presented to Council shows an overwhelmingly large number of residential home owners in this area who are against approval of this proposed development. He pointed out that all of the areas around the existing Klutz Farm have large acreage / large lots. He pointed out some concerns related to the proposed density (i.e. Skorburg isn't really developing 200 acres because he is going to donate 50 acres of it to the City for a regional park. He, therefore, is only developing 150 of the 200 acres. This makes the proposed development even more dense. He pointed out that the way density is calculated by the City is flawed).

Ben Klutts, Jr.
1604 North Hills
Rockwall, TX 75087

Mr. Klutts shared that he is a lifelong resident of the City of Rockwall. He provided background information on land that his family owned in years past (near SH-66 and where the Rockwall Technology Park is currently located, and this piece of property). They raised cattle on these pieces of property; however, they have determined that it is no longer viable to run cattle on land within the City of Rockwall. Many developers have approached them over the years

wanting to purchase the Klutts farm, but no other developer (before Skorburg) has made a proposal that the family thought would truly work. (He generally spoke in favor of approval of this request).

Melba Jeffus
2606 Cypress Drive
Rockwall, TX

Ms. Jeffus shared that Fontana Ranch (which is located to the South of the 'dream home' she and her husband previously owned) was proposed not long after they purchased their home (that they since sold in 2020). She explained that several realtors with whom they met indicated that Fontana Ranch absolutely negatively impacted what they were able to get (price wise) for the home they were selling. She went on to beg the Council to not approve this development unless or until it looks a whole lot better than what the developer is proposing this evening.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and provided a presentation to Council, generally focusing on the city's Comp Plan and what it calls for (related to density and open space). He went on to provide slides showing previous and recently approved residential neighborhoods within the City and their various densities (as compared to what is being proposed with this particular request). He generally expressed his belief that McLendon-Chisholm will benefit from this 50 acre park development (since two sides of the property abut that city). He encouraged the City to do away with the proposed 50-acre park, spread the lots out more and incorporate more green space (perhaps a 15 acre park) within the development as a whole. He encouraged the City to follow its Comp Plan and perhaps clarify things within the plan so that it can be more closely followed / adhered to.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX

Mr. Jeffus shared that he and his wife previously purchased a home on 5-acres that ended up having Fontana Ranch being built right next to it. He shared that, although the developer stated that adding one home more per 5 acres really isn't noticeable; however, he personally does notice the addition of 35 to 40 more homes. He has concerns that only two access points would be incorporated into this development. This neighborhood will have about 500 homes (perhaps about 1,000 cars), and that will result in a lot more cars on the street attempting to get in and out of this neighborhood. He has concerns about how city fire trucks will get in and out of this neighborhood too. He pointed out that more rooftops equates to more money (in tax revenue). He believes that stacking more and more homes in a small space results in degrading the city as a whole. He shared that he believes the park needs to be spread out throughout the neighborhood instead of having all 50 acres being tucked away to one side of the property.

Mayor Pruitt recessed the public meeting to take a brief break at 7:45 p.m. He then reconvened the meeting at 8:01 p.m.

Steve Curtis
2130 FM 1141
Rockwall, TX

Mr. Curtis came forth and provided brief details related to the city's Comp Plan and Unified Development Code. He pointed out that this proposed development equates to "medium density." He shared that, per the city's regulations, the proposed dog park and regional park would require (2,200) parking spaces to be provided. He is concerned about 1,000 cars coming in and out of only two entrances into the subdivision. He generally spoke in opposition of approval of this proposed development.

Gracie Rodriguez
2480 S. FM 549
Rockwall, TX

Ms. Rodriguez shared that she moved into her home on May 5, 2001, and her home has a pond located in the front of the property. She generally described that she loves this community and has enjoyed raising her kids here. She shared that in her household, there are five cars, and – when family comes over – there can be as many as eight or nine cars at her house. She loves the Klutz farm, and it is a beautiful town. She acknowledges that this property will be developed at some point; however, she is concerned about adequate roadway infrastructure not yet being in place to accommodate additional traffic (in an area that already has a lot of traffic).

Karen Hensen
2424 S. FM 549
Rockwall, TX

She believes that, since this is Rockwall, people are going to buy whatever type housing product is offered (just to be able to be in Rockwall). She pointed out that she does not want to live across the street from a large, regional park (like Harry Myers). She is concerned about lights, traffic, parking, noise, etc. She encouraged Council to not give into what a developer wants, but, instead, consider what the neighbors want (and don't want).

Mr. Buzcek (the developer) came forth again and spoke. He thanked everyone for coming out tonight, pointing out that there are great people in Rockwall. He acknowledged that there is no way to make everyone happy. He shared that he has steered this particular project in an effort to provide the city with its desire 'crown jewel,' a south community park. He hopes the Council will see that this is a virtuous project and a very good opportunity for the city to be gifted with a large, desirable community park. No matter where the park is located, there will be those who are unhappy with its selected placement. He pointed out that not all homes in this development will be built immediately, and TXDOT is already working on the future widening of this area of roadway. He spoke briefly on the density calculations, expressing that he was not disingenuous in following the way the city calculates those numbers. He does not believe that this development will hurt anyone's property values.

Councilmember Johannesen pointed out that the city has expressed a desire to have a “south” community park for about twenty years (and is incorporated into the city’s Parks Master Plan). Councilmember Hohenshelt expressed that the city has tried several times in the past to obtain land for a south park; however, it has so far not been successful in doing so.

Councilmember Macalik shared brief comments pertaining to the proposed two entrances/exits in and out of this subdivision, comparing it to where she personally lives in Chandler’s Landing. She shared that she never waits more than two or three minutes to get out of her neighborhood (but there is a traffic light).

Mayor Pruitt sought clarification from Mr. Miller concerning the proposed density, and he generally pointed out that pretty much all of the land on this Klutz property is ‘buildable land’ (none is located within a flood plain). Mayor Pruitt expressed that he is ‘in favor’ of people being able to decide what “goes in” within their own neighborhood. He pointed out that those neighbors who are in opposition of this proposed development are residents who actually live within our city and pay city taxes. He believes that this park would likely be used more by McLendon-Chisholm residents than it will be used by Rockwall residents. He is concerned about where park-goers will park when events are being held at this 50 acre park site. He generally has concerns about this proposed density.

Councilmember Hohenshelt pointed out that there are in fact hundreds of houses in existence within existing subdivisions in the City that have at least this level of density (if not more). He went on to point out that the City tried three, separate times to acquire land for a South park (with the Wallace property) but was unsuccessful. The city also tried to acquire land in another area of the south side (of IH-30) but was also unsuccessful at those attempts. He generally pointed out that this property may be the last opportunity that the City has to secure land for a south community park. So, if this doesn’t come to fruition, the city may need to modify its Parks Master Plan to reflect that no south side park will ever be built in the future. He went on to provide commentary on various topics such as traffic, infrastructure, and the idea that “I get to control what goes in on land that I do not personally own.” He pointed out that the city does not get to control in any large way what Mr. Klutz gets to do with his land / with the property he owns (and is now trying to sell).

Mayor Pruitt pointed out that this city is determined to not have things like TIFs, PIDs, MUDs, etc. (pointing out that if the city allowed these types of financing arrangements to be established, there would be water districts everywhere, throughout the city). Pruitt pointed out that by the time these homes eventually do get built (if this is approved), the city will in fact have a new (TXDOT provided) road outside of this subdivision.

Councilmember Macalik shared that perhaps this is an opportunity for the City Council to revisit the city’s Comp Plan to evaluate aspects of the plan related to future development South of IH-30. Mr. Miller went on to share the process and timeline associated with periodic review of the city’s Comp Plan.

Councilmember Campbell shared that there could be ‘a lot worse’ development going in on this Klutz Farm property, which she acknowledged is a very beautiful piece of land. She generally

shared the belief that the city council is not in place to solve a developer's 'math problem.' She appreciates the proposal and believes it has a lot of good aspects to it (i.e. 'thank you for the 50 acre park'); however, there are a lot of tax paying residents who have expressed that they would like to see this property developed differently. She generally believes that the city council should be making decisions that align with the city's Comp Plan as closely as possible.

Brief discussion took place between the Council and Parks Director, Travis Sales, pertaining to the various ways in which the 50-acre park could be developed and utilized (i.e. passive uses such as prairie land and/or botanical or more active uses such as splash pads/spray grounds and/or ball fields). Potential parking needs were discussed relative to the proposed 50-acre park.

Councilmember Hohenshelt moved to approve Z2021-007. Mayor Pro Tem Fowler seconded the motion. The ordinance was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 21-_____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-____) FOR SINGLE-FAMILY 7 (SF-7) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 196.009-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve was denied by a vote of 3 in favor with 4 against (Campbell, Macalik, Pruitt and Daniels).

Mayor Pruitt recessed the public meeting for a brief break at 8:52 p.m. He called the meeting back to order at 9:01 p.m. and addressed Appointment Item #2 next.

XII. ACTION ITEMS

1. Discuss and consider an **ordinance** amending Chapter 22, *Miscellaneous Offenses*, of the Municipal Code of Ordinances to adopt changes that would address regulatory actions for improvements and storage on unleased land within the takeline, and take any action necessary. **(1st reading)**

Planning Director, Ryan Miller provided brief comments pertaining to this agenda item, generally indicating that staff has prepared this ordinance in response to the Council requesting these changes at the last city council meeting. Mayor Pruitt provided comments pertaining to existing takeline subleases along the shoreline of Lake Ray Hubbard. He went on to explain that this year, it will cost people living along the takeline nothing (\$0) to sublease the property behind their home. Thereafter, it will cost a resident \$100 / year to do so. General discussion

took place pertaining to enforcement and penalties associated with this ordinance. Following additional, lengthy discussion about this topic, Councilmember Hohenshelt made a motion to approve the ordinance. Councilmember Daniels seconded the motion. The ordinance was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING CHAPTER 22, *MISCELLANEOUS OFFENSES*, FOR THE PURPOSE OF INCORPORATING A NEW ARTICLE THAT PROVIDES REGULATIONS AND ENFORCEMENT FOR THE UNLAWFUL USE OF UNLEASED LAND WITHIN THE LAKE RAY HUBBARD TAKELINE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 5 ayes with 2 (recusals - Pruitt and Fowler).

2. Discuss and consider a request by Nicholas Gamez of DFDVB Homes, LLC on behalf of Zach Shipley for the approval of a *Major Waiver* to the Downtown (DT) District parking requirements for a *Restaurant with Less Than 2,000 SF without Drive-Through or Drive-In* on a 0.018-acre tract of land identified as a portion of Lot 7, Block M, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 109 E. Washington Street, and take any action necessary.

Mr. Miller shared that this building does not have any on-site parking available, and the major waiver associated with this request equates to three parking spaces. Granting of this major waiver will become associated with the property from now and into the future if it is granted. Following brief comments, Mayor Pruitt moved to approve the major waiver request as presented. Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Discuss and consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Elias Pope of 8020 Hospitality, LLC for the approval of a *Variance* to the parking requirements for a *Restaurant with 2,000 SF or More without a Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Mayor Pruitt shared that Mayor Pro Tem Fowler will be recusing himself from this item, and he has filed the appropriate (affidavit) paperwork with the city secretary to do so. Mr. Miller, Planning Director, then went on to provide background information pertaining to this agenda item. Following brief comments, Mayor Pruitt moved to approve the variance request (allowing them to count the 18 parking spaces in the Trend Tower). Councilmember Johannesen seconded the motion, which passed by a vote of 6 ayes with 1 recusal (Fowler).

4. Discuss and consider granting permission for an alcohol waiver associated with the city's May 15, 2021 Founders Day Festival at Harry Myers Park in accordance with Chapter 30, Article I, Sec. 30-2, "Regulated Activities in Parks" of the Code of Ordinances, and take any action necessary.

Mayor Pruitt indicated that he was inclined to make a motion to deny the item. Councilmember Daniels shared that he would be inclined to "second" such motion. Pruitt shared that he knows how the vote for such a motion would turn out – that everyone except for he (Pruitt) and Bennie (Daniels) would vote against it. Councilmember Johannesen then moved to approve the request and grant the waiver. Councilmember Hohenshelt seconded the motion, with the caveat that anyone who votes against this waiver approval cannot drink alcohol in the park at this event. The motion passed by a vote of 5 ayes with 2 nay (Pruitt and Daniels).

5. Discuss and consider bond program street appurtenances, and take any action necessary.

Mayor Pruitt provided background information pertaining to this agenda item. He expressed that, as much as possible, street lights should match when they are placed by contractors within subdivisions. In addition, pertaining to roundabouts, there will be sprinklers installed, and the contractors are working with the Parks Director on what plants will be planted in those areas. Mayor Pruitt proposed painting double yellow lines along Lakeshore and Summit Ridge in order to encourage more spacing between cars traveling along two-way traffic in order to enhance safety and lower risk factors. Pruitt pointed out that this is not a budgeted item, so if the Council wants this to be painted in this manner, it will need budgetary approval of Council. Staff will put pricing together and visual renderings for the Council to review and consider at the next meeting.

No action was taken by Council at this time concerning this agenda item.

6. Discuss and consider update from Rockwall Police Chief regarding attrition, recruiting and retention associated with the Police Department, and take any action necessary.

Mayor Pruitt called forth police chief, Max Geron to address the Council on this agenda item. In the meantime, he went on to express high compliments to the city's HR Director as well as the Fire Chief, Fire Department, and volunteers for the recent, very successful COVID-19 vaccination clinics that have been held and have benefitted the community.

Chief Geron then addressed the Council regarding attrition challenges, both specifically pertaining to the Rockwall Police Department as well as nationwide. He spoke about turnover that has occurred within the RPD in the last year or two as well as recruitment-related efforts that have been underway as well as future recruiting efforts that are in the works.

Following brief comments, Council took no action pertaining to this agenda item.

7. Discuss and consider appointments to the city's ART Commission and Comprehensive Plan Advisory Committee (Cha), and take any action necessary.

Councilmember Macalik moved to appoint Bonnie Lankford and Susan Guzman to fill the two vacancies on the city's ART Commission. Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Councilmember Campbell moved to appoint Charles Edward Miller to serve on the city's Comprehensive Plan Advisory Committee (CPAC). Mayor Pro Tem Fowler seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Fowler moved to appoint Ross Hustings to the CPAC. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. EXECUTIVE SESSION.

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

1. Discussion regarding sale of city-owned real property off of IH-30 pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
2. Discussion regarding agreements between the City of Rockwall and Blackland Water Supply Corporation (WSC) pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding Rockwall Municipal Court pursuant to Section 551.071 (Consultation with Attorney) and pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding non-emergency ambulance services contract pursuant to Section 551.071 (Consultation with Attorney).
5. Discussion regarding contract with Legacy Humane Society pursuant to Section §551.071 (Consultation with Attorney).
6. Discuss regarding City Charter provisions related to granting a utility franchise, pursuant to Section §551.071 (Consultation with Attorney)

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

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

XV. ADJOURNMENT

Mayor Pruitt adjourned the meeting at 10:16 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 3rd DAY OF MAY, 2021.

JIM PRUITT, MAYOR

ATTEST:

KRISTY COLE, CITY SECRETARY



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: May 3, 2021

SUBJECT: P2021-017; REPLAT FOR LOT 25, BLOCK A, PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat
Closure Report

Summary/Background Information

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 25, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre parcel of land identified as Lot 24, 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.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the proposed replat.



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: May 3, 2021
APPLICANT: Brian Wade; *Raymond L. Goodson Jr., Inc.*
CASE NUMBER: P2021-017; *Replat for Lot 25, Block A, Presbyterian Hospital of Rockwall Addition*

SUMMARY

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 25, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre parcel of land identified as Lot 24, 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 parcel of land (*i.e. Lot 24, Block A, Presbyterian Hospital of Rockwall Addition*) for purpose of establishing parking, water, and temporary drainage easements for the existing lot for Presbyterian Hospital of Rockwall.
- 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 concept plan for PD-9 via *Ordinance No. 86-55* and repealing *Ordinance No. 73-49*. This ordinance established zoning for single-family, office-warehouse, and general retail land uses within the PD. 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 another 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. On April 20, 2020, the City Council approved a replat [*i.e. Case No. P2020-015*] for the purpose of combining five (5) lots (*i.e. Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital Addition*) and creating one (1) lot (*i.e. Lot 24, Block A, Presbyterian 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 City Council chooses to approve the Replat for Lot 25, 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 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-017

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: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 3150 Horizon Road, Rockwall, TX 75032

Subdivision Presbyterian Hospital of Rockwall Addition

Lot 25

Block A

General Location Horizon Road @ Tubbs Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9

Current Use _____

Proposed Zoning PD-9

Proposed Use _____

Acreage 23.0927 acres

Lots [Current] 1

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Rockwall Regional Hospital, LLC

Applicant Raymond L. Goodson Jr., Inc.

Contact Person Jason Linscott

Contact Person Brian R. Wade

Address 3150 Horizon Road

Address 12001 N. Central Expy.
Suite 300

City, State & Zip Rockwall, TX 75032

City, State & Zip Dallas, TX 75243

Phone (469) 698-1354

Phone (214) 739-8100

E-Mail jason.linscott@phrtexas.com

E-Mail bwade@rlginc.com

NOTARY VERIFICATION [REQUIRED]

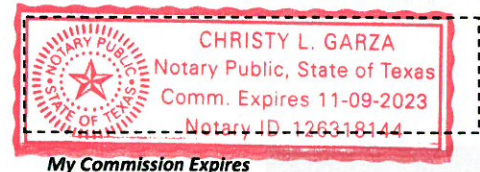
Before me, the undersigned authority, on this day personally appeared Jason Linscott [Owner] the undersigned, who stated the information on this application to be true and certified the following:

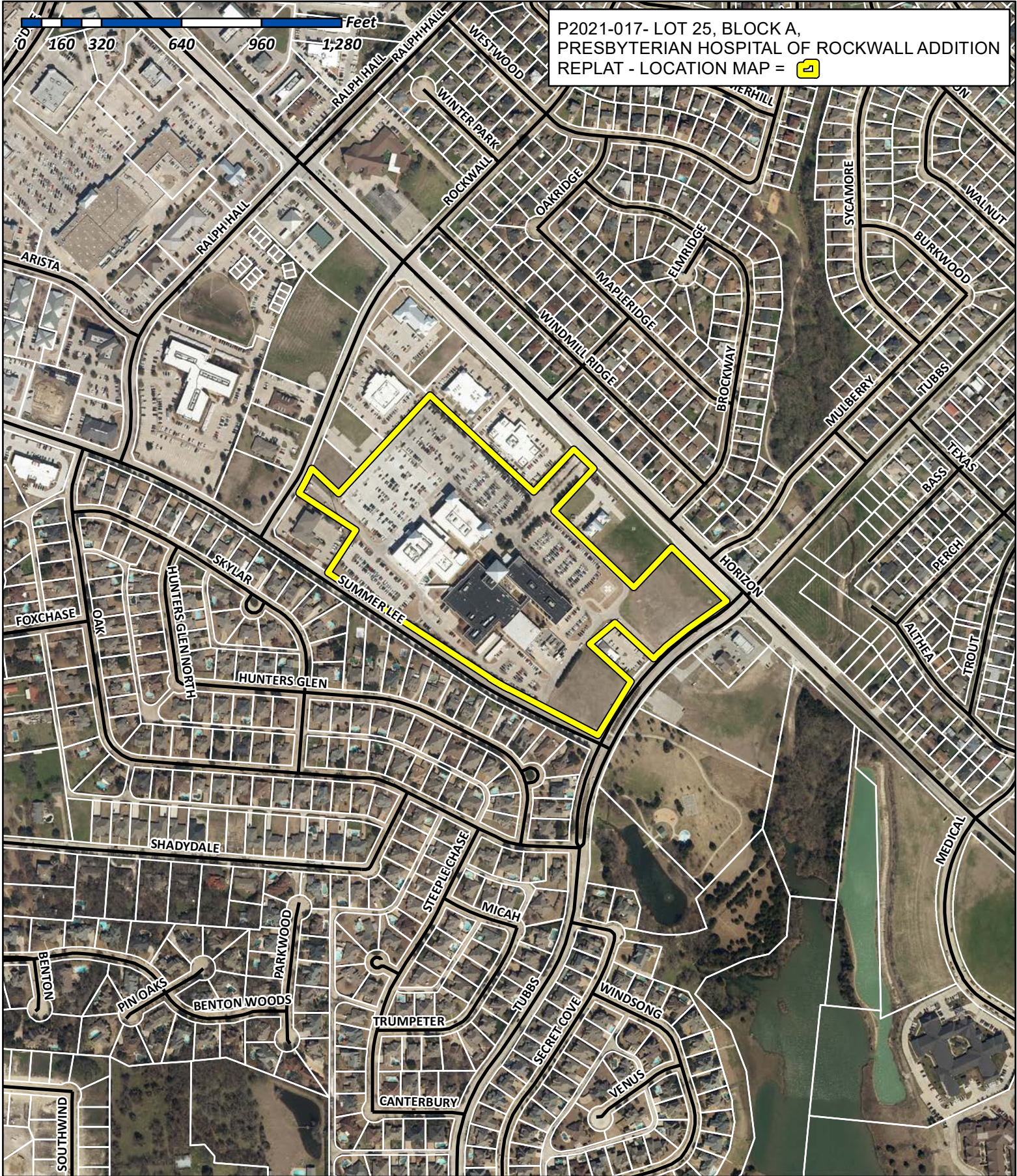
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 780.00 ~~\$761.85~~, to cover the cost of this application, has been paid to the City of Rockwall on this the 19th day of March, 2021. By signing 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."

Given under my hand and seal of office on this the 19th day of March, 2021

Owner's Signature

Notary Public in and for the State of Texas





P2021-017- LOT 25, BLOCK A,
 PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITION
 REPLAT - LOCATION MAP =



City of Rockwall

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

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



LOT 16, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G, SLIDE 315
M.R.R.C.T.

BLPT LLC
VOL. 6368, PG. 303
O.P.R.R.C.T.

MAC SPORTS AND
REHAB LLC
VOL. 6749, PG. 148
O.P.R.R.C.T.

LOT 17, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G, SLIDE 315
M.R.R.C.T.

24' FIRELANE, PUBLIC
ACCESS AND UTILITY
EASEMENT
CAB. G, SL. 315,
O.P.R.R.C.T.

10' WATER EASEMENT
CAB. G, SL. 43
M.R.R.C.T.

15' SANITARY SEWER EASEMENT
CAB. G, SL. 43, P.R.R.C.T.

24' FIRELANE, PUBLIC
ACCESS AND UTILITY
EASEMENT
CAB. G, SL. 43,
O.P.R.R.C.T.

20'x25' AT&T
EASEMENT
CAB. G, SL. 43
M.R.R.C.T.

10' UTILITY EASEMENT
(INST. NO. 2020000011578,
O.P.R.R.C.T.)

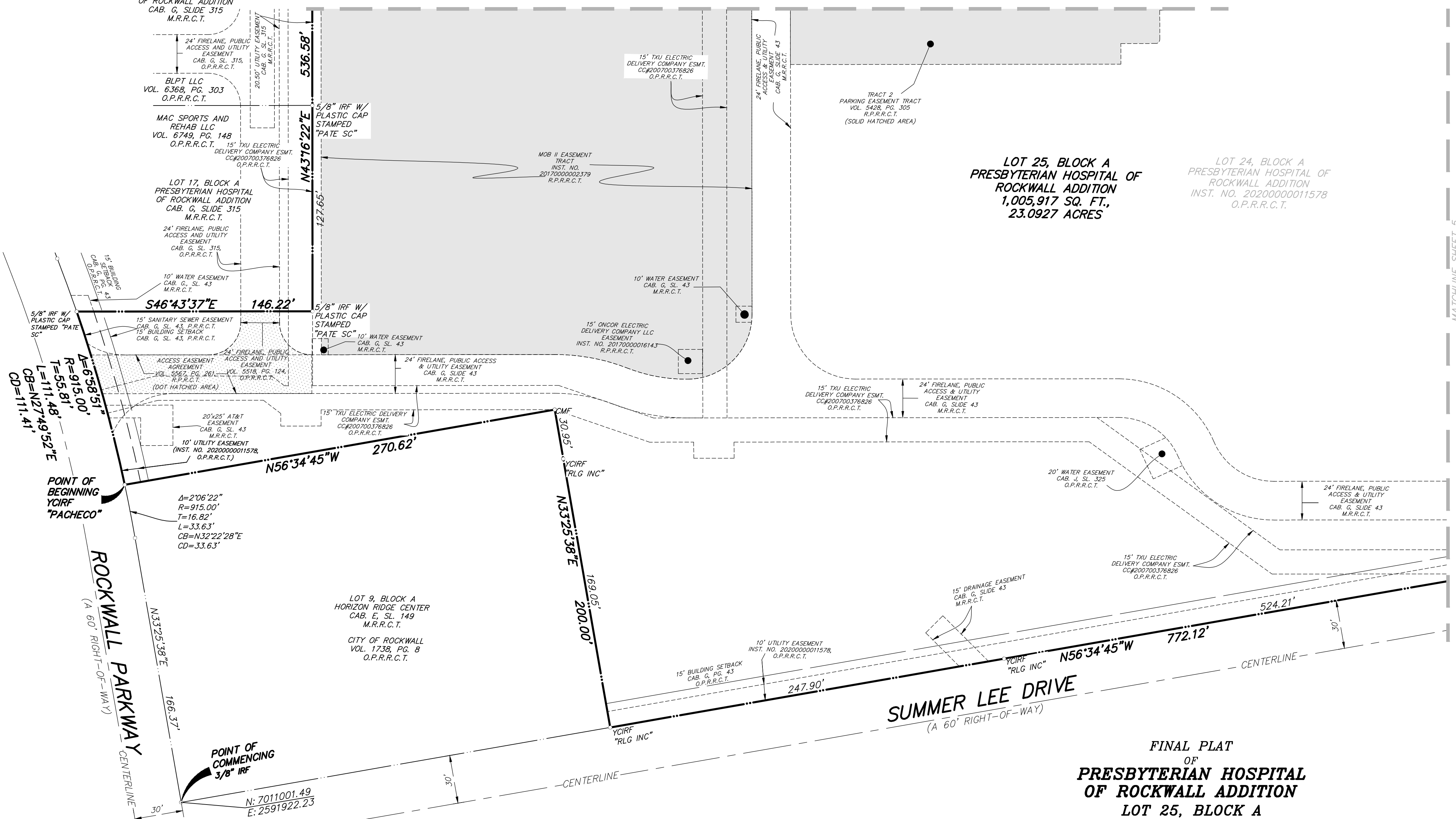
$\Delta=2'06''22''$
 $R=915.00'$
 $T=16.82'$
 $L=33.63'$
 $CB=N32'22''28''E$
 $CD=33.63'$

LOT 9, BLOCK A
HORIZON RIDGE CENTER
CAB. E, SL. 149
M.R.R.C.T.

