

## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, April 18, 2022 - 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 possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding possible abandonment of right-of-way in the vicinity of Downtown pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding a 212 Development Agreement on land in the vicinity of Jeff Boyd Road and E. Cullins Road pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney)
5. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project pursuant to Section 551.071 (Consultation with Attorney)
6. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
7. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - [Name of Councilmember]**

**VI. Proclamations / Awards / Recognitions**

1. National Day of Prayer

**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 [kteague@rockwall.com](mailto:kteague@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 4, 2022 regular City Council meeting, and take any action necessary.
2. Consider approval for the construction of the Fannin Street Light Replacement Project in the amount of \$76,750 performed by Riggins Moreland Engineering, Inc. to be funded from the Special Revenue Fund, and take any action necessary
3. Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* in association with an approved site plan for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (*N. SH-205 OV*) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.
4. Discuss and consider a bid award to Riverstone Fence for new fencing at Lakeview and Dalton Lift Station sites, and authorize the City Manager to execute the contract in an amount not to exceed \$72,400 to be funded out of the Water Sewer fund, and take any action necessary.
5. Discuss and consider a bid award for asphalt pavement micro-surfacing services and authorize the City Manager to execute a contract with Intermountain Slurry Seal Inc. in an amount not to exceed \$185,000 to be funded out of the General Fund, Streets and Drainage construction budget, and take any action necessary.
6. Discuss and consider a bid award for concrete pavement repair services and authorize the City Manager to execute a contract with Medrano Enterprises in an amount not to exceed \$900,000 to be funded out of the General Fund, Streets and Drainage construction budget, and take any action necessary.
7. Consider approval of an emergency repair of the sanitary sewer line along Williams Street (State Highway 66) in the amount of \$127,002.30 performed by No-Digtec, LLC to be funded out of the Water and Sewer Fund, Wastewater Operations Budget, and take any action necessary.
8. **Z2022-010** - Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary **(2nd Reading)**.

**X. Appointment Items**

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.
2. Appointment with Rockwall resident, Ellis Bentley to hear concerns related to the city's Utility (water/sewer) Billing (i.e. billing/payment systems, metering), and take any action necessary.

**XI. Public Hearing Items**

*If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.*

1. **Z2022-013** - Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of an **ordinance** for a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary **(1st Reading)**.

2. **Z2022-014** - Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary **(1st Reading)**.
3. **Z2022-015** - Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary **(1st Reading)**.

**XII. 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. Discuss and consider an extension of sewer services in Lake Rockwall Estates and authorize the City Manager to execute a contract with Birkhoff, Hendricks, & Carter in the amount of \$744,920.00 to be funded from state and local fiscal recovery funds, and take any action necessary.
2. Discuss and consider granting permission for an alcohol waiver associated with the city's May 21, 2022 Founders Day Festival at Harry Myers Park in accordance with Chapter 30, Sec. 30-2, "Regulated Activities in Parks" of the Code of Ordinances, and take any action necessary.
3. Discuss and consider adoption of an official city seal for the City of Rockwall, and take any action necessary.

**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 possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding possible abandonment of right-of-way in the vicinity of Downtown pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
3. Discussion regarding a 212 Development Agreement on land in the vicinity of Jeff Boyd Road and E. Cullins Road pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney)
5. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project pursuant to Section 551.071 (Consultation with Attorney)
6. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
7. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development).

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

**XV. Adjournment**

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

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

I, Kristy Teague, 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 14th day of April, 2022 at 4:00 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Kristy Teague, City Secretary  
or Margaret Delaney, Asst. to the City Sect.

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Date Removed

# 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 is a call to praise in prayer and is based upon Colossians 2:6-7 which states, "Exalt the Lord, Who has established us;" and

*Whereas*, on Thursday, May 5<sup>th</sup> from 8:00 - 9:30 a.m., mayors from cities throughout Rockwall County will host the annual Mayors' Prayer Breakfast at The Center near Downtown Rockwall.

*Now, Therefore*, I, Kevin Fowler, Mayor of the City of Rockwall, do hereby proclaim **May 5, 2022**, as:

## **NATIONAL DAY OF PRAYER**

in the City of Rockwall, and invite all citizens to join me on May 5<sup>th</sup> and every day to pray for our nation, our state and our city.

*In Witness Whereof*, I hereunto set my hand and official seal this 18<sup>th</sup> day of April, 2022.



Kevin Fowler, Mayor

**ROCKWALL CITY COUNCIL REGULAR MEETING**

**Monday, April 04, 2022 - 5:00 PM**

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

**I. CALL PUBLIC MEETING TO ORDER**

**Mayor Fowler called the public meeting to order at 5:01 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt and Councilmembers Clarence Jorif, Dana Macalik, Trace Johannesen, Bennie Daniels and Anna Campbell. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor Fowler read the below listed discussion items into the record before recessing the public meeting to go into Ex. Session at 5:02 p.m.**

**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 legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney)**
- 2. Discussion regarding possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)**
- 3. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project pursuant to Section 551.071 (Consultation with Attorney)**

**III. ADJOURN EXECUTIVE SESSION**

**Council adjourned from Ex. Session at 5:38 p.m.**

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

**Mayor Fowler reconvened the public meeting at 6:00 p.m. with all seven city councilmembers being present.**

**V. INVOCATION AND PLEDGE OF ALLEGIANCE - MAYOR PRO TEM HOHENSHELT**

**Mayor Pro Tem Hohenshelt delivered the invocation and led the Pledge of Allegiance.**

**VI. PROCLAMATIONS / AWARDS / RECOGNITIONS**

- 1. Child Abuse Awareness & Prevention Month**

**Representatives from the local Child Advocacy Center, Lonestar CASA, the county District Attorney's Office (County DA, Kenda Culpepper), and local law enforcement were present for this proclamation. Each said brief words about the topic of child abuse and about their respective agency. Mayor Fowler then read and presented this proclamation.**

## 2. Public Safety Telecommunicators Week

**Mayor Fowler and Police Chief Max Geron came forth along with several 9-11 dispatch staff members. The Mayor then read and presented staff with this proclamation, thanking and honoring them for their service to our city's public safety officials and to the public.**

## VII. OPEN FORUM

**Eric Chodun, Chairman of the city's Planning & Zoning Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda.**

**Alexander Stein  
7508 Inwood Road  
Dallas, TX**

**Mr. Stein came forth and encouraged the Council to support McDonald's in light of that company recent closing of all of its stores in Russia in opposition to Vladimir Putin's recent invasion of Ukraine.**

**Liam Jefferson  
1539 Madison Drive  
Rockwall, TX**

**Mr. Jefferson came forth and shared that he is a transgender person, and he is highly opposed to the Declaration of Independence and the Bill of Rights, as he believes they are discriminatory. He went on to cite his own, self-written clauses for these documents.**

**Marty Epstein  
7101 Odell Avenue  
Rockwall, TX 75087**

**Mr. Epstein came forth and shared that he is metrosexual and is a proud member of the LBGTQ community. He went on to share ways that others can show support for the gay community.**

**There being no one else wishing to come forth and speak at this time, Mayor Fowler then closed Open Forum.**

## VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

**No action was taken as a result of Ex. Session.**

## IX. CONSENT AGENDA

- 1. Consider approval of the minutes from the March 21, 2022 regular City Council meeting, and take any action necessary.**
- 2. Consider approval of a contract for professional engineering services with Cardinal Strategies Engineering Services, LLC to perform the Buffalo Creek Watershed Hydrologic & Hydraulic Update Phase 1 in an amount not to exceed \$60,000 to be funded by the Engineering Consulting Budget, and take any action necessary.**
- 3. Consider approval of the purchase of additional equipment for two existing Police Department vehicles in the amount of \$51,500.00 to be funded from General Fund Reserves, approving an amendment to the Patrol Vehicle Budget, and authorizing the issuance of purchase orders to multiple vendors through purchasing cooperatives for the equipment procurement, and take any action necessary.**

- 4.P2022-011** - Consider a request by Dylan Adame, PE of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of a Final Plat for Lot 1, Block A, Stream 549 Addition being a 43.237-acre tract of land identified as Tract 11 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.
- 5.Z2022-006** - Consider a request by Matt Wavering of the Rockwall Economic Development Corporation for the approval of an **ordinance** for a Zoning Change from Planned Development District 73 (PD-73) to a Light Industrial (LI) District for a 8.008-acre parcel of land identified as Lot 8, Block A, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 73 (PD-73) for Commercial (C) District land uses, situated within the FM-549 Overlay (FM-549 OV) District and the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Corporate Crossing and SH-276, and take any action necessary **(2nd Reading)**.
- 6.Z2022-007** - Consider a request by Juan Aguilar on behalf of Jose A. Contreras of Black Toro Custom Homes, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 1096 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 514 Yvonne Drive, and take any action necessary **(2nd Reading)**.
- 7.Z2022-008** - Consider a request by Valerie Valdez of DDS Group on behalf of Blanca Canales of JCK Custom Homes, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3990-acre parcel of land identified as Lot 7, Block A, Heritage Heights Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7106 Odell Avenue, and take any action necessary **(2nd Reading)**.
- 8.Z2022-011** - Consider a City initiated request for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a General Retail (GR) District for a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (205 BY-OV) District, located at the southwest corner of the intersection of FM-1141 and N. John King Boulevard, and take any action necessary **(2nd Reading)**.
- 9.Z2022-012** - Consider approval of an **ordinance** for a Text Amendment to Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of incorporating Airport Overlay (AP OV) District, and take any action necessary **(2nd Reading)**.

**Mayor Pro Tem Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, and 9). Councilmember Campbell seconded the motion. The ordinance captions were read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 22-17**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 73 (PD-73) [ORDINANCE NO. 09-09] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM PLANNED DEVELOPMENT DISTRICT 73 (PD-73) TO A LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 8.008-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, ROCKWALL TECHNOLOGY PARK ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**CITY OF ROCKWALL  
ORDINANCE NO. 22-18  
SPECIFIC USE PERMIT NO. S-273**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*], ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1096, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL  
ORDINANCE NO. 22-19  
SPECIFIC USE PERMIT NO. S-274**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3990-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 7, BLOCK A, HERITAGE HIEGHTS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL  
ORDINANCE NO. 22-20**

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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A GENERAL RETAIL (GR) DISTRICT FOR A 5.812-ACRE TRACT OF LAND IDENTIFIED AS TRACT 9 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL  
ORDINANCE NO. 22-21**

**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, BY AMENDING ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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 passed by a vote of 7 ayes to 0 nays.**

**X. PUBLIC HEARING ITEMS**

**1.22022-009** - Hold a public hearing to discuss and consider a request by Jack Kurz of RSDGP, LLC on behalf of Allen Anderson of Adlor Enterprises, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Restaurant, Less Than 2,000 SF, with a Drive-Through/Drive-In* for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [*SH-205*], and take any action necessary (**1st Reading**).

**Mayor Fowler indicated that the applicant has requested to withdraw this case. Mr. Miller explained that the Council may either allow the applicant to withdraw the case, or the Council may opt to hold the public hearing and take action on the case.**

**Jack Kurz  
15110 N. Dallas Parkway  
Dallas, TX 75248**

**The applicant came forth and explained the various reasons why he would like to withdraw this request at this time. He generally explained that there is a long list of concerns from the Planning & Zoning Commission and from nearby neighbors.**

**Mayor Pro Tem Hohenshelt moved to allow the applicant an opportunity to withdraw this request. Mayor Fowler seconded the motion.**

**City Attorney, Frank Garza clarified that – even though the applicant is requesting to withdraw and the Council is opting to not formally hold the public hearing – citizens who are present this evening still have a right to speak about this topic under the Open Meetings Act since it is a listed agenda item.**

**Justin Scroggs  
1512 S. Alamo  
Rockwall, TX**

**Mr. Scroggs came forth and shared various personal concerns he has related to this applicant's proposal. He went on to encourage the Council to deny the applicant's request to withdraw and vote against it "with prejudice."**

**Mayor Pro Tem Hohenshelt engaged with Mr. (Justin) Scroggs concerning this topic, essentially explaining that there is a certain process that the city must allow to play out when a property owner**

has land that he/she wants to develop. He encouraged Mr. Scroggs to trust the process and allow it to transpire.

Councilmember Jorif shared that members of Council have received residents' concerns by both phone and email and in person at the meetings. He too encouraged Mr. Scroggs and members of the public to allow the process to play out and the Council to take action accordingly.

Mayor Pro Tem Hohenshelt clarified with Mr. Miller that anything "general retail" or "office" could be placed at this location currently without seeking Council approval. "General retail" is more restrictive than "commercial" because of its adjacency to residential zoning.

Councilmember Campbell asked staff for clarification on what happened at the Planning & Zoning Commission. Mr. Miller shared that the P&Z denied the applicant's request to 'table' the case. Therefore, the case proceeded on and came before Council this evening. Mr. Miller again shared that the Council's options are to deny the request to withdraw, hold the public hearing and take action on the case – or – accept the applicant's request to withdraw.

The motion to allow the applicant to withdraw the case passed by a vote of 4 in favor with 3 voting against (Daniels, Campbell, Jorif).

**2.Z2022-010** - Hold a public hearing to discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Mike Peoples for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information concerning this agenda item.

Mayor Fowler opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, he then closed the public hearing.

The applicant, Ryan Joyce came forth.  
767 Justin Road  
Rockwall, TX 75087

Mayor Pro Tem Hohenshelt clarified that the lot sizes were not changed at all – only the orientation of the garages and the garage-related percentages. Councilmember Campbell thanked the applicant for working to come back and present a proposal that does actually meet the city's standards and requirements. Following Councilmember Campbell's brief comments, Councilmember Jorif moved to approve Z2022-010. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. 22-XX**

**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-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT**

**LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, 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 passed by a vote of 7 ayes to 0 nays.**

#### **XI. ACTION ITEMS**

1. Discuss and consider a bid award for the new KidZone playground at Harry Myers Park, and authorize the City Manager to execute associated contract documents in an amount not to exceed \$800,000 to be funded out of the Recreational Development Fund, and take any action necessary.

**Parks Director, Travis Sales came forth and briefed the Council on this agenda item. He spoke briefly about the history of this park, showing a photo of the original playground and comparing it to renderings that are representative of what the newly redesigned and reconstructed park will look like. He spoke about the amenities that will be included in the new, updated park, sharing that it will be accommodating to all 'abilities' (i.e. it is friendly to those who may have certain health-related challenges and/or disabilities). He spoke about the materials that the equipment, ground and surfaces will be made of, explaining that the city hopes to have this park reconstructed and reopened by sometime in August. He explained that "Child's Play, Inc." – the company whose bid is being considered for award - came to him just today and has offered to cover the costs of shipping and installation of two-additional amenities at the park and to sell those two additional amenities to the city "at cost." So, based on that development that arose today, Council may want to consider approving a cost not to exceed \$837,268.**

**Councilmember Macalik moved to approve \$837,268 for the reconstruction of the park, including the two additional pieces of equipment "at cost," as described this evening by Mr. Sales. Councilmember Daniels seconded the motion.**

**Mr. Daniels went on to share a nostalgic story about this piece of property. Following his brief comments, the motion passed by a vote of 7 ayes to 0 nays.**

2. Discuss and consider IH-30 expansion aesthetic plan, and take any action necessary.

**Assistant City Manager, Joey Boyd presented graphic depictions of options associated with the aesthetics of future 'murals' to be placed on the interstate along IH-30 when it is reconstructed through our city limits. There is no cost to the city, as the costs are included in the cost of the project.**

**Council generally indicated that they are in favor of the colored graphic options that are blue and green in color.**

3. Discuss and consider Capital Improvement Planning associated with Fire Station #1, and take any action necessary.

**Mayor Pro Tem Hohenshelt provided information on this agenda item, indicating that he placed this item on tonight's agenda for discussion. He generally indicated that he has had several discussions with**

the city's fire chief concerning renovating the city's existing Fire Station #1 and locating and building a new, Fire Station #1 in the future. This will at least be a three or four year project. Action concerning this agenda item this evening will not financially obligate the city in any way. Council generally indicated that they are ok and in agreement with staff moving forward with studying this topic further and coming back to Council with recommendations at some point in the future.

**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 Department Monthly Report - February 2022
2. Fire Department Monthly Report - February 2022
3. Parks & Rec Department Monthly Report - February 2022
4. Police Department Monthly Report - February 2022

**Mrs. Smith briefly spoke about the progress associated with renovations that are nearing completion at the police department's new space (at the Tech Park) as well as renovations currently underway at City Hall. Mayor Fowler went on to express his excitement that singer "Kevin Fowler" will be the headliner (singer) at the city's annual Founders Day Festival in May.**

**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 legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney)
2. Discussion regarding possible sale/purchase/lease of real property off of North Goliad Street pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
3. Discussion regarding legal advice associated with Construction Service Contract for IH30 Flag Pole project 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 Ex. Session following the close of the public meeting agenda.**

**XV. ADJOURNMENT**

**Mayor Fowler adjourned the public meeting at 7:15 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 18<sup>th</sup> DAY OF APRIL, 2022.**

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**KEVIN FOWLER, MAYOR**

**ATTEST:**

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**KRISTY TEAGUE, CITY SECRETARY**



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** April 18, 2022

**SUBJECT:** CONSTRUCTION FOR THE FANNIN STREET LIGHTING REPLACEMENT PROJECT

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### Attachments

Quote

### Summary/Background Information

In 2009, the City installed street lights along Fannin Street from Washington Street to Boydston Avenue. These lights are currently obsolete, and the staff can no longer purchase replacement fixtures or parts.

Staff requested quotes from three companies to replace these lights. Riggins Moreland Engineering, Inc. had the lowest construction cost of the three companies. Based on this staff is requesting City Council consider approving the *Fannin Street Lighting Project* in the amount of \$76,750, which will be funded from the *Special Revenue Fund*.

### Action Needed

April 12, 2022

Electrical quote for: **City of Rockwall – Fannin Street Lighting** - per the below listed exclusions, inclusions, and qualifications.

**BASE ELECTRICAL BID: .....\$ 76,570.00**

**INCLUSIONS:**

1. Streetlights to match street lighting installed in Downtown renovation.
2. Removal of 12 existing streetlights and installation of 12 new streetlights in same locations.

**QUALIFICATIONS:**

1. This proposal is valid for ten (10) days.
2. In the event of significant delay or price increase of material occurring during the performance of the contract through no fault of the contractor, the contract sum, time of performance, or contract requirements shall be equitably adjusted by change order in accordance with the procedures of the contract documents. A change in price of an item of material shall be considered significant when the price of an item increases 10 percent.

**EXCLUSIONS:**

1. Painting.
2. Any utility company charges.
3. **ALL** concrete work including saw-cutting, removal, replacement, and formed and non-formed encasement work and including dye for concrete coloring.
4. Overtime and premium time.
5. Performance and payment bonds.
6. Disposal of removed streetlights.
7. Sales tax.

Marty Cowart  
Sr. Estimator / Project Manager  
Riggins Moreland Engineering, Inc.



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** April 18, 2022

**SUBJECT:** SP2022-012; ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT FOR DUWEST

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### Attachments

Memorandum  
Location Map  
Applicant's Letter  
Landscape Plan  
Treescape Plan

### Summary/Background Information

Consider a request by Bowen Hendrix of DuWest Realty, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* in association with an approved site plan for two (2) *Restaurant/Retail Buildings* on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (*N. SH-205 OV*) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the *Alternative Tree Mitigation Settlement Agreement*.



# CITY OF ROCKWALL

MAYOR AND CITY COUNCIL MEMORANDUM

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council

**CC:** Mary Smith, City Manager  
Joey Boyd, Assistant City Manager

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** April 18, 2022

**SUBJECT:** SP2022-012; *Alternative Tree Mitigation Settlement Agreement for DuWest*

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The applicant, Bowen Hendrix of the DuWest Realty, LLC, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is located on an 8.63-acre portion of a larger 36.428-acre tract of land (*i.e. Tract 3 of the S. King Survey, Abstract No. 131*), which is located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205]. On April 12, 2022, the Planning and Zoning Commission approved a *Site Plan* [Case No. SP2022-012] and *Treescape Plan* for the development of two (2), ~10,000 SF retail/restaurant buildings on the subject property. As part of this approval, the Planning and Zoning Commission also recommended approval of an *Alternative Tree Mitigation Settlement Agreement*. The *Site Plan*, *Treescape Plan*, and *Alternative Tree Mitigation Settlement Agreement* was approved by the Planning and Zoning Commission by a vote of 6-0, with Commissioner Conway absent.

The approved *Treescape Plan* indicates that 885.50 caliper inches of trees will be removed from the subject property, and -- *through the landscape plan and a tree preservation credit* -- that the remaining mitigation balance will be 280.40 caliper inches of tree. Based on this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in order to pay the remaining tree mitigation balance in full. This equates to \$28,040.00 (*i.e. \$100.00 x 280.40-inches = \$28,040.00*). Staff should note that the tree preservation credit reduces from \$200.00 per inch to \$100.00 per inch when trees are being added on-site, and in this case the applicant is proposing to plant 107 additional trees on-site. The City Council is charged with acting upon the proposed *Alternative Tree Mitigation Settlement Agreement*. Should the City Council have any questions concerning the applicants request, staff will be available at the meeting on April 18, 2022.



Case Location Map =   
 SP2022-012  
 Site Plan for DuWest Rockwall



# 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.



## Miller, Ryan

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**From:** Bowen Hendrix <bowen@duwestrealty.com>  
**Sent:** Wednesday, April 13, 2022 3:47 PM  
**To:** Miller, Ryan  
**Cc:** Cole Blocker  
**Subject:** Rockwall - Quail Run and 205 Tree Mitigation

Ryan,

We would like to contribute to the tree mitigation fund in lieu of replacing everything we disturb on our development. We will agree pay \$100 per inch to the fund. Can you please see over the Alternative Tree Mitigation Agreement.