CITY OF ROCKWALL
VOL. 1738, PG. 8
O.P.R.R.C.T.

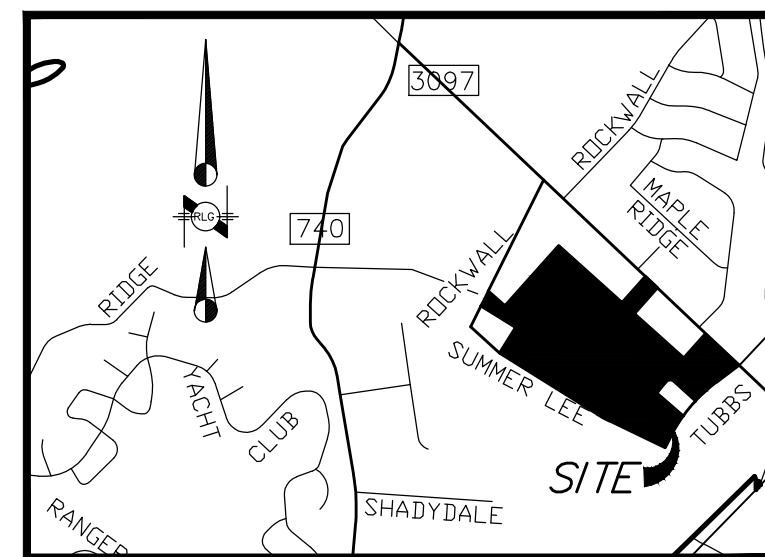
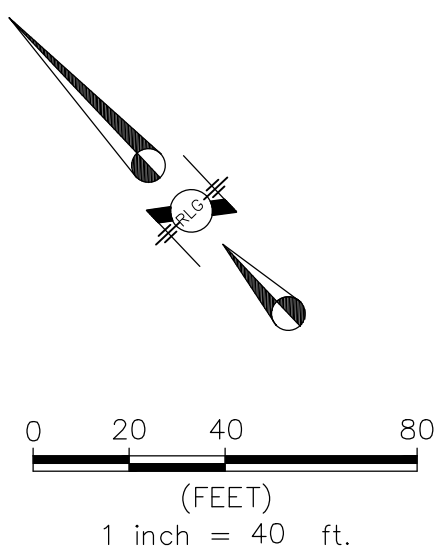
LOT 25, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
1,005,917 SQ. FT.,
23.0927 ACRES

LOT 24, BLOCK A
PRESBYTERIAN HOSPITAL OF
ROCKWALL ADDITION
INST. NO. 2020000011578
O.P.R.R.C.T.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- Y CIRF 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
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- SL. SLIDE



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 25, BLOCK A
BEING A REPLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 24, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

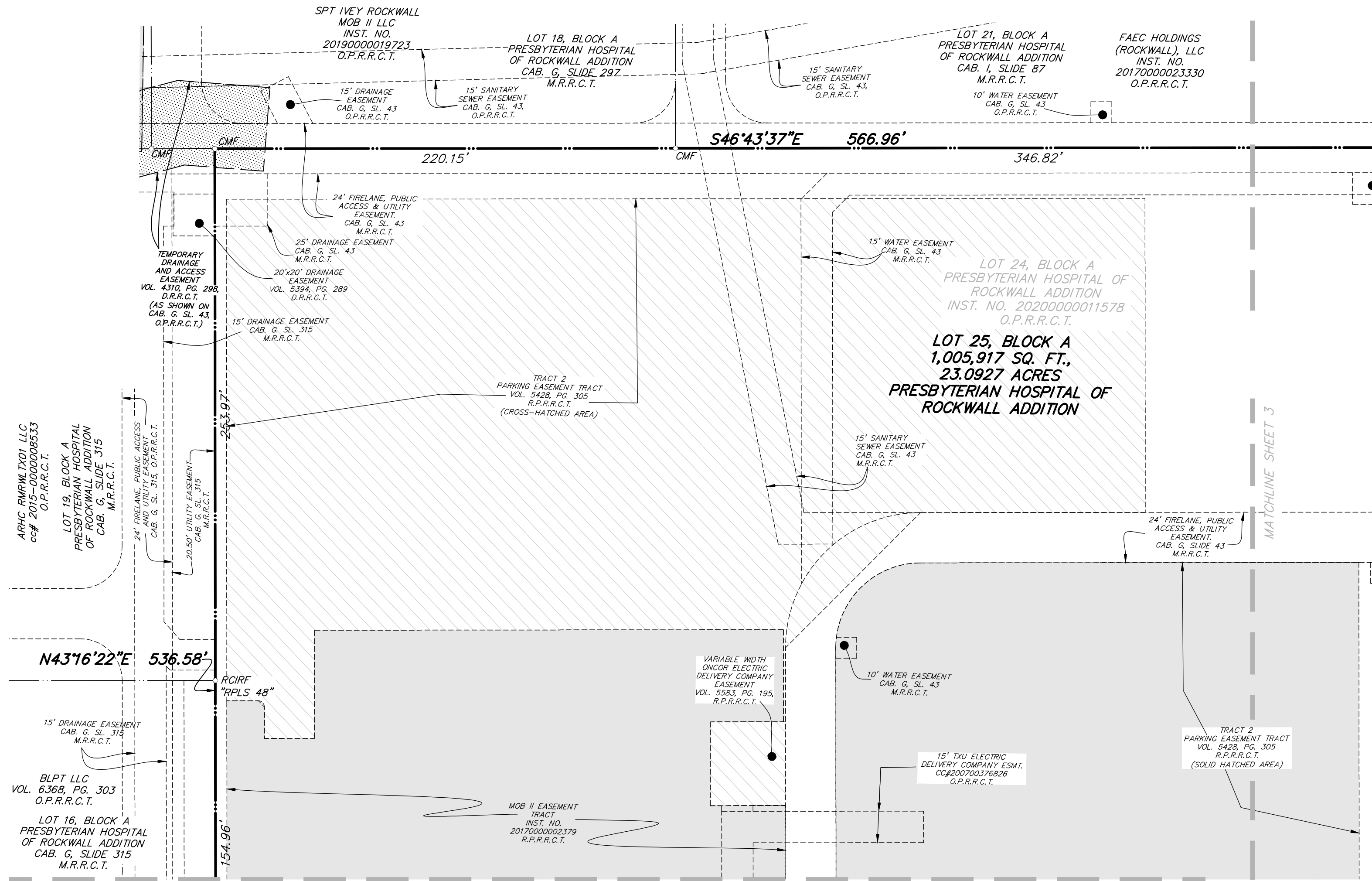
OWNER:
TEXAS HEALTH RESOURCES
9330 AMBERTON PKWY., SUITE #1000
DALLAS, TX 75243
PHONE NUMBER
C/O CINDY PERRIN

SURVEYOR:
RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPRESSWAY, STE 300
DALLAS, TX 75243
214-739-8100
rlg@rlginc.com
TX PE REG #P-488
TBPELS REG #100341-00

CASE NUMBER:

SHEET 1 OF 7

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27.503Z
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ARHC RWRW TX01 LLC,
cc# 2019-000008533
O.P.R.R.C.T.

LOT 19, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G. SLIDE 315
M.R.R.C.T.

BLPT LLC
VOL. 6368, PG. 303
O.P.R.R.C.T.

LOT 16, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G. SLIDE 315
M.R.R.C.T.

SPT IVEY ROCKWALL
MOB II LLC
INST. NO.
2019000019723
O.P.R.R.C.T.

LOT 18, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. G. SLIDE 29Z
M.R.R.C.T.

LOT 21, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
CAB. I, SLIDE 87
M.R.R.C.T.

FAEC HOLDINGS
(ROCKWALL), LLC
INST. NO.
2017000023330
O.P.R.R.C.T.

LOT 24, BLOCK A
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
INST. NO. 2020000011578
O.P.R.R.C.T.

LOT 25, BLOCK A
1,005,917 SQ. FT.,
23.0927 ACRES
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION

S46°43'37"E 566.96'

N43°16'22"E 536.58'

253.97'
154.96'

MATCHLINE SHEET 1

MATCHLINE SHEET 3

LEGEND

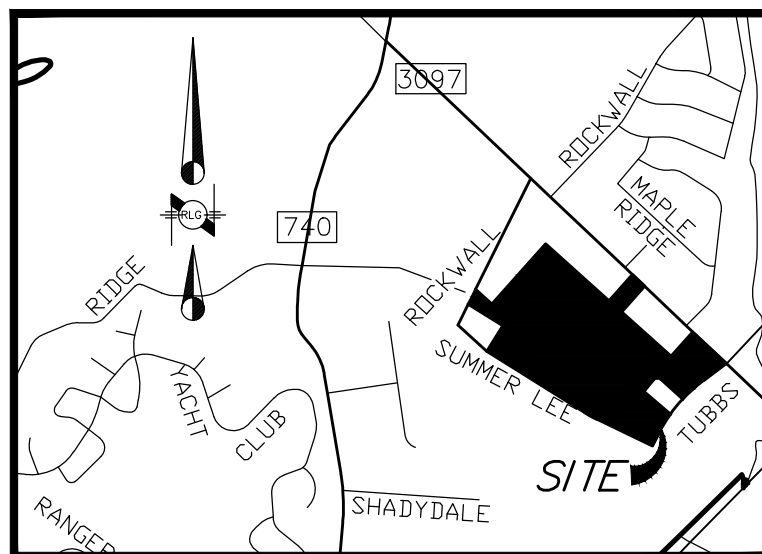
- PROPERTY LINE
- EASEMENT LINE
- YORF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED " " FOUND
- IRF IRON ROD FOUND
- CMF / CM CHISELED "X" SET / FOUND
- (CM) CONTROLLING MONUMENT
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TX
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TX
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
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**FINAL PLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 25, BLOCK A
BEING A REPLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 24, BLOCK A
TOTAL 23.0927 ACRES**

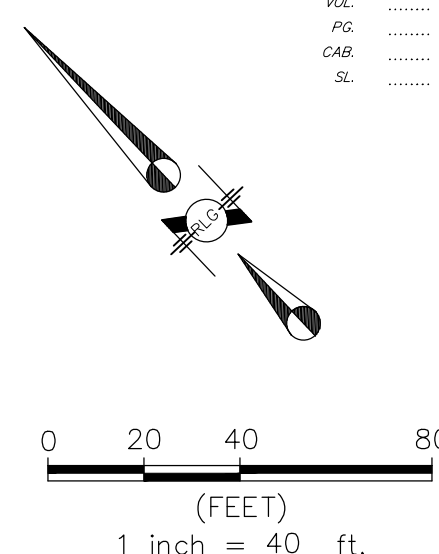
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021



VICINITY MAP
NOT TO SCALE



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

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-483
TBPELS REG #100341-00

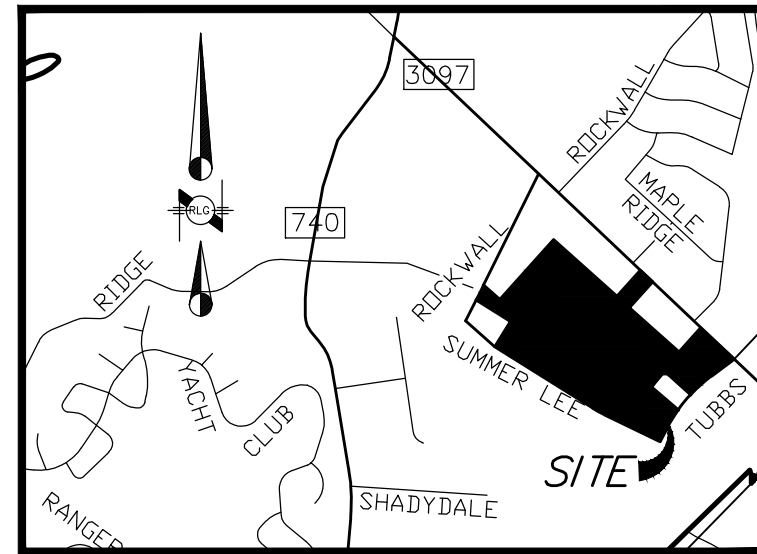
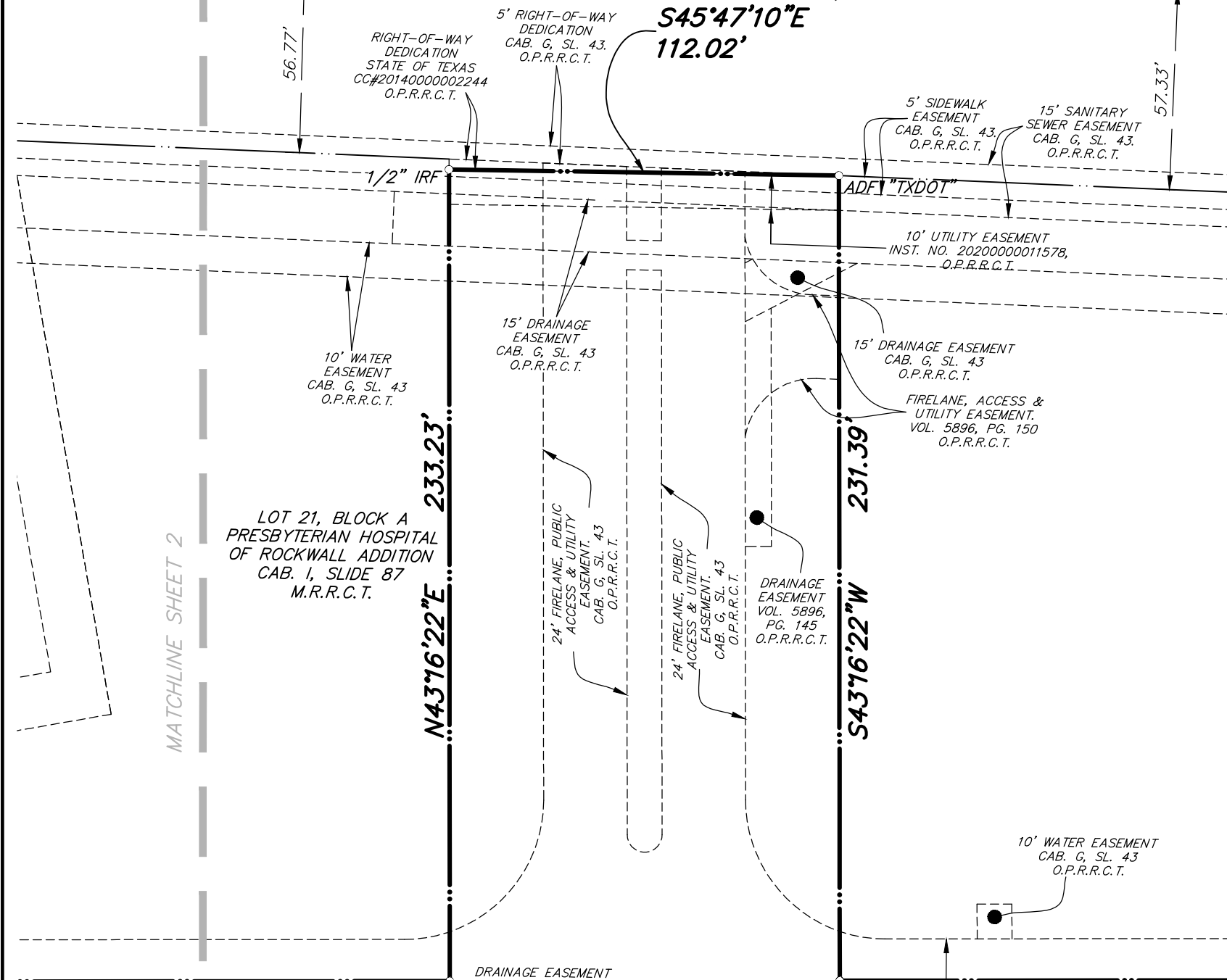
CASE NUMBER:

SHEET 2 OF 7

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27.503Z
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HORIZON ROAD

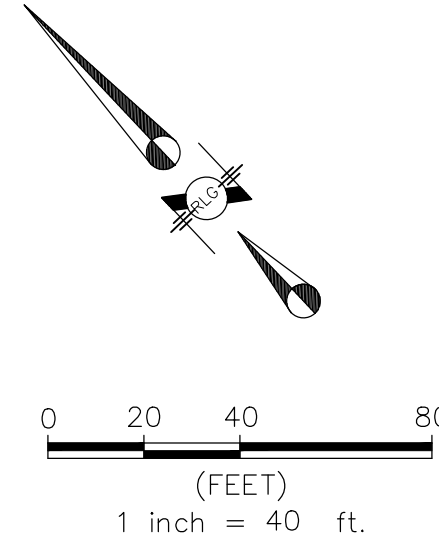
(F.M. ROAD NO. 3097)
(A VARIABLE WIDTH RIGHT-OF-WAY) -CENTERLINE-



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YDIRF 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
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VL VOLUME
- PG PAGE
- CAB CABINET
- SL SLIDE



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
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 25, BLOCK A
BEING A REPLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 24, BLOCK A
TOTAL 23.0927 ACRES**

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

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

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

CASE NUMBER:

SHEET 3 OF 7

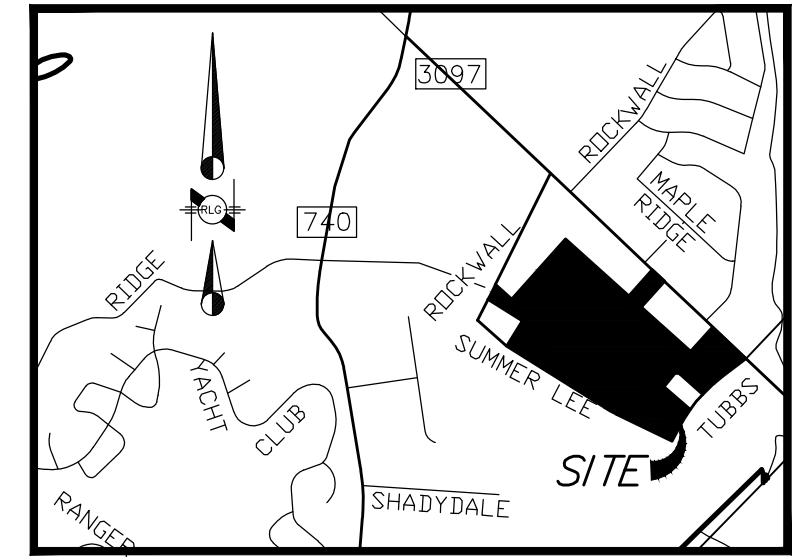
RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27.503Z
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TRACT 2
PARKING EASEMENT TRACT
VOL. 5428, PG. 305
R.P.R.R.C.T.
(SOLID HATCHED AREA)

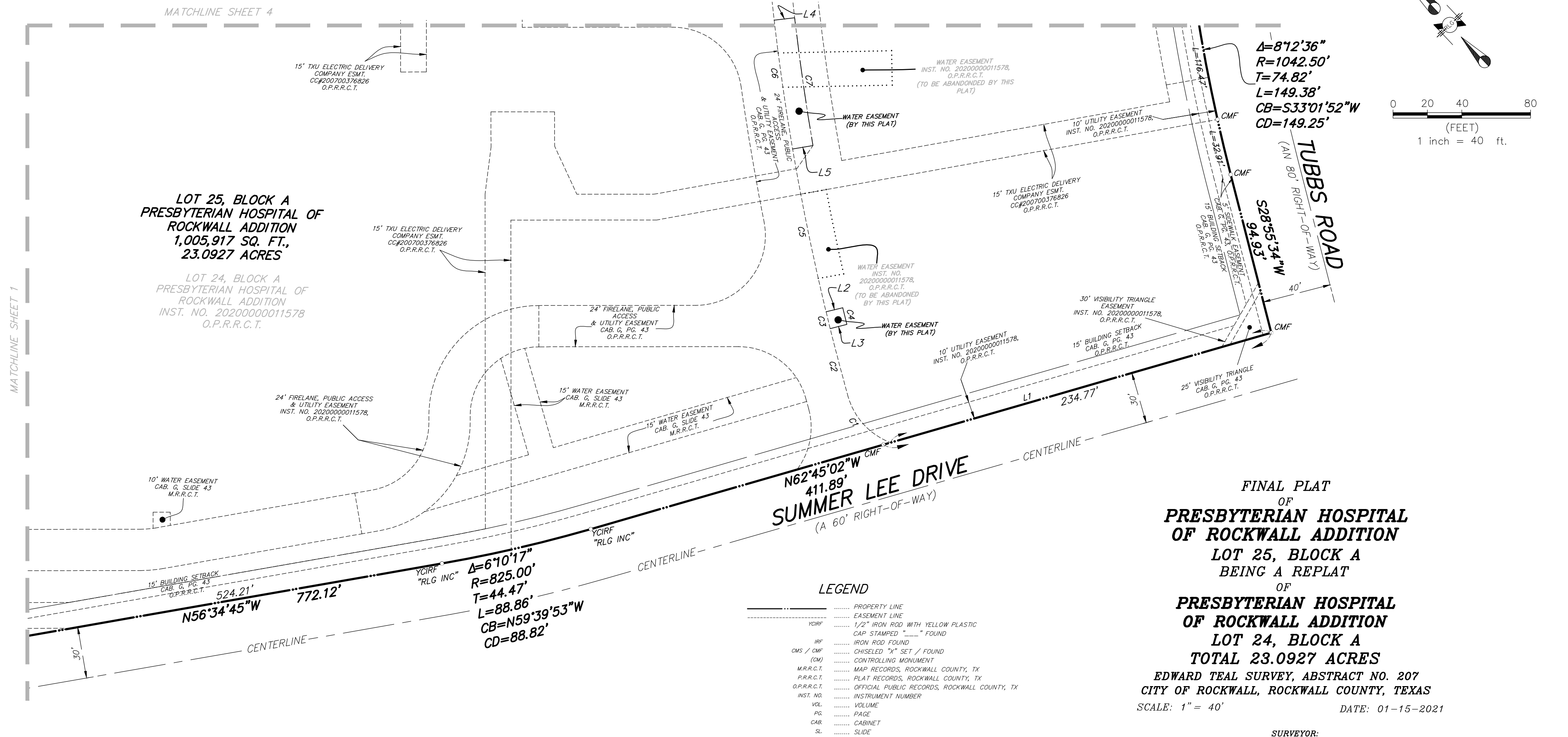
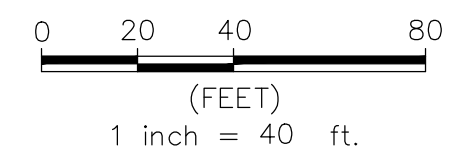
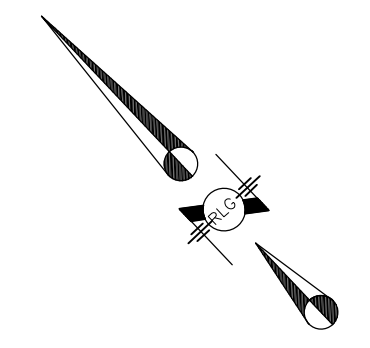
15' TXU ELECTRIC DELIVERY
COMPANY ESMF
CC#200700376826
O.P.R.R.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°45'02"W	230.44'
L2	S60°14'09"E	10.00'
L3	N60°38'29"W	10.00'
L4	S53°18'17"E	12.00'
L5	N56°20'58"W	12.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	53°49'59"	40.50'	20.56'	38.05'	N00°48'33"E	36.67'
C2	1°38'09"	1423.52'	20.32'	40.64'	N28°32'37"E	40.64'
C3	0°24'09"	1423.52'	5.00'	10.00'	N29°33'46"E	10.00'
C4	0°24'19"	1413.52'	5.00'	10.00'	S29°33'41"W	10.00'
C5	3°53'00"	1423.52'	48.26'	96.48'	N31°42'20"E	96.46'
C6	3°02'53"	1423.52'	37.87'	75.73'	N35°10'17"E	75.72'
C7	3°02'41"	1411.52'	37.51'	75.01'	S35°10'24"W	75.00'



VICINITY MAP
NOT TO SCALE



FINAL PLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 25, BLOCK A
BEING A REPLAT
OF
**PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION**
LOT 24, BLOCK A
TOTAL 23.0927 ACRES
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SCALE: 1" = 40' DATE: 01-15-2021

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - Y.C.I.R.F. 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
 - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TX
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - SL. SLIDE

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

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

CASE NUMBER:

SHEET 5 OF 7

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27.503Z
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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, being the same tract of land 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 Lot 24, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, according to the plat recorded in 20200000011578, 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 an exterior ell corner of said Lot 24 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 an exterior ell corner of said Lot 24 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 24, 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 an exterior ell corner of said Lot 24;

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 19 for a total distance of 536.58 feet to a chiseled "X" in concrete found 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 for the most easterly east corner of said Lot 19, the north corner of said Lot 24;

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 an interior ell corner of said Lot 24;

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 on the southwesterly right-of-way line of Horizon Road (a variable width right-of-way) for the east corner of said Lot 21 and the most northerly northeast corner of said Lot 24;

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 24 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 24 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 an interior ell corner of said Lot 24 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 and an interior ell corner of said Lot 24;

North 43° 16' 22" East, 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 exterior corner of said Lot 24;

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 24,

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 for 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 to an exterior ell corner of Lot 24 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 24, 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 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 yellow plastic cap stamped "RLG INC" found for a southeasterly corner of said Lot 24 and the west corner of said Lot 7;

THENCE South 47° 48' 26" East, along the common line between said Lot 7 and said Lot 24, 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 24 and the south corner of said Lot 7, and for the beginning of 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 non-tangent 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 a south corner of said Lot 24, 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 24 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 24;

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 a south corner of said Lot 24, continuing for a total distance of 411.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for 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 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 and 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 24;

THENCE North 33° 25' 38" East, departing the northeasterly right-of-way line of said Summer Lee Drive and along the common line between said Lot 12 and said Lot 24, passing at a distance of 169.05 feet a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found and continuing for a total distance of 200.00 feet to a chiseled "X" in concrete found for the east corner of said Lot 9, Block A, Horizon Ridge Center, and an interior ell corner of said Lot 24;

THENCE North 56° 34' 45" West, along the common line between said Lot 24 and said Lot 9, Block A, of said Horizon Ridge Center, a distance of 270.62 feet to the **POINT OF BEGINNING**, containing 1,005,917 square feet or 23.0927 acres, more or less.