**Bowen Hendrix** | Director of Development  
4403 N Central Expwy Ste. 200 | Dallas, TX 75205  
T 214.918.1804  
[bowen@duwestrealty.com](mailto:bowen@duwestrealty.com) | duwestrealty.com

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**IRRIGATION CONCEPT**

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

**TREE MITIGATION SUMMARY**

TOTAL MITIGATION REQUIRED:	854"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (107) TO BE PLANTED ONSITE:	428"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (170.8" x \$200 = \$34,160 PAYMENT INTO THE CITY'S TREE FUND)	170.8"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (255.2" x \$100 / IN = \$25,520):	255.2"
TOTAL MITIGATION PROVIDED:	854"

**PLANT SCHEDULE**

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	24	ACER SACCHARUM 'CADD0' CADD0 MAPLE	4" CAL.	16'-18' HT
	30	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16' HT
	29	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16' HT
	24	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16'-18' HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	6	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
	70	ILEX VOMITORIA YAUPON HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	
	80	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	
	60	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
	26	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	3 GAL	
	113	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
	59,510 SF	CYNODON TIFWAY 419' TIFWAY 419 BERMUDA GRASS	SOD	



**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.  
CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING CONSULTANTS  
DREW DONOSKY  
P.E. No. 125651, State 4/5/2022

**DUWEST ROCKWALL SH 205 & QUAIL RUN RD ROCKWALL, TX**

**LANDSCAPE PLANTING PLAN**

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

**SITE DATA TABLE**

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

**PARKING DATA TABLE**

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

**DUWEST ROCKWALL, TX**

LEGAL DESCRIPTION AND OR ADDRESS:  
**STONE CREEK BALANCE LTD  
ABSTRACT NO 131  
8.684 AC (378,275 SF)**

**OWNER:**

DuWest Realty, LLC  
4403 N. CENTRAL EXWAY SUITE #200  
DALLAS, TX 75025  
CONTACT: BOWEN HENDRIX  
PH: 214.918.1804

**APPLICANT:**

CLAYMOORE ENGINEERING, INC.  
1903 CENTRAL DRIVE, SUITE #406  
BEDFORD, TX 76021  
CONTACT: DREW DONOSKY  
PH: 817.281.0572

**CASE NUMBER**

Z2022-003

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

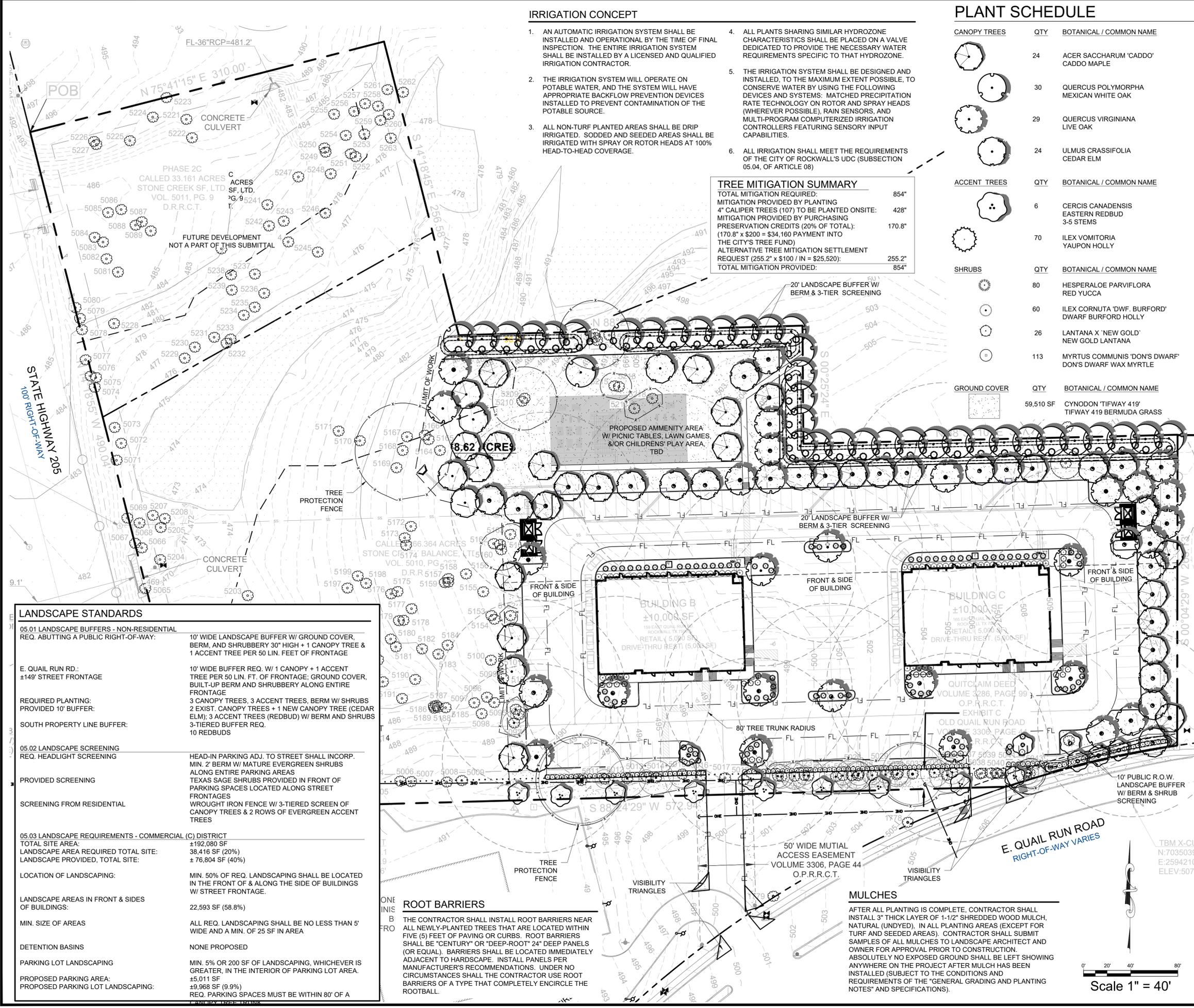
PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 04/05/2022

SHEET  
**LP-1**

File No. 2022-002  
CASE # SP2022-012



**LANDSCAPE STANDARDS**

<b>05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL</b> REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
<b>E. QUAIL RUN RD.:</b> ±149' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE, GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
<b>REQUIRED PLANTING:</b> PROVIDED 10' BUFFER:	3 CANOPY TREES, 3 ACCENT TREES, BERM W/ SHRUBS 2 EXIST. CANOPY TREES + 1 NEW CANOPY TREE (CEDAR ELM); 3 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS 3-TIERED BUFFER REQ.
<b>SOUTH PROPERTY LINE BUFFER:</b>	10 REDBUDS
<b>05.02 LANDSCAPE SCREENING</b> REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
<b>PROVIDED SCREENING</b>	TEXAS SAGE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
<b>SCREENING FROM RESIDENTIAL</b>	WROUGHT IRON FENCE W/ 3-TIERED SCREEN OF CANOPY TREES & 2 ROWS OF EVERGREEN ACCENT TREES
<b>05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT</b>	
TOTAL SITE AREA:	±192,080 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	38,416 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	± 76,804 SF (40%)
<b>LOCATION OF LANDSCAPING:</b>	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
<b>LANDSCAPE AREAS IN FRONT &amp; SIDES OF BUILDINGS:</b>	22,593 SF (58.8%)
<b>MIN. SIZE OF AREAS</b>	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
<b>DETENTION BASINS</b>	NONE PROPOSED
<b>PARKING LOT LANDSCAPING</b>	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
<b>PROPOSED PARKING AREA:</b>	±5,011 SF
<b>PROPOSED PARKING LOT LANDSCAPING:</b>	±9,968 SF (9.9%) REQ. PARKING SPACES MUST BE WITHIN 80' OF A

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

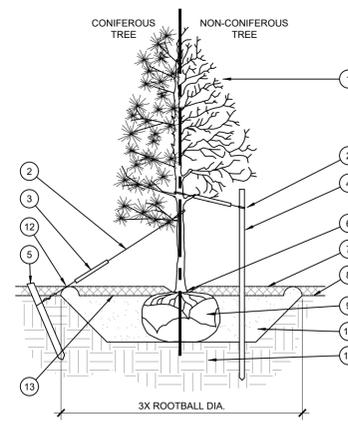
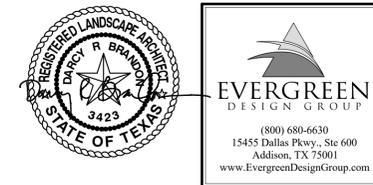
**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDERED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

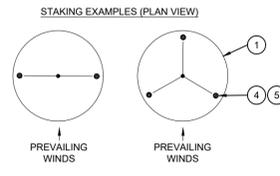
Scale 1" = 40'

PLOTTED BY: DARCY BRANDON  
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PLOTTED BY: DARC R BRANDON  
 PLOT DATE: 4/6/2022 9:33 AM  
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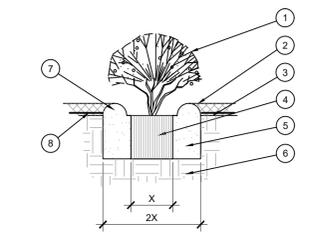


- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.



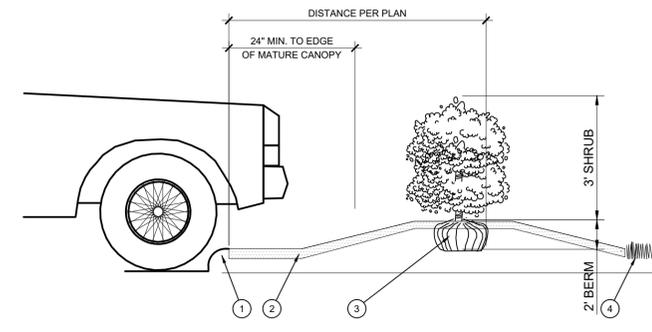
- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
  3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL. REMOVE ALL NURSERY STAKES AFTER PLANTING.
  4. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
  5. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

**A TREE PLANTING**  
SCALE: NOT TO SCALE



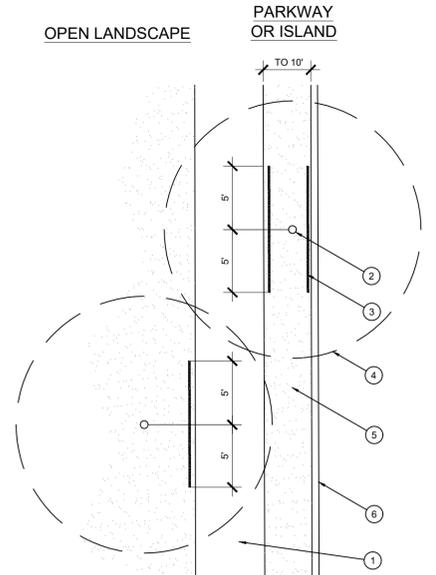
- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

**B SHRUB AND PERENNIAL PLANTING**  
SCALE: NTS



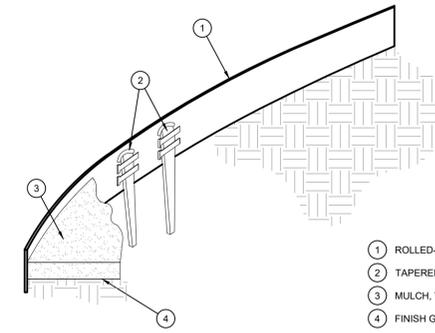
- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

**D PLANTING AT PARKING AREA**  
SCALE: NOT TO SCALE



- 1 TYPICAL WALKWAY OR PAVING
  - 2 TREE TRUNK
  - 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - 4 TREE CANOPY
  - 5 TYPICAL PLANTING AREA
  - 6 TYPICAL CURB AND GUTTER
- NOTES:
- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
  - 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**F ROOT BARRIER - PLAN VIEW**  
SCALE: NOT TO SCALE



- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

**D STEEL EDGING**  
SCALE: NOT TO SCALE

**GENERAL GRADING AND PLANTING NOTES**

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

FOR REVIEW ONLY  
Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
ENGINEERING AND PLANNING CONSULTANTS  
DREW DONOSKY  
Engineer, No. 125651, Exp. 4/6/2022  
P.E. No. 125651, Exp. 4/6/2022

**DUWEST ROCKWALL**  
**SH 205 & QUAIL RUN RD**  
**ROCKWALL, TX**

<b>DUWEST ROCKWALL, TX</b>	
LEGAL DESCRIPTION AND OR ADDRESS: <b>STONE CREEK BALANCE LTD</b> <b>ABSTRACT, NO 131</b> <b>8.684 AC (378,275 SF)</b>	
OWNER: DUWEST REALTY, LLC 4403 N.CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER Z2022-003	
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.	
WITNESS OUR HANDS THIS _____ DAY OF _____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

**LANDSCAPE PLANTING**  
**DETAILS & NOTES**

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 04/05/2022  
 SHEET  
**LP-2**  
 File No. 2022-002  
 CASE # SP2022-012





04/05/2022

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 DREW DONOSKY  
 P.E. No. 125651, Exp. 4/5/2022

**DUWEST ROCKWALL  
 SH 205 & QUAIL RUN RD  
 ROCKWALL, TX**

**TREESCAPE PLAN**

DESIGN: LRR  
 DRAWN: LRR  
 CHECKED: CLC  
 DATE: 04/05/2022  
 SHEET  
**TD-1**  
 File No. 2022-002  
 CASE # SP2022-012

**TREE PROTECTION GENERAL NOTES**

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
  - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
  - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
  - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

**NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.**

**NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.**

**SITE DATA TABLE**

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

**PARKING DATA TABLE**

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
<b>TOTAL PARKING</b>	<b>168 SPACES</b>
ADA PARKING	6 SPACES
PARKING PROVIDED	
<b>TOTAL PARKING</b>	<b>168 SPACES</b>
ADA PARKING	6 SPACES

**TREE MITIGATION SUMMARY**

TOTAL MITIGATION REQUIRED:	854"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (107) TO BE PLANTED ONSITE:	428"
MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (170.8" x \$200 = \$34,160 PAYMENT INTO THE CITY'S TREE FUND)	170.8"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (255.2" x \$100 / IN = \$25,520):	255.2"
<b>TOTAL MITIGATION PROVIDED:</b>	<b>854"</b>

**DUWEST ROCKWALL, TX**

**LEGAL DESCRIPTION AND OR ADDRESS:**  
 STONE CREEK BALANCE LTD  
 ABSTRACT. NO 131  
 8.684 AC (378,275 SF)

**OWNER:**  
 DuWest Realty, LLC  
 4403 N. CENTRAL EXWAY SUITE #200  
 DALLAS, TX 75025  
 CONTACT: BOWEN HENDRIX  
 PH: 214.918.1804

**APPLICANT:**  
 CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76021  
 CONTACT: DREW DONOSKY  
 PH: 817.281.0572

**CASE NUMBER:**  
 Z2022-003

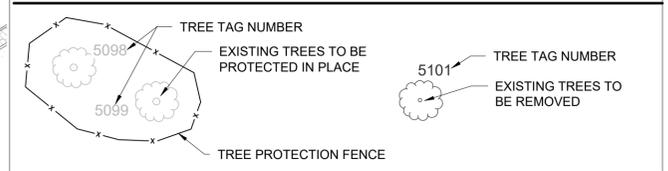
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

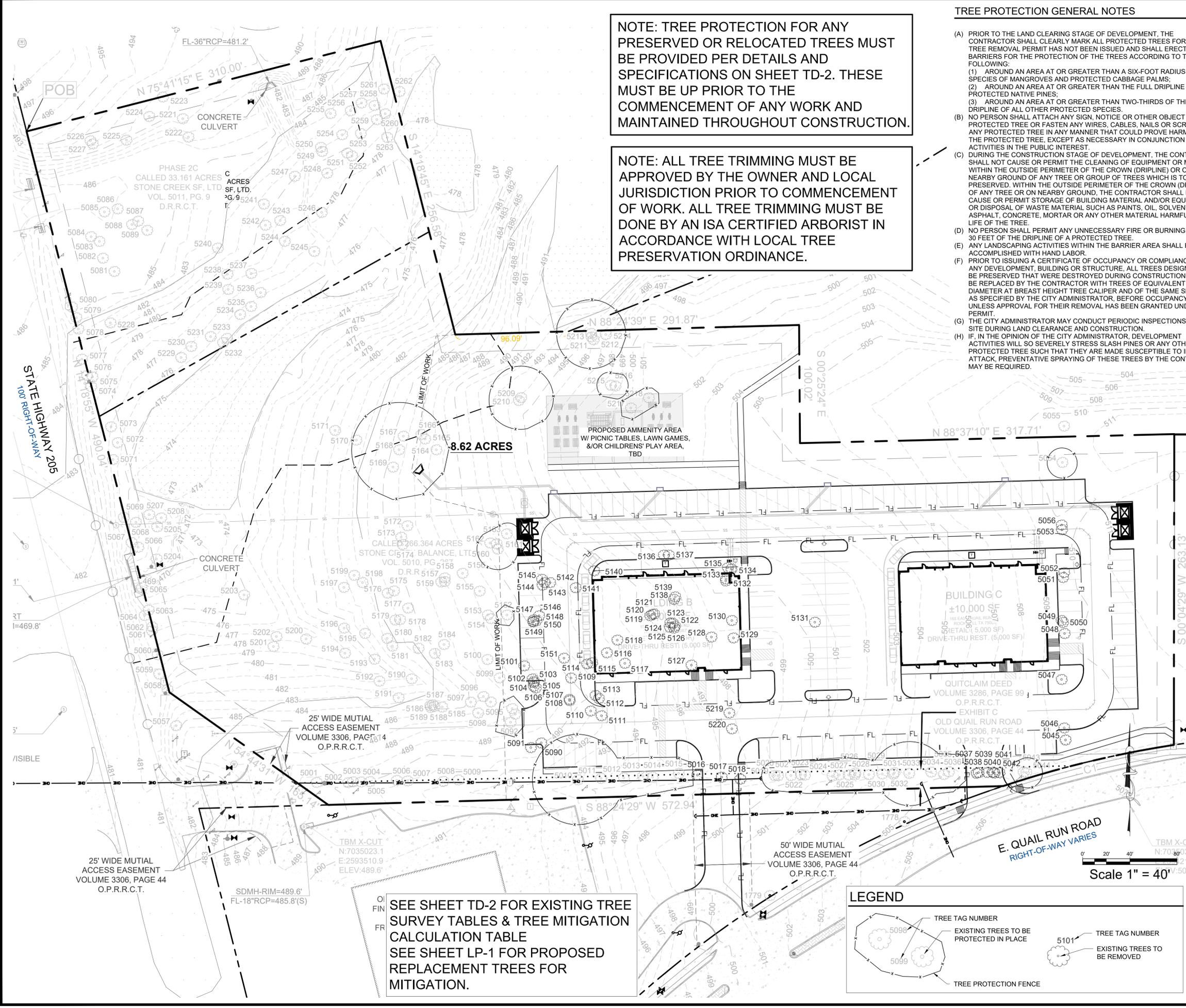
PLANNING AND ZONING COMMISSION, CHAIRMAN \_\_\_\_\_

DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

**LEGEND**



**SEE SHEET TD-2 FOR EXISTING TREE SURVEY TABLES & TREE MITIGATION CALCULATION TABLE**  
**SEE SHEET LP-1 FOR PROPOSED REPLACEMENT TREES FOR MITIGATION.**



PLOTTED BY: DARCY BRANDON  
 PLOT DATE: 4/6/2022 9:31 AM  
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA\_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL-TD-2022-04-05.DWG  
 LAST SAVED: 4/6/2022 9:30 AM







## MEMORANDUM

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**TO:** Mary Smith, City Manager  
**CC:** Honorable Mayor and City Council  
**FROM:** Lea Ann Ewing, Purchasing Agent  
**DATE:** April 18, 2022  
**SUBJECT:** NEW FENCING AT TWO LIFT STATION SITES

---

### Attachments

#### Summary/Background Information

Approved in the Water Sewer Fund, Wastewater operating budget are funds to install new aluminum fencing at two lift stations. Sealed competitive bids were solicited for new fencing at the Lakeview and Dalton lift stations. The bid opening was held on April 12, 2022. Bids were received from Riverstone Fence \$72,400, Swift Corp. \$76,000 and Cambridge Fence \$95,897.

Apparent low bidder is Riverstone Fence.

#### Action Needed

For Council consideration is the bid award to Riverstone Fence for \$72,400 and authorize the City Manager to execute a contract for the new fencing.



## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Lea Ann Ewing, Purchasing Agent

**DATE:** April 18, 2022

**SUBJECT:** BID AWARD FOR ASPHALT PAVEMENT MICRO-SURFACING SERVICES

---

### Attachments

#### Summary/Background Information

Approved in the General Fund, Streets and Drainage Operating Budget are funds to make asphalt pavement repairs and perform preventative maintenance work. The scope of work for this contract include materials, equipment and labor to make street repairs along with all the incidentals that go with this type of work.

The annual repair budget for asphalt pavement micro-surfacing is \$185,000. The contractor is Intermountain Slurry Seal Inc. We will utilize the City of North Richland Hills contract with Intermountain through our interlocal agreement. The City, as a member and participant in this cooperative agreement with North Richland Hills, has met all formal bidding requirements pertaining to the micro-surfacing work.