FINAL PLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 25, BLOCK A
BEING A REPLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 24, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

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

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

CASE NUMBER:
SHEET 6 OF 7

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27.503Z
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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, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Property Owner Signature

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 of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires

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.

BRIAN R. WADE, RPLS NO. 6098

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 of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires

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 _____, _____.

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:

Mayor, City of Rockwall

DATE

City Secretary

DATE

City Engineer

DATE

Planning & Zoning Commission, Chairman

Date

FINAL PLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 25, BLOCK A
BEING A REPLAT
OF
PRESBYTERIAN HOSPITAL
OF ROCKWALL ADDITION
LOT 24, BLOCK A
TOTAL 23.0927 ACRES

EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1" = 40'

DATE: 01-15-2021

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

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
TBPELS REG #100341-00

CASE NUMBER:

SHEET 7 OF 7

RECORDED	INST#	-	JOB NO.	1913.017	E-FILE	1913.017RP	DWG NO.	27.503Z
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Parcel Map Check Report

Client:
Client
Client Company
Address 1
Date: 4/15/2021 2:23:00 PM

Prepared by:
Preparer
Your Company Name
123 Main Street

Parcel Name: Site 1 - ~SURVEY : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North: 7,010,361.158395' East: 2,590,301.002611'

Segment# 1: Curve

Length: 111.48' Radius: 915.00'
Delta: 6°58'51" Tangent: 55.81'
Chord: 111.41' Course: N27°49'52"E
Course In: N58°40'43"W Course Out: S65°39'34"E
RP North: 7,010,836.810212' East: 2,589,519.350291'
End North: 7,010,459.684386' East: 2,590,353.017558'

Segment# 2: Line

Course: S46°43'37"E Length: 146.22'
North: 7,010,359.454081' East: 2,590,459.479638'

Segment# 3: Line

Course: N43°16'22"E Length: 536.58'
North: 7,010,750.137185' East: 2,590,827.290471'

Segment# 4: Line

Course: S46°43'37"E Length: 566.96'
North: 7,010,361.499696' East: 2,591,240.091323'

Segment# 5: Line

Course: N43°16'22"E Length: 233.23'
North: 7,010,531.314114' East: 2,591,399.964074'

Segment# 6: Line

Course: S45°47'10"E Length: 112.02'
North: 7,010,453.198214' East: 2,591,480.253467'

Segment# 7: Line

Course: S43°16'22"W Length: 231.39'
North: 7,010,284.723498' East: 2,591,321.641986'

Segment# 8: Line

Course: S46°43'37"E Length: 441.68'
North: 7,009,981.962446' East: 2,591,643.227072'

Segment# 9: Line

Course: N43°16'22"E Length: 215.03'
North: 7,010,138.525471' East: 2,591,790.624223'

Segment# 10: Line

Course: S45°37'11"E Length: 307.79'
North: 7,009,923.251800' East: 2,592,010.605883'

Segment# 11: Line

Course: S54°35'45"W Length: 186.78'
North: 7,009,815.042591' East: 2,591,858.364182'

Segment# 12: Curve

Length: 187.99'	Radius: 1,042.50'
Delta: 10°19'56"	Tangent: 94.25'
Chord: 187.74'	Course: S49°25'46"W
Course In: S35°24'16"E	Course Out: N45°44'12"W
RP North: 7,008,965.318711'	East: 2,592,462.330720'
End North: 7,009,692.939021'	East: 2,591,715.755248'
Segment# 13: Line	
Course: N46°43'37"W	Length: 210.30'
North: 7,009,837.094630'	East: 2,591,562.636828'
Segment# 14: Line	
Course: S88°16'25"W	Length: 28.49'
North: 7,009,836.236323'	East: 2,591,534.159760'
Segment# 15: Curve	
Length: 113.81'	Radius: 1,411.52'
Delta: 4°37'11"	Tangent: 56.93'
Chord: 113.78'	Course: S41°05'32"W
Course In: S46°35'53"E	Course Out: N51°13'04"W
RP North: 7,008,866.363755'	East: 2,592,559.701526'
End North: 7,009,750.486200'	East: 2,591,459.376023'
Segment# 16: Line	
Course: S47°48'26"E	Length: 231.97'
North: 7,009,594.688837'	East: 2,591,631.240105'
Segment# 17: Curve	
Length: 149.38'	Radius: 1,042.50'
Delta: 8°12'36"	Tangent: 74.82'
Chord: 149.25'	Course: S33°01'52"W
Course In: S52°51'50"E	Course Out: N61°04'26"W
RP North: 7,008,965.320587'	East: 2,592,462.324851'
End North: 7,009,469.558347'	East: 2,591,549.882781'
Segment# 18: Line	
Course: S28°55'34"W	Length: 94.93'
North: 7,009,386.471415'	East: 2,591,503.966915'
Segment# 19: Line	
Course: N62°45'02"W	Length: 234.77'
North: 7,009,493.964451'	East: 2,591,295.251318'
Segment# 20: Line	
Course: N62°45'02"W	Length: 177.12'
North: 7,009,575.061552'	East: 2,591,137.787816'
Segment# 21: Curve	
Length: 88.86'	Radius: 825.00'
Delta: 6°10'17"	Tangent: 44.47'
Chord: 88.82'	Course: N59°39'53"W
Course In: N27°14'58"E	Course Out: S33°25'15"W
RP North: 7,010,308.504356'	East: 2,591,515.526684'
End North: 7,009,619.920047'	East: 2,591,061.129667'
Segment# 22: Line	
Course: N56°34'45"W	Length: 772.12'
North: 7,010,045.191592'	East: 2,590,416.681525'
Segment# 23: Line	
Course: N33°25'38"E	Length: 200.00'
North: 7,010,212.108837'	East: 2,590,526.856991'

Segment# 24: Line

Course: N56°34'45"W

North: 7,010,361.162074'

Length: 270.62'

East: 2,590,300.984645'

Perimeter: 5,849.54'

Error Closure: 0.018340

Error North : 0.0036790

Area: 1,005,917Sq.Ft.

Course: N78°25'40"W

East: -0.0179668

Precision 1: 318,948.75



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: May 3, 2021

SUBJECT: P2021-018; FINAL PLAT FOR LOT 1-3, BLOCK A, DDF9 ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat
Closure Report

Summary/Background Information

Consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Amazon.com Services, LLC for the approval of a *Final Plat* for Lot 1-3, Block A, DDF9 Addition being a 90.68-acre tract of land identified as Tract 20 & 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with condition, or deny the proposed final plat.



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: May 3, 2021
APPLICANT: Jonathan Stites; *Seefried Industrial Properties*
CASE NUMBER: P2021-018; *Final Plat for Lots 1-3, Block A, DDF9 Addition*

SUMMARY

Consider a request by Jonathan Stites of Seefried Industrial Properties on behalf of Amazon.com Services, LLC for the approval of a Final Plat for Lot 1-3, Block A, DDF9 Addition being a 90.68-acre tract of land identified as Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of Justin Road and Industrial Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 90.68-acre tract of land (*i.e. Lots 1-3, Block A, DDF9 Addition*) in order to subdivide two (2) tracts of land (*i.e. Tracts 20 & 20-1 of the A. Hanna Survey, Abstract No. 99*) into three (3) lots (*i.e. Lots 1-3, Block A, DDF9 Addition*) for purpose of conveying the subject property. Additionally, the final plat indicates the dedication of right-of-way for a portion of Justin Road (*i.e. 1.5454-acres*), which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Staff should note that the site will not be developed and no permits will be issued without first having approved civil engineering plans and a replat of the property in accordance with the development procedures outlined in the Municipal Code of Ordinances and the Unified Development Code (UDC).
- ☑ On March 9, 2021, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2021-002*] for a 220,800 SF a Warehouse/Distribution Center on a 71.022-acre portion of Tract 20-1 of the A. Hanna Survey, Abstract No. 99 (*i.e. Lot 2, Block A, DDF9 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 City Council chooses to approve the Final Plat for *Lots 1-3, Block A, DDF9 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 27, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-018

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:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Justin Road

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION Southwest corner of Justin Rd and Industrial Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Vacant

PROPOSED ZONING LI

PROPOSED USE Distribution Center

ACREAGE 90.68

LOTS [CURRENT] 1

LOTS [PROPOSED] 3

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER Amazon.com Services LLC.

APPLICANT Seefried Industrial Properties

CONTACT PERSON Real Estate Manager

CONTACT PERSON Jonathan Stites

ADDRESS 410 Terry Ave. N.

ADDRESS 3030 LBJ Freeway, Suite 1650

CITY, STATE & ZIP Seattle, WA 98109-5210

CITY, STATE & ZIP Dallas, TX 75234

PHONE 206-266-1000

PHONE 214-393-6066

E-MAIL na-realestate@amazon.com

E-MAIL jonathanstites@seefriedproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jonathan Stites ^{Owner's Representative} ~~(OWNER)~~ THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE ^{Owner's Representative} ~~OWNER~~ FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$2,120.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF April, 2021. 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.

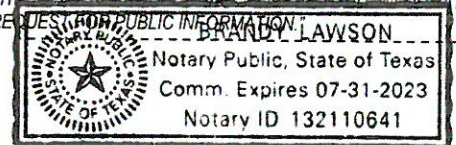
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6th DAY OF April, 2021.

OWNER'S SIGNATURE

Jonathan Stites


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brandy Lawson



MY COMMISSION EXPIRES 07/31/2023



P2021-018- LOTS 1-3, BLOCK A, DDF9 ADDITION
 FINAL PLAT - LOCATION MAP = 

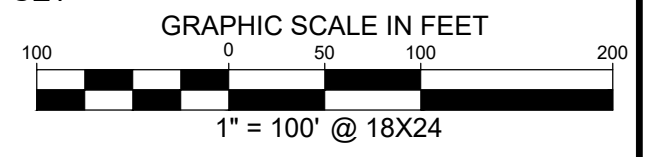
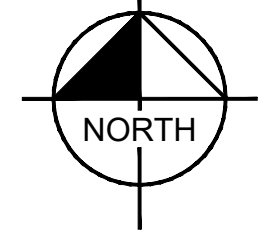
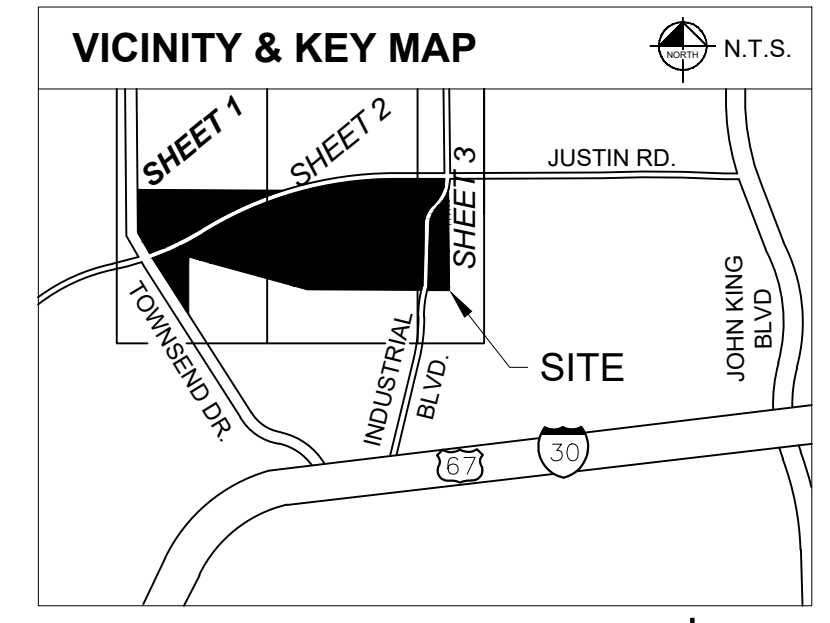
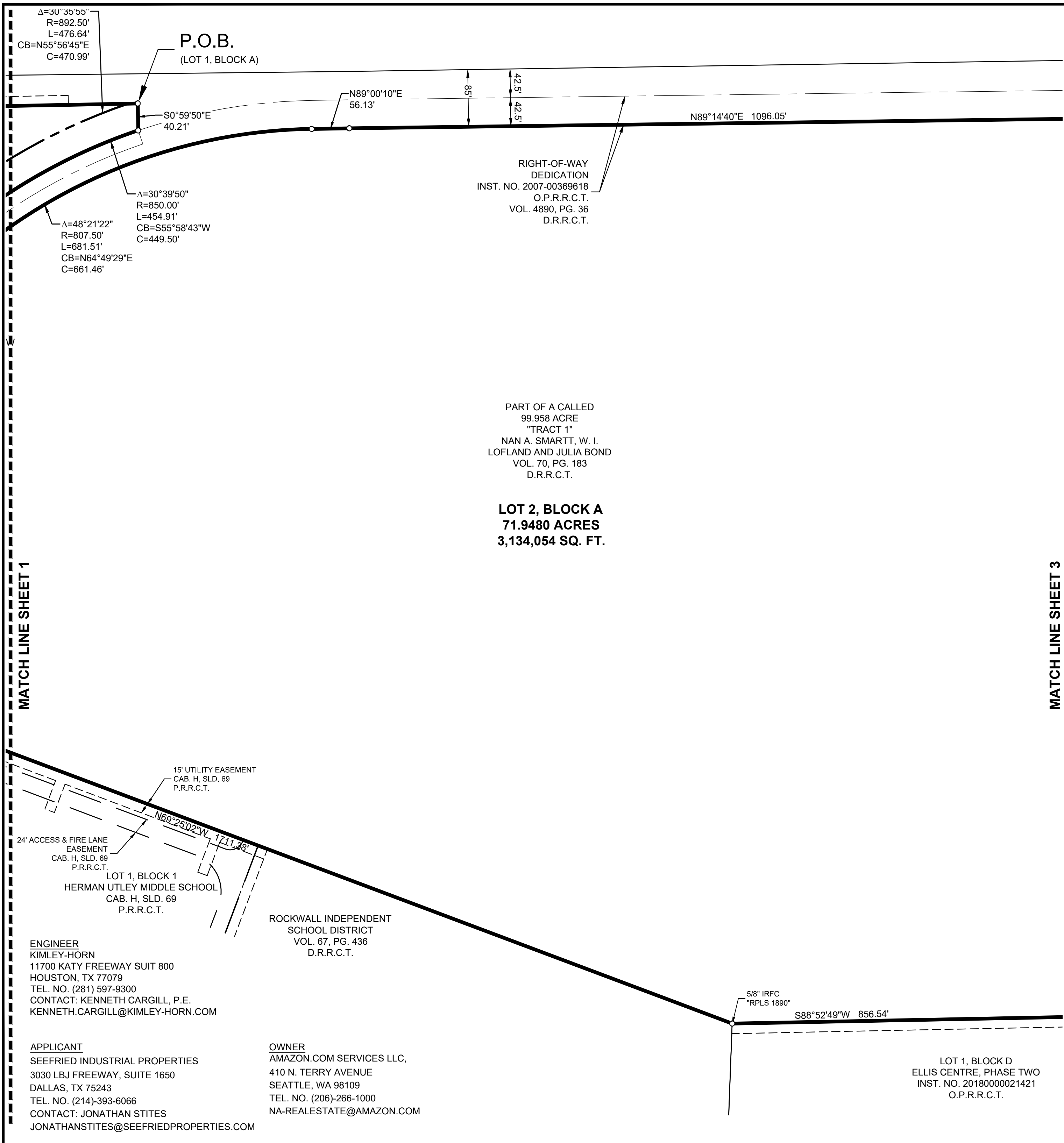


City of Rockwall

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

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





LEGEND:

- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- XF = "X" CUT IN CONCRETE FOUND
- O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- F.L.A.U.E. = FIRE LANE, ACCESS AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- W.E. = WATER EASEMENT

NOTES:

1. This Final Plat is for conveyance purposes only and not for the development of the subject property.
2. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
3. All Property Corners are 5/8-inch iron rod with plastic cap stamped "KHA" found unless otherwise noted here.
4. The Bearings and Coordinates shown hereon are grid values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
5. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements, if any.

FINAL PLAT
BEING A CONVEYANCE PLAT FOR
DDF9 ADDITION
LOTS 1-3, BLOCK A
ARCHIBALD HANNA SURVEY,
ABSTRACT NO. 99
FRANCIS HENDERSON SURVEY,
ABSTRACT NO. 119
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. 2021-_____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DJD	APRIL 2021	069284835	2 OF 5

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, AMAZON SERVICES, LLC is the owner of a tract of land situated in the Archibald Hanna Survey, Abstract No. 99, and the Francis Henderson Survey, Abstract No. 119, City of Rockwall, Rockwall County, Texas and being part of a 99.958 acre tract of land described as "Tract 1" in the Warranty Deed with Vendor's Lien, to Nan A. Smartt, W.I. Lofland and Juliana Bond, recorded in Volume 70, Page 183, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

LOT 1, BLOCK A

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) in the north line of said 99.958 acre tract and being the most northly northwest corner of a 3.662 acre tract of land described in Special Warranty Right-of-Way Deed to the City of Rockwall, recorded in Instrument No. 2007-00369618, Official Public Records, Rockwall County, Texas same being the north right-of-way line of Justin Road (a variable width public right-of-way);

THENCE with said north right-of-way line of Justin Road, the following courses and distances:

South 0°59'50" East, a distance of 40.21 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the left having a central angle of 30°39'50", a radius of 850.00 feet, a chord bearing and distance of South 55°58'43" West, 449.50 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 454.91 feet to a "KHA" Capped iron set for corner;

South 40°38'48" West, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 21°39'01", a radius of 850.00 feet, a chord bearing and distance of South 51°28'19" West, 319.28 feet;

in a southwesterly direction, with said curve to the right, an arc distance of 321.19 feet to a "KHA" Capped iron set for corner;

South 62°17'50" West, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 16°06'59", a radius of 850.00 feet, a chord bearing and distance of South 54°14'20" West, 238.30 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 239.09 feet to a "KHA" Capped iron set for corner;

South 46°10'51" West, a distance of 29.58 feet to a "KHA" Capped iron set at the point of intersection of said north right-of-way line with the northeast right-of-way line of Townsend Drive (a variable with public right-of-way);

THENCE with the northeast and east right-of-way line of said Townsend Drive, the following courses and distances:

North 43°41'17" West, a distance of 119.56 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 26°04'38", a radius of 457.50 feet, a chord bearing and distance of North 30°38'17" West, 206.43 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 208.22 feet to a "KHA" Capped iron set for corner;

North 17°38'15" West, a distance of 96.17 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 7°09'26", a radius of 467.50 feet, a chord bearing and distance of North 2°09'37" West, 58.36 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 58.40 feet to a "KHA" Capped iron set for corner;

North 1°25'05" East, a distance of 35.05 feet to a "KHA" Capped iron set for corner;

North 89°54'06" East, passing at a distance of 7.10 feet the east right of way line of said Townsend Drive and the southwest corner of Lot 2, Block A, of Aimee Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet D, Slide 101, Plat Records, Rockwall County, Texas, continuing with the south line of said Lot 2, Block A, a total distance of 153.27 feet to a 1/2-inch iron rod with plastic cap stamped "OWENS 5387" found for the southeast corner of said Lot 2, Block A;

THENCE with the east line of said Aimee Addition, the following courses and distances:

North 0°07'00" West, a distance of 90.12 feet to a "KHA" Capped iron set for corner;

South 89°08'57" East, a distance of 36.26 feet to a 1/2-inch iron rod found for corner;

North 0°45'35" West, a distance of 164.97 feet to a "KHA" Capped iron set at the northeast corner of Lot 1, Block A, of said Aimee Addition and being the southeast corner of a called 0.963 acre tract of land described in the Warranty Deed to Jerry Heflin, recorded in Volume 1725, Page 167, Deed Records, Rockwall County, Texas;

THENCE North 1°12'01" West, with the east line of said 0.963 acre tract, a distance of 188.36 feet to a 1/2-inch iron rod found in the apparent common line of said 99.958 acre tract and Municipal Industrial Park plat recorded in Cabinet A, Slide 326, Plat Records, Rockwall County, Texas);

THENCE North 88°53'56" East, with said common line a distance of 1303.27 feet to the **POINT OF BEGINNING** and containing 15.7017 acres or 683,965 square feet of land.

LOT 2, BLOCK A

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the southeast corner of a right-of-way corner clip at the intersection of the west right-of-way line of Industrial Boulevard (a 65-foot right-of-way) with the south right-of-way line of Justin Road (a variable width public right-of-way)

THENCE with said west right-of-way line, the following courses and distances:

South 1°01'43" East, a distance of 171.45 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 38°59'59", a radius of 267.50 feet, a chord bearing and distance of South 18°28'17" West, 178.59 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 182.08 feet to a "KHA" Capped iron set for corner;

South 37°58'17" West, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 39°00'09", a radius of 332.50 feet, a chord bearing and distance of South 18°28'21" West, 222.00 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 226.34 feet to a "KHA" Capped iron set for corner;

South 1°01'43" East, a distance of 581.54 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 14°21'26", a radius of 267.50 feet, a chord bearing and distance of South 6°09'03" West, 66.85 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 67.03 feet to a "KHA" Capped iron set for corner;

South 13°19'46" West, a distance of 48.62 feet to a "KHA" Capped iron set in the north line of Lot 1 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Plat Records, Rockwall County, Texas, from which an "X" cut in concrete found for the northeast corner of said Lot 1 bears North 88°42'43" East, a distance of 14.34 feet;

THENCE South 88°42'43" West, with the north line of said Lot 1, a distance of 187.08 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1 and being the northeast corner of Lot 1, Block D, of Ellis Centre, Phase Two, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20180000021421, Official Public Records, Rockwall County, Texas;

THENCE South 88°52'49" West, with the north line of said Lot 1, Block D, a distance of 856.54 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the northwest corner of said Lot 1, Block D, and being the northeast corner of Lot 1, Block 1, of Herman Utley Middle School, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 69, Plat Records, Rockwall County, Texas;

THENCE North 69°25'02" West, with the north line of said Lot 1, Block 1, a distance of 1711.38 feet to a 1/2-inch iron rod with plastic cap stamped "LONESTAR RPLS 5921" found for the northwest corner of said Lot 1, Block 1;

THENCE South 2°03'25" West, with the west line of said Lot 1, Block 1, a distance of 695.32 feet to a "KHA" Capped iron set for the southwest corner of said Lot 1, Block 1 and being in the northeast right-of-way line of Townsend Drive (a variable width public right-of-way);

THENCE with said northeast right-of-way line, the following courses and distances:

North 45°38'17" West, a distance of 94.78 feet to a "KHA" Capped iron set for corner;

North 43°41'17" West, a distance of 590.23 feet to a "KHA" Capped iron set at the south end of a right-of-way corner clip at the intersection of said northeast right-of-way line with the southeast right-of-way line of said Justin Road;

THENCE with the southeast and south right-of-way line of said Justin Road, the following courses and distances:

North 0°04'37" East, with said right-of-way corner clip, a distance of 42.90 feet to a "KHA" Capped iron set at the beginning of a non-tangent curve to the right having a central angle of 16°07'00", a radius of 807.50 feet, a chord bearing and distance of North 54°14'20" East, 226.39 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 227.14 feet to a "KHA" Capped iron set for corner;

North 62°17'50" East, a distance of 416.38 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 21°39'02", a radius of 892.50 feet, a chord bearing and distance of North 51°28'16" East, 335.25 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 337.25 feet to a "KHA" Capped iron set for corner;

North 40°38'45" East, a distance of 96.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the right having a central angle of 48°21'22", a radius of 807.50 feet, a chord bearing and distance of North 64°49'29" East, 661.46 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 681.51 feet to a "KHA" Capped iron set for corner;

North 89°00'10" East, a distance of 56.13 feet to a "KHA" Capped iron set for corner;

North 89°14'40" East, a distance of 1096.05 feet to a "KHA" Capped iron set for corner;

North 89°06'00" East, a distance of 666.65 feet to a "KHA" Capped iron set for corner at the northwest corner of the aforementioned corner clip at the intersection the south right-of-way line of Justin Road with the west right-of-way line of Industrial Boulevard;

South 45°59'30" East with said corner clip, a distance of 42.39 feet to the **POINT OF BEGINNING** and containing 71.9480 acres or 3,134,054 square feet of land.

LOT 3, BLOCK A

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set ("KHA" Capped iron set) at the inner el corner of Lot 2 of the Resubdivision of Industrial Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Page 186, Plat Records, Rockwall County, Texas,

THENCE South 88°42'43" West, a north line of said Lot 2, a distance of 168.24 feet to a "KHA" Capped iron set in the east right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE with said east right-of-way line the following courses and distances:

North 13°19'46" East, a distance of 31.67 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 14°21'27", a radius of 332.50 feet, a chord bearing and distance of North 6°09'00" East, 83.10 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 83.32 feet to a "KHA" Capped iron set for corner;

North 1°01'43" West, a distance of 581.56 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 39°00'00", a radius of 267.50 feet, a chord bearing and distance of North 18°28'17" East, 178.59 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 182.08 feet to a point for corner from which a 1/2-inch iron rod found bears South 44°38'06" West, a distance of 0.44 feet;

North 37°58'17" East, a distance of 77.51 feet to a "KHA" Capped iron set at the beginning of a tangent curve to the left having a central angle of 13°09'37", a radius of 332.50 feet, a chord bearing and distance of North 31°23'28" East, 76.20 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 76.37 feet to a 5/8-inch iron rod with plastic cap stamped "RSGI RPLS 5034" found for corner in the west line of Lot 1, Block B of Channell Subdivision, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000005517, Official Public Records, Rockwall County, Texas;

THENCE South 1°04'20" East, with said west line of Lot 1, Block B, passing at a distance of 166.58 feet the southwest corner of said Lot 1, Block B same being the most northerly northwest corner of said Lot 2, continuing in all a total distance of 986.83 feet to the **POINT OF BEGINNING** and containing 3.0254 acres or 131,785 square feet of land.