#### Action Needed

For Council consideration is the bid award to Intermountain Slurry Seal Inc. and authorize the City Manager to execute a contract not to exceed \$185,000.



## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Lea Ann Ewing, Purchasing Agent

**DATE:** April 18, 2022

**SUBJECT:** BID AWARD FOR CONCRETE PAVEMENT REPAIRS CONTRACT

---

### Attachments

### Summary/Background Information

Approved in the Streets and Drainage Operating Budget are funds to make concrete pavement repairs. In the past, the City has outsourced this type of work. The last contract for these services was awarded to Urban Infraconstruction in April 2021. The current contract will expire on April 28, 2022 and it is in the best interest of the City not to renew this contract.

This concrete construction repair contract was competitively bid in April 2021 and two bids were received. Staff would like to contract with the second low bidder Medrano Enterprises based on unit prices for a contract not to exceed \$900,000. The City contracted with Medrano in 2018 as a second source and they held the contract until it was time to re bid in 2021.

### Action Needed

For Council consideration is the annual Concrete Pavement Repairs Contract bid award to Medrano Enterprises and authorize the City Manager to execute a contract for this service not to exceed \$900,000.



## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** April 18, 2022

**SUBJECT:** CONSTRUCTION CONTRACT FOR WILLIAMS STREET 12" SQUABBLE CREEK SANITARY SEWER EMERGENCY REPAIR

---

Attachments  
Map

Summary/Background Information

The City of Rockwall Wastewater Department is currently in a City wide 10-year video camera inspection program for the wastewater collection system. In this year's annual video inspection, it was discovered that the existing sanitary sewer line along Williams Street had collapsed in several locations. The attached location map shows this line and the six different houses that it serves.

Staff has contacted NO-DIGTEC, LLC. to make emergency repairs on this line. A total of 450 linear feet of old vitrified clay pipe (VCT) will be replaced with new 12" HPDE pipe by trenchless excavation methods in order to limit disturbance to the surrounding properties. Manhole rehabilitation and new manholes will be installed with this project.

The repair work will begin the first of May and the cost of the above emergency repairs is \$127,002.30, which exceeds the City's competitive sealed bid threshold. Therefore, *Local Government Code Chapter 252, Section 252.022, General Exceptions to the Competitive Bid Process; Item (2)*, "a procurement necessary to preserve or protect the public health or safety of the municipality's residents" ... may be used to justify the emergency repairs made to connect the sanitary sewer.

Staff contracted with NO-DIGTEC, LLC. through The Interlocal Purchasing System (TIPS). Staff is requesting City Council consideration for approval of an emergency repair of the Williams Street – Squabble Creek Sanitary Sewer Emergency Repair in the amount of \$127,002.30 to be funded out of the Water and Sewer Fund.

Action Needed



**Project Limits**



CITY OF ROCKWALL

ORDINANCE NO. 22-22

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 93 (PD-93) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 93.97-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4-01 OF THE M. B. JONES SURVEY, ABSTRACT NO. 122, 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.

**WHEREAS**, the City has received a request by Ryan Joyce of the Michael Joyce Properties on behalf of Mike Peoples for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, on a 93.97-acre tract of land identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 1936 SH-66, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto

and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**SECTION 5.** That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan*. A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat*. A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) Final Plat. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF APRIL, 2022.**

\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: April 4, 2022

2<sup>nd</sup> Reading: April 18, 2022

**Exhibit 'A':**  
***Legal Description***

*BEING* a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 196, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

*BEGINNING* at a ½-inch iron rod found in the south line of Farm to Market Road No. 1141, an 80-foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

*THENCE* Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60-foot right-of-way;

*THENCE* North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

*THENCE* South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

*THENCE* South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

*THENCE* North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

*THENCE* North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

*THENCE* South 01 degrees 28 minutes 22 seconds East, a distance of 835.49 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

*THENCE* South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

*THENCE* South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

**Exhibit 'A':**  
***Legal Description***

*THENCE* South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

*THENCE* South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

*THENCE* South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

*THENCE* South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

*THENCE* Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a ½-inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

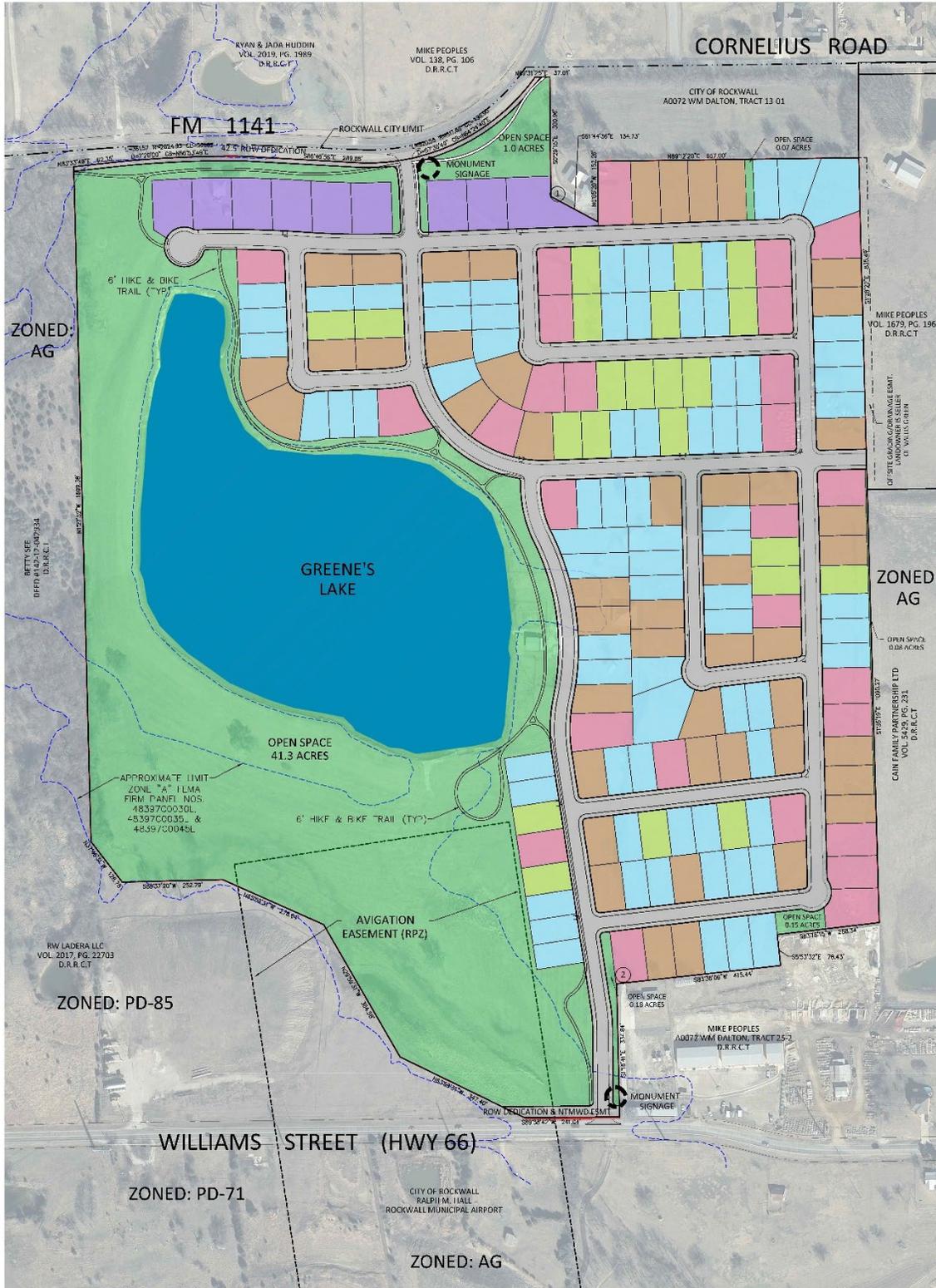
South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

*THENCE* North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the *POINT OF BEGINNING* and containing 94.133 acres of land, more or less.



# Exhibit 'C': Concept Plan



4.1. 27' S. JUNCTION, 1906' S4  
 352.04' TO WITHIN 300' OF  
 OF A PUBLIC OR PRIVATE OPEN  
 SPACE

OR. NUMBER	ACRES
H.633.9.43N	30.77
0.628	13.06
3.071	12.78
OR. NUMBER 1999	30.75
129.72/2 (1.2) OF 7.9413	30.75

\* ASSIGNING TO A PROPOSED PLAN

**JOHNSON VOLK CONSULTING**  
 8700 So. Parker Road, Suite 400, Dallas, Texas 75242  
 www.jvconsulting.com | Phone: 972.382.1000

## CONCEPT PLAN VALLIS GREENE 94.13 ACRES ROCKWALL TEXAS

LOT	MIN LOT
A (1.66% 3.0)	15,000
B (6.24% 12.0)	10,000
C (7.24% 12.0)	9,500
D (7.24% 12.0)	8,500
E (6.62% 12.0)	7,200

SCALE 1" = 100'

ZONING CASE # Z-2022-010

**Exhibit 'D':  
Density and Development Standards**

**DENSITY AND DEVELOPMENT STANDARDS.**

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	100' x 130'	13,000 SF	9	04.95%
B	82' x 120'	10,000 SF	29	15.93%
C	72' x 110'	9,000 SF	45	24.73%
D	72' x 110'	8,400 SF	22	12.09%
E	62' x 110'	7,200 SF	77	42.31%
<i>Maximum Permitted Units:</i>			182	100.00%

- (3) Variation in Residential Lot Composition. The allocation of single-family residential lot types may deviate from the that in Subsection (2), *Residential Lot Composition and Layout*, of this ordinance provided that the maximum allowed total dwelling units does not exceed 182 units provided [1] a minimum of 57.69% of the total lot count be comprised of *Lot Types 'A', 'B', 'C' & 'D'*, [2] a minimum of nine (9) *Lot Type 'A'* and 30 *Lot Type 'B'* lots are provided, and [3] a maximum of 42.30% *Lot Type 'E'* lots can be provided.
- (4) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 1.93 dwelling units per gross acre of land; however, in no case should the proposed development exceed 182 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ►	A	B	C	D	E
<i>Minimum Lot Width</i> <sup>(1)</sup>	100'	82'	72'	72'	62'
<i>Minimum Lot Depth</i>	130'	120'	115'	110'	110'
<i>Minimum Lot Area</i>	13,000 SF	10,000 SF	9,000 SF	8,400 SF	7,200 SF
<i>Minimum Front Yard Setback</i> <sup>(2), (5) &amp; (6)</sup>	25'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	15'	6'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2), (5) &amp; (7)</sup>	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'	20'	20'
<i>Maximum Height</i> <sup>(3)</sup>	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	25'	20'	20'	20'	20'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,400 SF	2,200 SF	2,200 SF	2,200 SF	2,000 SF
<i>Maximum Lot Coverage</i>	45'	45'	45'	65'	65'

**General Notes:**

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features

**Exhibit 'D':  
Density and Development Standards**

may encroach beyond the *Front Yard Building Setback* and *Side Yard Building Setback* by up to five (5) feet for any property. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

- 6: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a minimum of five (5) feet.
- 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (i.e. a *Keystone Lot*), shall have a setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(5) **Building Standards.** All development shall adhere to the following building standards:

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 90% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80% of the masonry requirement on a *case-by-case* basis.

**FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD**



**FIGURE 2: EXAMPLES OF BOARD AND BATTEN**



**FIGURE 3: EXAMPLES OF HORIZONTAL LAP**

**Exhibit 'D':**  
*Density and Development Standards*



- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation and Garage Doors. A total of 20.33% or 37 of the 182 garages may be oriented toward the street in a *Front Entry* garage configuration; however, the front façade of the garage must be situated a minimum of five (5) feet behind the front façade of the primary structure. The remaining 79.67% or 145 garages shall be oriented in a *J-Swing (or Traditional Swing)* configuration or be situated a minimum of 20-feet behind the front façade of the home. In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see *Figures 4-6 for examples of upgraded or enhanced finishes*].

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES

**Exhibit 'D':  
Density and Development Standards**



**FIGURE 6: EXAMPLES OF UPGRADED GARAGES**



- (6) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 7 & 8* below).

**TABLE 3: ANTI-MONOTONY MATRIX**

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	13,000 SF	(1), (2), (3), (4)
B	10,000 SF	(1), (2), (3), (4)
C	9,000 SF	(1), (2), (3), (4)
D	8,400 SF	(1), (2), (3), (4)
E	7,200 SF	(1), (2), (3), (4)

**Exhibit 'D':**  
*Density and Development Standards*

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open space, Cornelius Road, FM-1141, or SH-66 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

*FIGURE 7: Properties line up on the opposite side of the street. Where RED is the subject property.*



*FIGURE 8: Properties do not line up on opposite side of the street. Where RED is the subject property.*



**Exhibit 'D':**  
*Density and Development Standards*

- (7) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.
  - (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
  - (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. FM-1141, Cornelius Road, and SH-66*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height. The *Lot Type 'A'* lots shall be required to utilize wrought iron/tubular steel fencing.
  - (d) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
  - (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
  - (f) Fence in Easements. No fencing shall be constructed in or across a North Texas Municipal Water District (NTMWD) easement and/or an easement of the City of Rockwall.
  - (g) Additional Fence Requirements. In addition to the abovementioned fence requirements the following additional requirements will need to be met for *Locations ① & ②* as depicted on *Exhibit 'C'* of this ordinance.
    - (1) Location ①. In Location ①, where the *Lot Types 'A' & 'B'* lots abut an existing single-family home that has an existing six (6) foot or greater wood fence, the wood fence shall be permitted to remain on the shared property line and serve both lots.
    - (2) Location ②. In Location ②, where the lots abut a non-residential land use along the southern property line, a minimum of an eight (8) foot wood fence meeting the requirements of Subsection (b), *Wood Fences*, and Subsection (e), *Solid Fences (including Woods Fences)*, above shall be constructed. In addition, one (1) row of a

**Exhibit 'D':**  
*Density and Development Standards*

minimum of four (4), four (4) inch caliper Eastern Red Cedar or Leland Cypress trees shall be planted along the rear property line of each property.

(8) Landscape and Hardscape Standards.

- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. All shrubs shall be a minimum of five (5) gallons in size. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall be required to plant an additional row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
- (1) Landscape Buffer and Sidewalks (FM-1141). A minimum of a 30-foot landscape buffer shall be provided along FM-1141 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (2) Landscape Buffer and Sidewalks (SH-66). A minimum of a 30-foot landscape buffer shall be provided along SH-66 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffers (Adjacent to Open Space). A minimum of a ten (10) foot landscape buffer shall be provided along streets that have frontage on open space. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-feet of linear frontage.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition,

**Exhibit 'D':**  
*Density and Development Standards*

corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

- (e) *Irrigation Requirements.* Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) *Hardscape.* Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (9) *Street.* All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (10) *Lighting.* Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (11) *Sidewalks.* All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (12) *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (13) *Open Space/Public Park.* The development shall consist of a minimum of 20% open space (*or a minimum of 18.794-acres -- as calculated using the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. In addition, the developer shall be required to use the pro-rata equipment and cash-in-lieu of land fees -- *in the amounts stipulated by the Parkland Dedication Ordinance* -- to establish a public park with amenities on the four (4) acre tract of land (*i.e. Tract 13-01 of the W. M. Dalton Survey, Abstract 72*) owned by the City of Rockwall adjacent to Cornelius Road. Amenities for this public park shall include irrigation, parking, a playground, walking trails, and benches. All equipment and improvements within the public park shall be built to the specifications stipulated by the Director of Parks and Recreation, and shall be provided by the developer in conjunction with the development of the proposed subdivision. Funds provided by the developer shall not be required to exceed the fees required through the *Parkland Dedication Ordinance*. Plans for the proposed public park shall be reviewed and recommended by the Parks and Recreation Board and approved by the City Council with the Preliminary Plat/Master Parks and Open Space Plan. In the event that the design of the public park cannot be agreed up by the *Developer* and the City of Rockwall, the *Developer* shall have the ability to satisfy the fees through the normal payment method dictated by the *Parkland Dedication Ordinance*.

**Exhibit 'D':**  
*Density and Development Standards*

- (14) Trails. A minimum of a six (6) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (15) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage should be equal to or better than the representative signage depicted in *Exhibit 'C'*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (16) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (17) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

## Teague, Kristy

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**Subject:** City Council Meeting April 18, 2022

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**From:** Ellis Bentley  
**Sent:** Wednesday, April 13, 2022 10:43 AM  
**To:** Teague, Kristy <KTeague@Rockwall.com>  
**Subject:** City Council Meeting April 18, 2022

Good morning Kristy,

This is Ellis Bentley and I wanted to get on the city council agenda for April 18, 2022.

The matter at hand is the billing for water and sewer and the accuracy or non accuracy of the billing as well as why there is no reminder that you're credit card is about to expire.

I have the last 14 months of bills and there's just no sense to the billing and the graphs that are on each bill I was told aren't accurate.

I just have several questions as to how in the 21st century we can still have issues like this?

Ellis



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** April 18, 2022

**SUBJECT:** Z2022-013; SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Building Elevations  
Building Perspectives  
Residential Plot Plan  
Housing Analysis  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the proposed Specific Use Permit (SUP).



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 18, 2022  
**APPLICANT:** Rodolfo Cardenas; CARES Home Builder, Inc.  
**CASE NUMBER:** Z2022-013; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary.

### BACKGROUND

The subject property was originally platted as Lot 985A of the Rockwall Lake Estates #2 Addition. On February 17, 2009, the subject property -- along with the rest of the Lake Rockwall Estates Subdivision -- was annexed into the City of Rockwall by Ordinance No. 09-07. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [Ordinance No. 09-37] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with Ordinance No. 16-01, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

### PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is located at 130 Chris Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond that is Evans Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are two (2) residential lots -- one (1) that is vacant and one (1) that is developed with a single-family home -- that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Chris Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several residential lots developed with traditional single-family homes and modular homes that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. East of this is Yvonne Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are several residential lots developed with modular homes and a vacant lot that are zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses. Beyond this is Lynne Drive, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An established subdivision is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is located within the Lake Rockwall Estates East Subdivision. This subdivision has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in Planned Development District 75 (PD-75) and designated for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing on Chris Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Chris Drive in a Close Proximity to the Subject Property	Proposed House
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented towards Chris Drive	The front elevation of the home will face onto Chris Drive.
Year Built	1978-2019	N/A
Building SF on Property	980 SF – 2,153 SF	2,241 SF
Building Architecture	Single-Family and Modular Homes, Some Vacant Lots	Comparable Architecture to the Surrounding Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks are 20 to 35-Feet	20-Feet
Side	The side yard setbacks are 0 to 33-Feet	5-Feet
Rear	The rear yard setbacks are 10 to 38-Feet	10-Feet
Building Materials	Brick, Vinyl Siding, and Modular Panels	Brick
Paint and Color	Gray, White, Brown, Blue, Yellow	N/A
Roofs	Composite Shingles & Metal	Composite Shingle
Driveways/Garages	Flat-Front Entry, Carports, and Single-Family Homes without Garages	The garage will be set up approximately 6-feet 6-inches in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ...” In this case, the applicant is proposing to put the garage approximately six (6) feet, six (6) inches in front of the front façade of the home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff should note that this waiver has been approved in the Lake Rockwall Estates Subdivision in previous cases.