FINAL PLAT
BEING A CONVEYANCE PLAT FOR
DDF9 ADDITION
LOTS 1-3, BLOCK A
ARCHIBALD HANNA SURVEY,
ABSTRACT NO. 99
FRANCIS HENDERSON SURVEY,
ABSTRACT NO. 119
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. 2021-_____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
DWP	DJD	APRIL 2021	069284835	4 OF 5

APPLICANT
SEEFRIED INDUSTRIAL PROPERTIES
3030 LBJ FREEWAY, SUITE 1650
DALLAS, TX 75243
TEL. NO. (214)-393-6066
CONTACT: JONATHAN STITES
JONATHANSTITES@SEEFRIEDPROPERTIES.COM

ENGINEER
KIMLEY-HORN
11700 KATY FREEWAY SUIT 800
HOUSTON, TX 77079
TEL. NO. (281) 597-9300
CONTACT: KENNETH CARGILL, P.E.
KENNETH.CARGILL@KIMLEY-HORN.COM

OWNER
AMAZON.COM SERVICES LLC,
410 N. TERRY AVENUE
SEATTLE, WA 98109
TEL. NO. (206)-266-1000
NA-REALESTATE@AMAZON.COM

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 **DDF9 ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, *except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) further certify that all other parties who have a mortgage or lien interest in the **DDF9 ADDITION** 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, *except those created by separate instrument, which are governed by the terms of such separate instruments. I (we) also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements *created hereby.
- 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 the easement strips *created hereby; 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.
- 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.
- 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.
- **The owners of the land dedicated by this plat reserve the right to use and enjoy the surface of all easement areas for all purposes that do not interfere with the use of said easement areas for utilities; including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- **The location of easements shown hereon that are granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of the separate instrument.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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.

By: **AMAZON.COM SERVICES LLC,**
a Delaware limited liability company
and their respective affiliates, successors and assigns

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

* = Modified City of Rockwall Standard Plat language.
** = Non-Standard City of Rockwall Plat language.

APPLICANT
SEEFRIED INDUSTRIAL PROPERTIES
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TEL. NO. (281) 597-9300
CONTACT: KENNETH CARGILL, P.E.
KENNETH.CARGILL@KIMLEY-HORN.COM

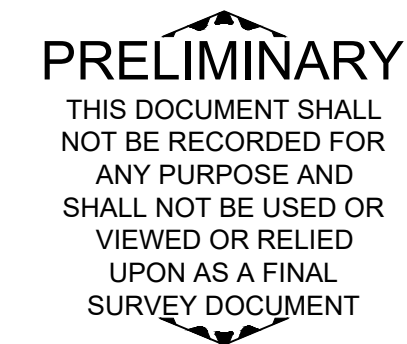
OWNER
AMAZON.COM SERVICES LLC,
410 N. TERRY AVENUE
SEATTLE, WA 98109
TEL. NO. (206)-266-1000
NA-REALESTATE@AMAZON.COM

SURVEYOR'S STATEMENT

I, David J. De Weirdt, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors.

Dated this the _____ day of _____, 2021.

DAVID J. De WEIRDt
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
david.deweirdt@kimley-horn.com



STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. De Weirdt, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

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 Planning Director of Rockwall on the _____ day of _____, 2021.

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 _____, 2021.

Director Of Zoning and Planning City Engineer

**FINAL PLAT
BEING A CONVEYANCE PLAT FOR
DDF9 ADDITION
LOTS 1-3, BLOCK A
ARCHIBALD HANNA SURVEY,
ABSTRACT NO. 99
FRANCIS HENDERSON SURVEY,
ABSTRACT NO. 119
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. 2021-_____**

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 Tel. No. (972) 770-1300
FIRM # 10115500 Fax No. (972) 239-3820

Drawn by	Checked by	Date	Project No.	Sheet No.
DWP	DJD	APRIL 2021	069284835	5 OF 5

DDF9 ADDITION - LOT 1, BLOCK A

Client:

KHA

Date: 4/16/2021 9:53:17 AM

Prepared by:

KHA - Survey

Description: LOT 1, BLOCK A

North: 7,024,578.6877' East: 2,597,056.5233'

Length: 208.22' Radius: 457.50'
 Delta: 26°04'38" Tangent: 105.95'
 Chord: 206.43' Course: N30°38'17"W
 Course In: N46°19'24"E Course Out: S72°24'02"W
 RP North: 7,024,894.6317' East: 2,597,387.4094'
 End North: 7,024,756.3017' East: 2,596,951.3234'

Course: N17°38'15"W Length: 96.17' North: 7,024,847.9510' East: 2,596,922.1845'

Length: 58.40' Radius: 467.50'
 Delta: 7°09'26" Tangent: 29.24'
 Chord: 58.36' Course: N2°09'37"W
 Course In: N84°15'40"E Course Out: N88°34'54"W
 RP North: 7,024,894.6987' East: 2,597,387.3413'
 End North: 7,024,906.2703' East: 2,596,919.9846'

Course: N1°25'05"E Length: 35.05' North: 7,024,941.3096' East: 2,596,920.8519'

Course: N89°54'06"E Length: 153.27' North: 7,024,941.5726' East: 2,597,074.1217'

Course: N0°07'00"W Length: 90.12' North: 7,025,031.6924' East: 2,597,073.9382'

Course: S89°08'57"E Length: 36.26' North: 7,025,031.1540' East: 2,597,110.1942'

Course: N0°45'35"W Length: 164.97' North: 7,025,196.1095' East: 2,597,108.0068'

Course: N1°12'01"W Length: 188.36' North: 7,025,384.4282' East: 2,597,104.0612'

Course: N88°53'56"E Length: 1,289.38' North: 7,025,409.2060' East: 2,598,393.2031'

Length: 476.64' Radius: 892.50'
 Delta: 30°35'55" Tangent: 244.15'
 Chord: 470.99' Course: S55°56'45"W
 Course In: S18°45'17"E Course Out: N49°21'12"W
 RP North: 7,024,564.0945' East: 2,598,680.1575'
 End North: 7,025,145.4622' East: 2,598,002.9811'

Course: S40°38'45"W Length: 96.67' North: 7,025,072.1138' East: 2,597,940.0121'

Length: 305.13' Radius: 807.50'
 Delta: 21°39'02" Tangent: 154.41'
 Chord: 303.32' Course: S51°28'16"W
 Course In: N49°21'15"W Course Out: S27°42'13"E
 RP North: 7,025,598.1043' East: 2,597,327.3211'
 End North: 7,024,883.1726' East: 2,597,702.7261'

Course: S62°17'50"W Length: 416.38' North: 7,024,689.6038' East: 2,597,334.0753'

Length: 250.63' Radius: 892.50'
 Delta: 16°05'22" Tangent: 126.14'
 Chord: 249.80' Course: S54°15'09"W
 Course In: S27°42'10"E Course Out: N43°47'32"W
 RP North: 7,023,899.4101' East: 2,597,748.9851'
 End North: 7,024,543.6649' East: 2,597,131.3348'

Course: N88°39'46"W Length: 42.31' North: 7,024,544.6523' East: 2,597,089.0363'

Course: N43°41'17"W Length: 47.07' North: 7,024,578.6892' East: 2,597,056.5236'

Perimeter: 3,955.01' Area: 616,649.19 Sq.Ft. (14.16 Acre)
 Error Closure: 0.0014 Course: N11°38'44"E
 Error North : 0.00141 East: 0.00029

Precision 1: 2,825,021.43

DDF9 ADDITION - LOT 2, BLOCK A**Client:**

KHA

Date: 4/16/2021 9:57:46 AM

Prepared by:

KHA - Survey

Description: LOT 2, BLOCK A

North: 7,025,367.9235' East: 2,600,515.2313'

Course: S1°01'43"E Length: 171.45' North: 7,025,196.5011' East: 2,600,518.3091'

Length: 182.08' Radius: 267.50'
 Delta: 38°59'59" Tangent: 94.73'
 Chord: 178.59' Course: S18°28'17"W
 Course In: S88°58'18"W Course Out: S52°01'43"E
 RP North: 7,025,191.7003' East: 2,600,250.8522'
 End North: 7,025,027.1161' East: 2,600,461.7273'

Course: S37°58'17"W Length: 77.51' North: 7,024,966.0136' East: 2,600,414.0378'

Length: 226.34' Radius: 332.50'
 Delta: 39°00'09" Tangent: 117.75'
 Chord: 222.00' Course: S18°28'21"W
 Course In: S52°01'34"E Course Out: S88°58'17"W
 RP North: 7,024,761.4256' East: 2,600,676.1447'
 End North: 7,024,755.4567' East: 2,600,343.6983'

Course: S1°01'43"E Length: 581.54' North: 7,024,174.0104' East: 2,600,354.1379'

Length: 67.03' Radius: 267.50'
 Delta: 14°21'26" Tangent: 33.69'
 Chord: 66.85' Course: S6°09'03"W
 Course In: S88°58'20"W Course Out: S76°40'14"E
 RP North: 7,024,169.2122' East: 2,600,086.6809'
 End North: 7,024,107.5401' East: 2,600,346.9746'

Course: S13°19'46"W Length: 48.62' North: 7,024,060.2299' East: 2,600,335.7653'

Course: S88°42'43"W Length: 187.08' North: 7,024,056.0245' East: 2,600,148.7326'

Course: S88°52'49"W Length: 856.54' North: 7,024,039.2864' East: 2,599,292.3561'

Course: N69°25'02"W Length: 1,711.38' North: 7,024,640.9396' East: 2,597,690.2216'

Course: S2°03'25"W Length: 695.32' North: 7,023,946.0676' East: 2,597,665.2647'

Course: N45°38'17"W Length: 94.78' North: 7,024,012.3367' East: 2,597,597.5029'

Course: N43°41'17"W	Length: 590.23'	North: 7,024,439.1386'	East: 2,597,189.8124'
Course: N0°04'37"E	Length: 42.90'	North: 7,024,482.0386'	East: 2,597,189.8700'
Length: 227.14'	Radius: 807.50'		
Delta: 16°07'00"	Tangent: 114.32'		
Chord: 226.39'	Course: N54°14'20"E		
Course In: S43°49'10"E	Course Out: N27°42'10"W		
RP North: 7,023,899.4069'	East: 2,597,748.9734'		
End North: 7,024,614.3441'	East: 2,597,373.5787'		

Course: N62°17'50"E	Length: 416.38'	North: 7,024,807.9129'	East: 2,597,742.2296'
Length: 337.25'	Radius: 892.50'		
Delta: 21°39'02"	Tangent: 170.66'		
Chord: 335.25'	Course: N51°28'16"E		
Course In: N27°42'13"W	Course Out: S49°21'15"E		
RP North: 7,025,598.1005'	East: 2,597,327.3082'		
End North: 7,025,016.7426'	East: 2,598,004.4930'		

Course: N40°38'45"E	Length: 96.67'	North: 7,025,090.0911'	East: 2,598,067.4621'
Length: 681.51'	Radius: 807.50'		
Delta: 48°21'22"	Tangent: 362.53'		
Chord: 661.46'	Course: N64°49'29"E		
Course In: S49°21'12"E	Course Out: N0°59'50"W		
RP North: 7,024,564.0917'	East: 2,598,680.1454'		
End North: 7,025,371.4694'	East: 2,598,666.0918'		

Course: N89°00'10"E	Length: 56.13'	North: 7,025,372.4463'	East: 2,598,722.2133'
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Course: N89°14'40"E	Length: 1,096.05'	North: 7,025,386.8994'	East: 2,599,818.1680'
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Course: N89°06'00"E	Length: 666.65'	North: 7,025,397.3707'	East: 2,600,484.7357'
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Course: S45°59'30"E	Length: 42.39'	North: 7,025,367.9197'	East: 2,600,515.2243'
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Perimeter: 9,152.97'	Area: 3,134,054.07 Sq.Ft. (71.95 Acre)
Error Closure: 0.0080	Course: S61°35'24"W
Error North : -0.00380	East: -0.00702

Precision 1: 1,144,121.25

DDF9 ADDITION - LOT 3, BLOCK A

Client:

KHA

Date: 4/16/2021 9:59:57 AM

Prepared by:

KHA - Survey

Description: LOT 3 BLOCK A

North:7,024,175.1830' East:2,600,419.1276'

Course: N1°01'43"W Length: 581.56' North: 7,024,756.6493' East: 2,600,408.6876'

Length: 182.08' Radius: 267.50'
 Delta: 39°00'00" Tangent: 94.73'
 Chord: 178.59' Course: N18°28'17"E
 Course In: N88°58'17"E Course Out: N52°01'43"W
 RP North: 7,024,761.4514' East: 2,600,676.1445'
 End North: 7,024,926.0355' East: 2,600,465.2694'

Course: N37°58'17"E Length: 77.51' North: 7,024,987.1381' East: 2,600,512.9588'

Length: 76.37' Radius: 332.50'
 Delta: 13°09'37" Tangent: 38.35'
 Chord: 76.20' Course: N31°23'28"E
 Course In: N52°01'43"W Course Out: S65°11'20"E
 RP North: 7,025,191.7146' East: 2,600,250.8430'
 End North: 7,025,052.1883' East: 2,600,552.6520'

Course: S1°04'20"E Length: 986.83' North: 7,024,065.5311' East: 2,600,571.1183'

Course: S88°42'43"W Length: 168.24' North: 7,024,061.7492' East: 2,600,402.9208'

Course: N13°19'46"E Length: 31.67' North: 7,024,092.5660' East: 2,600,410.2223'

Length: 83.32' Radius: 332.50'
 Delta: 14°21'27" Tangent: 41.88'
 Chord: 83.10' Course: N6°09'00"E
 Course In: N76°40'16"W Course Out: N88°58'17"E
 RP North: 7,024,169.2207' East: 2,600,086.6789'
 End North: 7,024,175.1897' East: 2,600,419.1253'

Perimeter: 2,187.58' Area: 131,784.66 Sq.Ft. (3.03 Acre)
 Error Closure: 0.0070 Course: N18°25'52"W
 Error North : 0.00667 East: -0.00222

Precision 1: 312,511.43



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E., Director of Public Works/City Engineer

DATE: May 3, 2021

SUBJECT: CONSTRUCTION CONTRACT FOR THE TURTLE COVE BLVD AND W. YELLOW JACKET LANE RECONSTRUCTION PROJECT

Attachments

Map

Bid Award Ltr

Bid Tabulation

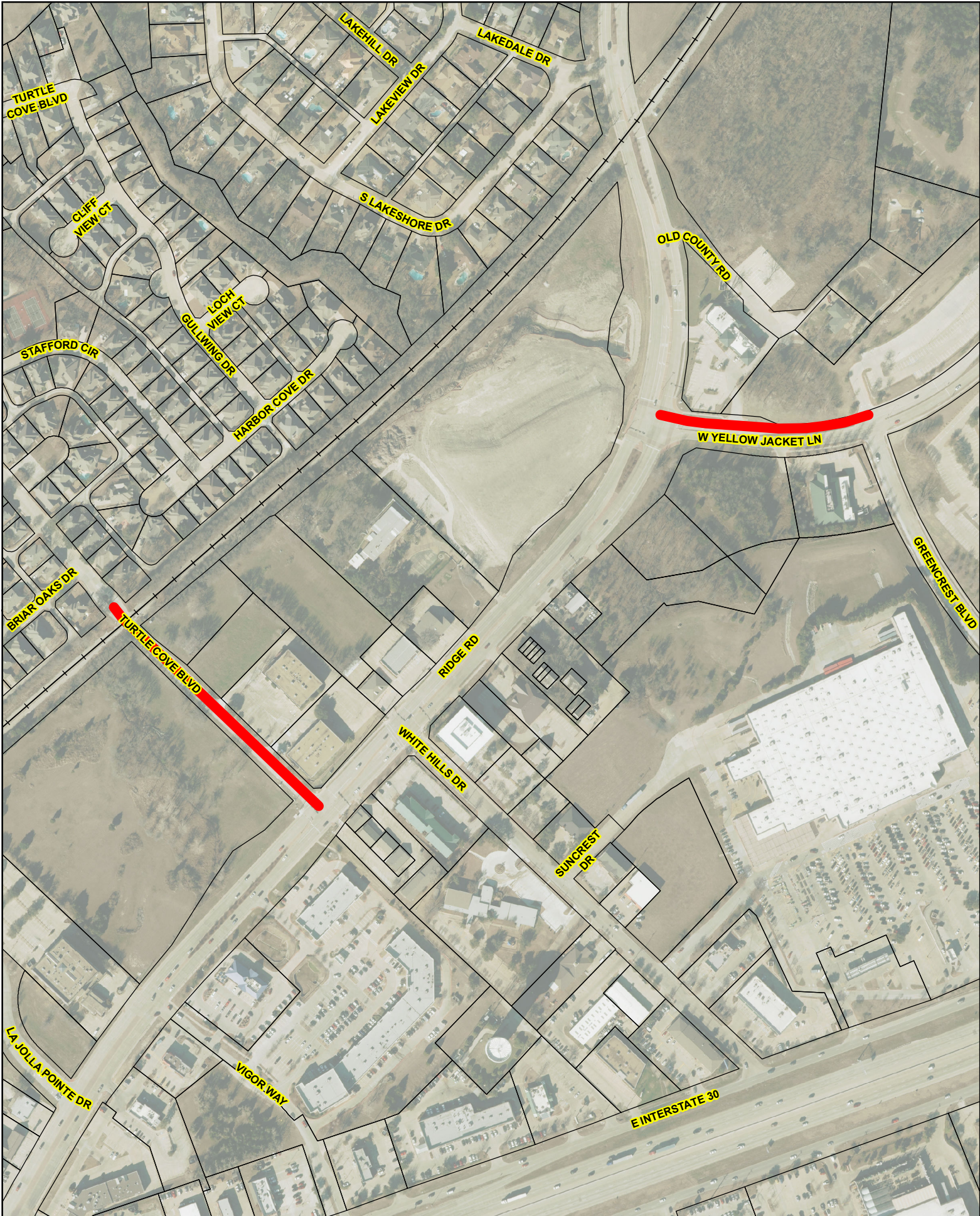
Summary/Background Information

The Turtle Cove Boulevard and W. Yellow Jacket Lane Reconstruction Project is one of the roadway reconstruction projects in the 2018 Street Bond Program. The roadways in total are approximately 1,340 feet in length (Turtle Cove Blvd. 780 feet and W. Yellowjacket Lane 560 feet). The project will consist of roadway reconstruction, sidewalk installation, and storm water improvements.

The City hired Cobb, Fendley & Associates, Inc. to provide the engineering design and specifications for Turtle Cove Blvd. and W. Yellow Jacket Lane Reconstruction Project. Staff received thirteen (13) bids for these construction projects through the bidding process which opened up on February 2, 2021. The low bidder was Quality Excavation, LLC with a bid of \$1,128,090.00. The engineering consultants have verified the references for Quality Excavation, LLC and provided a letter of recommendation.

Action Needed

Staff requests the City Council consider approving the construction contract for the Turtle Cove Blvd and W. Yellow Jacket Lane Reconstruction Project, and authorize the City Manager to execute a contract with Quality Excavation, LLC in an amount of \$1,128,090.00 to be paid for out of the 2018 Street Bond, and take any action necessary.



February 8, 2021

Jeremy White, P.E., CFM
Project Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

RE: Turtle Cove Boulevard and Yellow Jacket Lane Reconstruction
CIP-TR2018-005

Dear Mr. White,

Bids were received for the above referenced project on February 2, 2021 at 2:00 pm. The project bid consists of complete reconstruction of Turtle Cove Boulevard between Ridge Road and the DGNO Railroad and concrete pavement replacement of the westbound lanes of Yellow Jacket Lane between Ridge Road and Greencrest Boulevard.

The low base bid was submitted by Quality Excavation, LLC of Aubrey, Texas in the amount of \$1,110,970.00. Based on our review of their bid and qualifications, and discussion with their references, it is our opinion they have the experience, equipment, and manpower to complete this project. Therefore, we recommend the city consider awarding this project to Quality Excavation, LLC for the base bid amount of \$1,110,970.00 with an Alternate Bid A of \$17,120.00.

We are available to discuss this project further at your convenience.

Sincerely,



Paul A. Carline, P.E.

BID TABULATION

Date: February 2, 2021
 Project: City of Rockwall, Texas
 Turtle Cove Boulevard and Yellow Jacket Lane Reconstruction
 CR-172019-005
 CF Project #: 17037
 Project Manager: Paul Carline, P.E.

Quality Excavation, LLC 5580 US Highway 377 Aubrey, TX 75227 940-365-0981	McMahon Contracting, LP 3019 Roy Orr Blvd. Grand Prairie, TX 75050 972-263-6907	DDM Construction Corp. 4006 Belt Line Rd. Suite #230 Addicks, TX 75001 940-217-0761	Jeske Construction Co. P.O. Box 59025 Dallas, TX 75229 972-658-2428	Urban Infrastructure, LLC 2512 Gravel Dr. Ft. Worth, TX 76116 817-227-7056	Axix Contracting, Inc. P.O. Box 360715 Dallas, TX 75238 972-557-3672	Reliable Paving, Inc. 1903 Peyco Dr. N. Arlington, TX 76001 817-467-6779	Vescorp, Construction, LLC 2405 S. Peachtree Rd. Balch Springs, TX 75180 972-381-4872	Tiseo Paving Co. P.O. Box 270040 Dallas, TX 75227 972-381-4722	Pavecon P.O. Box 535457 Grand Prairie, TX 75053 972-263-1233	Ed Bell Construction Co. P.O. Box 540787 Dallas, TX 75254 214-388-6871	XIT Paving & Construction, Inc. 3934 S. Hwy 287 Waxahatche, TX 75165 972-351-9906	HQS Construction, LLC P.O. Box 250771 Plano, TX 75065 972-351-9906
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Item #	Item Description	Units	Qty	1		2		3		4		5		6		7		8		9		10		11		12		13	
				Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost	Unit Cost	Total Item Cost
101	Mobilization, Bonds, Insurance (max 5%) complete in place, per unit	LS	1	\$56,000.00	\$56,000.00	\$54,999.00	\$54,999.00	\$52,500.00	\$52,500.00	\$35,000.00	\$35,000.00	\$30,500.00	\$30,500.00	\$62,610.00	\$62,610.00	\$60,000.00	\$60,000.00	\$50,000.00	\$50,000.00	\$58,600.00	\$58,600.00	\$65,900.00	\$65,900.00	\$60,000.00	\$60,000.00	\$65,000.00	\$65,000.00	\$49,400.00	\$49,400.00
102	Maintenance and Control of Traffic, complete in place, per unit	LS	1	\$21,698.00	\$21,698.00	\$47,432.75	\$47,432.75	\$25,000.00	\$25,000.00	\$27,000.00	\$27,000.00	\$52,400.00	\$52,400.00	\$42,115.00	\$42,115.00	\$15,200.00	\$15,200.00	\$31,366.77	\$31,366.77	\$115,700.00	\$115,700.00	\$23,573.00	\$23,573.00	\$120,000.00	\$120,000.00	\$70,000.00	\$70,000.00	\$27,000.00	\$27,000.00
103	Project Signs, complete in place, per unit	EA	4	\$1,200.00	\$4,800.00	\$442.50	\$1,770.00	\$440.00	\$1,760.00	\$800.00	\$3,200.00	\$450.00	\$1,800.00	\$650.00	\$2,600.00	\$450.00	\$1,800.00	\$700.00	\$2,800.00	\$550.00	\$2,200.00	\$511.50	\$2,046.00	\$400.00	\$1,600.00	\$400.00	\$1,600.00	\$750.00	\$3,000.00
104	Install, Maintain and Remove Erosion Control, per unit	LS	1	\$15,000.00	\$15,000.00	\$10,188.10	\$10,188.10	\$5,800.00	\$5,800.00	\$7,900.00	\$7,900.00	\$11,500.00	\$11,500.00	\$9,077.00	\$9,077.00	\$7,200.00	\$7,200.00	\$15,000.00	\$15,000.00	\$10,250.00	\$10,250.00	\$13,258.30	\$13,258.30	\$30,000.00	\$30,000.00	\$20,000.00	\$20,000.00	\$5,000.00	\$5,000.00
105	Remove and Dispose of Pavement (All Depths and Types), Including Curbs and Sewers, complete in place, per unit	SY	4649	\$9.00	\$41,841.00	\$16.64	\$77,359.36	\$10.00	\$46,490.00	\$19.00	\$88,331.00	\$14.00	\$65,086.00	\$12.00	\$55,738.00	\$11.83	\$54,997.67	\$14.00	\$65,086.00	\$23.00	\$106,927.00	\$15.00	\$69,735.00	\$20.00	\$92,980.00	\$21.00	\$97,628.00	\$15.00	\$72,900.00
106	Unclassified Street Excavation, complete in place, per unit	CY	2010	\$20.00	\$40,200.00	\$22.36	\$44,943.60	\$32.00	\$64,320.00	\$22.00	\$44,220.00	\$23.00	\$46,230.00	\$33.00	\$66,330.00	\$39.00	\$78,390.00	\$29.03	\$58,359.30	\$37.00	\$74,370.00	\$36.30	\$72,963.00	\$15.00	\$30,150.00	\$35.00	\$70,350.00	\$22.00	\$44,220.00
107	Compacted Earth Fill, complete in place, per unit	CY	430	\$18.00	\$7,740.00	\$41.63	\$17,900.90	\$28.00	\$12,040.00	\$15.00	\$6,450.00	\$19.00	\$8,170.00	\$61.00	\$21,930.00	\$34.00	\$14,620.00	\$38.88	\$15,419.80	\$87.00	\$24,510.00	\$34.66	\$14,903.80	\$10.00	\$4,300.00	\$50.00	\$21,500.00	\$37.00	\$15,910.00
108	Remove and Dispose of Concrete Sidewalk, complete in place, per unit	SY	20	\$14.00	\$280.00	\$6.33	\$126.60	\$14.00	\$280.00	\$18.00	\$360.00	\$14.00	\$280.00	\$14.00	\$280.00	\$86.00	\$1,720.00	\$12.50	\$250.00	\$16.00	\$320.00	\$20.00	\$400.00	\$20.00	\$400.00	\$20.00	\$400.00	\$21.00	\$420.00
109	Remove and Dispose of Barrier Free Ramp, complete in place, per unit	EA	4	\$125.00	\$500.00	\$92.15	\$368.60	\$100.00	\$400.00	\$250.00	\$1,000.00	\$900.00	\$3,600.00	\$192.00	\$768.00	\$170.00	\$680.00	\$73.00	\$292.00	\$110.00	\$440.00	\$500.00	\$2,000.00	\$1,500.00	\$600.00	\$2,400.00	\$1,500.00	\$6,000.00	
110	Remove and Dispose of Concrete Inlet, complete in place, per unit	EA	2	\$1,500.00	\$3,000.00	\$577.52	\$1,155.04	\$750.00	\$1,500.00	\$970.00	\$1,940.00	\$2,000.00	\$4,000.00	\$1,925.00	\$3,850.00	\$810.00	\$1,620.00	\$1,807.00	\$3,614.00	\$2,000.00	\$4,000.00	\$1,925.00	\$3,850.00	\$1,000.00	\$2,000.00	\$700.00	\$1,400.00	\$1,500.00	\$3,000.00
111	Remove and Dispose of Concrete Headwall, complete in place, per unit	EA	1	\$1,100.00	\$1,100.00	\$1,861.48	\$1,861.48	\$1,800.00	\$1,800.00	\$970.00	\$970.00	\$3,000.00	\$3,000.00	\$1,925.00	\$1,925.00	\$680.00	\$680.00	\$175.00	\$175.00	\$2,000.00	\$2,000.00	\$1,925.00	\$1,925.00	\$1,000.00	\$1,000.00	\$700.00	\$700.00	\$1,500.00	\$1,500.00
112	Remove and Dispose of Concrete Pipes (18"-48") complete in place, per unit	LF	235	\$10.00	\$2,350.00	\$11.82	\$2,777.70	\$28.00	\$6,560.00	\$21.00	\$4,935.00	\$108.00	\$23,500.00	\$13.00	\$3,055.00	\$37.00	\$8,895.00	\$145.00	\$34,075.00	\$13.00	\$3,055.00	\$12.10	\$2,843.50	\$40.00	\$9,400.00	\$33.00	\$7,755.00	\$40.00	\$9,400.00
113	Remove and Dispose of Tree (Various Sizes), complete in place, per unit	EA	9	\$120.00	\$1,080.00	\$1,025.12	\$9,226.08	\$644.00	\$5,796.00	\$330.00	\$2,970.00	\$580.00	\$5,220.00	\$644.00	\$5,220.00	\$1,040.00	\$9,360.00	\$875.00	\$7,875.00	\$710.00	\$6,390.00	\$833.33	\$7,499.97	\$600.00	\$5,400.00	\$800.00	\$7,200.00	\$1,000.00	\$9,000.00
201	6" Thick Joint Reinforced Concrete Pavement (3600psi), complete in place, per unit	SY	3500	\$66.00	\$231,000.00	\$58.19	\$203,665.00	\$74.00	\$259,000.00	\$73.00	\$255,500.00	\$71.00	\$248,500.00	\$76.00	\$266,000.00	\$76.00	\$266,000.00	\$78.00	\$276,000.00	\$75.65	\$284,275.00	\$78.00	\$280,000.00	\$82.00	\$287,000.00	\$80.00	\$280,000.00	\$80.00	\$280,000.00
202	6" Thick Joint Reinforced Concrete Pavement (3600psi), complete in place, per unit	SY	325	\$56.00	\$18,160.00	\$60.94	\$19,805.50	\$80.00	\$26,000.00	\$60.00	\$18,600.00	\$78.00	\$25,350.00	\$80.00	\$26,000.00	\$87.00	\$28,275.00	\$88.00	\$28,600.00	\$88.00	\$28,600.00	\$82.50	\$25,412.50	\$100.00	\$32,500.00	\$75.00	\$24,375.00	\$80.00	\$26,000.00
203	8" Type D HMA, complete in place, per unit	SY	20	\$85.00	\$1,700.00	\$159.30	\$3,186.00	\$230.00	\$4,600.00	\$130.00	\$2,600.00	\$195.00	\$3,900.00	\$120.00	\$2,400.00	\$190.00	\$3,800.00	\$200.00	\$4,000.00	\$125.00	\$2,500.00	\$277.78	\$5,555.60	\$150.00	\$3,000.00	\$225.00	\$4,500.00	\$80.00	\$1,600.00
204	4" Thick Reinforced Concrete Sidewalk (3000psi, varying widths), complete in place, per unit	SY	262	\$50.00	\$13,100.00	\$61.36	\$16,076.32	\$72.00	\$18,864.00	\$63.00	\$16,506.00	\$64.00	\$16,768.00	\$60.00	\$15,720.00	\$74.00	\$19,388.00	\$89.00	\$23,318.00	\$66.00	\$17,292.00	\$60.50	\$15,851.00	\$100.00	\$26,200.00	\$68.00	\$17,816.00	\$65.00	\$17,030.00
205	10" Flexible Base, complete in place, per unit	SY	3510	\$20.00	\$7,020.00	\$21.66	\$76,026.60	\$24.00	\$84,240.00	\$24.00	\$84,240.00	\$23.00	\$80,520.00	\$22.00	\$80,520.00	\$24.96	\$87,609.60	\$27.99	\$98,249.90	\$20.00	\$70,200.00	\$30.00	\$105,300.00	\$20.00	\$70,200.00	\$30.00	\$105,300.00	\$20.00	\$70,200.00
206	TxDOT Type 5 Barrier Free Ramp, complete in place, per unit	EA	1	\$2,000.00	\$2,000.00	\$2,832.00	\$2,832.00	\$2,400.00	\$2,400.00	\$3,000.00	\$3,000.00	\$2,140.00	\$2,140.00	\$1,800.00	\$1,800.00	\$2,300.00	\$2,300.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	
207	TxDOT Type 7 Barrier Free Ramp, complete in place, per unit	EA	5	\$1,700.00	\$8,500.00	\$2,832.00	\$14,160.00	\$1,800.00	\$9,000.00	\$2,000.00	\$10,000.00	\$2,150.00	\$10,750.00	\$1,500.00	\$7,500.00	\$2,200.00	\$11,000.00	\$1,750.00	\$8,750.00	\$1,600.00	\$8,000.00	\$2,310.00	\$11,550.00	\$2,500.00	\$12,500.00	\$1,800.00	\$9,000.00	\$2,500.00	\$12,500.00
208	Recolorized Pavement Markers/Buttons II-A (Y), complete in place, per unit	EA	104	\$5.00	\$520.00	\$4.72	\$490.88	\$4.70	\$468.80	\$7.00	\$70.00	\$5.00	\$50.00	\$5.00	\$50.00	\$5.50	\$55.00	\$6.15	\$639.60	\$4.50	\$468.00	\$4.40	\$457.60	\$5.00	\$520.00	\$4.50	\$468.00	\$10.00	\$1,040.00
209	Traffic Button Type Y, complete in place, per unit	EA	102	\$5.00	\$510.00	\$4.72	\$481.44	\$4.70	\$469.40	\$6.00	\$60.00	\$5.00	\$50.00	\$3.70	\$37.70	\$6.15	\$627.30	\$4.50	\$459.00	\$4.40	\$448.80	\$4.00	\$408.00	\$4.50	\$459.00	\$10.00	\$1,020.00		
210	Thermoplastic Pavement Markers (W) Symbol & Word, complete in place, per unit	EA	6	\$156.00	\$936.00	\$153.40	\$920.40	\$150.00	\$900.00	\$184.00	\$1,104.00	\$275.00	\$1,650.00	\$143.00	\$858.00	\$280.00	\$1,680.00	\$185.00	\$1,110.00	\$145.00	\$870.00	\$143.00	\$858.00	\$300.00	\$1,800.00	\$150.00	\$900.00	\$1,000.00	\$6,000.00
211	6" Thermoplastic Pavement Markings (V), complete in place, per unit	LF	210	\$3.00	\$630.00	\$2.48	\$520.80	\$2.40	\$504.00	\$3.00	\$900.00	\$1.50	\$315.00	\$3.00	\$900.00	\$1.50	\$450.00	\$2.80	\$588.00	\$2.35	\$493.50	\$2.31	\$485.10	\$1.50	\$450.00	\$2.50	\$525.00	\$5.00	\$1,050.00
212	6" Thermoplastic Pavement Markings (W), complete in place, per unit	LF	100	\$3.00	\$300.00	\$2.36	\$236.00	\$2.30	\$230.00	\$3.00	\$300.00	\$3.00	\$300.00	\$3.00	\$300.00	\$2.80	\$280.00	\$2.80	\$280.00	\$2.25	\$225.00	\$2.20	\$220.00	\$2.50	\$250.00	\$2.50	\$250.00	\$10.00	\$1,000.00
213	24" Thermoplastic Pavement Stop Bar Markings (W), complete in place, per unit	LF	27	\$8.00	\$216.00	\$7.08	\$191.16	\$7.00	\$189.00	\$8.00	\$216.00	\$7.00	\$189.00	\$7.00	\$189.00	\$7.00	\$189.00	\$7.80	\$201.60	\$6.65	\$179.55	\$6.60	\$177.20	\$15.00	\$405.00	\$7.00	\$189.00	\$50.00	\$1,350.00
214	12" Thermoplastic Pavement Markings (W), complete in place, per unit	LF	140	\$5.00	\$700.00	\$4.72	\$660.80	\$4.70	\$658.00	\$4.00	\$560.00	\$8.00	\$1,120.00	\$5.00	\$700.00	\$9.00	\$1,260.00	\$4.00	\$560.00	\$4.50	\$630.00	\$4.40	\$616.00	\$8.00	\$1,120.00	\$4.50	\$630.00	\$20.00	\$2,800.00
215	18" CL III RCP w/Embedment, complete in place, per unit	LF	12	\$96.00	\$1,152.00	\$92.67	\$1,112.04	\$360.00	\$4,320.00	\$540.00	\$6,480.00	\$220.00	\$2,640.00	\$101.00	\$1,212.00	\$111.00	\$1,332.00	\$84.50	\$1,014.00	\$101.00	\$1,212.00	\$100.10	\$1,201.20	\$135.00	\$1,620.00	\$110.00	\$1,320.00	\$90.00	\$1,080.00
216	21" CL III RCP w/Embedment, complete in place, per unit	LF	77	\$102.00	\$7,854.00	\$109.95	\$8																						



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Amy Williams, P.E., Director of Public Works/City Engineer

DATE: May 3, 2021

SUBJECT: CONSTRUCTION MATERIALS TESTING FOR THE TURTLE COVE BLVD
AND W. YELLOW JACKET LANE RECONSTRUCTION PROJECT

Attachments

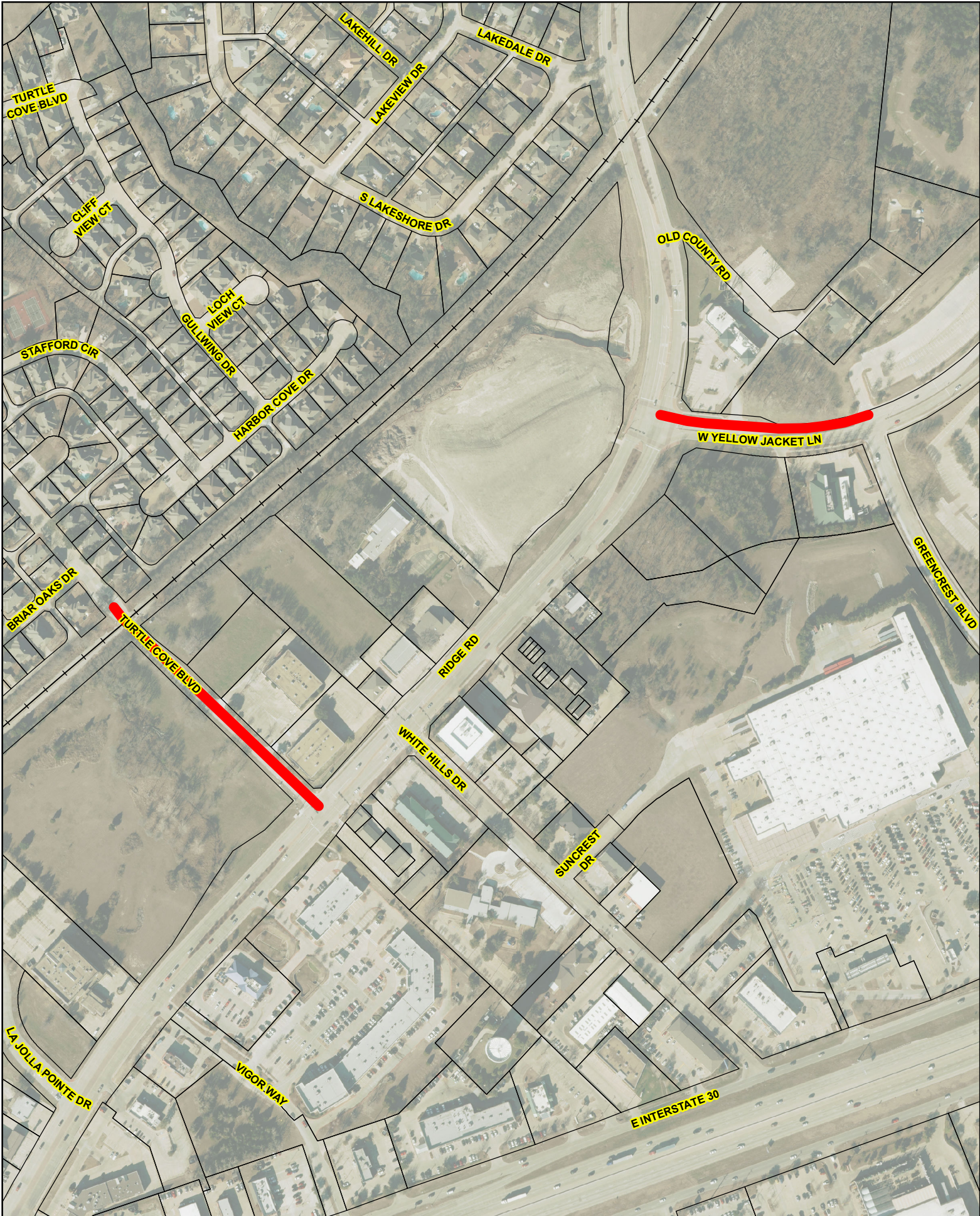
Location Map
Contract

Summary/Background Information

City's *Engineering Standards of Design and Construction Manual* requires that construction material testing occur on all projects constructed by the City. Proper material testing ensures that City projects are constructed with materials that meet the City's standards, and which have the potential to reduce future maintenance and operational expenses after the construction is complete.

Action Needed

Staff requests that the City Council consider approving the construction materials testing contract for Turtle Cove Blvd and W. Yellow Jacket Lane Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group in the amount of \$65,105.00 which will be funded by *Street Bond Funds*, and take any action necessary.





January 13, 2021

Mr. Jeremy White
Public Works – Engineering Division
City of Rockwall
385 S. Goliad
Rockwall, Texas 75087

Phone: 972-771-7746
email: jwhite@rockwall.com

Re: Turtle Cove Blvd. & Yellow Jacket Lane Improvements
Rockwall, Texas
Engineering Inspection & Testing Services
AGG Proposal No: P21-0116C

Dear Mr. White,

Alliance Geotechnical Group (AGG) is pleased to confirm our firm’s interest in providing materials inspection and testing services for the proposed project noted above. Our estimate for providing these services is **\$65,105.00**. A schedule of unit fees for this project is attached. Actual charges will be based on the contractors/client scheduling.

After reviewing our fee schedule if you have any questions, please contact the undersigned at (972) 444-8889. If acceptable, please either sign below and return to our office, or issue a Purchase Order as our Authorization to Proceed. We look forward to the opportunity of working with you on this project.

Respectfully submitted,

ALLIANCE GEOTECHNICAL GROUP

Aaron Allen
Aaron J. Allen, P.E.
CME Division Engineer

Approved by: _____
Signature

Date: _____



Proposed Fee Summary

Alliance Geotechnical Group - Construction Materials Testing Services

Turtle Cove Boulevard and Yellow Jacket Lane Improvements, Rockwall, Texas AGG Prop. No. P21-0116C

Item No.	Laboratory Test Description	ASTM/TXDOT Procedures	Units	Quantity	Unit Price	Total
Soil and Base Material						
	Atterberg Limits - (Liquid and Plastic Limits and Plasticity Index (PI))	D-4318	EA	7	55.00	385.00
	Material finer than #200 Sieve	D-1140	EA	7	45.00	315.00
	Atterberg Limits (Lime) Series Test		EA		275.00	0.00
	Moisture-Density Relationship of Soil (Proctor Compaction Curve)	D-698	EA	7	160.00	1120.00
	Moisture-Density Relationship of Base (Proctor Compaction Curve)	TX 113E	EA	2	175.00	350.00
	Proctor Pickup (Includes Trip Charge)		EA	5	175.00	875.00
	Nuclear Field Density Test @ Paving/Sidewalk <i>(Est. 24 Trips)</i>	D-6938	EA	48	18.00	864.00
	Nuclear Field Density Test @ Utilities <i>(Est. 15 Trips)</i>	D-6938	EA	50	18.00	900.00
	Senior Engineer Technician to Perform Densities	D-6938	HR	234	42.50	9945.00
	Project Manager		HR	15	85.00	1275.00
Concrete @ Paving, Sidewalk, Inlets, Wingwalls, Barrier Free Ramps, Leveling Pad, Retaining Wall Cap						
	Concrete Compression Test (Concrete Cylinders - Test and Hold) (5 cyl. per set) <i>(Est. 48 Trips)</i>	C-39	EA	240	20.00	4800.00
	Cylinder Pickup (Includes Trip Charge)		EA	22	175.00	3850.00
	Senior Engineering Technician to Perform Concrete Inspection		HR	264	42.50	11220.00
	Project Manager		HR	20	85.00	1700.00
Reinforcing Steel Inspection						
	Senior Engineering Technician to Perform Steel Inspection <i>(Est. 46 Trips)</i>	C-39	HR	184	42.50	7820.00
	Project Manager		HR	8	85.00	680.00
Travel Item Number						
	Trip Charge		EA	133	45.00	5985.00
Contingency Fee						
	25% Contingency Fee		LS	1	13021.00	13021.00
					TOTAL	\$65,105.00

****Overtime rates of 1.5 times the regular hourly rate will be charged for work over 8 hours or any time before 7am or after 5pm. Services performed on recognized holidays will be charged at 2.0 times the the regular hourly rate.**

****25% contingency fee added to account for testing quantities not anticipated in estimate.**



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Honorable Mayor & City Council Members
FROM: Bethany Browning, Main Street Manager
DATE: April 19, 2021
SUBJECT: Appointment with Chris Knox, Rockwall County Sheriff's Posse, to hear a request for street closure


The *Rockwall County Sheriff's Posse Roundup* event is scheduled for **Saturday, November 6, 2021 from 10:00 A.M. to 3:00 P.M.** They are requesting the following street closures: 100 and 200 Blocks of East Kaufman Street and the 100 Block of North San Jacinto. The event area will also include the parking areas adjacent the Historic Courthouse.

This event was held the same weekend last year and includes many of the same activities: kid's games, a petting zoo, food vendors and entertainment. A special event permit has been submitted to the City for review by the Neighborhood Services Department and is attached for your reference.

Streets will be closed after 10:00 P.M. Friday, November 5 and will reopen no later than 4:30 P.M. on Saturday, November 6.

- **100-200 blocks of East Kaufman Street from Goliad east to Fannin**
- **100-200 blocks of North San Jacinto Street from Rusk north to Independent Bank Drive Thru**

Event questions: Chris Knox, Organizer, chrisknox@me.com

 City of Rockwall	CITY OF ROCKWALL <u>SPECIAL EVENT PERMIT</u> <u>APPLICATION</u>	Neighborhood Improvement Services 385 S. Goliad Rockwall, Texas 75087 (972) 771-7708
	<u>PARADES, RACES & MASS GATHERINGS</u>	

PERMIT NUMBER: SPEC

DATE APPLIED: 03/23/2021 NAME OF APPLICANT: Chris Knox
 NAME OF ORGANIZATION/BUSINESS: Rockwall County Sheriff's Posse
 STREET/MAILING ADDRESS: 950 T L Townsend Dr
 CITY: Rockwall STATE: TX ZIP 75087
 PHONE# (214) 478-9802 FAX # (972) 524-0307 EMAIL: [REDACTED]

IS THIS A NON-PROFIT FUNDRAISING EVENT?** YES NO (REQUIRED Please check one)
**** Non-Profit status requires IRS TAX exemption certificate # 501(C)3 or registration of non-profit status from the State of Texas**

EVENT LOCATION

NAME OF EVENT: Rockwall County Sheriff's Posse Roundup
 EVENT LOCATION (ADDRESS): Downtown Courthouse Square ROCKWALL, TX 75087
 PROPERTY OWNER: Rockwall County ADDRESS: _____
 CITY: _____ STATE: _____ ZIP _____ PHONE # _____ E-MAIL: _____
 EVENT START DATE: 11/6/20 END DATE: 11/6/20 FROM: 07:00 TO: 05:00
(Signed letter of approval from property owner is REQUIRED)

EVENT DESCRIPTION

PLEASE PROVIDE DETAILS OF THE EVENT, SUCH AS 5K RUN, PARADE, CARNIVAL, ETC.....
Celebration of our Western Heritage with Vendors and live Music
 Races & Walk-A-Thons: Will the streets need to be marked with some type of paint/markings to indicate the route direction? YES NO
 Race Manager or Planner: _____ Phone: _____ E-Mail: _____
All Race Manager Contact Information is required. 7-day minimum advance notice required to alter approved route.
Note: Race Route Map must be provided with all applications for Runs and/or Walks that take place on City streets.
 A site plan may be required to indicate the number of vehicles, animals, participants, route, etc., for consideration, if applicable to the event.

TYPE OF EVENT

<input type="checkbox"/> FIREWORKS DISPLAY	<input type="checkbox"/> SIDEWALK SALES	<input type="checkbox"/> PARKING LOT SALE	<input type="checkbox"/> TENT SALES
<input type="checkbox"/> CARNIVAL	<input type="checkbox"/> PARADE	<input type="checkbox"/> POLITICAL RALLY	<input checked="" type="checkbox"/> FESTIVAL
<input type="checkbox"/> MARATHON/RACE	<input type="checkbox"/> WALK-A-THON	<input type="checkbox"/> OTHER _____	

EXPECTED ATTENDANCE: 300 (Attendance of more than 500 people for over 4 hours is considered a mass gathering)

NUMBER OF POLICE OFFICERS NEEDED: _____ **Police Chief to determine necessity and availability.**
The fee for police assistance to be paid by the event planner(s).

On-premise signs. A total of four signs, with a maximum square footage of 16 square feet and a maximum height of five feet may be placed on-premise. All on-premise, free-standing special event signs must be made of corrugated plastic, otherwise known as coroplast signs. These signs shall be supported by t-posts on each side. The applicant may also hang two banner signs of up to sixty (60) square feet on the building or on the general business sign. Feather Flags not exceeding twelve (12) feet in height may be allowed in lieu of corrugated plastic signs

Erection and removal of signs. Such signs may be erected seven days prior to the event and must be removed at the conclusion of the event. Signs cannot be placed any closer than 10.5 feet from the back of the curb or the edge of the street pavement. Any signs determined to be in a location that causes an obstruction or considered to be an immediate or potential hazard to public safety may be removed. Temporary window signs, posters, pennants, search lights, balloons (not exceeding one foot in diameter when inflated), and other similar items may be permitted.

(c) Non-profit special event off-premise signs:

- (1) All non-profit off-premise special event signs must be made of corrugated plastic, otherwise known as coroplast signs. Non-profit off-premise special event signs shall be supported by t-posts on each side. Vinyl or cloth banner-type signs will not be allowed. Feather Flags not exceeding twelve (12) feet in height may be allowed in lieu of corrugated plastic signs.
- (2) Each permit will allow a non-profit organization to place a maximum of six (6) off-premise special event signs.
- (3) There shall be only one non-profit off-premise special event sign per lot, parcel or tract of land.
- (4) Non-profit off-premise special event signs shall only be allowed on private property. Written permission from the property owner must be submitted with each application.
- (5) Non-profit off-premise special event signs may be erected fourteen (14) days prior to the event and must be removed at the conclusion of the event
- (6) Non-profit off-premise special event signs shall not exceed thirty-two (32) square feet in size.
- (7) There must be a minimum distance of sixty (60) feet between non-profit off-premise special event signs.
- (8) Non-profit off-premise special event signs along city streets must be placed a minimum of ten and one-half (10.5) feet from the back of the curb. Non-profit off-premise special event signs along state roadways must be placed a minimum of fifteen (15) feet from the back of the curb. Non-profit off-premise special event signs along John King Blvd. must be placed a minimum of twenty (20) feet from the back of the curb.
- (9) Non-profit off-premise special event signs shall not be placed within three hundred (300) feet of the following intersections:
 - (a) I-30 @ Ridge Road
 - (b) I-30 @ S.H. 205
 - (c) Lakeshore Drive @ S.H. 66
 - (d) I-30 @ Horizon Rd./Village Dr.
 - (e) Non-profit off-premise special event signs with expired permits must be removed within twenty-four (24) hours of the permit expiration, or be subject to the issuance of a citation.
- (10) Non-profit special events may have up to twelve (12) directional signs guiding people to the event location, with the following regulations:
 - (a) These signs shall be no larger than six square feet and cannot be higher than four feet above grade.
 - (b) No sign may be placed closer than 30 feet from an intersection, closer than six feet from the back of the curb or from the edge of the pavement and shall not be placed in the center median.
 - (c) The signs shall not be placed within 300 feet from the intersections of IH-30 @ Ridge Road, IH-30 @ SH205, IH-30 @ Horizon Road/Village Drive and SH66 @ Lakeshore Drive.
 - (d) These signs shall not obstruct the vision of traffic on the roadway. Any signs determined to be in a location that causes an immediate hazard to public safety may be immediately removed by the city. These signs must only direct traffic to properties located within the city limits.
 - (e) Directional signs can be placed the day before the event and must be removed at the conclusion of the event.

NON PROFIT OFF PREMISE SIGN LOCATIONS

Non-profit organizations must provide written authorization from the property owners if you wish to place off-premise signs to advertise your event.

Sign Location #1 _____

Sign Location #2 _____

Sign Location #3 _____

Sign Location #4 _____

Sign Location #5 _____

Sign Location #6 _____

FOOD & BEVERAGES

Will food and beverages be sold and/or provided at this event? Yes No

Who will be providing the food and beverages? _____

Will there be open flames or cooking? Yes No
Type of fuel? Gas Charcoal Electric Other

*If you are using an outside vendor for food, please provide the name of the food service vendor.

Name: TBD Address: _____

City: _____ State: _____ Phone: _____ E-mail: _____

***A Temporary Food Service Application will need to be submitted along with the Special Events Application. An inspection will be performed by our Health Inspector before food is sold or given away at the event.**

Will alcohol be served at the event? *Yes No

If so, do you have approval from TABC? Yes No

How will the attendees over the age of 21 be verified? _____

***If you will be selling alcohol, you will need to contact TABC at https://www.tabc.state.tx.us/licensing/fundraising_and_temporary_permits.asp**

TENTS & CANOPIES

Will there be tents and/or canopies being used for the event? Yes No

Size/Sq Ft of Tent(s) 100 Number of Tents 5

(Tents under 400 sq. ft. will have no additional fire code requirements)

No tent(s) shall be erected within or otherwise obstruct fire lane/access.