With the exception of the garage setback requirements, the proposed single-family home meets all of the density and dimensional requirements for the Single-Family 7 (SF-7) District as stipulated by Planned Development District 75 (PD-75) and the Unified Development Code (UDC). For the purpose of comparing the proposed single-family home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Chris Drive. The proposed building elevations have also been provided in the attached packet. The approval of this request is

a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On March 25, 2022, staff mailed 107 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) 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 not received any notices with regard to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) The subject property will be required to replat prior to obtaining any building permits.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22022-013

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: 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 130 Chris Dr Rockwall TX 75032

Subdivision Rockwall Lake Estates 2

Lot 985A Block \_\_\_\_\_

General Location Rockwall

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD 75

Current Use Residential

Proposed Zoning PD 75

Proposed Use Residential

Acreage .165

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 CARES Home Builder INC

Applicant CARES Home Builder INC

Contact Person Rodolfo Cardenas

Contact Person Rodolfo Cardenas

Address 3637 Marquis Dr  
Suite #112

Address 3637 Marquis Dr  
Suite #112

City, State & Zip Garland, TX 75042

City, State & Zip Garland, TX 75042

Phone 469-471-4903

Phone 469-471-4903

E-Mail \_\_\_\_\_

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

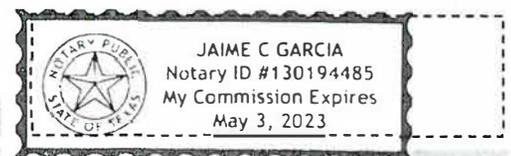
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of March, 2022. By signing this application, 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 16 day of March, 2022

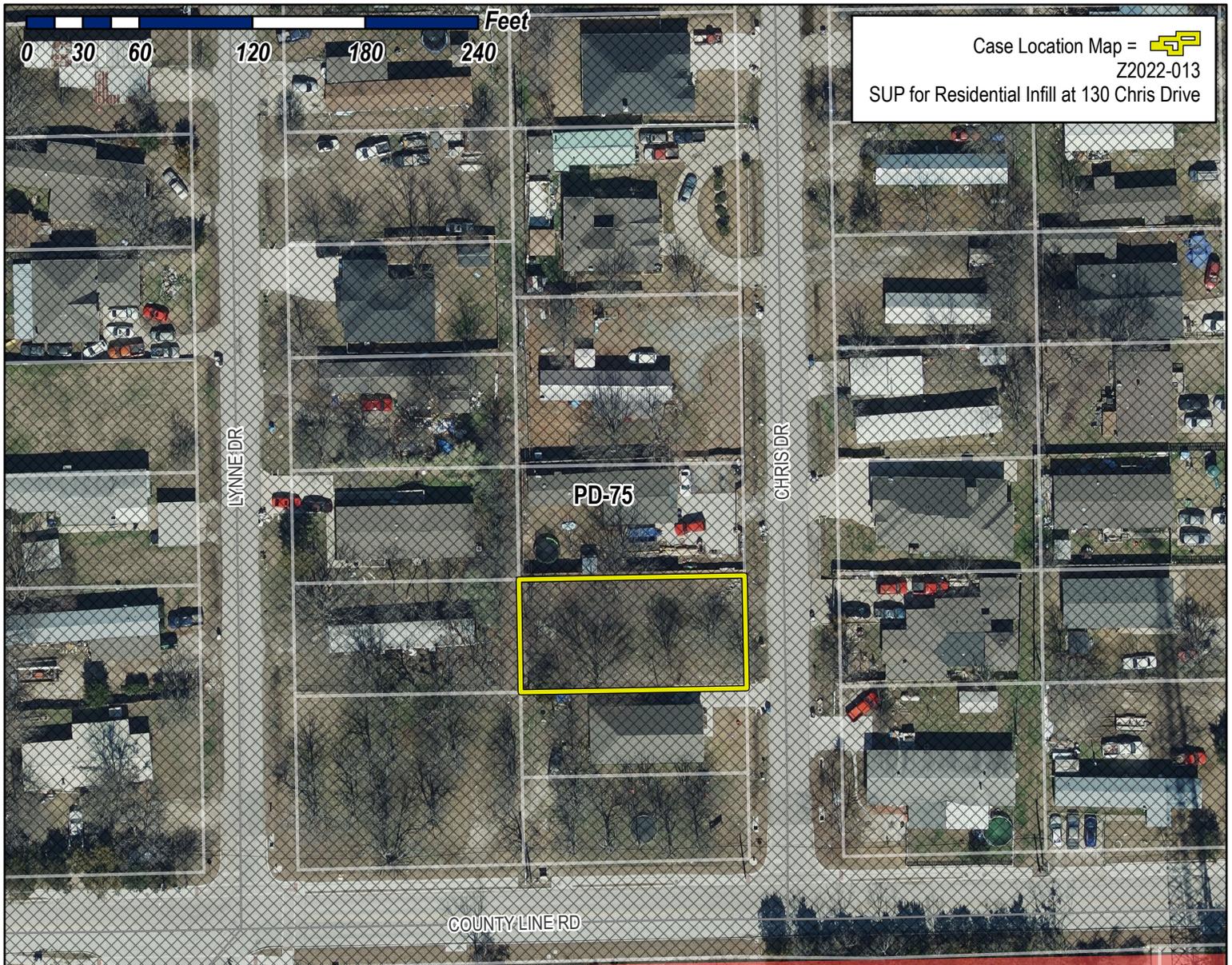
Owner's Signature. \_\_\_\_\_

Jaime Garcia

Notary Public in and for the State of Texas



My Commission Expires \_\_\_\_\_



# City of Rockwall

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

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

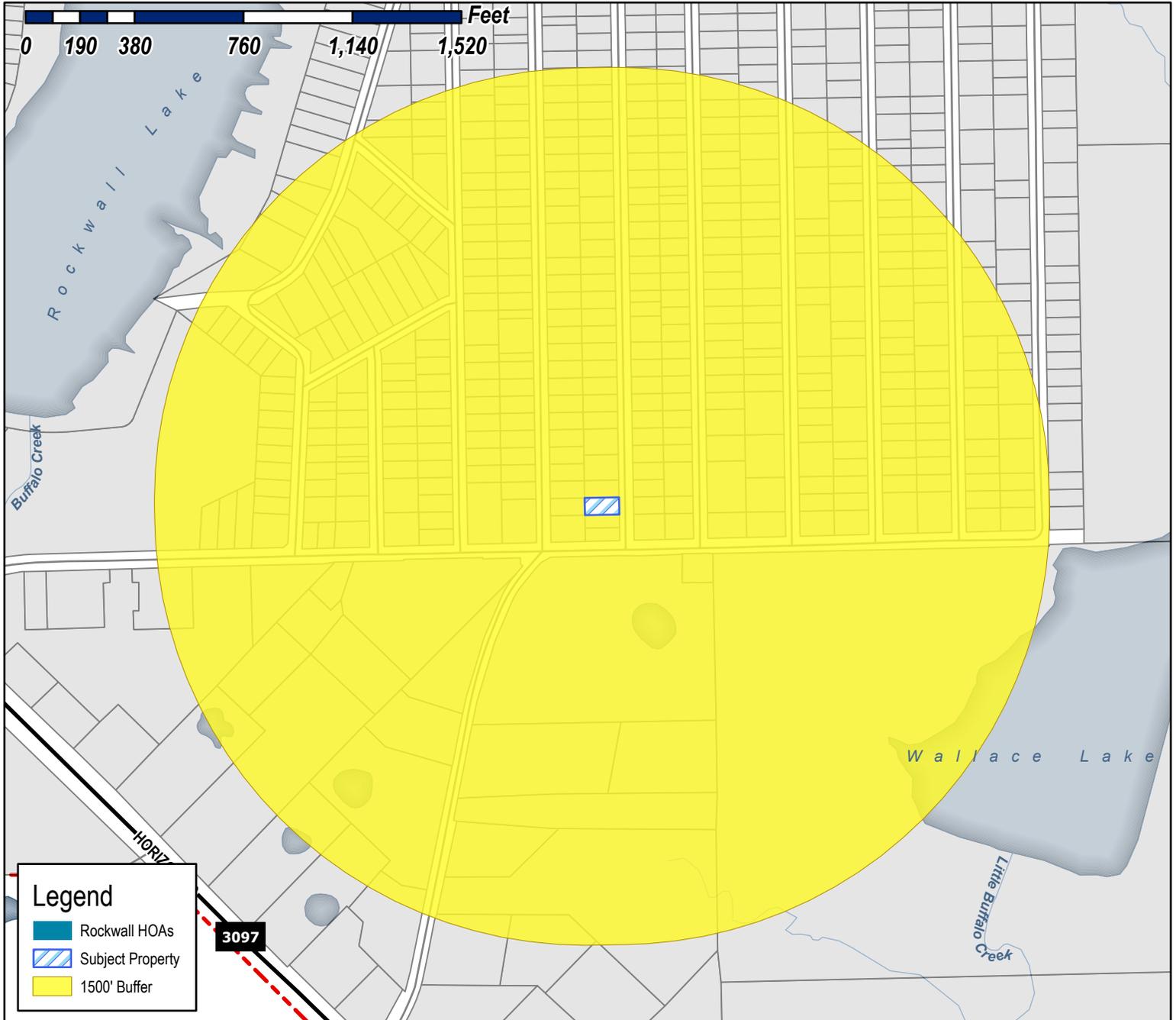




# City of Rockwall

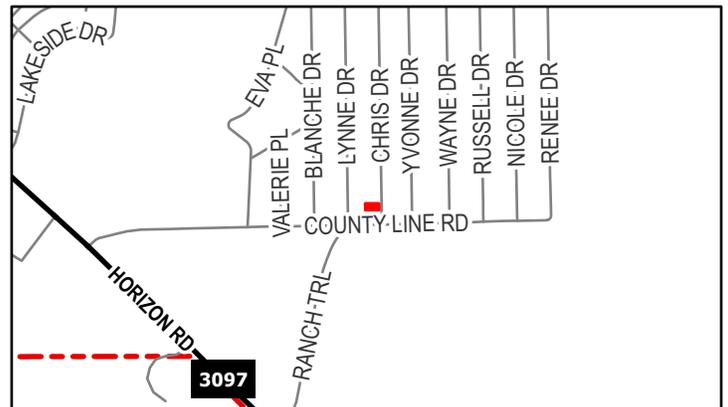
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2022-013  
**Case Name:** SUP for Residential Infill  
**Case Type:** Zoning  
**Zoning:** Planned Development District 75 (PD-75)  
**Case Address:** 130 Chris Drive

**Date Saved:** 3/17/2022  
 For Questions on this Case Call (972) 771-7745

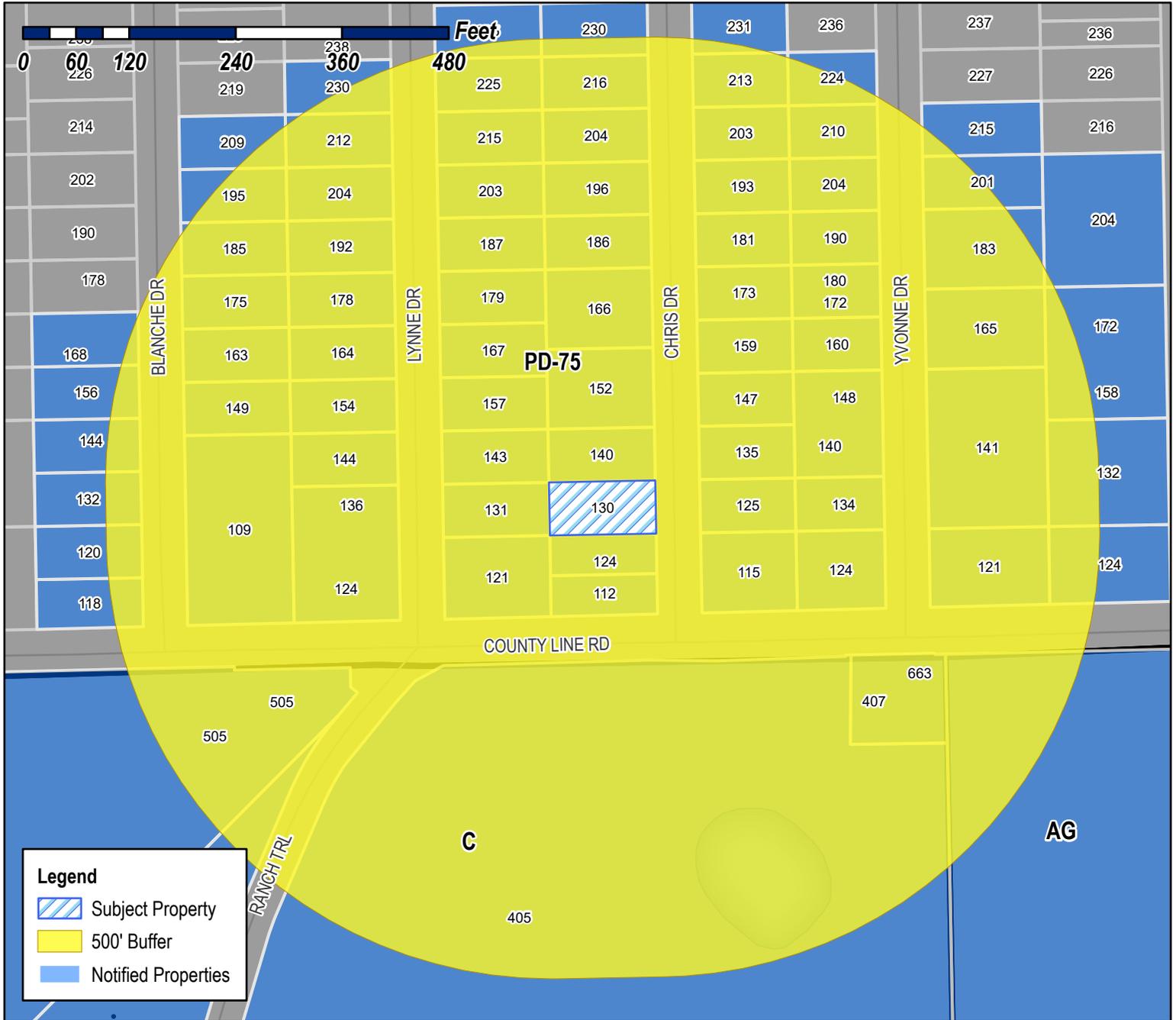




# City of Rockwall

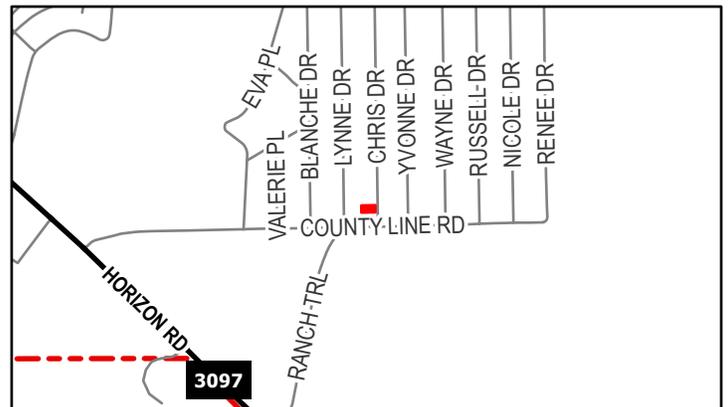
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**Date Saved:** 3/17/2022  
 For Questions on this Case Call (972) 771-7745



VARGAS RICARDO  
109 BLANCHE DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
112 CHRIS DR  
ROCKWALL, TX 75032

GAMBOA SOCORRO  
114 W RIDGEWOOD DR  
GARLAND, TX 75041

CANIZALES ELIDA VILLAREAL  
115 CHRIS DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
118 BLANCHE DR  
ROCKWALL, TX 75032

ROCKWALL LAKE PROPERTIES  
120 BLANCHE DR  
ROCKWALL, TX 75032

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

MAYES CHRISTOPHER  
121 LYNNE DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
1235 VZ CR3425  
WILLS POINT, TX 75169

DE SANTIAGO OSCAR MANUEL ACOSTA  
124 WAYNE DR  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
124 CHRIS DR  
ROCKWALL, TX 75032

FERNANDEZ URBANO  
124 LYNNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
124 YVONNE DR  
ROCKWALL, TX 75032

RANGEL ADELA  
125 CHRIS DR  
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI  
125 NICOLE DR  
ROCKWALL, TX 75032

LICEA JOSE DELFINO  
130 CHRIS DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
131 LYNNE DR  
ROCKWALL, TX 75032

FLORES DAYANARA &  
JAMES GLEASON  
132 BLANCHE DR  
ROCKWALL, TX 75032

ESPINOZA ERIKA ARACELI  
132 WAYNE DR  
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT  
134 YVONNE DR  
ROCKWALL, TX 75032

HILTON THOMAS  
135 CHRIS DRIVE  
ROCKWALL, TX 75032

SANCHEZ ROSA &  
ISMAEL PALACIOS  
140 CHRIS DR  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
140 YVONNE DRIVE  
ROCKWALL, TX 75032

JONES CHARLES WILLARD  
141 YVONNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
143 LYNNE DR  
ROCKWALL, TX 75032

GARCIA MARTIN  
144 BLANCHE DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
144 LYNNE DR  
ROCKWALL, TX 75032

BETETA RUTH E  
1452 GREENBROOK DR  
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ  
147 CHRIS LANE  
ROCKWALL, TX 75032

VARGAS RICARDO  
149 BLANCHE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
15047 SE 152ND DR  
CLACKAMAS, OR 97015

MEZA FRANCISCO J AND YOLANDA S  
150 CHRIS DR  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
154 LYNNE DR  
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ  
156 BLANCHE DR  
ROCKWALL, TX 75032

PEREZ GILBERTO AND  
JUANITA PEREZ  
157 LYNNE DR  
ROCKWALL, TX 75032

RODRIGUEZ YUNIOR ARROYO  
158 WAYNE DR  
ROCKWALL, TX 75032

BETETA RUTH E  
159 CHRIS DR  
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA  
160 YVONNE DR  
ROCKWALL, TX 75032

VARGAS RICARDO  
163 BLANCHE DR  
ROCKWALL, TX 75032

HERNANDEZ JOSE O AND MIRIAM G SALAZAR  
AND  
JESUS HERNANDEZ SALAZAR  
164 LYNNE DR  
ROCKWALL, TX 75032

MARTINEZ JOSE G  
165 YVONNE DR  
ROCKWALL, TX 75032

LOREDO SUSANA  
166 CHRIS DR  
ROCKWALL, TX 75032

CHEPETLA ANTHONY  
167 LYNNE DRIVE  
ROCKWALL, TX 75032

PALICIOS MARIA  
168 BLANCHE DR  
ROCKWALL, TX 75032

CARRILLO JORGE  
173 CHRIS DR  
ROCKWALL, TX 75032

GOMEZ ALEJANDRO  
175 BLANCHE DR  
ROCKWALL, TX 75032

PALACIOS ARIEL  
178 LYNNE DR  
ROCKWALL, TX 75032

CRUZ IGNACIO  
179 LYNNE DR  
ROCKWALL, TX 75032

HOLGUIN CECILIA  
180 YVONNE DR  
ROCKWALL, TX 75032

JIMENEZ ALMA RODRIGUEZ  
181 CHRIS DR  
ROCKWALL, TX 75032

YANEZ FERNANDO AND  
JUAN A YANEZ  
183 YVONNE  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
185 BLANCHE DR  
ROCKWALL, TX 75032

ESQUIVEL ZAIDA  
186 CHRIS DRIVE  
ROCKWALL, TX 75032

RETANA JOSE L  
187 LYNNE DR  
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &  
KARLA CAMACHO  
190 YVONNE DR  
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA  
192 LYNNE DR  
ROCKWALL, TX 75032

RANGEL JUAN  
193 CHRIS DR  
ROCKWALL, TX 75032

GARCIA JOSE  
195 BLANCHE DR  
ROCKWALL, TX 75032

CARMONA JOEL  
196 CHRIS DR  
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA  
200 CHAMBERLAIN DR  
FATE, TX 75189

CROWN CASTLE TOWERS 09 LLC  
2000 CORPORATE DRIVE  
CANONSBURG, PA 15317

YANEZ JUAN  
201 YVONNE DR  
ROCKWALL, TX 75032

WILSON JAMES F AND  
TAMMY M UNDERWOOD AND CAITLIN A DAVIS-  
WILSON  
203 LYNNE DRIVE  
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL  
203 CHRIS DR  
ROCKWALL, TX 75032

MEDINA MARIA V AND  
MARITZA ALONSO  
204 YVONNE  
ROCKWALL, TX 75032

REYES MARIA ISABEL AND RAMIRO M  
204 CHRIS DR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
204 LYNNE DR  
ROCKWALL, TX 75032

RAMIREZ RUBIN & MARTHA  
204 WAYNE DR  
ROCKWALL, TX 75032

URBINA ARACELI C  
209 BLANCHE DR  
ROCKWALL, TX 75032

MAYES CHRISTOPHER  
210 CARRIAGE HILL LN  
HEATH, TX 0

GAMBOA SOCORRO  
210YVONNEDR  
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D  
212 LYNNE DR  
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE  
212 LYNNE DR  
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ  
PEREZ  
213 CHRIS DRIVE  
ROCKWALL, TX 75032

WILSON JAMES F AND  
TAMMY M UNDERWOOD AND CAITLIN A DAVIS-  
WILSON  
215 LYNNE DR  
ROCKWALL, TX 75032

MOLINA JAIME  
215 YVONNE DR  
ROCKWALL, TX 75032

QUEVEDO OSCAR F  
216 CHRIS DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA  
224 YVONNE DR  
ROCKWALL, TX 75032

ESPARZA JUANA  
225 LYNNE DR  
ROCKWALL, TX 75032

YANEZ MARIA TERESA  
230 CHRIS DR  
ROCKWALL, TX 75032

PEREZ FERMIN  
230 LYNNE DRIVE  
ROCKWALL, TX 75032

HERNANDEZ GUILLERMINA  
231 CHRIS DRIVE  
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR  
235 LYNNE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

QUEVEDO OSCAR F  
293 YVONNE  
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC  
315 RANCH TRAIL  
ROCKWALL, TX 75040

MOLINA JAIME  
340 YVONNE DR  
ROCKWALL, TX 75032

PALICIOS MARIA  
365 LYNNE DR  
ROCKWALL, TX 75032

MEZA FRANCISCO J AND YOLANDA S  
3778 PR 3843  
QUINLAN, TX 75474

ARMS OF AMERICA LLC AND  
C2LA LLC  
382RANCHTRL  
ROCKWALL, TX 75032

CROWN CASTLE TOWERS 09 LLC  
407 RANCH TRAIL  
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC  
430 RENEE DRIVE  
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL  
4427 FM 550  
ROYSE CITY, TX 75189

RANGEL JUAN  
4427 FM 550  
ROYSE CITY, TX 75187

LICEA JOSE DELFINO  
448 LYNNE DR  
ROCKWALL, TX 75032

DIAZ JOSE LUIS  
494 LYNNE DR  
ROCKWALL, TX 75032

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

ARMS OF AMERICA LLC AND  
C2LA LLC  
525 E CENTERVILLE RD  
GARLAND, TX 75041

BIG LEAGUE SPORTS ACADEMY INC  
5508 FOREST LANE  
DALLAS, TX 75230

ROCKWALL LAKE PROPERTIES  
5713 SECREST CT  
GOLDEN, CO 80403

GARCIA MARTIN  
590 SUN VALLEY DR  
ROYSE CITY, TX 75189

REYES MARIA ISABEL AND RAMIRO M  
603 S CREEK DR  
ROYSE CITY, TX 75189

FLORES DAYANARA &  
JAMES GLEASON  
611 MEADOW DR  
ROCKWALL, TX 75032

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

GUTIERREZ DONATILO & BLANCA  
6514 BUNKER HILL CT  
ROWLETT, TX 75089

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-013: SUP for Residential Infill in an Established Subdivision at 130 Chris Drive**