Tents open on all sides which comply with all of the following will not have any additional fire code requirements:

- Individual tents having a maximum size of 700 square feet
- The aggregate area of multiple tents placed side by side without a fire break clearance of 12 feet, not exceeding 700 square feet total.
- A minimum clearance of 12 feet to all structures and other tents.

If tent(s) are over 700 sq. ft. in area, additional requirements may apply.

A site plan must be provided showing placement of tent upon the event location.

ANIMALS

Will there be any animals involved with this event? *Yes No
If so, how will the animals be used? Petting Zoo Pony Rides Other _____
How many animals and what type of animals will be used in this event? _____

You must contact Animal Services at 972-771-7790 to get approval for the use of animals.

***A USDA Class C Exhibitors License is required**

CHECKLIST


ALL DOCUMENTS ARE DUE AT TIME APPLICATION IS SUBMITTED

- ___ Completed Application
- ___ Site Plan
- ___ Fees (if applicable)
- ___ Copy of Liability Insurance Certificate
- ___ Copy of 501(C)3 letter from IRS (for non-profit fundraising events)
- ___ Copy of USDA Class C Exhibitors License (if animals, involved)

ACKNOWLEDGEMENT/SIGNATURE

ACKNOWLEDGEMENT / SIGNATURE:

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THE ISSUANCE OF AN EVENT PERMIT NEITHER EXEMPTS NOR MODIFIES ANY COVENANTS, DEED RESTRICTIONS, CITY ORDINANCES AND/OR STATE OR FEDERAL LAWS WHETHER HEREIN SPECIFIED OR NOT.

Name of Applicant/Organization/Business Rockwall County Sheriff's Posse
Authorized Applicant Signature  Date 3-23-2021

PERMIT STATUS

DATE APPLICATION RECEIVED _____ / _____ / _____

PERMIT: APPROVED DENIED

SIGNATURE OF OFFICIAL: _____ DATE: _____ / _____ / _____

ADDITIONAL COMMENTS:



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

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

DATE: May 3, 2021

SUBJECT: YEAR-END YAC PRESENTATION

Attachments

Summary/Background Information

YAC members, Mary Claire Weible and Peyton Nielsen, will be reporting to the City Council on their activities over the course of this past school year.

Action Needed

n/a



MEMORANDUM

TO: Mary Smith, Interim City Manager

CC: Honorable Mayor and City Council

FROM: Kristy Cole, City Secretary/Assistant to the City Manager

DATE: May 3, 2021

SUBJECT: 2ND READING OF ORDINANCE

Attachments

Ord (2nd Reading)

Summary/Background Information

This item passed at the last council meeting; however, Pruitt and Fowler recused themselves. So it is being placed under "Action Items" for 2nd reading Monday evening.

Action Needed

Council's discretion

CITY OF ROCKWALL

ORDINANCE NO. 21-18

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING CHAPTER 22, *MISCELLANEOUS OFFENSES*, FOR THE PURPOSE OF INCORPORATING A NEW ARTICLE THAT PROVIDES REGULATIONS AND ENFORCEMENT FOR THE UNLAWFUL USE OF UNLEASED LAND WITHIN THE LAKE RAY HUBBARD TAKELINE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas (*City*) is a *Home-Rule City* in accordance with Chapter 9, *Home-Rule Municipality*, of Subtitle A, *Types of Municipalities*, of Title 2, *Organization of Municipal Government*, of the Texas Local Government Code, and by State law and City Charter is permitted to establish ordinances for the purpose of protecting the health, safety, and general welfare of its residents; and

WHEREAS, the City has the authority and the power to administer and enforce rules and regulations provisions within the *Lake Ray Hubbard Takeline* as permitted by the City's Interlocal Agreement with the City of Dallas; and

WHEREAS, the City Council seeks to provide regulations and enforcement for the unlawful use of unleased land within the *Lake Ray Hubbard Takeline*.

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

SECTION 1. That Chapter 22, *Miscellaneous Offenses*, of the Municipal Code of Ordinances of the City of Rockwall be amended for the purpose of incorporating a new article that provides regulations and enforcement for the unlawful use of unleased land within the *Lake Ray Hubbard Takeline*, and that these sections shall be as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Five Hundred Dollars* (\$500.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 3. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 6. That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF MAY, 2021.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 19, 2021

2nd Reading: May 3, 2021

Section 22-139 – 22-150. RESERVED

Article III. *Offenses Regarding the Use of the Lake Ray Hubbard Takeline*

Section 22-51. *Unlawful Use of Unleased Land within the Lake Ray Hubbard Takeline*

- (a) It shall be unlawful for any person to construct, store, or place any permanent or temporary improvement (e.g. *raised garden beds, gardens, landscaping, patios, decks, lighting [decorative or otherwise], boat whips, and etc.*) or object (e.g. *patio furniture, chairs, decorative landscape pots, trampolines, hammocks, and etc.*) on any portion of unleased land within the Lake Ray Hubbard Takeline that remains in place for a period of 24 consecutive hours.
- (b) It shall be unlawful for any person to alter unleased land within the Lake Ray Hubbard Takeline in anyway so as to change the grade of the property, remove vegetation, alter or remove trees, change the natural coast line of the lake, alter drainage patterns, or any other change that effects the natural environment of the property.
- (c) It is an exception to an offense under Subsection (a) and (b) for a person that holds a valid takeline lease; however, these properties shall be subject to the regulations contained within Subsection 06.15, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Section 22-52. *Enforcement within the Lake Ray Hubbard Takeline*

- (a) The City shall have the authority to administer and enforce the provisions of this article as may be permitted by the City's Interlocal Agreement with the City of Dallas and as allowed by this Municipal Code of Ordinances. Any person who violates a provision of this article, or fails to comply therewith, or with any of the requirements thereof, is subject to suit for injunctive relief as well as prosecution in Municipal Court. Any violation of this article is declared to be a nuisance.
- (b) In the event of a violation of this article, the City shall first issue a notice of violation and allow the property owner five (5) business days to remove the violation and return the property to its natural state. Thereafter, any person violating any provision of this article shall -- *upon conviction* -- be fined a sum not exceeding \$500.00. Each day that a provision of this article is violated shall constitute a separate offence. An offense under this article is a *Class C Misdemeanor*, punishable by a fine not to exceed \$500.00.
- (c) Nothing in this article shall be constructed as a waiver of the City's right to bring a civil action to enforce the provisions of this article and to seek remedies as allowed by law, including but not limited to the following: [1] injunctive relief to prevent specific conduct that violates this article or to require specific conduct that is necessary for compliance with this article; and [2] other available relief.



City of Rockwall
The New Horizon

MEMORANDUM

TO: Rockwall City Council

FROM: Joey Boyd, Assistant City Manager

DATE: April 30, 2021

SUBJECT: Concerts for Contestants

There have been contestants from Rockwall in the last several years that have competed in nationally televised singing competition shows. Rockwall has recognized these participants by holding different events on the San Jacinto Plaza and at The Harbor when the respective shows showcased the contestants in their hometowns. There are typically requests to hold concerts for these individuals to allow local fans to show their support and enjoy watching the singer perform in person. The City has participated in the coordination of these events in the past and staff would like to get direction on how to handle these requests to hold a concert for these contestants in the future.

The costs for an outdoor concert at The Harbor are provided below. Assuming the application, rental, and other fees are waived due to the City’s sponsorship, the budgetary impact for sound production, Parks & Recreation staff, and Police Officers to hold a public concert are estimated to be \$2,500.

The Harbor Concert Fees			
Category	Fee per hour	# Of Hours	Total
Harbor Amphitheater Rental Fee	\$240.00	4	\$960.00
Harbor Application Fee	\$75.00		\$75.00
Sound Production	\$1,200.00		\$1,200.00
4 Recreation Staff	\$40.00	4	\$160.00
5 Police Officers	\$285.00	4	\$1,140.00
Portable Restroom Rental- 1/2 Day	\$1,200.00		\$1,200.00
			\$4,735.00



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

March 2021

Permits

Total Permits Issued:	381
Building Permits:	62
Contractor Permits:	319
Total Commercial Permit Values:	\$3,977,624.00
Building Permits:	\$20,000.00
Contractor Permits:	\$3,957,624.00
Total Fees Collected:	\$354,952.19
Building Permits:	\$288,007.71
Contractor Permits:	\$66,944.48

Board of Adjustment

Board of Adjustment Cases: 0

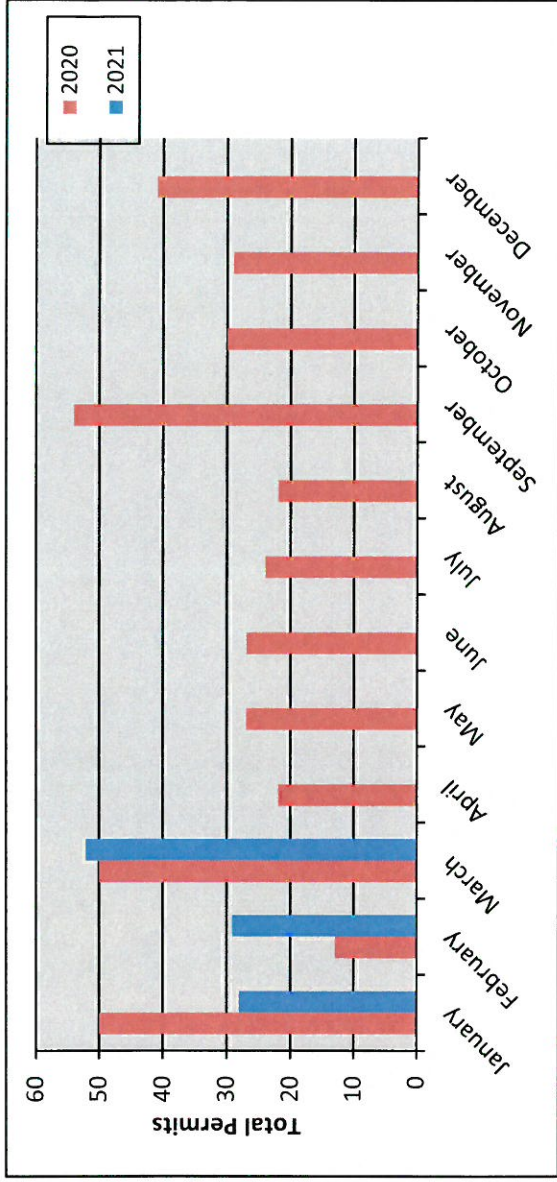
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City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 3/1/2021 to 3/31/2021

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	57	\$3,977,624.00	\$36,563.66
Accessory Building Permit	1	20,000.00	\$332.75
Certificate of Occupancy	7		\$453.00
Demolition	1	1,000.00	\$51.00
Electrical Permit	4	30,000.00	\$537.32
Fence Permit	1		\$50.00
Irrigation Permit	3	5,000.00	\$4,029.84
Mechanical Permit	4	116,627.00	\$1,757.06
Plumbing Permit	4	39,000.00	\$764.10
Remodel	17	3,703,085.00	\$26,355.80
Sign Permit	12	62,912.00	\$1,210.50
Temporary Certificate of Occupancy	3		\$1,022.29
Residential Building Permit	323		\$318,337.53
Accessory Building Permit	6		\$451.53
Addition	2		\$250.00
Concrete Permit	10		\$1,434.63
Driveway Permit	1		\$108.12
Electrical Permit	9		\$942.60
Fence Permit	67		\$3,389.00
Irrigation Permit	36		\$2,736.00
Mechanical Permit	11		\$1,346.50
New Construction	52		\$286,923.43
Patio Cover/Pergola	16		\$1,725.97
Plumbing Permit	43		\$3,737.00
Pool	22		\$3,229.00
Remodel	3		\$2,671.62
Retaining Wall Permit	6		\$301.00
Roofing Permit	21		\$1,599.00
Solar Panel Permit	4		\$1,400.89
Takeline - Boat House	1		\$50.00
Takeline - Seawall	3		\$152.00
Temporary Construction Trailer	1		\$5,431.24
Window & Door Permit	9		\$458.00
Totals:	380		\$354,901.19

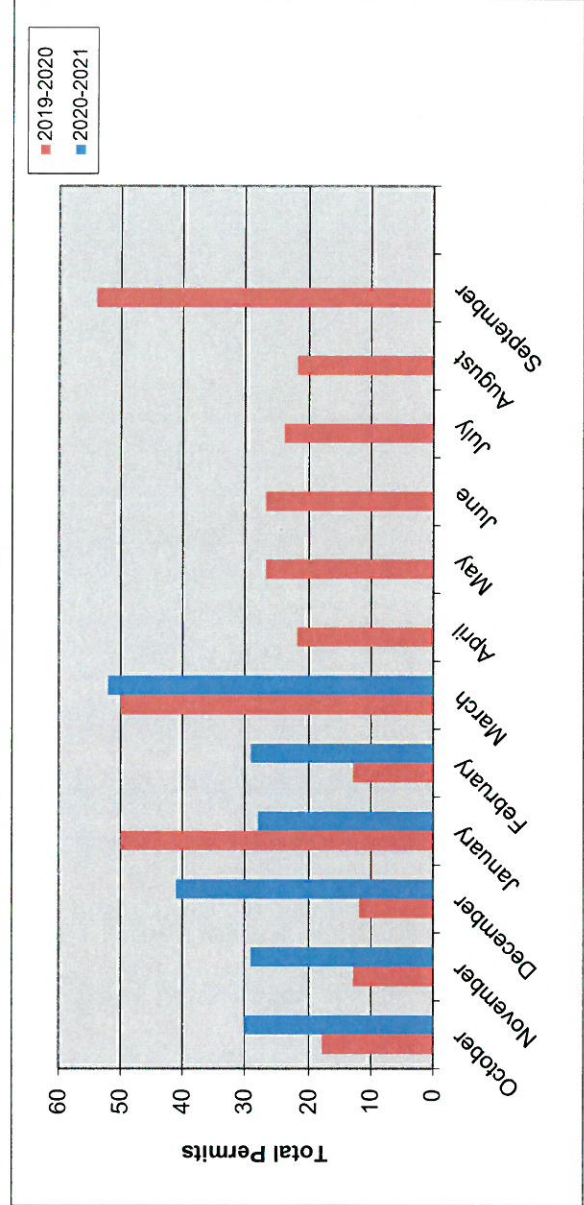
New Residential Permits Calendar Year

	Year	
	2020	2021
January	50	28
February	13	29
March	50	52
April	22	
May	27	
June	27	
July	24	
August	22	
September	54	
October	30	
November	29	
December	41	
Totals	389	109



New Residential Permits Fiscal Year

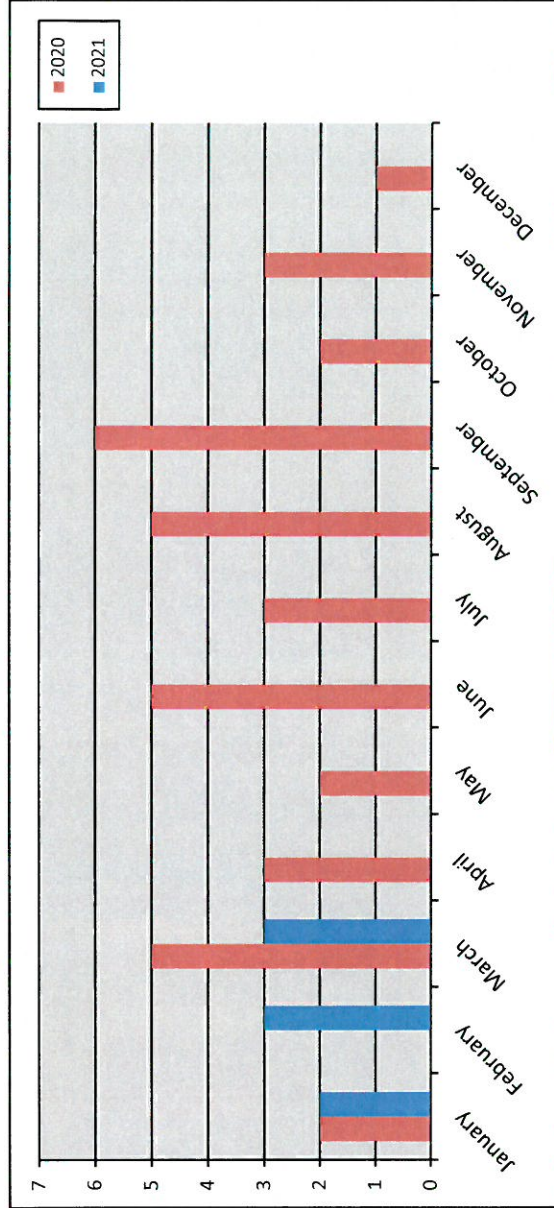
	Year	
	2019-2020	2020-2021
October	18	30
November	13	29
December	12	41
January	50	28
February	13	29
March	50	52
April	22	
May	27	
June	27	
July	24	
August	22	
September	54	
Totals	332	109



Residential Remodel Permits

Calendar Year

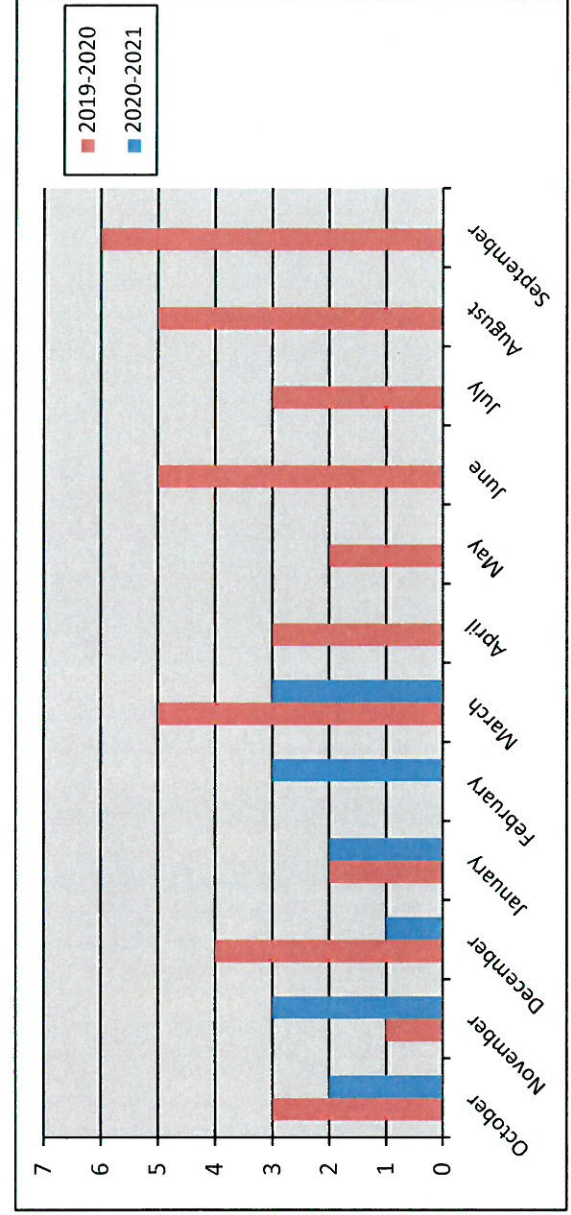
	Year	
	2020	2021
January	2	2
February	0	3
March	5	3
April	3	
May	2	
June	5	
July	3	
August	5	
September	6	
October	2	
November	3	
December	1	
Totals	37	8



Residential Remodel Permits

Fiscal Year

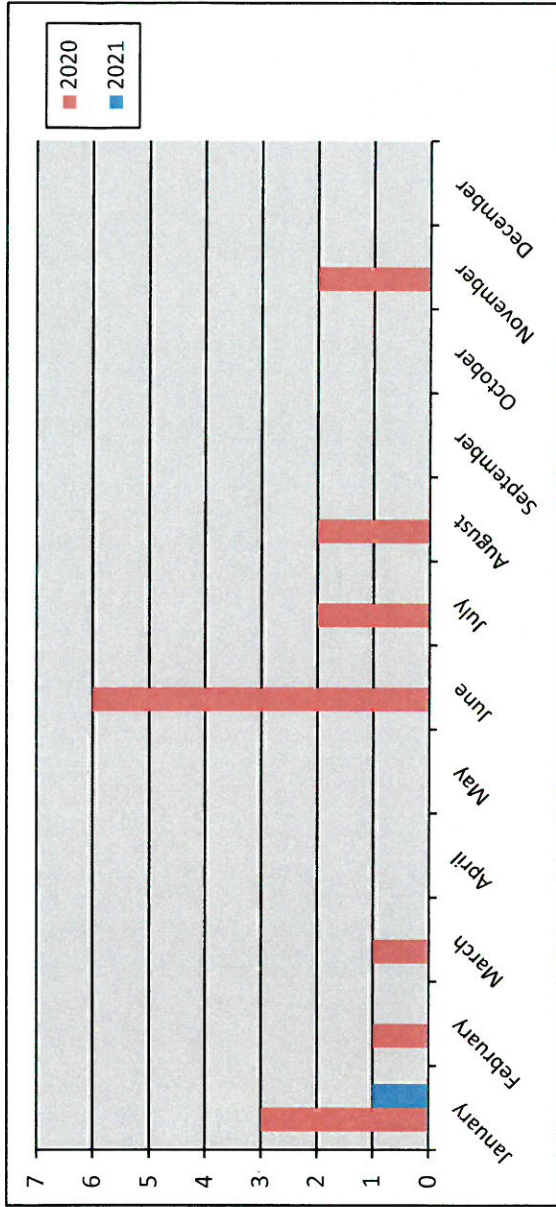
	Year	
	2019-2020	2020-2021
October	3	2
November	1	3
December	4	1
January	2	2
February	0	3
March	5	3
April	3	
May	2	
June	5	
July	3	
August	5	
September	6	
Totals	39	14



New Commercial Permits

Calendar Year

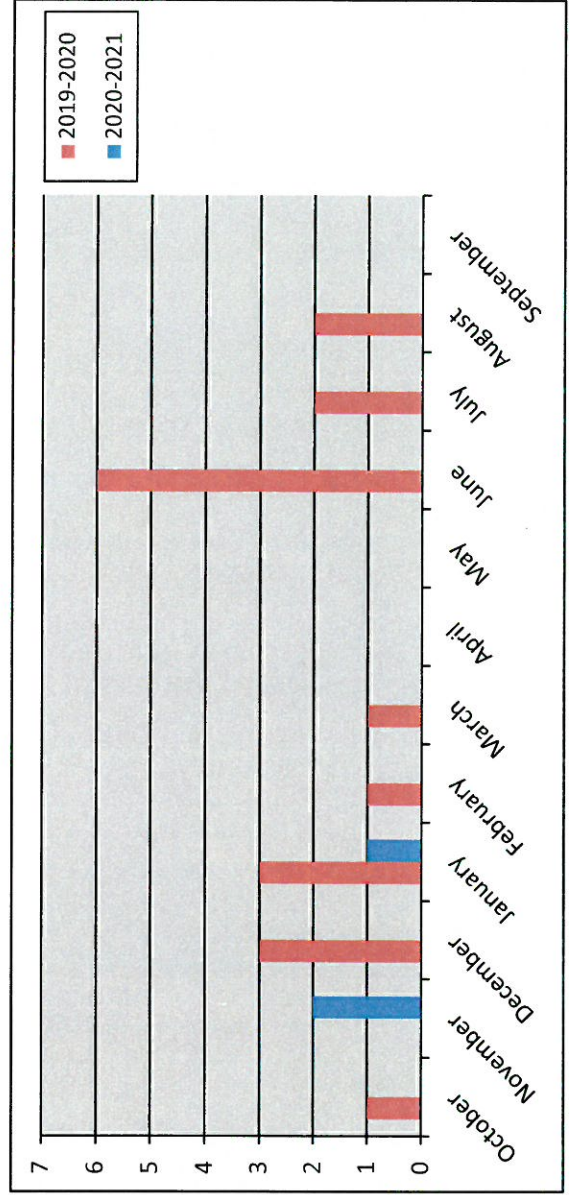
	Year	
	2020	2021
January	3	1
February	1	0
March	1	0
April	0	0
May	0	0
June	6	0
July	2	0
August	2	0
September	0	0
October	0	0
November	2	0
December	0	0
Totals	17	1



New Commercial Permits

Fiscal Year

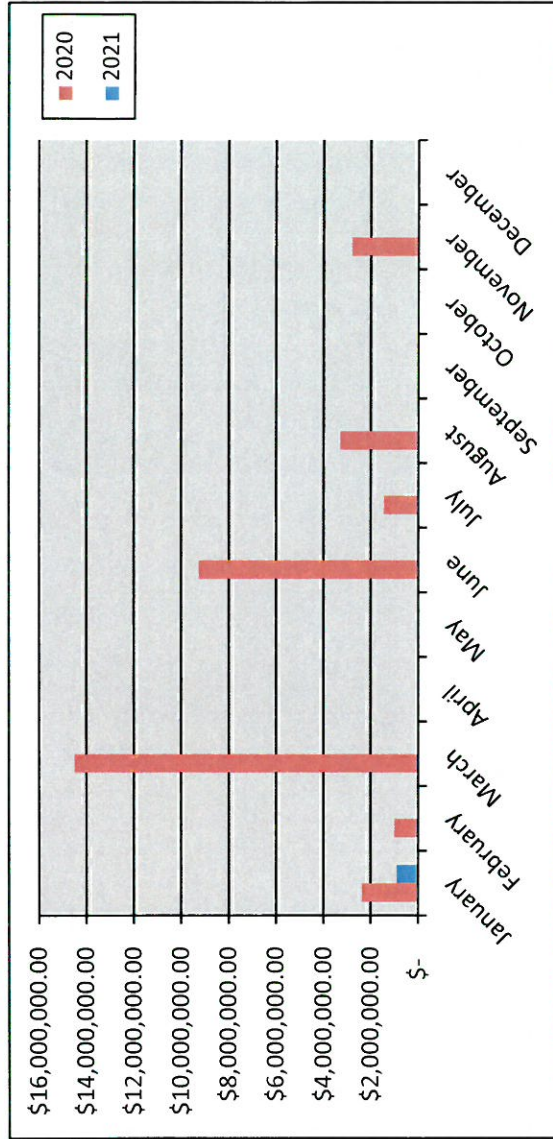
	Year	
	2019-2020	2020-2021
October	1	0
November	0	2
December	3	0
January	3	1
February	1	0
March	1	0
April	0	0
May	0	0
June	6	0
July	2	0
August	2	0
September	0	0
Totals	19	3



New Commercial Value

Calendar Year

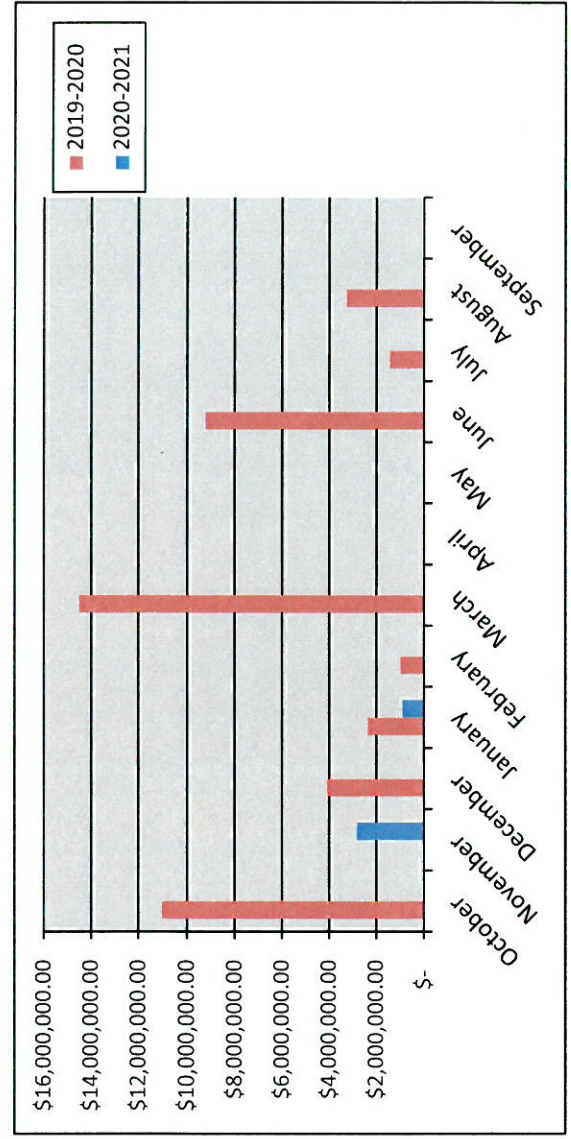
	Year	
	2020	2021
January	\$ 2,375,000.00	\$ 885,000.00
February	\$ 995,000.00	\$ -
March	\$ 14,500,000.00	\$ -
April	\$ -	\$ -
May	\$ -	\$ -
June	\$ 9,244,001.00	\$ -
July	\$ 1,445,000.00	\$ -
August	\$ 3,284,065.00	\$ -
September	\$ -	\$ -
October	\$ -	\$ -
November	\$ 2,800,000.00	\$ -
December	\$ -	\$ -
Totals	\$ 34,643,066.00	\$ 885,000.00



New Commercial Value

Fiscal Year

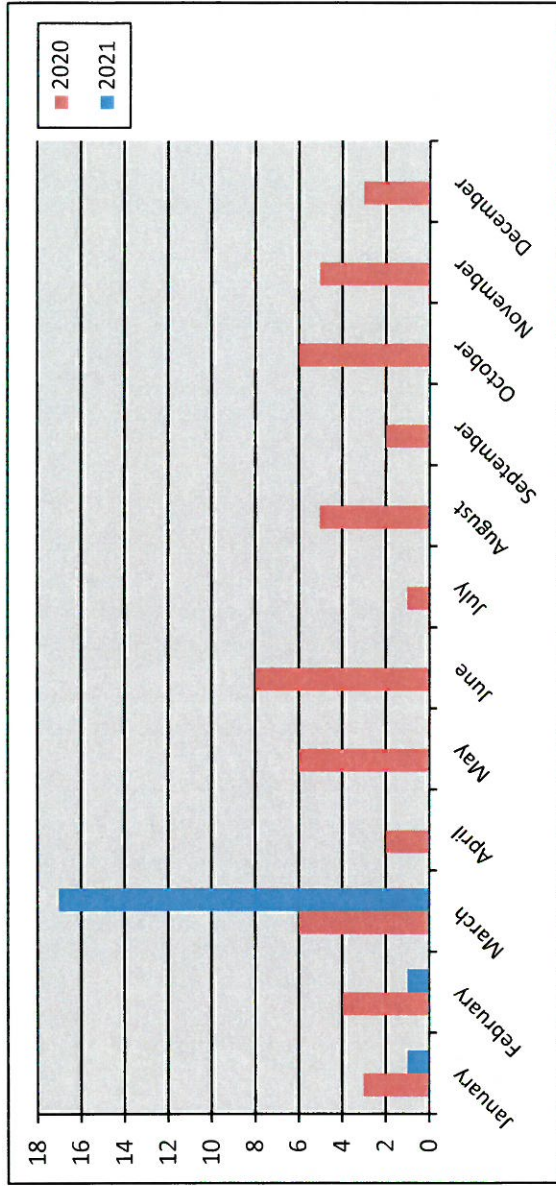
	Year	
	2019-2020	2020-2021
October	\$ 11,000,000.00	\$ -
November	\$ -	\$ 2,800,000.00
December	\$ 4,100,000.00	\$ -
January	\$ 2,375,000.00	\$ 885,000.00
February	\$ 995,000.00	\$ -
March	\$ 14,500,000.00	\$ -
April	\$ -	\$ -
May	\$ -	\$ -
June	\$ 9,244,001.00	\$ -
July	\$ 1,445,000.00	\$ -
August	\$ 3,284,065.00	\$ -
September	\$ -	\$ -
Totals	\$ 46,943,066.00	\$ 3,685,000.00



Commercial Remodel Permits

Calendar Year

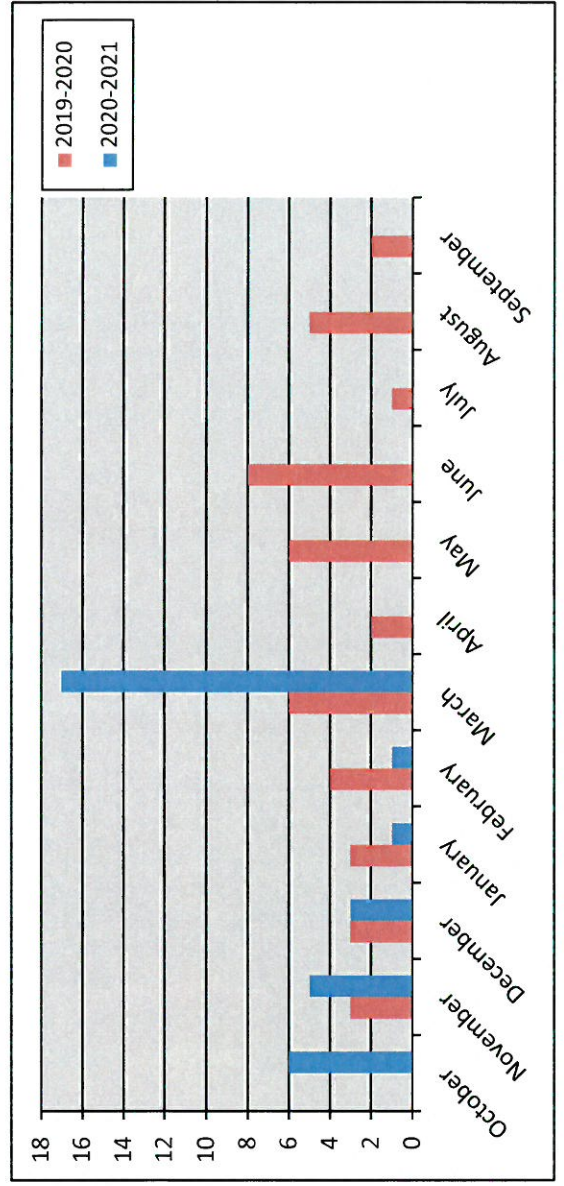
	Year	
	2020	2021
January	3	1
February	4	1
March	6	17
April	2	
May	6	
June	8	
July	1	
August	5	
September	2	
October	6	
November	5	
December	3	
Totals	51	19



Commercial Remodel Permits

Fiscal Year

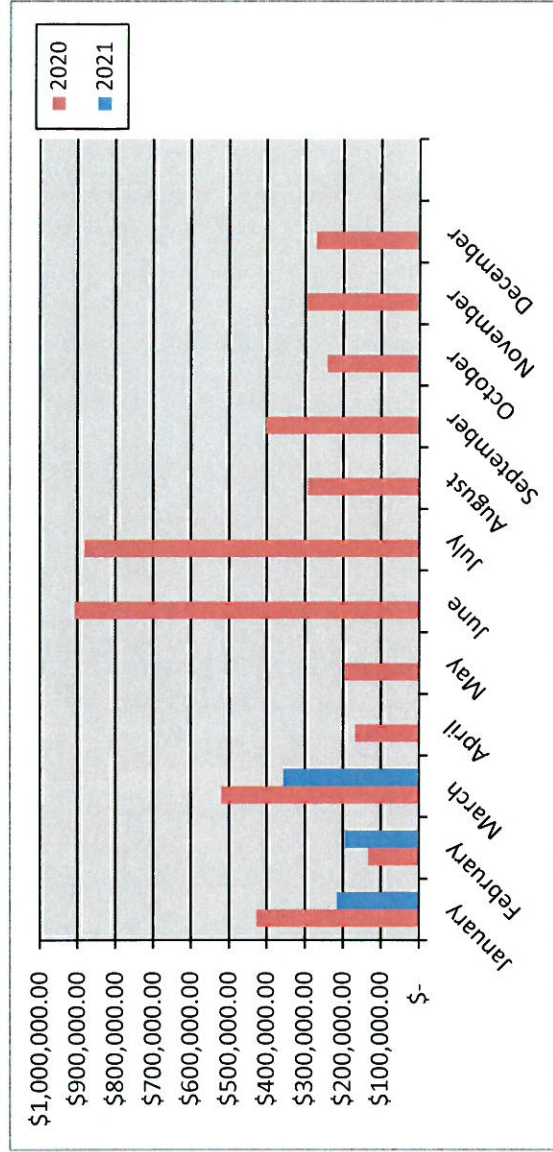
	Year	
	2019-2020	2020-2021
October	0	6
November	3	5
December	3	3
January	3	1
February	4	1
March	6	17
April	2	
May	6	
June	8	
July	1	
August	5	
September	2	
Totals	43	33



Total Fees Collected

Calendar Year

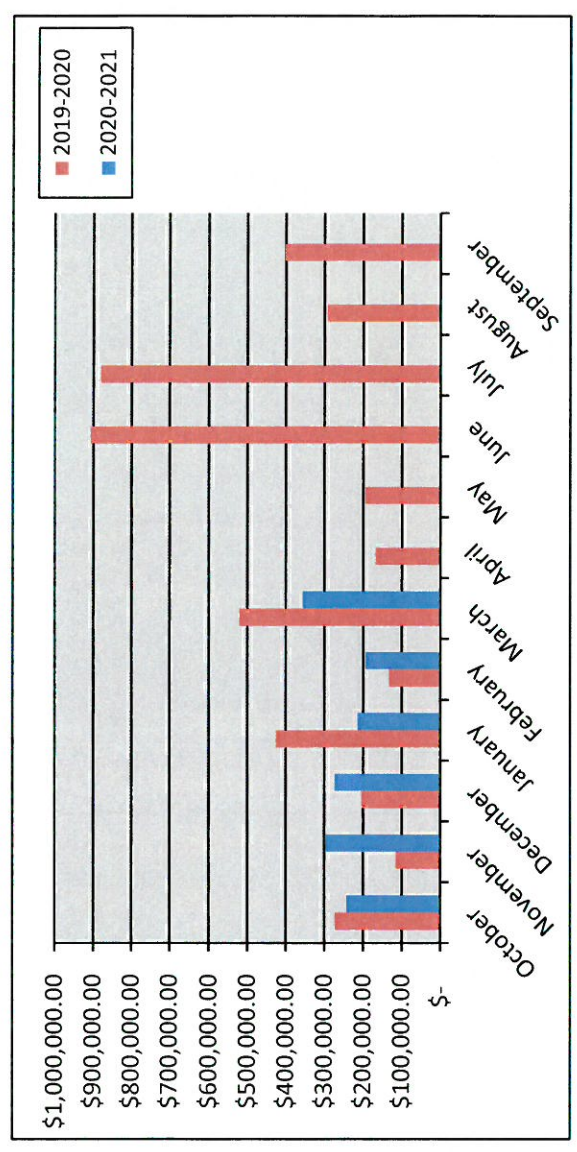
	Year	
	2020	2021
January	\$ 427,697.11	\$ 214,263.11
February	\$ 134,061.03	\$ 193,245.03
March	\$ 521,238.63	\$ 354,901.19
April	\$ 169,632.18	
May	\$ 196,119.77	
June	\$ 906,969.19	
July	\$ 880,396.43	
August	\$ 294,303.58	
September	\$ 401,730.63	
October	\$ 242,859.42	
November	\$ 296,217.55	
December	\$ 272,486.48	
Totals	\$ 4,743,712.00	\$ 762,409.33



Total Fees Collected

Fiscal Year

	Year	
	2019-2020	2020-2021
October	\$ 274,121.49	\$ 242,859.42
November	\$ 116,656.13	\$ 296,217.55
December	\$ 205,859.61	\$ 272,486.48
January	\$ 427,697.11	\$ 214,263.11
February	\$ 134,061.03	\$ 193,245.03
March	\$ 521,238.63	\$ 354,901.19
April	\$ 169,632.18	
May	\$ 196,119.77	
June	\$ 906,969.19	
July	\$ 880,396.43	
August	\$ 294,303.58	
September	\$ 401,730.63	
Totals	\$ 4,528,785.78	\$ 1,573,972.78



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PERMITS ISSUED

For the Period 3/1/2021 to 3/31/2021

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name		Total SQFT	
		Plan Number			
COM2021-1023	Commercial Building Permit				
03/11/2021	Certificate of Occupancy	2300 DISCOVERY BLVD,		\$76.50	\$0.00
03/11/2021	ISSUED	ROCKWALL, 75032		296,726.00	
Contact Type	Contact Name	Contact Address			
Business Owner	SWBC ROCKWALL LP	5949 Sherry Ln. Suite 750	Dallas	TX	75225
Property Owner	SWBC ROCKWALL LP	5949 Sherry Ln. Suite 750	Dallas	TX	75225
Contractors					
COM2021-1028	Commercial Building Permit				
03/11/2021	Certificate of Occupancy	523 Shoreview Dr,		\$76.50	\$76.50
03/23/2021	ISSUED	Rockwall, TX 75087		2,967.00	
Contact Type	Contact Name	Contact Address			
Business Owner	Kandi Kensak	770 Bosley Dr	Fate	TX	75087
Property Owner	Melinda Fey & Kandi Kunsak	770 Bosley Dr	Fate	TX	75087
Contractors					
COM2021-1085	Commercial Building Permit				
03/15/2021	Temporary Certificate of Occupancy	1196 N T L Townsend Dr.		\$306.00	\$306.00
03/30/2021	ISSUED	Rockwall, TX 75087		163,832.00	
Contact Type	Contact Name	Contact Address			
Business Owner	ALDERS AT ROCKWALL PROPERTY, LLC	8235 DOUGLAS AVE. UNIT 1320	Dallas	TX	75225
Property Owner	ALDERS AT ROCKWALL PROPERTY, LLC	8235 DOUGLAS AVE. UNIT 1320	Dallas	TX	75225
Contractors					
COM2021-1145	Commercial Building Permit				
03/17/2021	Temporary Certificate of Occupancy	1006 RIDGE RD,		\$710.29	\$410.29
03/17/2021	ISSUED	ROCKWALL, TX 75087		1,106.00	
Contact Type	Contact Name	Contact Address			
Business Owner	CORBY BELL	1006 RIDGE RD	ROCKWALL	TX	75087
Property Owner	CORBY BELL	1006 RIDGE RD	Rockwall	TX	75087
Contractors					
COM2021-1146	Commercial Building Permit				
03/17/2021	Temporary Certificate of Occupancy	231 RANCH TRL,		\$306.00	\$306.00
03/18/2021	ISSUED	ROCKWALL, TX 75032		47,570.00	

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PERMITS ISSUED

For the Period 3/1/2021 to 3/31/2021

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid
		Plan Number	Valuation		
Contact Type					
Contact Name					
Contact Address					
Business Owner	Justin Webb	231 Ranch Trl	Rockwall	TX	75032
Property Owner	Justin Webb	231 Ranch Trl	Rockwall	TX	75032
Contact	Kevin Webb	231 Ranch Trl	Rockwall	TX	75032
Contractors					
<hr/>					
COM2021-1235	Commercial Building Permit				
03/19/2021	Certificate of Occupancy	2675 MARKET CENTER		\$76.50	\$76.50
03/25/2021	ISSUED	DR, ROCKWALL, 75032		1,453.00	
Contact Type					
Contact Name					
Contact Address					
Business Owner	Angel Hu	2675 Market Center Dr.	Rockwall	TX	75032
Property Owner	Dunhill Property Management	3100 Monticello #300	Dallas	TX	75205
Contractors					
<hr/>					
COM2021-740	Commercial Building Permit				
02/24/2021	Certificate of Occupancy	3090 N Goliad St, S. 102,		\$75.00	\$75.00
03/04/2021	ISSUED	Rockwall, TX 75087		1,550.00	
Contact Type					
Contact Name					
Contact Address					
Business Owner	Tracy Sickles	The UPS Store	Rockwall	TX	75087
Property Owner	Metroplex Acquisition Fund LP	12720 Hillcrest Rd	Dallas	TX	75230
Contractors					
<hr/>					
COM2021-745	Commercial Building Permit				
02/24/2021	Certificate of Occupancy	1023 E INTERSTATE 30,		\$75.00	\$75.00
03/19/2021	ISSUED	ROCKWALL, 75087		8,011.00	
Contact Type					
Contact Name					
Contact Address					
Business Owner	Tina Kirkpatrick	1023 East I-30	Rockwall	TX	75032
Property Owner	Terrie Hatfield	1023 East I-30	Rockwall	TX	75032
Contractors					
<hr/>					
COM2021-867	Commercial Building Permit				
03/03/2021	Certificate of Occupancy	104 W KAUFMAN ST,		\$75.00	\$75.00
03/23/2021	ISSUED	ROCKWALL, 75087		2,000.00	
Contact Type					
Contact Name					
Contact Address					
Business Owner	M.R. Butcher	P.O. Box 147	Quinlan	TX	75474
Property Owner	M.R. Butcher	P.O. Box 147	Quinlan	TX	75474
Contractors					

PERMITS ISSUED

For the Period 3/1/2021 to 3/31/2021

Permit Number	Permit Type	Site Address	Valuation	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		Total SQFT	
Issue Date	Status of Permit	Subdivision Name			
		Plan Number			
COM2021-951	Commercial Building Permit				
03/08/2021	Certificate of Occupancy	876 W RUSK ST,		\$75.00	\$75.00
03/16/2021	ISSUED	ROCKWALL, 75087		1,200.00	

Contact Type	Contact Name	Contact Address			
Business Owner	Niju Shrestha	876 W. Rusk St	Rockwall	TX	75087
Property Owner	SMYRNA LAND COMPANY LP	3309 FAIRMONT DR	Nashville	TN	37203

Contractors

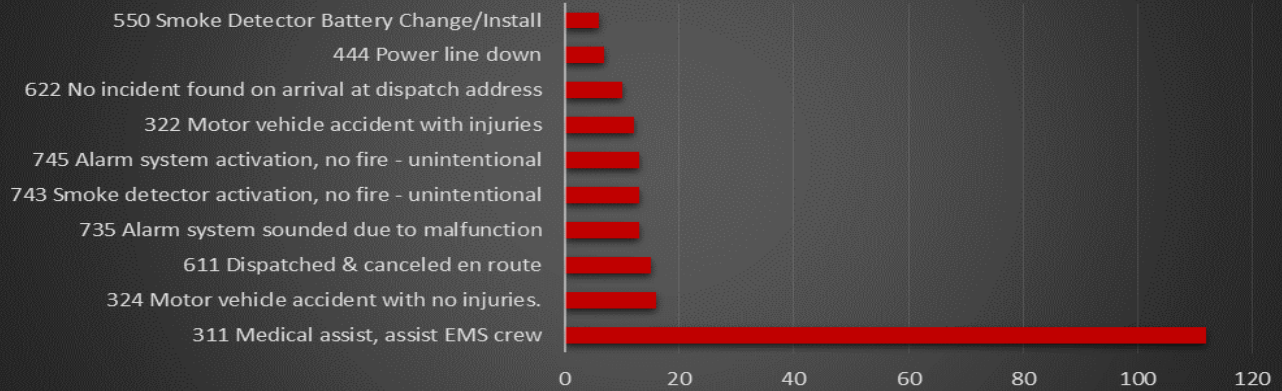
10

Total Valuation:
Total Fees: \$1,851.79
Total Fees Paid: \$1,475.29



March 2021 Monthly Report

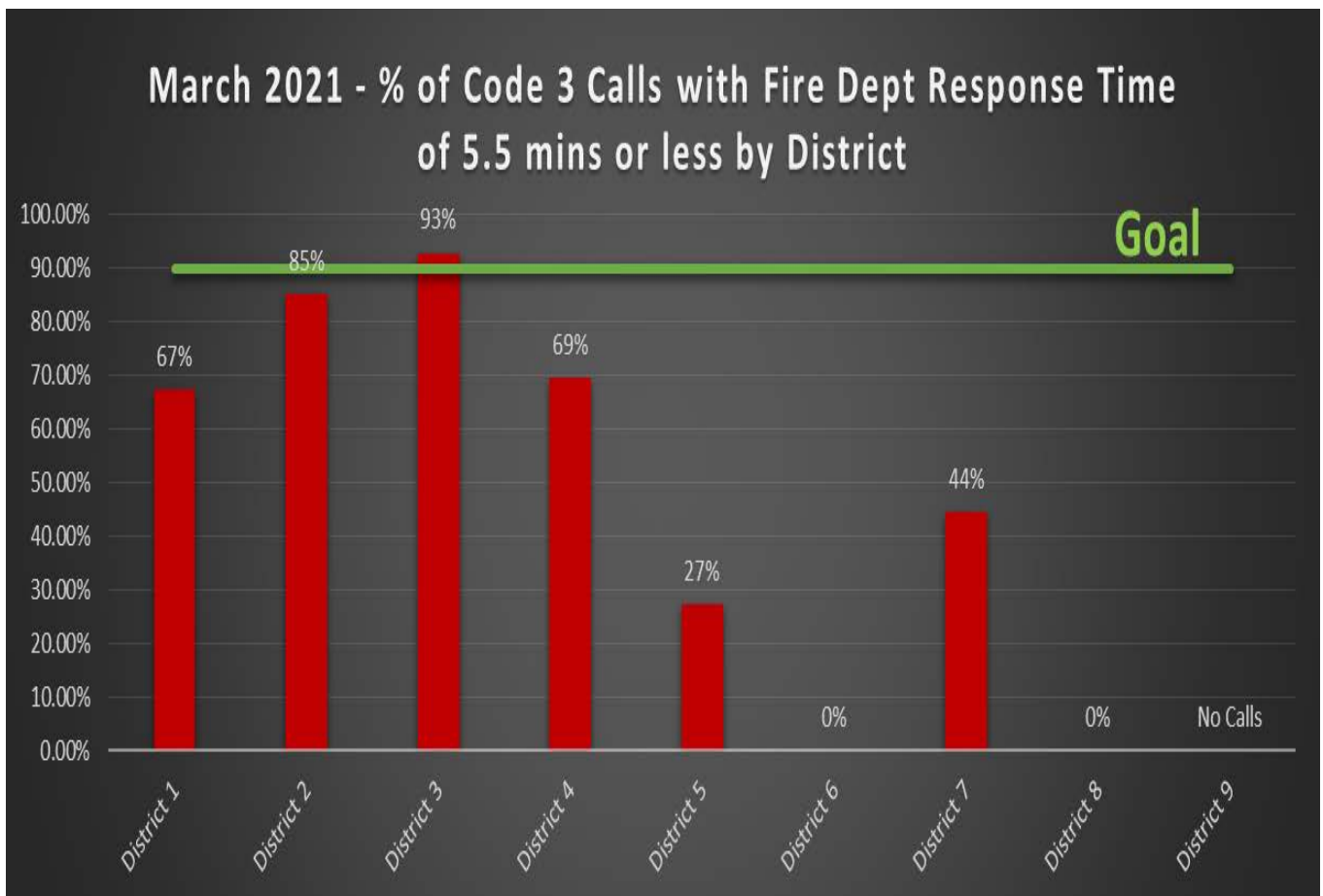
Top 10 Call Types



Incident Types	Incident Count
311 Medical assist, assist EMS crew	112
324 Motor vehicle accident with no injuries.	16
611 Dispatched & canceled en route	15
745 Alarm system activation, no fire - unintentional	13
743 Smoke detector activation, no fire - unintentional	13
735 Alarm system sounded due to malfunction	13
322 Motor vehicle accident with injuries	12
622 No incident found on arrival at dispatch address	10
444 Power line down	7
550 Smoke Detector Battery Change/Install	6
111 Building fire	5
400 Hazardous condition, other	5
412 Gas leak (natural gas or LPG)	5
651 Smoke scare, odor of smoke	4
511 Lock-out	3
740 Unintentional transmission of alarm, other	2
142 Brush or brush-and-grass mixture fire	2
600 Good intent call, other	2
440 Electrical wiring/equipment problem, other	2
732 Extinguishing system malfunction (activation)	2
510 Person in distress, other	2
300 Rescue, EMS incident, other	2
131 Passenger vehicle fire (cars, pickups, SUV's)	2
734 Heat detector activation due to malfunction	1
700 False alarm or false call, other	1
411 Gasoline or other flammable liquid spill	1
541 Animal problem	1
730 System malfunction, other	1
550 Public service assistance, other	1
814 Lightning strike (no fire)	1
445 Arcing, shorted electrical equipment	1
540 Animal problem, other	1
561 Unauthorized burning	1
710 Malicious, mischievous false call, other	1
462 Aircraft standby	1
251 Excessive heat, scorch burns with no ignition	1
151 Outside rubbish, trash or waste fire	1
150 OTHER Outside rubbish fire	1
154 Dumpster or other outside trash receptacle fire	1
741 Sprinkler activation, no fire - unintentional	1
631 Authorized controlled burning	1
744 Detector activation, no fire - unintentional	1
143 Grass fire	1
671 HazMat release investigation w/no HazMat	1
100 Fire, other	1
522 Water or steam leak	1
Grand Total	278