Hold a public hearing to discuss and consider a request by Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 985A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Angelica Gamez**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-013: SUP for Residential Infill in an Established Subdivision at 130 Chris Drive**

Please place a check mark on the appropriate line below:

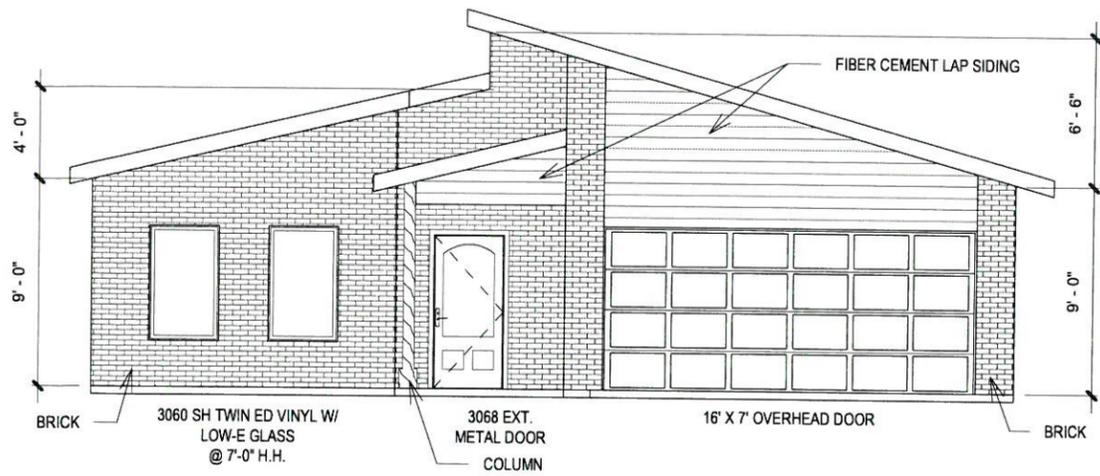
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

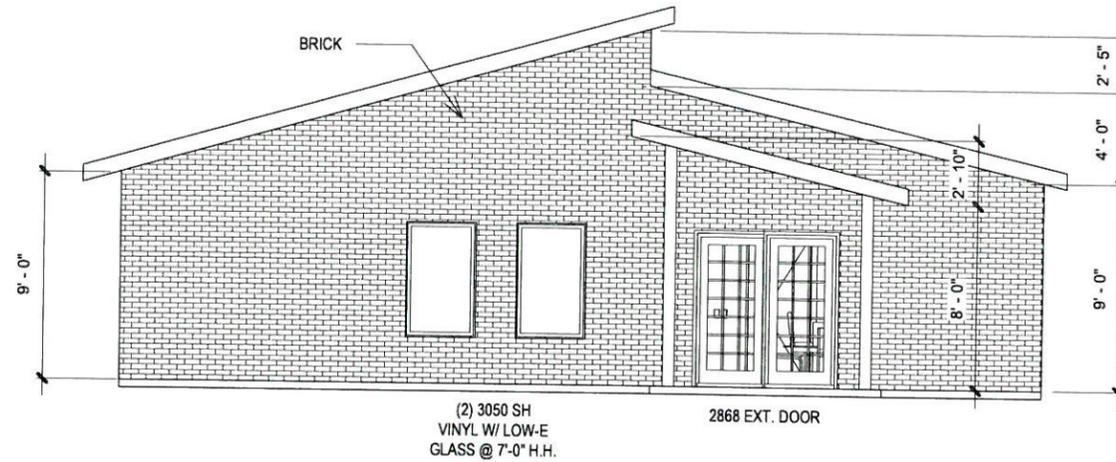
Name: [text box]  
Address: [text box]

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

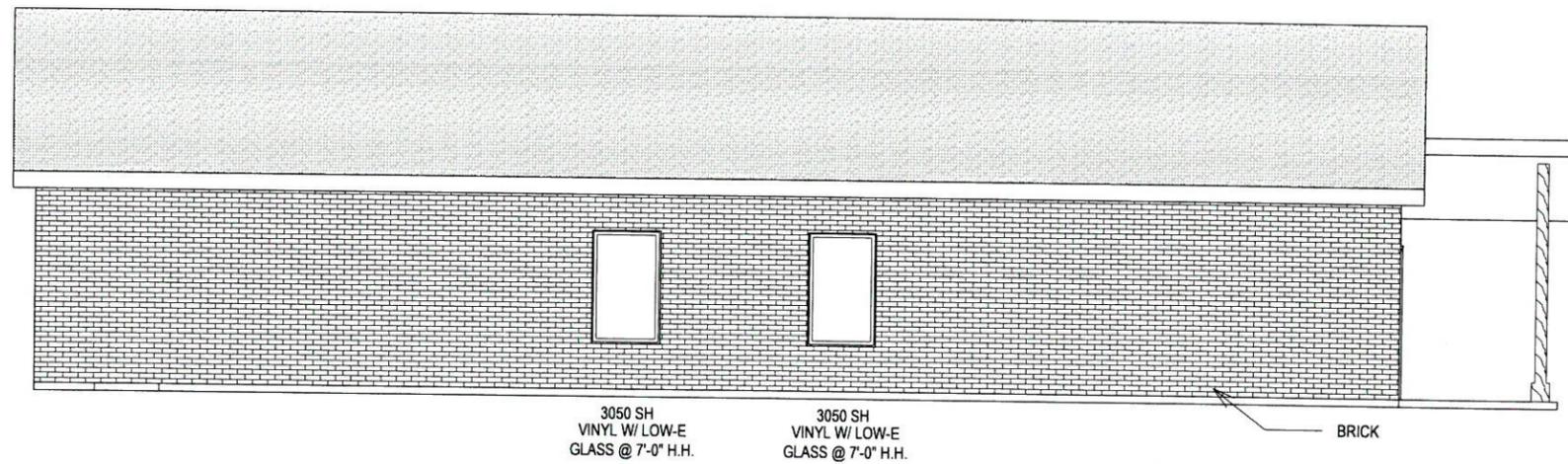
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



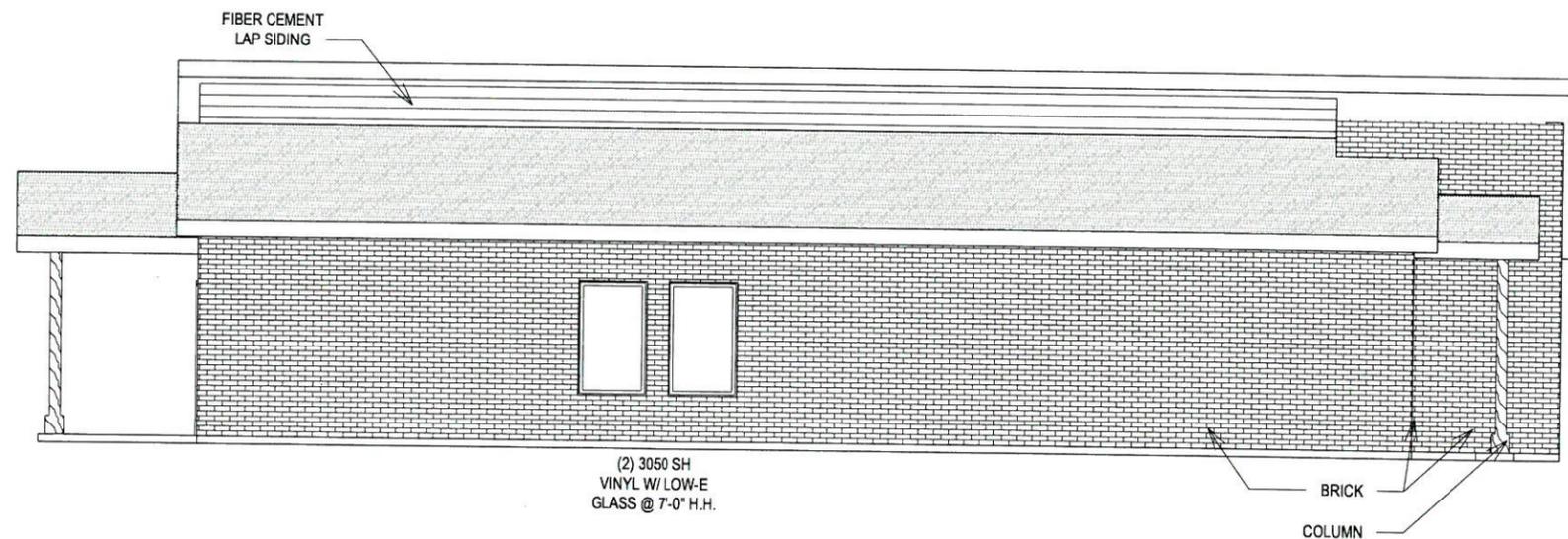
④ FRONT ELEVATION  
1/8" = 1'-0"



③ REAR ELEVATION  
1/8" = 1'-0"



② EAST ELEVATION  
1/8" = 1'-0"



① WEST ELEVATION  
1/8" = 1'-0"

limón

130 CHRIS ST.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com  
daisylimon.com

DESIGNER:  
Daisy Limon

OWNER:  
CARES HOME BUILDERS, INC.

PROJECT NO 04.03

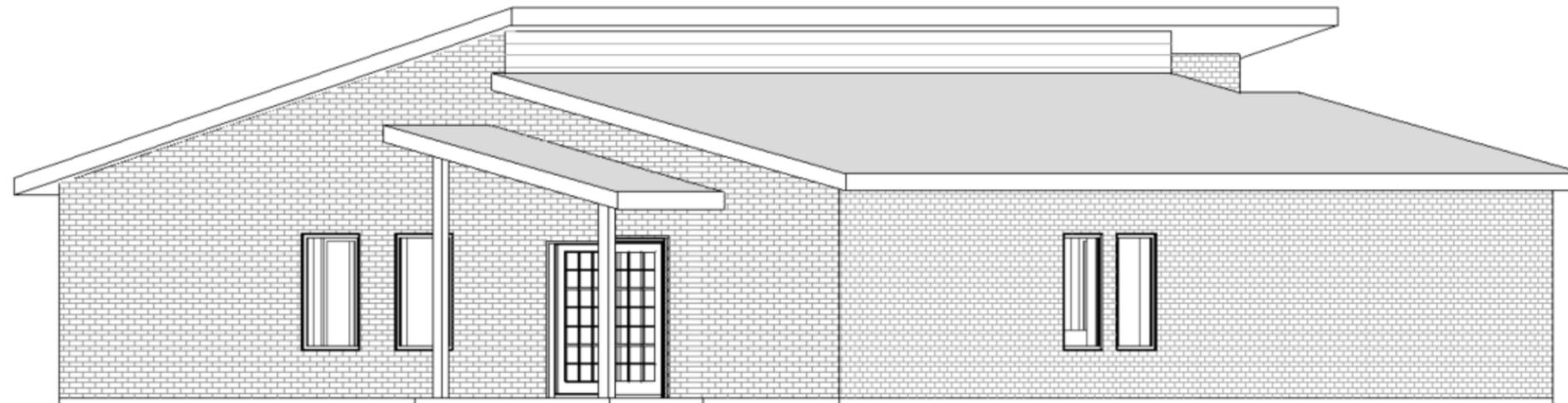
DATE 02/21/2022

Elevations

A-104

# limón

2907 ANDERSON ST.  
GREENVILLE, TX



# limón

130 CHRIS ST.  
ROCKWALL, TX

Daisy Limon  
469.441.0924  
2702 Briarbrook Ln. Garland, TX 75040  
daisy.limon96@gmail.com  
daisylimon.com

DESIGNER:  
Daisy Limon

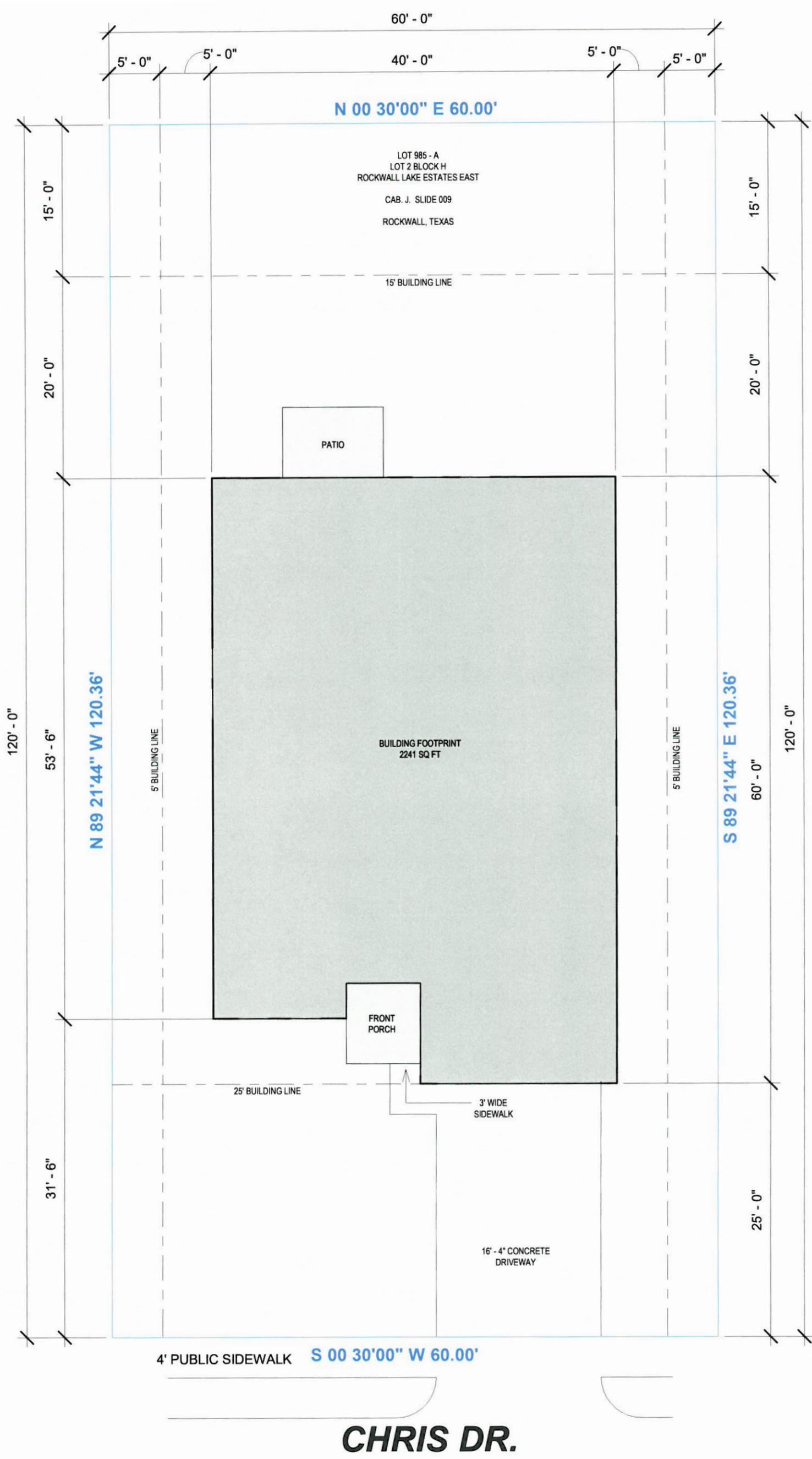
OWNER:  
CARES HOME BUILDERS, INC.

PROJECT NO 04.03

DATE 02/21/2022

COVER

## A-001



**A-003**

**Site Plan**

PROJECT NO 04.03  
DATE 02/21/2022



DESIGNER:  
Daisy Limon  
OWNER:  
CARES HOME BUILDERS, INC.  
Daisy Limon  
469.441.0924  
2702 Briarbrook Ln, Garland, TX 75040  
daisy.limon96@gmail.com  
daisylimon.com

130 CHRIS ST.  
ROCKWALL, TX

**limón**



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
124 Chris Drive	Single-Family Home	2019	1,484	N/A	Siding
112 Chris Drive	Vacant	N/A	N/A	N/A	N/A
115 Chris Drive	Modular Home	1985	2,128	144	Siding
125 Chris Drive	Modular Home	1978	1,192	400	Siding
135 Chris Drive	Single-Family Home	2017	2,153	N/A	Brick
147 Chris Drive	Modular Home	1979	1,064	1,000	Siding
150 Chris Drive	Modular Home	1985	980	80	Siding
140 Chris Drive	Modular Home	1985	1,064	N/A	Siding
157 Lynne Drive	Modular Home	1985	928	N/A	Siding
143 Lynne Drive	Modular Home	2019	1,872	N/A	Siding
131 Lynne Drive	Modular Home	1980	1,064	N/A	Siding
121 Lynne Drive	Vacant	N/A	N/A	N/A	N/A
AVERAGES:		1993	1,393	406	



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



124 CHRIS DRIVE



112 CHRIS DRIVE



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



115 CHRIS DRIVE



125 CHRIS DRIVE



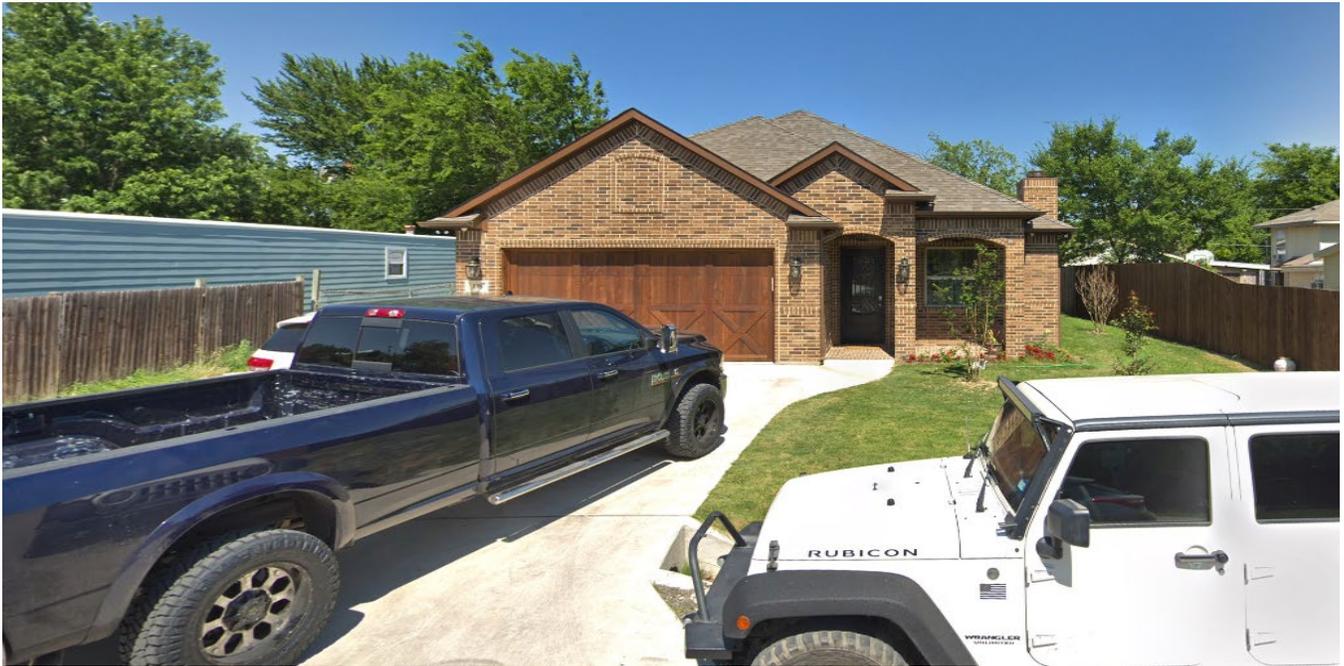
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

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PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



135 CHRIS DRIVE



147 CHRIS DRIVE



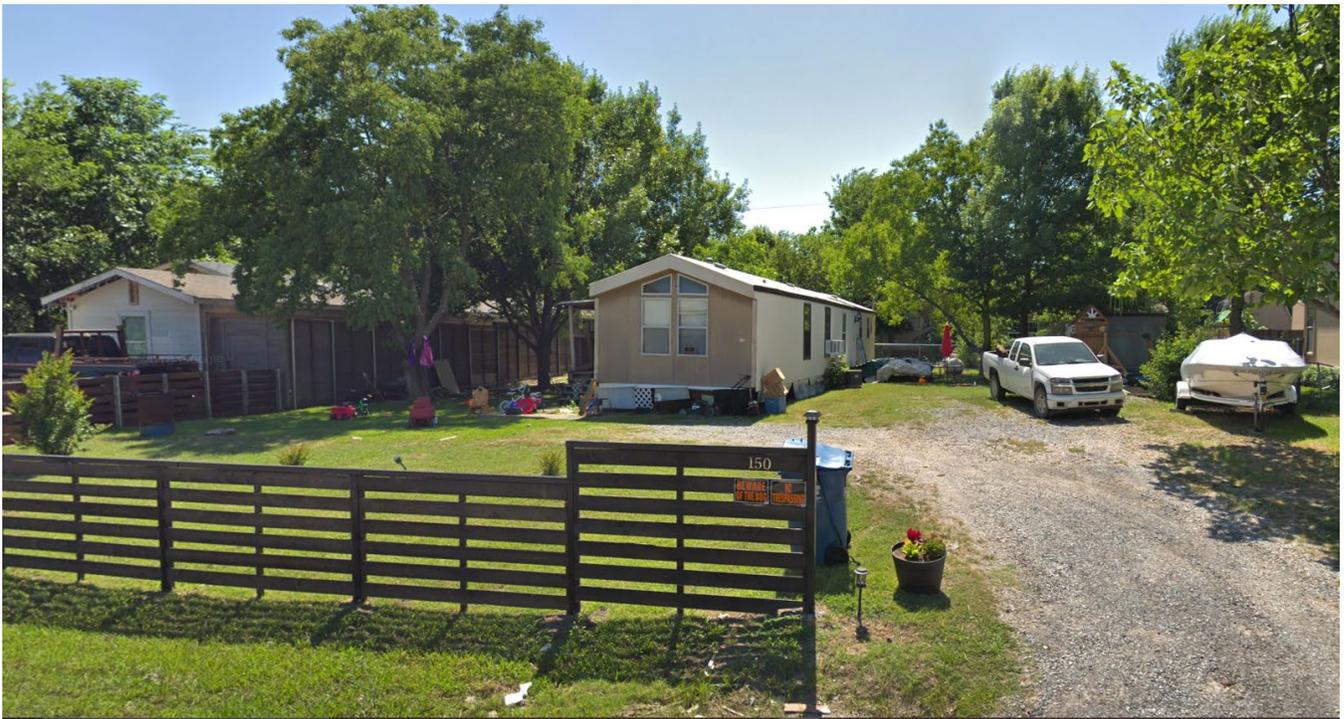
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

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150 CHRIS DRIVE



140 CHRIS DRIVE



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



157 LYNNE DRIVE



143 LYNNE DRIVE



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2022-013

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



131 LYNNE DRIVE



121 LYNNE DRIVE

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 985A, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Rodolfo Cardenas of CARES Home Builder, Inc. for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home on a 0.1650-acre parcel of land being described as Lot 985A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 130 Chris Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 75 (PD-75) [Ordinance No. 16-01] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] -- as heretofore amended and may be amended in the future - and with the following conditions:

### 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

### 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 2<sup>nd</sup> DAY OF MAY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

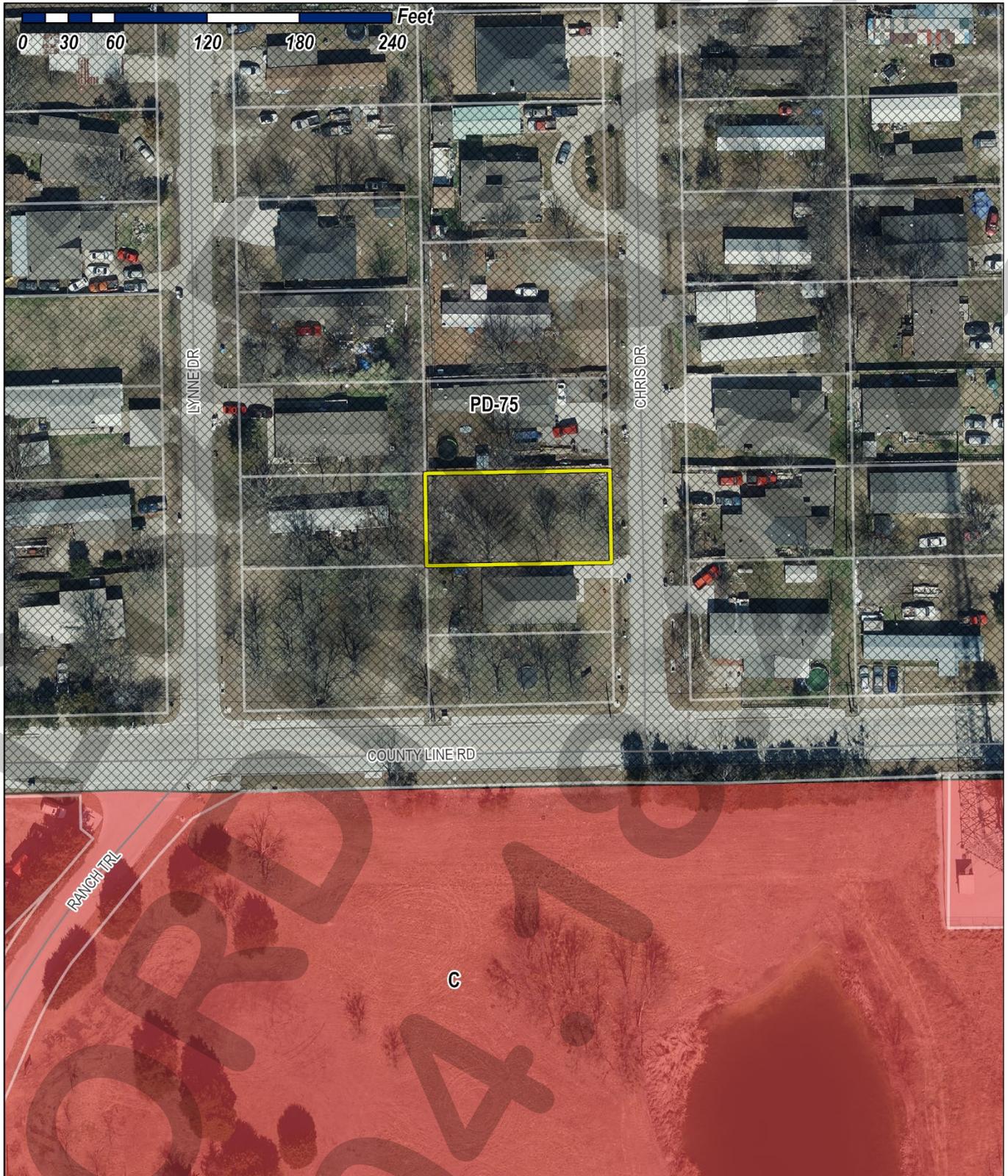
1<sup>st</sup> Reading: April 18, 2022

2<sup>nd</sup> Reading: May 2, 2022

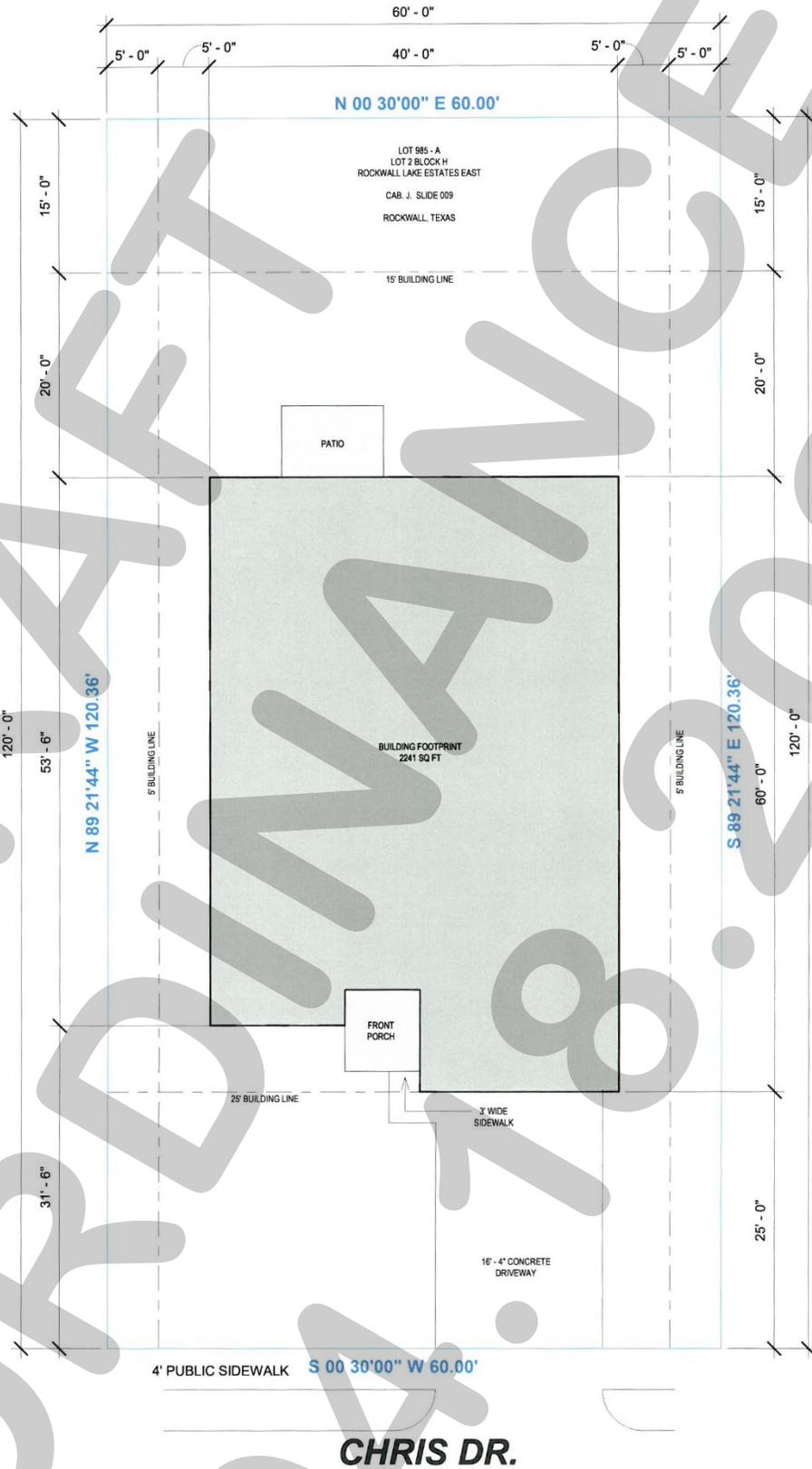
**Exhibit 'A'**  
**Location Map and Survey**

Address: 130 Chris Drive

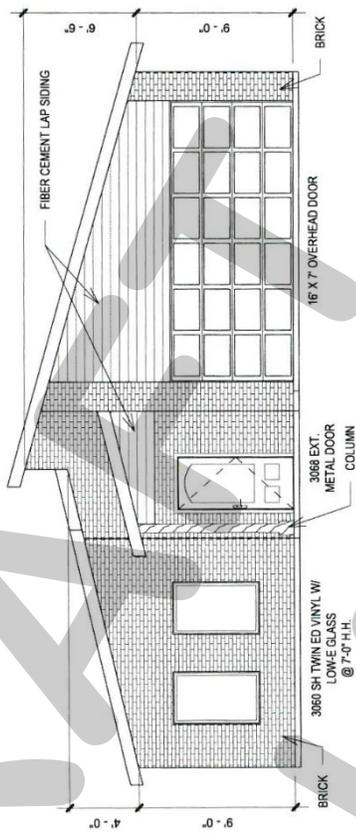
Legal Description: Lot 985A, Rockwall Lake Estates #2 Addition



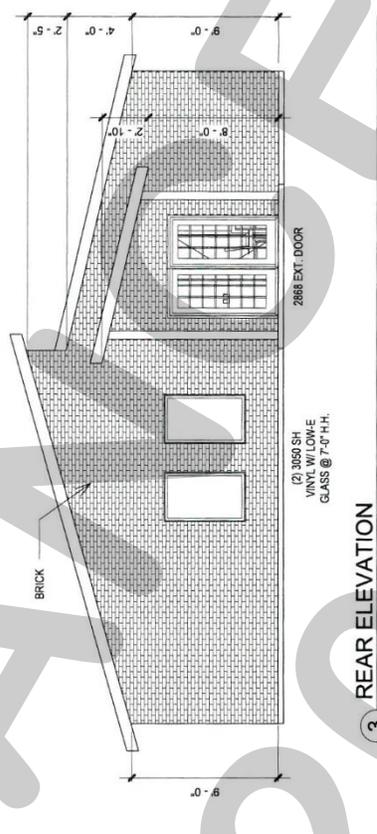
**Exhibit 'B':  
Residential Plot Plan**



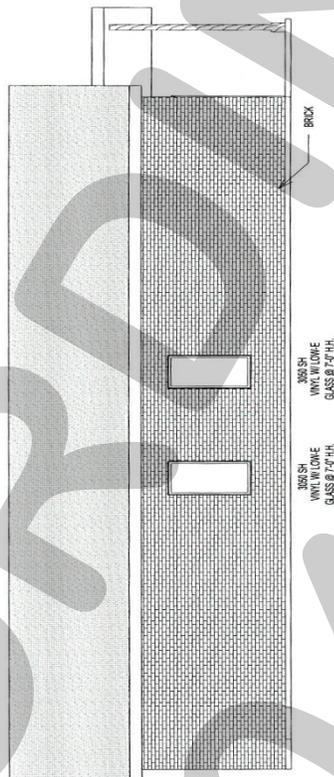
**Exhibit 'C':  
Building Elevations**



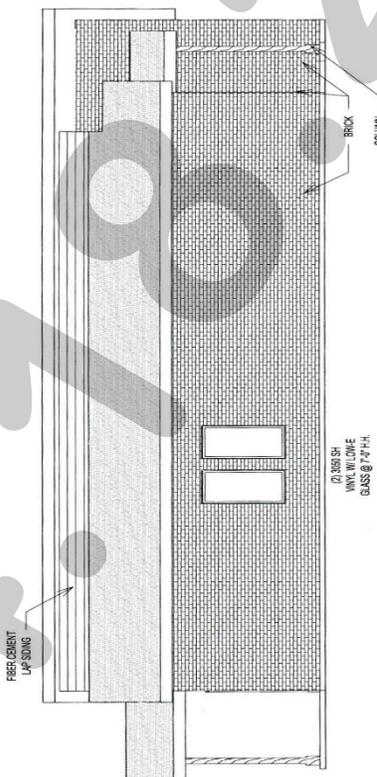
**4 FRONT ELEVATION**  
1/8" = 1'-0"



**3 REAR ELEVATION**  
1/8" = 1'-0"



**2 EAST ELEVATION**  
1/8" = 1'-0"



**1 WEST ELEVATION**  
1/8" = 1'-0"



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** April 18, 2022

**SUBJECT:** Z2022-014; ZONING CHANGE FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT FOR LIMITED NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES

---

### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
South Central Residential District  
Zoning Exhibit  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an ordinance for a *Zoning Change* from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the requested Zoning Change.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** April 18, 2022  
**APPLICANT:** Robert Howman; Glenn Engineering Corp  
**CASE NUMBER:** Z2022-014; Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses on a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary

### **BACKGROUND**

On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20 [Case No. A1998-002]*. On December 5, 2016, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2016-035*] for the purpose of allowing a *Public School* in an Agricultural (AG) District on the subject property. On December 13, 2016, the Planning and Zoning Commission approved a site plan [*Case No. SP2016-029*] -- and recommended approval of all associated variances -- allowing the construction of a two (2) story, 150,848 SF public school [*i.e. College and Career Academy (CCA)*]. On December 19, 2016, the City Council approved all requested variances to the SH-205 By-Pass Overlay (SH-205 BY OV) District regarding primary and secondary building material requirements. On April 3, 2017, the City Council approved a final plat [*Case No. P2017-013*] for the Rockwall CCA Addition. On December 29, 2020, the Planning and Zoning Commission approved a variance request for an Accessory Building [*Case No. MIS2020-018*] on the Rockwall CCA's property.

### **PURPOSE**

On March 18, 2022, the applicant -- *Robert Howman of Glenn Engineering Corp.* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for limited Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 2301 John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Lofland Farms Subdivision, which consists of 74-lots on 22.17-acres. North of this subdivision is Dorris A. Jones Elementary School followed by an 11.78-acre tract of vacant land. These properties are zoned Planned Development District 45 (PD-45) for General Retail (GR) District, Single-Family 8.4 (SF-8.4) District, and Single-Family 10 (SF-10) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

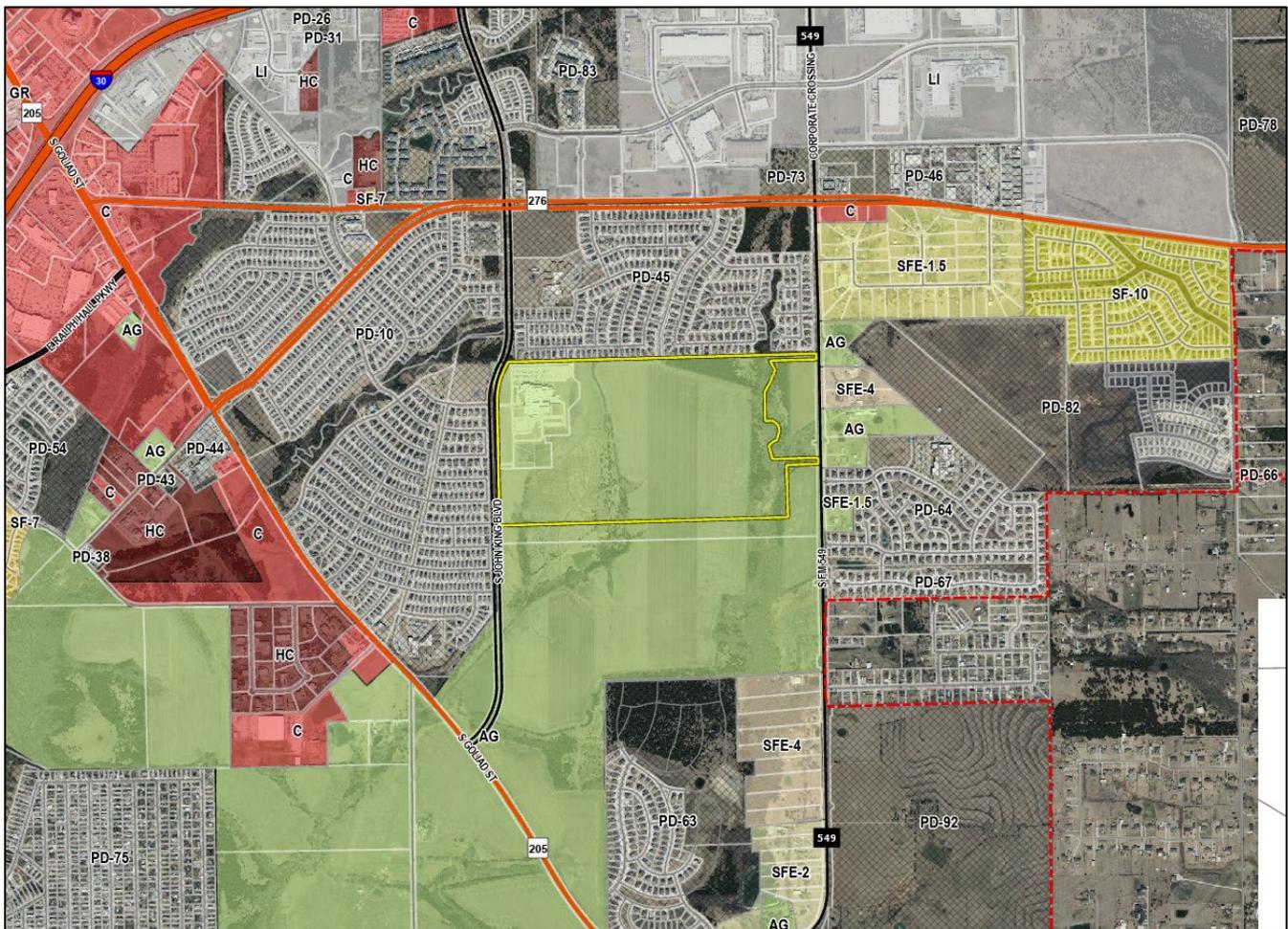
South: Directly south of the subject property are two (2) vacant tracts of land (*i.e. Tract 7 of the W. H. Baird Survey, Abstract No. 25 [28.4540-acres] and Tract 3 of the A. Johnson Survey, Abstract No. 123 [265.0825-acres]*) zoned

Agricultural (AG) District. Beyond this is SH-205, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 17.29-acre tract of vacant land (*i.e. Tract 7-2 of the W. H. Baird Survey, Abstract No. 25*) zoned Agricultural (AG) District. East of this is S FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Hickory Ridge Park and Phase 4 of the Hickory Ridge Subdivision, which consists of 245 lots on 92.62-acres. These properties are zoned Planned Development District 10 (PD-10) for Single Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



### **CONFORMANCE TO CITY'S CODES**

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents." This section goes on to state that "(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically... surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which

involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.” In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [1] *Public or Private Primary School*, [2] *Public or Private Secondary School*, [3] *Public Park or Playground*, and/or [4] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(1) &amp; (2)</sup>	30'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	30'
<i>Minimum Rear Yard Setback</i> <sup>(3)</sup>	10'
<i>Minimum Distance Between Buildings</i> <sup>(4)</sup>	15'
<i>Maximum Building Height</i> <sup>(5)</sup>	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- 1: No more than one (1) full row of parking (i.e. two [2] rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 4: Zero (0) feet with a fire rated wall.
- 5: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within South Central Residential District and is designated for Quasi-Public land uses. In addition, the *District Map* shows that the subject property is an ideal place for a *Trail Plan Rest Stop/Trailblazer Pylon* for John King Boulevard in accordance with the John King Boulevard Corridor Plan (see *Subsection 02.02 of Appendix 'B', Corridor Plans, of the OURHometown Vision 2040 Comprehensive Plan*). The *Land Use Designations* section of the plan state that, “(t)he Quasi-Public land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.” For the Planning and Zoning Commission and City Council’s review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the South Central Residential District. In this case, the applicant’s request would be better classified under the Public land use designation. According to the Comprehensive Plan “(t)he Public land use designation includes uses that are operated exclusively by a public body that serve the public’s health, safety or general welfare.” Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the Quasi-Public land use examples and the two land uses (Public and Quasi-Public) are very similar in nature, the Public land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a Quasi-Public land use designation to a Public land use. This has been added to the *Conditions of Approval* for this case.