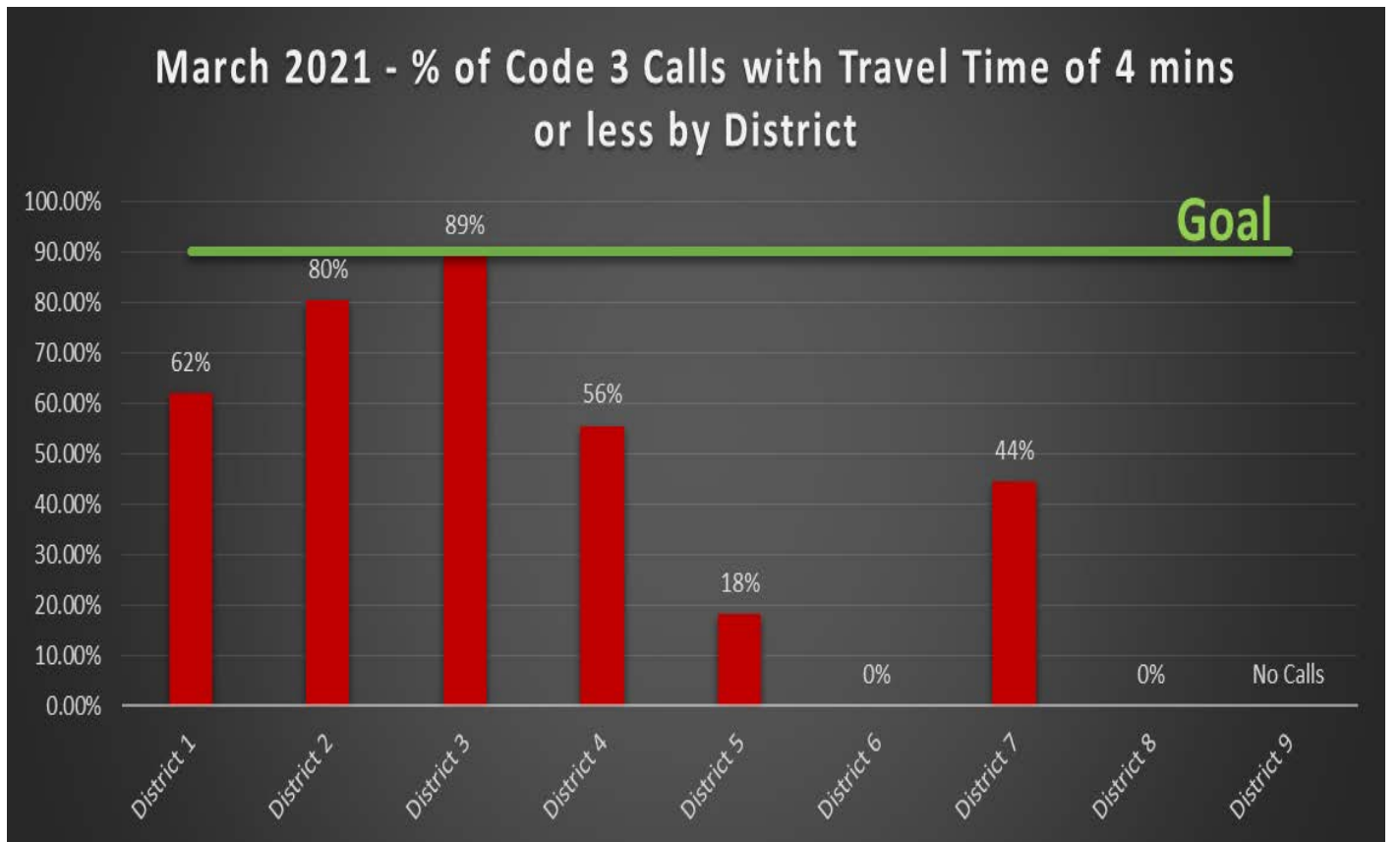
March 2021 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	58	28%	39	0:04:47	67%	90%
District 2	61	30%	52	0:04:09	85%	90%
District 3	28	14%	26	0:03:40	93%	90%
District 4	36	18%	25	0:05:09	69%	90%
District 5	11	5%	3	0:08:24	27%	90%
District 6	1	0%	0	0:06:49	0%	90%
District 7	9	4%	4	0:05:05	44%	90%
District 8	1	0%	0	0:07:44	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	205	100%	149	0:04:44	73%	90%



March 2021 Travel Time by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	58	28%	36	0:03:33	62%	90%
District 2	61	30%	49	0:02:57	80%	90%
District 3	28	14%	25	0:02:36	89%	90%
District 4	36	18%	20	0:04:03	56%	90%
District 5	11	5%	2	0:07:08	18%	90%
District 6	1	0%	0	0:05:55	0%	90%
District 7	9	4%	4	0:03:43	44%	90%
District 8	1	0%	0	0:06:02	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	205	100%	136	0:03:33	66%	90%





Total Dollar Losses

March 2021



City of Rockwall
The New Horizon

Rockwall Fire Department

Print Date/Time: 04/20/2021 09:29
Login ID: rck\ihatcher
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$80,000.00	\$76,000.00	\$600.00	\$157,000.00	\$10,600.00
Total Content Loss:	\$40,400.00	\$25,200.00	\$1,500.00	\$69,600.00	\$21,500.00
Total Property Pre-Incident Value:	\$167,869.00	\$864,590.00	\$27,560.00	\$25,363,389.00	\$9,027,560.00
Total Contents Pre-Incident Value	\$67,147.60	\$375,000.00	\$12,500.00	\$10,442,147.60	\$1,012,500.00
Total Losses:	\$120,400.00	\$101,200.00	\$2,100.00	\$226,600.00	\$120,400.00
Total Value:	\$235,016.60	\$1,239,590.00	\$40,060.00	\$35,805,536.60	\$10,040,060.00



Fire Marshal Division

March 2021 Report



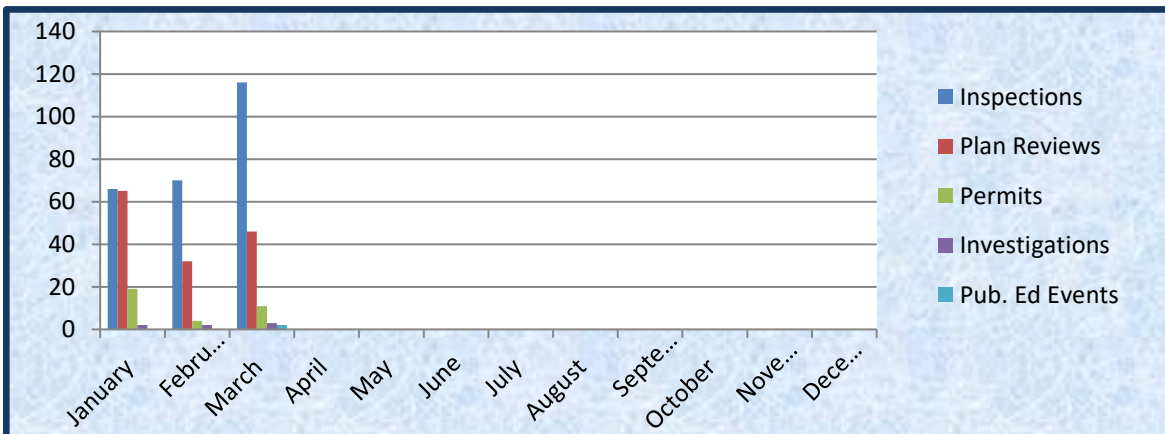
Inspections Conducted	
Total for the Month	116

Plan Reviews Completed	
Total for the Month	46

Permits Issued	
Total for the Month	11

Fire Investigations	
Active Investigations	0
Closed Investigations	3
Total for the Month	3

Public Education Events	
Total for the Month	2



MARCH 2021 MONTHLY REPORT



ROCKWALL PARKS
& RECREATION

PARTICIPATION



SPRING BREAK ROCK CAMP: 42 PARTICIPANTS



LITTLE ATHLETES SESSION 1: 50 PARTICIPANTS



SPRING EGGSTRAVAGANZA: 1500 EVENT
ATTENDEES

MONTHLY OVERVIEW

MAR '21

Part Time Labor Hours	400
Program Offerings	9
Program Participants	2192
Resident Participants	1440
Non-Resident Participants	752
Programs that Made	9
Cancelled Programs	0
% of Programs Cancelled	0%

FEE BASED RESIDENT VS NON-RESIDENT

9 programs



RENTALS



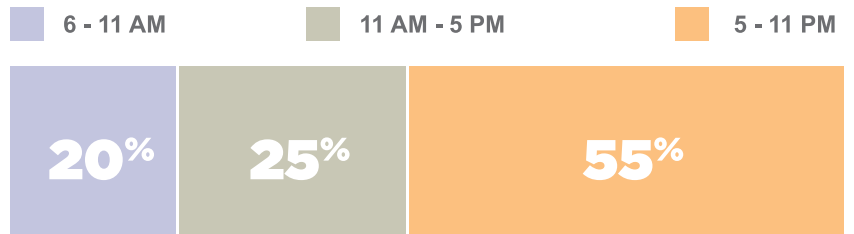
HMCC

MAR '21

<i>Time Blocks Rented</i>	40
<i>Monthly Revenue</i>	\$1000

HMCC RENTAL ACTIVITY BY TIME BLOCK

40 Rentals



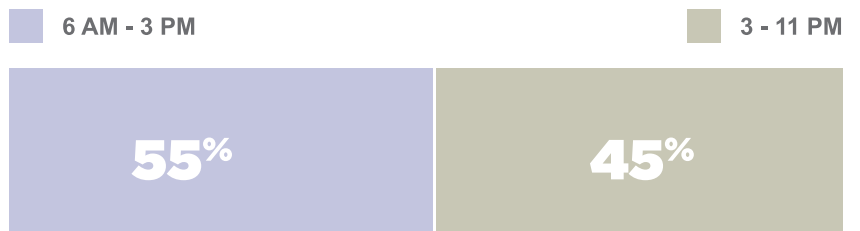
PAVILIONS

MAR '21

<i>Time Blocks Rented</i>	31
<i>Monthly Revenue</i>	\$1240

PAVILION RENTAL ACTIVITY BY TIME BLOCK

31 Rentals



PARKS



WINTER STORM ASSESSMENT:

After a thorough inspection of plant material in the Park System including leaf / bark tissue sampling, we are showing recovery on most plants with the exception of the Rosemary (*Rosemarinus officinalis*) and Indian Hawthorn (*Rhaphiolepis indica*). Unfortunately, these two plants make up a good portion of the landscapes on 205 medians, Downtown Plaza and The Harbor.

Over the next few months we will be removing these plants species from the landscapes, raking/leveling and mulching beds for the summer for aesthetics. The best time to re-plant these landscape beds will be October/November 2021. After removals are complete, we will perform a re-design of various beds with a variety of plant species for an improved look and to prevent a major loss of plant material in the future due to a weather, disease or insect event due to a mono-culture. Parks will perform cost estimates and request tree mitigation funds to be transferred in the 2021-2022 budget process for this project.



FACILITY RENOVATIONS AND UPGRADES:

Myers Pier Renovations and Myers Splash Ground Renovations



MARKETING

FACEBOOK PAGE LIKES



FEB

GAIN OR LOSS
+164

MAR

+149

TOTAL LIKES THRU 3/31/2021



15,368

ONLINE REGISTRATION ACCOUNTS THROUGH ACTIVE

FEB

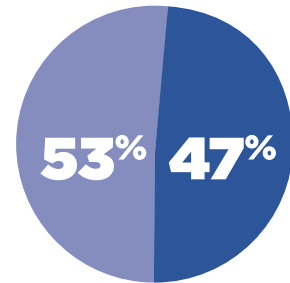
ACCOUNTS
9894

GAIN OR LOSS
+69

MAR

10004

+98



RESIDENT VS NON-RESIDENT ACCOUNTS

PLAYROCKWALL.COM PERFORMANCE METRICS

PLAYROCKWALL.COM

PAGEVIEWS

Pageviews represent the total individual pages viewed by visitors to playrockwall.com within the month of March 2021.

75,565

SESSIONS

Sessions represent an individual collection of a user's visit while viewing pages on playrockwall.com

15,215

USERS

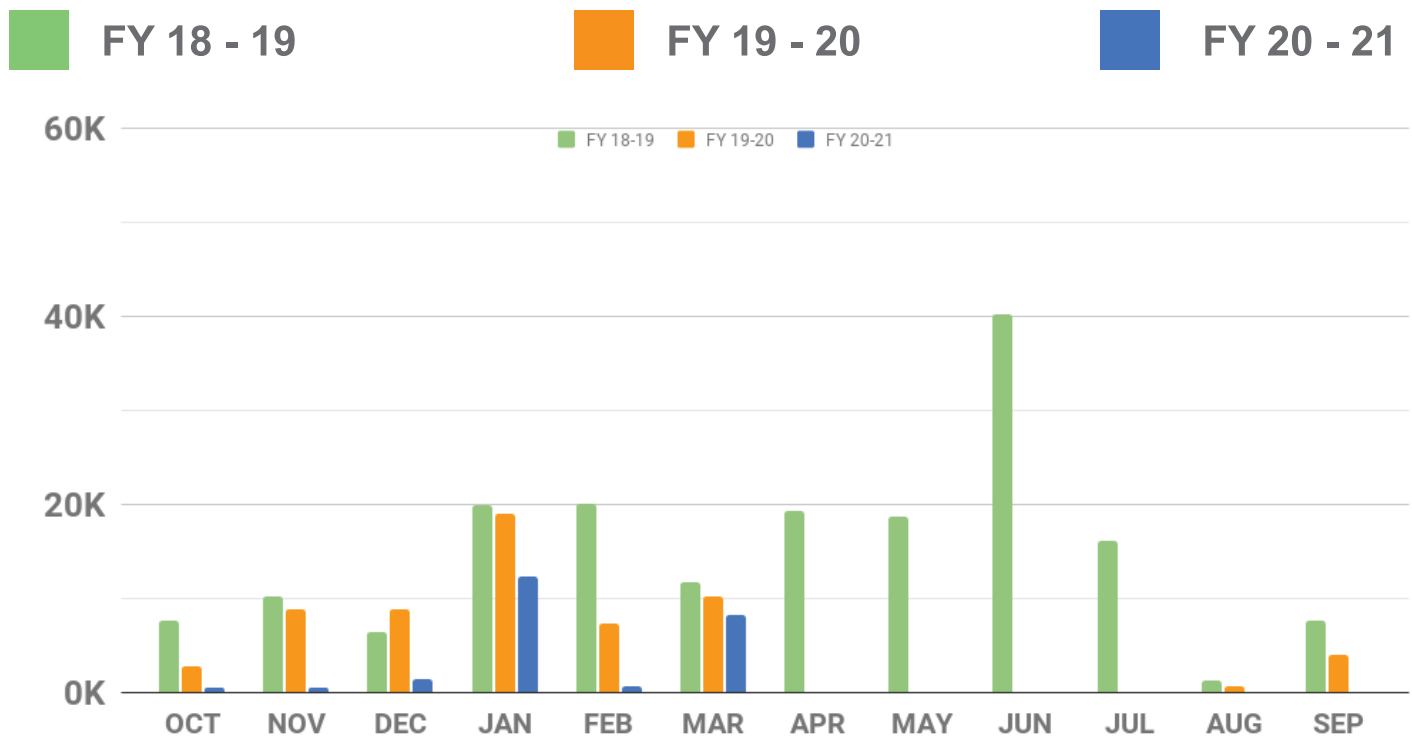
Visitors to playrockwall.com

11,103

REVENUE

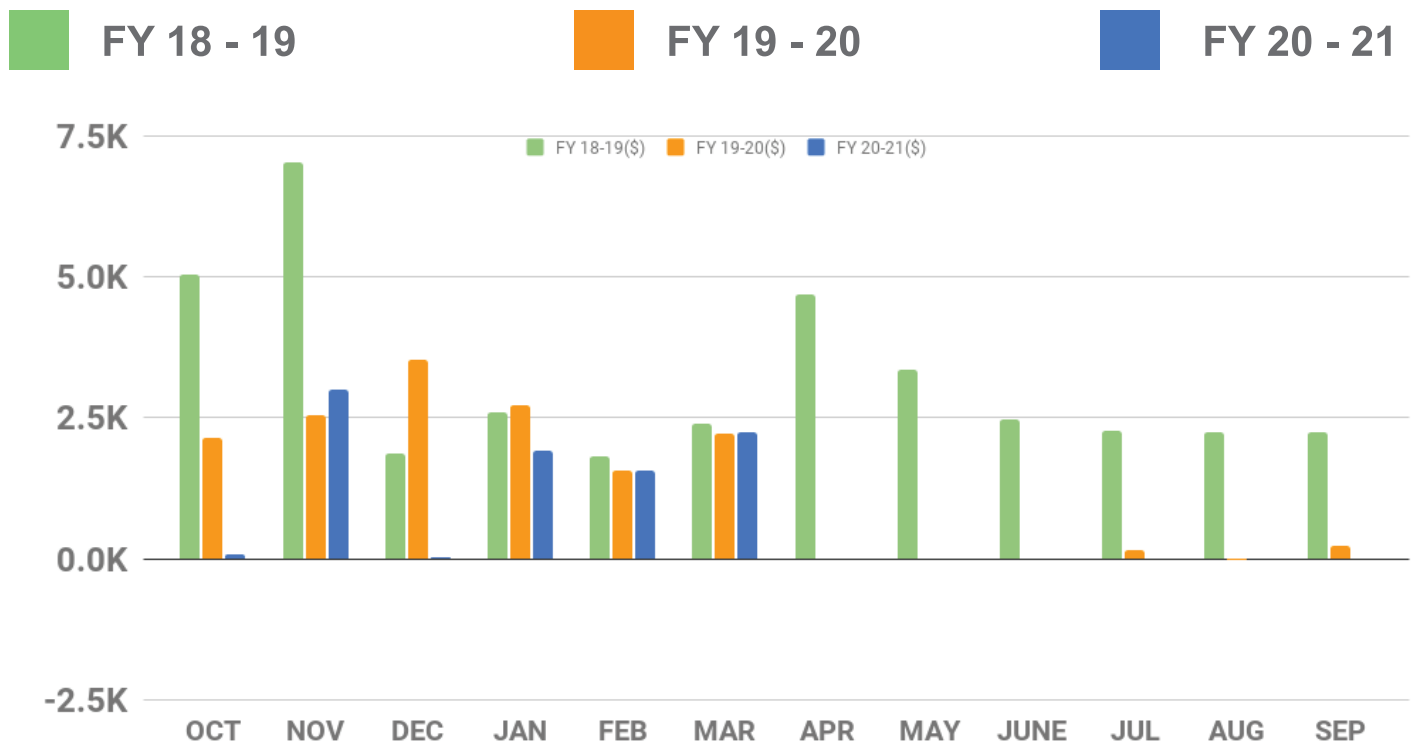
FEE BASED PROGRAM REVENUE BY MONTH

3 fiscal years



FACILITY REVENUE BY MONTH

3 fiscal years



Rockwall Police Department

Monthly Activity Report

March-2021

ACTIVITY	CURRENT MONTH MARCH	PREVIOUS MONTH FEBRUARY	YTD 2021	YTD 2020	YTD % CHANGE
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PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	2	0	7	0	700.00%
Robbery	0	1	1	5	-80.00%
Aggravated Assault	2	4	9	5	80.00%
Burglary	4	7	14	21	-33.33%
Larceny	39	40	139	156	-10.90%
Motor Vehicle Theft	6	3	16	23	-30.43%
TOTAL PART I	53	55	186	210	-11.43%
TOTAL PART II	114	109	356	376	-5.32%
TOTAL OFFENSES	167	164	542	586	-7.51%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	7	14	35	32	9.38%
D.W.I.	25	15	60	45	33.33%

ARRESTS

FELONY	27	29	71	93	-23.66%
MISDEMEANOR	45	36	139	152	-8.55%
WARRANT ARREST	9	5	20	40	-50.00%
JUVENILE	2	2	7	25	-72.00%
TOTAL ARRESTS	83	72	237	310	-23.55%

DISPATCH

CALLS FOR SERVICE	2030	1817	5652	4131	36.82%
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ACCIDENTS

INJURY	2	2	12	19	-36.84%
NON-INJURY	76	62	186	162	14.81%
FATALITY	0	0	0	0	0.00%
TOTAL	78	64	198	181	9.39%

FALSE ALARMS

RESIDENT ALARMS	52	36	119	147	-19.05%
BUSINESS ALARMS	142	150	426	331	28.70%
TOTAL FALSE ALARMS	194	186	545	478	14.02%
Estimated Lost Hours	128.04	122.76	359.7	315.48	14.02%
Estimated Cost	\$3,045.80	\$2,920.20	\$8,556.50	\$7,504.60	14.02%

ROCKWALL NARCOTICS UNIT

Number of Cases	1
Arrests	4
Arrest Warrants	
Search Warrants	2
Seized	
Cocaine	8kg
Heroin	2006g
Methamphetamine	18kg

Rockwall Police Department

Dispatch and Response Times

March 2021

Police Department

	Average Response Time	
Priority 1		Number of Calls 110
Call to Dispatch	0:00:43	
Call to Arrival	0:05:43	
% over 7 minutes	25%	
	Average Response Time	
Priority 2		Number of Calls 757
Call to Dispatch	0:02:25	
Call to Arrival	0:09:39	
% over 7 minutes	19%	
	Average Response Time	
Priority 3		Number of Calls 58
Call to Dispatch	0:05:50	
Call to Arrival	0:12:24	
% over 7 minutes	47%	

Average dispatch response time goals are as follows:

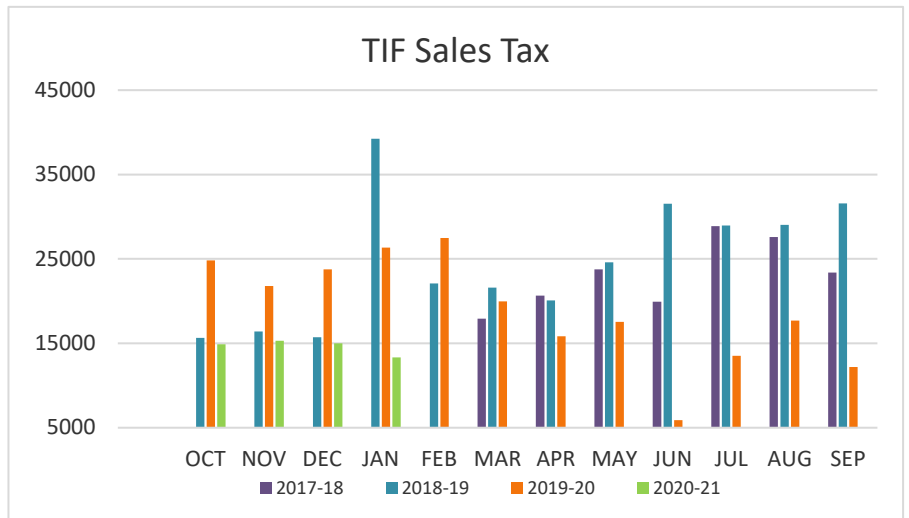
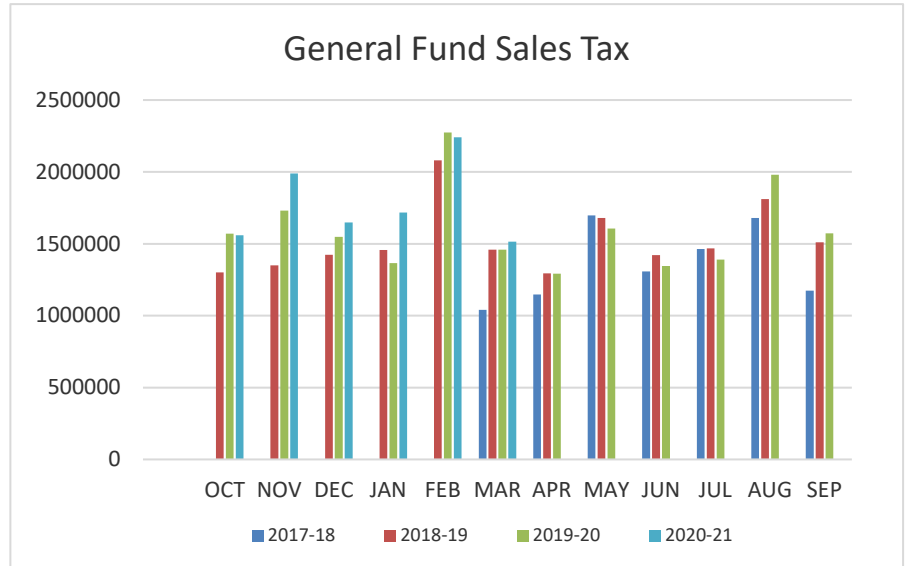
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u> <u>Sales Tax</u>	<u>TIF</u> <u>Sales Tax</u>
Apr-18	1,146,873	20,655
May-18	1,697,970	23,752
Jun-18	1,308,372	19,941
Jul-18	1,463,243	28,867
Aug-18	1,679,728	27,594
Sep-18	1,174,074	23,370
Oct-18	1,301,342	15,641
Nov-18	1,349,253	16,403
Dec-18	1,423,386	15,708
Jan-19	1,457,584	39,247
Feb-19	2,080,043	22,109
Mar-19	1,459,018	21,606
Apr-19	1,293,524	20,077
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,649,274	14,994
Jan-21	1,718,364	13,341
Feb-21	2,239,713	pending
Mar-21	1,513,768	pending



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

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Jan-19	222,027,420	7,162,175	13,160,330
Feb-19	166,796,311	5,957,011	7,181,853
Mar-19	216,172,991	6,973,323	8,899,546
Apr-19	230,304,224	7,676,809	9,546,692
May-19	246,447,588	7,949,923	10,806,480
Jun-19	273,477,588	9,115,919	12,818,660
Jul-19	479,403,830	15,464,640	19,686,560
Aug-19	557,577,730	17,986,380	20,877,020
Sep-19	480,076,300	16,002,544	19,898,562
Oct-19	377,192,895	12,167,513	17,708,812
Nov-19	237,328,307	7,910,944	9,218,867
Dec-19	229,083,044	7,389,776	8,396,266
Jan-20	215,978,847	6,967,060	8,691,306
Feb-20	196,611,134	6,779,695	7,579,604
Mar-20	197,281,791	6,363,929	8,569,168
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996

Source: SCADA Monthly Reports generated at the Water Pump Stations