## **INFRASTRUCTURE**

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for any development of the subject property:

- (1) Roadways. At the time of development, the developer shall verify the right-of-way width of John King Boulevard to ensure there is 110-feet of right-of-way. The applicant is also responsible for constructing an extension of Stableglen Drive through the subject property. This roadway is classified as a *Minor Collector* and will require a minimum of 60-feet of right-of-way with a 41-foot *back-of-curb to back-of-curb* concrete street. A five (5) foot sidewalk will be required to be constructed along both sides of the roadway. A ten (10) foot sidewalk along John King Boulevard is required to be extended from the existing *College and Career Academy* to the southern property line of the subject property.
- (2) Water. A 12-inch water line will need to be constructed in the right-of-way of Stableglen Drive from the northern property line to the southern property line. A 12-inch water is required to be extended from the *College and Career Academy* to the southern property line of the subject property. In addition, an infrastructure study will need to be performed in order to determine what additional water infrastructure is need to be looped or extended through the site.
- (3) Wastewater. An infrastructure study will need to be performed in order to determine the necessary improvements to the existing system needed to adequately serve the proposed development. The applicant may be required to pay existing pro-rata agreements if necessary.
- (4) Drainage. The applicant shall be required to perform a flood/detention study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property as well as provide detention of any proposed development.

## **STAFF ANALYSIS**

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On March 25, 2022, staff mailed 273 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, and Fontanna Ranch Homeowner's Associations (HOAs), which were the only 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 two (2) property owner notifications from two (2) property owners within the 500-foot notification area in favor of the applicant's request and one (1) property owner notification from one (1) property owner within the 500-foot notification area in opposition to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Panned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;

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

### **PLANNING AND ZONING COMMISSION**

On April 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center

LOT

1

BLOCK

A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING NEIGHBORHOOD SERVICES

PROPOSED USE

PUBLIC SCHOOL

ACREAGE 27.446

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 Independent School District

APPLICANT Glenn Engineering Corp.

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972-989-2174 cell

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

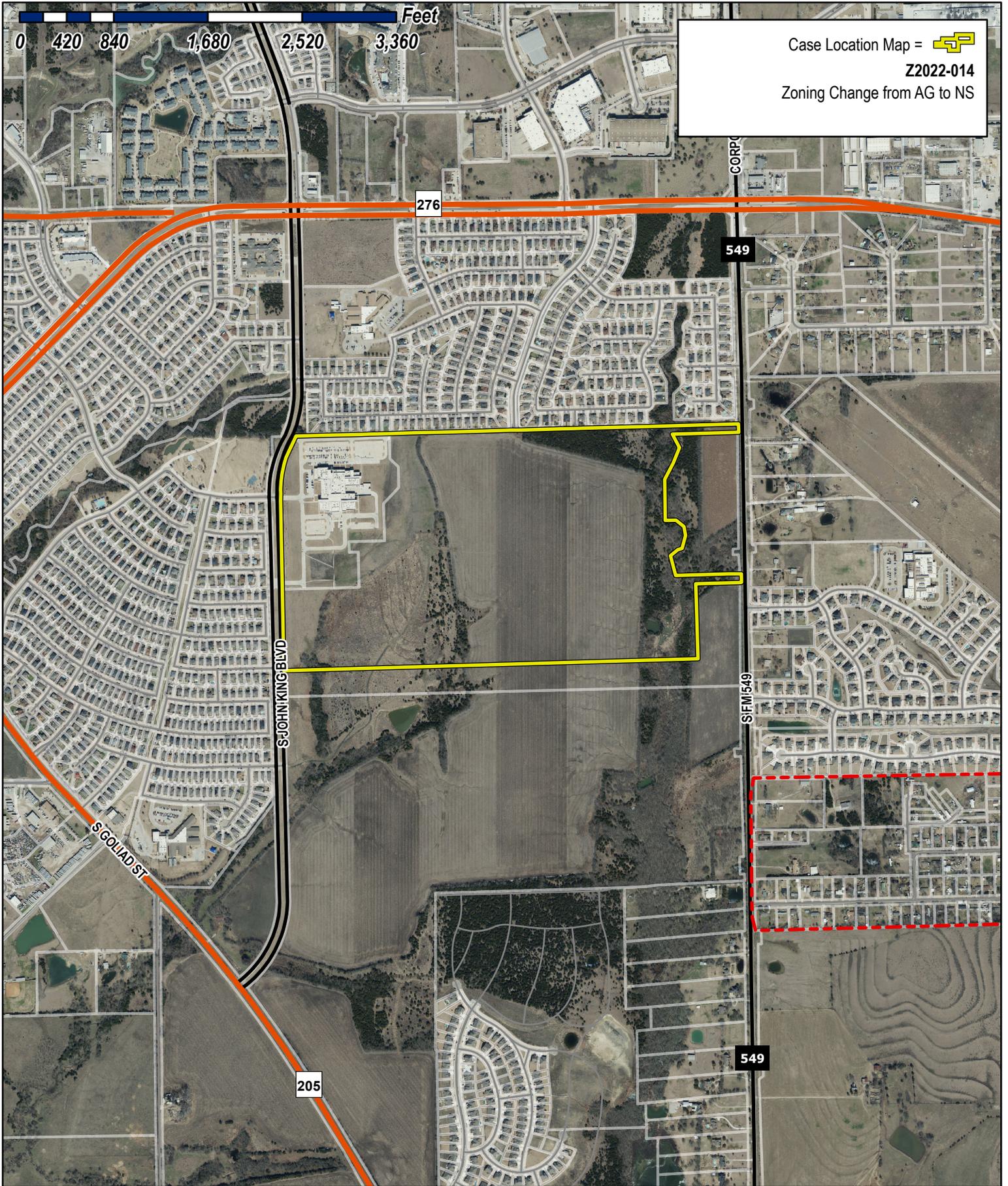
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

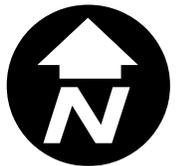
MY COMMISSION EXPIRES \_\_\_\_\_



# City of Rockwall

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

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

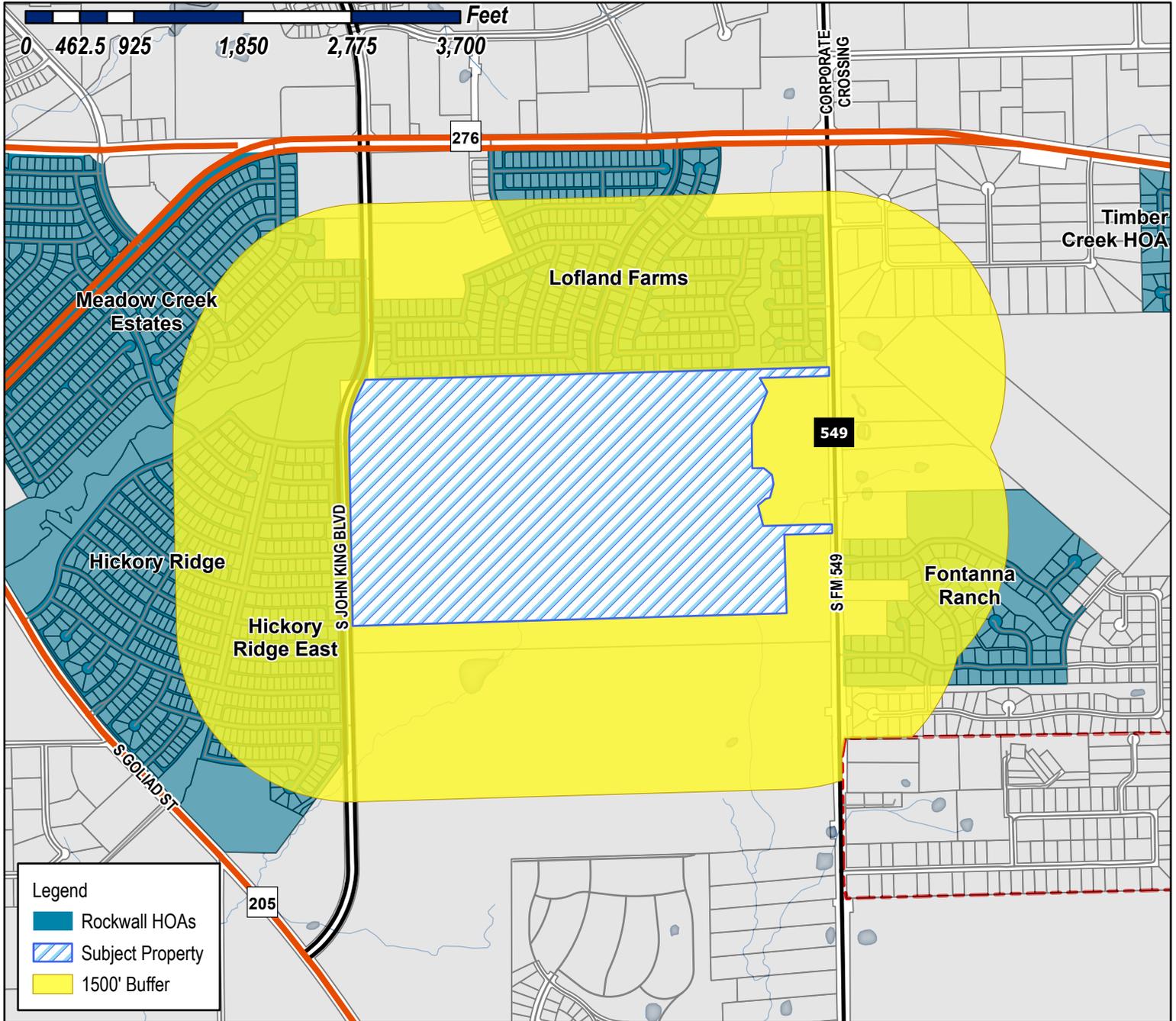




# City of Rockwall

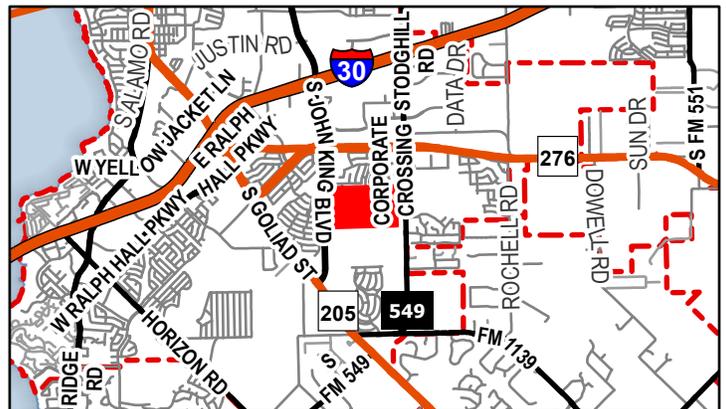
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2022-014  
**Case Name:** Zoning Change from AG to NS  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** 2301 S. John King Blvd.

**Date Saved:** 3/18/2022  
 For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)  
**Subject:** Neighborhood Notification Program [Z2022-014]  
**Date:** Friday, March 25, 2022 9:02:48 AM  
**Attachments:** [Public Notice \(03.23.2022\).pdf](#)  
[HOA Map Z2022-014.pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [March 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 12, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 18, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a [Zoning Change](#) from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

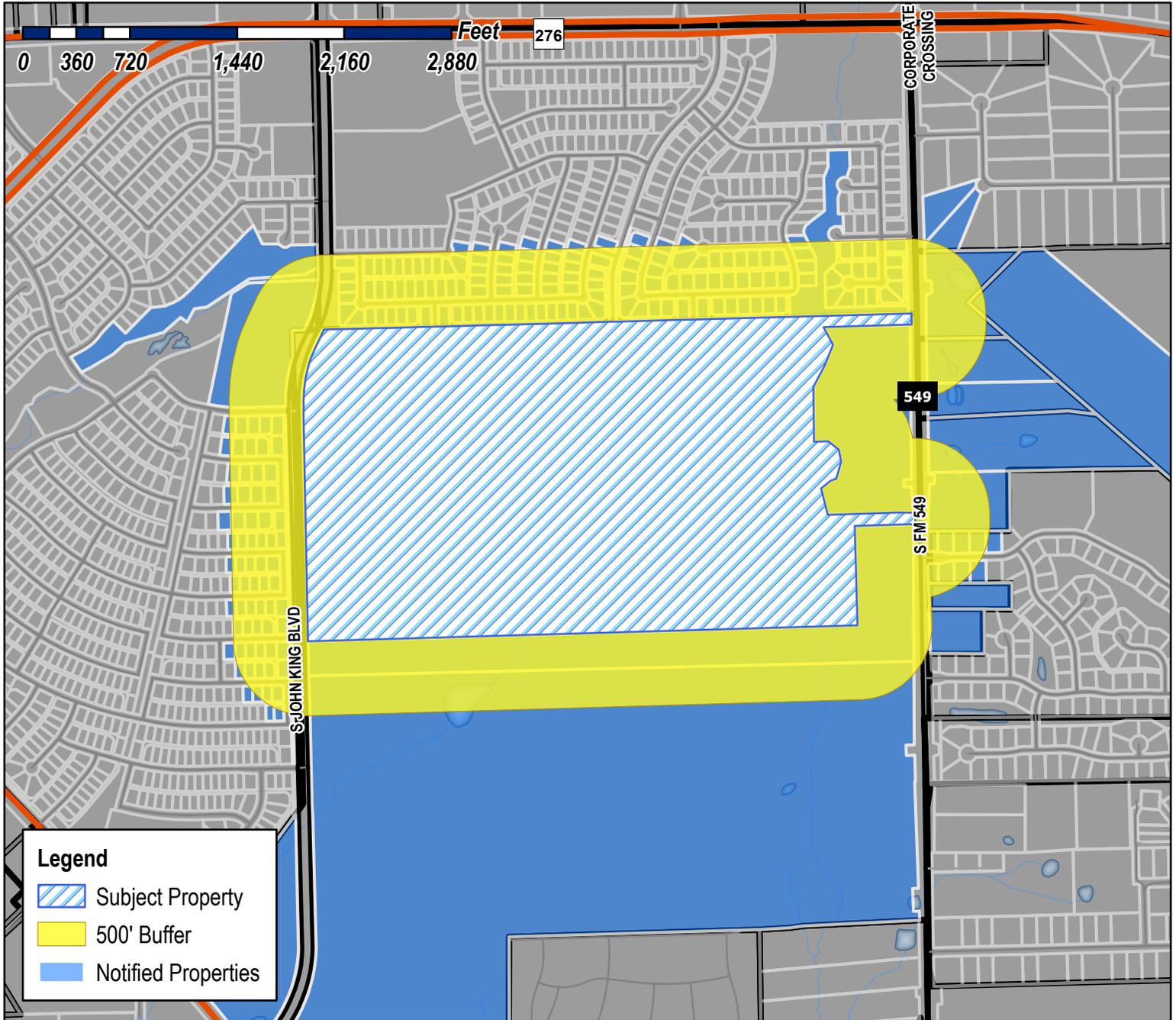
<http://www.rockwall.com/planning/>



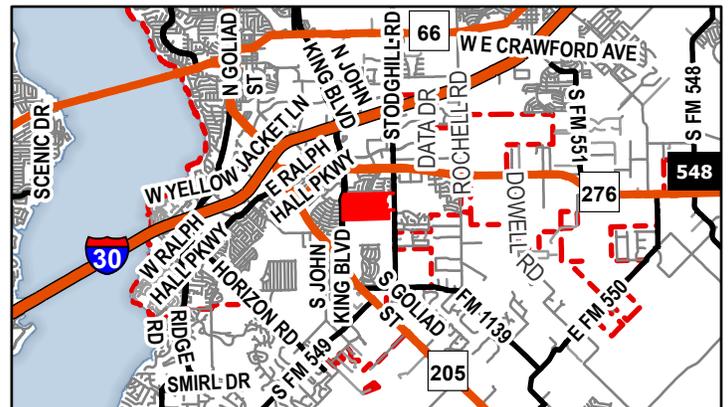
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**Case Number:** Z2022-014  
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**Case Address:** 2301 S. John King Blvd.



**Date Saved:** 3/18/2022  
 For Questions on this Case Call (972) 771-7745

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

CALLIER LOGAN AND JENNA  
104 RUSH CREEK DRIVE  
HEATH, TX 76058

BLOOMFIELD HOMES LP  
1050 E. STATE HWY 114 EAST SUITE 210  
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO, IL 60606

RIVAS DANIEL A & KRISTIN N  
1205 KATELYN COURT  
IRVING, TX 75060

HOLMES NILES & LINDA  
122 JAMES DR  
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST  
1301 SECOND AVE FL 31  
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND  
RUSSELL THETU LY  
131 W SANTA ANITA TERRACE  
ARCADIA, CA 91007

KIM SU IL AND CHUN JA  
1311 SALINAS DR  
ROCKWALL, TX 75087

GERLACH CHRISS & RON FAMILY TRUST  
13435 ROANE CIR  
NORTH TUSTIN, CA 92705

NEXT GENERATION BLESSINGS LLC  
135 SOAPBERRY DRIVE  
KYLE, TX 78640

3050 DOUBLE OAK LLC  
1503 VIA TOSCANA LANE  
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER  
1648 TROW BRIDGE  
ROCKWALL, TX 75032

ROCK RANDALL L  
1704 ASBURY DR  
WYLIE, TX 75098

BASWELL KEVIN T & SUZANN J  
1715 S FM 549  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
1717 MAIN ST SUITE 2000  
DALLAS, TX 75201

CSH PROPERTY ONE LLC  
1717 MAIN STREET SUITE 2000  
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

WALKER JANICE L  
1777 FM 549  
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST  
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ  
TRUSTEES  
1791 S FM 549  
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093

TERMINI EUGENE D & BONNIE  
1851 S FM 549  
ROCKWALL, TX 75032

DICHARD CHRIS E  
1903 FM 549  
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM  
C/O JAMES KENDELL INGRAM  
1925FM549  
ROCKWALL, TX 75087

ESTATE OF JEROME WENDELL INGRAM  
C/O JAMES KENDELL INGRAM  
1957 S FM 549  
ROCKWALL, TX 75032

DRAKE PETER CHARLES  
1982 STERLING COURT  
ROCKWALL, TX 75032

PEREZ LILIANA AND JOSE GERARDO VIERA  
SANCHEZ  
2006 HIDDEN TRAIL DRIVE  
LEWISVILLE, TX 75067

ERICKSON KRISTIN  
211 FIELDCREST DRIVE  
ROCKWALL, TX 75032

GAINOUS LESLIE III AND  
ERICA ESCOBAR  
2110 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

SPROUL DILLON & SARAH  
2120 GARRISON DRIVE  
ROCKWALL, TX 75032

LEVERETT STEVEN GLENN  
2120 GLEANDER DR  
ROCKWALL, TX 75032

FALETTO DAVID S & NORMA G  
2120 HARVESTER DRIVE  
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY  
2120 NEW HOLLAND DR  
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM  
2121 HARVESTER DR  
ROCKWALL, TX 75087

AGUILERA JOSE AND ALMA  
2130 DANBURY DRIVE  
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W  
2130 GLEANER DR  
ROCKWALL, TX 75032

KRAUSE SAMANTHA  
2130 HARVESTER DR  
ROCKWALL, TX 75032

CAVETT DEBRA  
2130 NEW HOLLAND DR  
ROCKWALL, TX 75032

NEXT GENERATION BLESSINGS LLC  
2130 PAINT CREEK CT  
ROCKWALL, TX 75087

HARVEY GREG  
2131 DANBURY DR  
ROCKWALL, TX 75032

RAKOW CHRISTINA M  
2131 GARRISON DR  
ROCKWALL, TX 75032

SYDNOR KEVIN  
2131 HARVESTER DR  
ROCKWALL, TX 75032

WILBOURN TORI  
2131 PAINTCREEK COURT  
ROCKWALL, TX 75032

BROWN CASEY B & MAUREEN D  
2140 DANBURY DR  
ROCKWALL, TX 75032

MEJIA SERGIO  
2140 GLEANER DR  
ROCKWALL, TX 75032

BALES DAVID D & YVONNE R  
2140 HARVESTER DR  
ROCKWALL, TX 75032

BARRY CHRIS S  
2140 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

STONE ERIC PAUL & KIMBERLY G  
2140 PAINT CREEK CT  
ROCKWALL, TX 75032

KROLL MARILYN M  
2140 GARRISON DR  
ROCKWALL, TX 75087

TARASZKIEWICZ JOSHUA T & ANNETTE G  
2141 HARVESTER DR  
ROCKWALL, TX 75032

BOWERS JOHN WALTER  
2141 PAINT CREEK CT  
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P  
2141 TEAGLE DR  
ROCKWALL, TX 75032

CALLIER LOGAN AND JENNA  
2141 DANBURY DR  
ROCKWALL, TX 75087

PEREZ LILIANA AND JOSE GERARDO VIERA  
SANCHEZ  
2141 GARRISON DR  
ROCKWALL, TX 75087

SNIDER RANDALL R & DEE ANNA  
2150 DANBURY DR  
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W  
2150 GLEANER DR  
ROCKWALL, TX 75032

PENNINGTON ADRIENNE  
2150 PAINT CREEK CT  
ROCKWALL, TX 75032

KIM SU IL AND CHUN JA  
2150 GARRISON DR  
ROCKWALL, TX 75087

MILLER ANNETTE A  
2151 DANBURY DR  
ROCKWALL, TX 75032

HAWKINS DONALD W  
2151 GARRISON DR  
ROCKWALL, TX 75032

ABSHIRE AMANDA  
2151 HARVESTER DRIVE  
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J  
2151 TEAGLE DR  
ROCKWALL, TX 75032

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
2151PAINT CREEKCT  
ROCKWALL, TX 75087

LALA PHILLIP  
2160 DANBURY DRIVE  
ROCKWALL, TX 75032

GOUCHER STEVEN AND LISA  
2160 HARVESTER DRIVE  
ROCKWALL, TX 75032

RIVAS DANIEL A & KRISTIN N  
2160 GARRISON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
2160 PAINT CREEK CT  
ROCKWALL, TX 75087

ORDNER CRYSTAL L AND JOSHUA B  
2161 DANBURY DR  
ROCKWALL, TX 75032

CAREY DOUGLAS G AND JANET C  
2161 GARRISON DRIVE  
ROCKWALL, TX 75087

GARCIA-MONTANEZ JOAQUIN  
2161 PAINTCREEK COURT  
ROCKWALL, TX 75032

GLAZE STEVE LOUIS  
2161 TEAGLE DR  
ROCKWALL, TX 75032

THE ENTRUST GROUP INC  
FBO JUSTIN C MONGER IRA #7230014001  
2161 HARVESTER DR  
ROCKWALL, TX 75087

TURNER TOMMY & RUTH  
2170 DANBURY DR  
ROCKWALL, TX 75087

CALDWELL PAULA D & WAYNE F  
2170 GARRISON DR  
ROCKWALL, TX 75032

KELLEY RUSSELL D &  
JENNIFER L SMITH  
2170 PAINT CREEK CT  
ROCKWALL, TX 75032

JORDAN MISTY  
2171 DANBURY DR  
ROCKWALL, TX 75032

SCHROEDER MARK AUSTIN AND SARAH  
ELIZABETH  
2171 GARRISON DR  
ROCKWALL, TX 75032

RINKER JOHN AND JENNIFER  
2171 PAINT CREEK CT  
ROCKWALL, TX 75032

QUEEN RONALD RENARD &  
YOLANDA YVETTE WASHINGTON  
2171 TEAGLE DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
2171 HARVESTER DR  
ROCKWALL, TX 75087

KEITH TINA J  
2180 GARRISON DR  
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R  
2181 TEAGLE DRIVE  
ROCKWALL, TX 75032

ERICKSON KRISTIN  
2211 FIELDCREST DR  
ROCKWALL, TX 75087

WOODS WALTER EDWIN JR & LINDA A  
2221 FIELDCREST DR  
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS  
2231 FIELDCREST DR  
ROCKWALL, TX 75032

CHRISTIAN JANE E  
2231 TEAGLE DR  
ROCKWALL, TX 75032

LUONG SIMON  
2240 TEAGLE DR  
ROCKWALL, TX 75087

BOYINGTON JONATHAN  
2241 FIELDCREST DR  
ROCKWALL, TX 75032

PRATT TYLER J  
2241 TEAGLE DR  
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA  
2250 TEAGLE DR  
ROCKWALL, TX 75032

DIETZ CHRISTINE M  
2251 FIELDCREST DRIVE  
ROCKWALL, TX 75032

GARRETT AMY  
2251 TEAGLE DR  
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA  
2260 TEAGLE DR  
ROCKWALL, TX 75032

HATCH SCOTT  
2261 TEAGLE DR  
ROCKWALL, TX 75032

ARAUCO JESUS  
2261 FIELDCREST DR  
ROCKWALL, TX 75087

ESQUIVEL LEE ANTHONY  
2270 TEAGLE DRIVE  
ROCKWALL, TX 75032

JOHNSON SUSAN  
2271 FIELDCREST DR  
ROCKWALL, TX 75032

JONES JAMES III  
2271 TEAGLE DR  
ROCKWALL, TX 75032

NGUYEN VOI V  
2280 TEAGLE DR  
ROCKWALL, TX 75032

NORRIS RICK H & IONA E  
2281 TEAGLE DR  
ROCKWALL, TX 75032

HOLMES NILES & LINDA  
2281 FIELDCREST DR  
ROCKWALL, TX 75087

THIO JOHAN AND QIAN WANG  
2290 TEAGLE DR  
ROCKWALL, TX 75087

TEDDER CATHERINE M AND GARY L  
2291 FIELDCREST DRIVE  
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN  
2291 TEAGLE DR  
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &  
2301 FIELDCREST DR  
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
2301 S JOHN KING BLVD  
ROCKWALL, TX 75087

STEVENSON TRACY AND JACQUELINE  
2311 FIELDCREST DR  
ROCKWALL, TX 75032

ALLEN LANCE W  
2320 TEAGLE DR  
ROCKWALL, TX 75032

BINZ LISA A  
2330 TEAGLE DR  
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA  
2331 TEAGLE DR  
ROCKWALL, TX 75032

TURNER ANDREW AND HEATHER  
2340 TEAGLE DR  
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND  
MARGARET DIANN MYERS  
2341 TEAGLE DRIVE  
ROCKWALL, TX 75032

AGUIRRE BRIANA  
2350 TEAGLE DRIVE  
ROCKWALL, TX 75032

KING MEREDITH L  
2351 TEAGLE DR  
ROCKWALL, TX 75032

COLEMAN GILFORT S AND YVETTE L BATES-  
2361 TEAGLE DR  
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B  
2371 TEAGLE DR  
ROCKWALL, TX 75032

PETTY STEPHEN C  
2381 TEAGLE DRIVE  
ROCKWALL, TX 75032

BONNEY MARK A AND BRIANA T  
2391 TEAGLE DR  
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
ATTN TAX DEPARTMENT  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

BRANUM JIM  
2401 TEAGLE DR  
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC  
2411 TEAGLE DR  
ROCKWALL, TX 75087

RODRIGUEZ JOSHUA AND SUZANNE L  
2421 TEAGLE DR  
ROCKWALL, TX 75032

HASTINGS OLLIE JEROME JR AND  
BOBBIE T HASTINGS  
2431 TEAGLE DR  
ROCKWALL, TX 75087

GONZALES DAVID &  
TARA MELCHER-GONZALES  
2441 TEAGLE DR  
ROCKWALL, TX 75032

DOTY RICHARD L  
2451 TEAGLE DR  
ROCKWALL, TX 75032

CRISP TOYIA M AND  
GLEN E BURROUGHS  
2461 TEAGLE DRIVE  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

MAHMOOD FLORENCE  
2601 MASSEY LN  
ROCKWALL, TX 75032

WALKER SHIRLEY ANN  
2611 MASSEY LN  
ROCKWALL, TX 75032

GERLACH CHRISS & RON FAMILY TRUST  
2621 MASSEY LN  
ROCKWALL, TX 75087

GAUDET JAMES R AND LISA D  
2630 MASSEY LANE  
ROCKWALL, TX 75032

JULIANO CARRIE LYNN AND  
DIXIE LANEY  
2640 MASSEY LN  
ROCKWALL, TX 75032

GARCIA ELOY JEFFERY  
2641 MASSEY LN  
ROCKWALL, TX 75032

AGUNWA HELEN W  
2700 MASSEY LN  
ROCKWALL, TX 75032

KIRKPATRICK DENNIS ROY JR & BRITTANY DYAN  
2700 MCCORMICK CT  
ROCKWALL, TX 75032

THOMPSON MARK A  
2701 MCCORMICK COURT  
ROCKWALL, TX 75032

HODGES GLORIA L  
2701 MASSEY LN  
ROCKWALL, TX 75087

CALBOW SHAWN P  
2710 MIRASOL LOOP  
ROUND ROCK, TX 78681

CLOUD GRANT & BRANDY  
2711 MCCORMICK CT  
ROCKWALL, TX 75032

BOWLIN BEVERLY ANN  
2720 MASSEY LN  
ROCKWALL, TX 75032

HOLLYFIELD CASEY  
2721 MASSEY LN  
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC  
2721 MCCORMICK CT  
ROCKWALL, TX 75087

ARNETT MATTHEW AND SARAH  
2730 MASSEY LANE  
ROCKWALL, TX 75032

FISH DANNY & DIANA  
2731 MASSEY LANE  
ROCKWALL, TX 75032

HOLT LARRY KEITH AND DIANA D  
2731 MCCORMICK CT  
ROCKWALL, TX 75032

BRANUM JIM  
2740 CHALMERS CT  
ROCKWALL, TX 75032

NEFF RICHARD L & KATHERINE R  
2740 MASSEY LANE  
ROCKWALL, TX 75032

ROCK RANDALL L  
2741 MASSEY LN  
ROCKWALL, TX 75087

CONFIDENTIAL  
2741 MCCORMICK CT  
ROCKWALL, TX 75087

SIMMONS COLTON D AND DANIELLE  
3016 FONTANNA DR  
ROCKWALL, TX 75032

PERRY EVON & NILON H ELLIOTT  
3022 DOUBLE OAK DR  
ROCKWALL, TX 75032

GOWEN GLEN  
3022 PINERIDGE DRIVE  
ROCKWALL, TX 75032

FISHER CHERYLE &  
FELIPE SAENZ  
3023 DOUBLE OAK DR  
ROCKWALL, TX 75032

ALBERS EDWIN  
3023 PINE RIDGE DR  
ROCKWALL, TX 75032

WELDON JUDY ANNE  
3023 TRAILVIEW DR  
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE  
3030 DOUBLE OAK DR  
ROCKWALL, TX 75032

RAND AMY &  
DOUGLAS W PONTON  
3030 PINE RIDGE DR  
ROCKWALL, TX 75032

RENTERIA GLORIA AND  
RAUL I HERNANDEZ GUERRERO  
3031 DOUBLE OAK DRIVE  
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE  
3031 PINE RIDGE DR  
ROCKWALL, TX 75032

GIPSON LEE W  
3031 TRAILVIEW DR  
ROCKWALL, TX 75032

KOGA DARRIN K  
3038 PINE RIDGE DR  
ROCKWALL, TX 75032

NYAKUNDI ANNA M  
3038 RED RIDGE DR  
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC  
3038 DOUBLE OAK DR  
ROCKWALL, TX 75087

TREJO CRISTINA AND EDGAR J YFARRAGUERRY  
3039 DOUBLE OAK DR  
ROCKWALL, TX 75032

MICHEL GUILLERMO AND  
DEIDRE CORTES  
3039 PINE RIDGE DR  
ROCKWALL, TX 75032

CUMMINGS MATTHEW LUCAS  
3039 RED RIDGE DR  
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON  
REVOCABLE LIVING TRUST  
WANDA S MITCHELL AND SHARON C JOHNSON-  
TRUSTEES  
3039 TRAILVIEW DR  
ROCKWALL, TX 75087

DALES JAMES H & MARGORIE P  
3046 DEER RIDGE DR  
ROCKWALL, TX 75032

BRADEN CYNTHIA  
3046 PINE RIDGE DRIVE  
ROCKWALL, TX 75032

2019-1 IH BORROWER LP  
3046 RED RIDGE DR  
ROCKWALL, TX 75087

JONES DENNIS RAY & ANGELYN O  
3047 DOUBLE OAK DR  
ROCKWALL, TX 75032

PAIZ ALEX A  
3047 PINE RIDGE DR  
ROCKWALL, TX 75032

PLATA ANDREW ALEXANDER  
3047 RED RIDGE DR  
ROCKWALL, TX 75032

PETERSON DEBORAH  
3047 TRAILVIEW DR  
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
ATTN TAX DEPARTMENT  
3047 DEER RIDGE DR  
ROCKWALL, TX 75087

USCMF SN TEXAS A LLC  
3047 FALLBROOK DR  
ROCKWALL, TX 75087

3050 DOUBLE OAK LLC  
3050 DOUBLE OAK DR  
ROCKWALL, TX 75087

WAKHARKAR SAKET AND GAURI  
3054 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA  
3054 RED RIDGE DR  
ROCKWALL, TX 75032

PAXTON CLAUDIA  
2750 MASSEY LN  
ROCKWALL, TX 75032

DALLAS GLENN MICHAEL & JAN M  
2751 MCCORMICK CT  
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
2751 MASSEY LN  
ROCKWALL, TX 75087

KROLL MARILYN M  
2755 HIGHWAY 66  
ROCKWALL, TX 75087

GARCIA ROBERT & GLENDA  
2760 MASSEY LN  
ROCKWALL, TX 75032

LAFLEUR SIEGEN  
2761 MASSEY LANE  
ROCKWALL, TX 75032

CLONTZ DONALD GENE  
2761 MCCORMICK CT  
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE  
2770 MASSEY LN  
ROCKWALL, TX 75087

STANDIFER JEREMY B & KATHRYN  
2771 MASSEY LN  
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN  
2771 MCCORMICK CT  
ROCKWALL, TX 75032

RETTMAN KRISTIE  
2830 DEUTZ COURT  
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY  
2831 DUETZ CT  
ROCKWALL, TX 75032

BAKER CLARENCE JR  
2840 DEUTZ CT  
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE  
2841 DEUTZ CT  
ROCKWALL, TX 75032

DUNN DAVID IRVIN II  
2841 HAYMAKER DR  
ROCKWALL, TX 75032

ML VENTURES, LLC  
2850 DEUTZ CT  
ROCKWALL, TX 75087

ZILLOW HOMES PROPERTY TRUST  
2851 DEUTZ CT  
ROCKWALL, TX 75087

WONG IU YAM IRENE  
2851 HAYMAKER DR  
ROCKWALL, TX 75087

DUNAWAY LORI J  
2860 DEUTZ COURT  
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE  
2861 HAYMAKER DR  
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &  
HAWKINS HAOHAI YAO  
2861 DEUTZ CT  
ROCKWALL, TX 75087

QUINLAN ROBERT JOHN AND TENA  
2871 DEUTZ CT  
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA  
3009 FONTANA BOULEVARD  
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B  
3010 FONTANNA BLVD  
ROCKWALL, TX 75032

CHISHOLM JILL MARIE  
3011 FONTANA BLVD  
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA  
3012 FONTANNA BOULEVARD  
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE  
3013 FONTANA BLVD  
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE  
3014 FONTANA BOULEVARD  
ROCKWALL, TX 75032

520 LAKESIDE LLC  
3014 DOUBLE OAK DR  
ROCKWALL, TX 75087

BOSTEDER STEVEN GEORGE & CARLA  
3015 TRAILVIEW DRIVE  
ROCKWALL, TX 75032

VAZQUEZ JORGE & AIDA  
3054 DEER RIDGE DR  
ROCKWALL, TX 75087

TAN JUDY AND  
LAM KHANG DUY  
3054 FALLBROOK DR  
ROCKWALL, TX 75087

CANO LORENZO E & BRENDA L  
3055 FALLBROOK DR  
ROCKWALL, TX 75032

SCOTT GEORGE C  
3055 RED RIDGE DR  
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER  
3055 DEER RIDGE DR  
ROCKWALL, TX 75087

MCKERREGHAN ROBERT E  
3059 PINE RIDGE DRIVE  
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE  
3062 DEER RIDGE DR  
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER  
3062 FALLBROOK DR  
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC  
C/O RANDY PARDUE  
3062 DUSTY RIDGE DR  
ROCKWALL, TX 75087

CALBOW SHAWN P  
3062 RED RIDGE DR  
ROCKWALL, TX 75087

BIRDWELL GLENN R & BEVERLY J  
3063 DEER RIDGE  
ROCKWALL, TX 75032

TATE ERIN ELIZABETH  
3063 FALLBROOK DR  
ROCKWALL, TX 75032

MILLER CLAUDIA J  
3063 RED RIDGE DR  
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO  
3067 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M  
3070 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

MADRID AYDEE E  
3070 FALLBROOK DR  
ROCKWALL, TX 75032

SMITH LUCIOUS  
3070 RED RIDGE DR  
ROCKWALL, TX 75032

EBRAHIMI-SOHI Omid NAVID  
3070 DEER RIDGE DR  
ROCKWALL, TX 75087

FORT PHILLIP D & TYRA W  
3071 DEER RIDGE DR  
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA  
3071 RED RIDGE DR  
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC  
3071 FALLBROOK DR  
ROCKWALL, TX 75087

STEWART RUDOLPH & BETTY  
3073 DUSTY RIDGE DR  
ROCKWALL, TX 75032

THOMPSON LISA  
3078 DEER RIDGE DR  
ROCKWALL, TX 75032

CARRANZA GILBERTO E  
3078 DUSTY RIDGE DR  
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &  
CATHERINE CRUZ ESTEBAN  
3078 RED RIDGE DR  
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND  
RUSSELL THETU LY  
3078 FALLBROOK DR  
ROCKWALL, TX 75087

DAWSON LAURIE K  
3079 DEER RIDGE DR  
ROCKWALL, TX 75032

POWERS JUSTIN D  
3079 DUSTY RIDGE DR  
ROCKWALL, TX 75087

BAYOUD JENNIFER  
3079 FALLBROOK DR  
ROCKWALL, TX 75087

BROWN HOWARD E  
3085 DIAMOND WAY DR  
ROCKWALL, TX 75032

CARRANZA LUCY  
3087 DEER RIDGE DR  
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA  
3087 DUSTY RIDGE DR  
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D  
3087 FALLBROOK DR  
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN  
3090 DUSTY RIDGE DR  
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D  
3090 FALLBROOK DR  
ROCKWALL, TX 75032

520 LAKESIDE LLC  
3105 CORNELL AVE  
DALLAS, TX 75205

GODWIN JULIE AND BOBBY  
3112 SAN MARCOS  
ROCKWALL, TX 75032

SFR JV-2 PROPERTY LLC  
3116 MISTY RIDGE LN  
ROCKWALL, TX 75087

TURNER JOHN MICHAEL & PATRICIA SUE  
312 MYERS ROAD  
HEATH, TX 75032

MAH JEFFERY  
3124 MISTY RIDGE LN  
ROCKWALL, TX 75087

WANDA S MITCHELL AND SHARON C JOHNSON  
REVOCABLE LIVING TRUST  
WANDA S MITCHELL AND SHARON C JOHNSON-  
TRUSTEES  
3605 MERIDIAN DR  
ARGYLE, TX 76226

WONG IU YAM IRENE  
36-38 GLENWOOD AVE  
PITTSFIELD, MA 32563

MAH JEFFERY  
3816 HASKELL CT  
DALLAS, TX 75204

CITY OF ROCKWALL  
ATTN;MARY SMITH  
385 S GOLIAD ST  
ROCKWALL, TX 75087

LUONG SIMON  
4018 138TH ST SW  
LYNNWOOD, WA 98087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
474 KEYSTONE BEND  
HEATH, TX 75032

EBRAHIMI-SOHI OMID NAVID  
5018 BRYAN STREET APT 204  
DALLAS, TX 75206

W2 CATTLE INVESTMENTS LLC  
C/O RANDY PARDUE  
508 TWILIGHT TRAIL SUITE 99  
RICHARDSON, TX 75080

THE ENTRUST GROUP INC  
FBO JUSTIN C MONGER IRA #7230014001  
555 12TH ST SUITE 900  
OAKLAND, CA 94607

WANG EILEEN HONGLIAN &  
HAWKINS HAOHAI YAO  
5887 KILLARNEY CIR  
SAN JOSE, CA 95138

VAZQUEZ JORGE & AIDA  
6990 CHADBOURNE AVE  
RIVERSIDE, CA 92505

THIO JOHAN AND QIAN WANG  
7008 PORTCELLO DR  
PLANO, TX 75024

HASTINGS OLLIE JEROME JR AND  
BOBBIE T HASTINGS  
703 W BOYDSTUN AVE  
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM  
7522 CAMPBELL RD #113-227  
DALLAS, TX 75248

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

USCMF SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 75032

TAN JUDY AND  
LAM KHANG DUY  
914 FALCON TRAIL  
MURPHY, TX 75094

BAYOUD JENNIFER  
940 COTTON DEPOT LN APT 440  
FT WORTH, TX 76102

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

HODGES GLORIA L  
PO BOX 1180  
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC  
PO BOX 15087  
SANTA ANA, CA 75032

ARAUCO JESUS  
PO BOX 671124  
DALLAS, TX 75367

POWERS JUSTIN D  
PO BOX 850  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-014: Zoning Change from AG to NS**

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2022-014: Zoning Change from AG to NS**

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

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

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

**Case No. Z2022-014: Zoning Change from AG to NS**

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Name:

Catherine & Gary Tedder

Address:

2291 Fieldcrest Dr Rockwall 75032

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

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

## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-014

Please place a check mark on the appropriate line below: \*

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

.....

### Respondent Information

Please provide your information.

### First Name \*

Jennifer

.....

Last Name \*

Rinker

Address \*

2171 Paintcreek CT.

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

jmrinker31@yahoo.com

Phone Number

469-847-3055

Please check all that apply: \*

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: .....

This content is neither created nor endorsed by Google.

Google Forms

Case No. Z2022-014: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

TO Crowded as it is  
No more Agri is Not Good

Name: Mark & Janice Voort

Address: 1777 FM 549 Rockwall TX 75082

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

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

# 16 SOUTH CENTRAL RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

## POINTS OF REFERENCE

- A. Meadow Creek Estates Subdivision
- B. Hickory Ridge Subdivision
- C. Lofland Farms Subdivision
- D. RISD's Career Academy
- E. Somerset Park Subdivision
- F. Sterling Farms Subdivision
- G. Fontanna Ranch Subdivision
- H. Timber Creek Subdivision

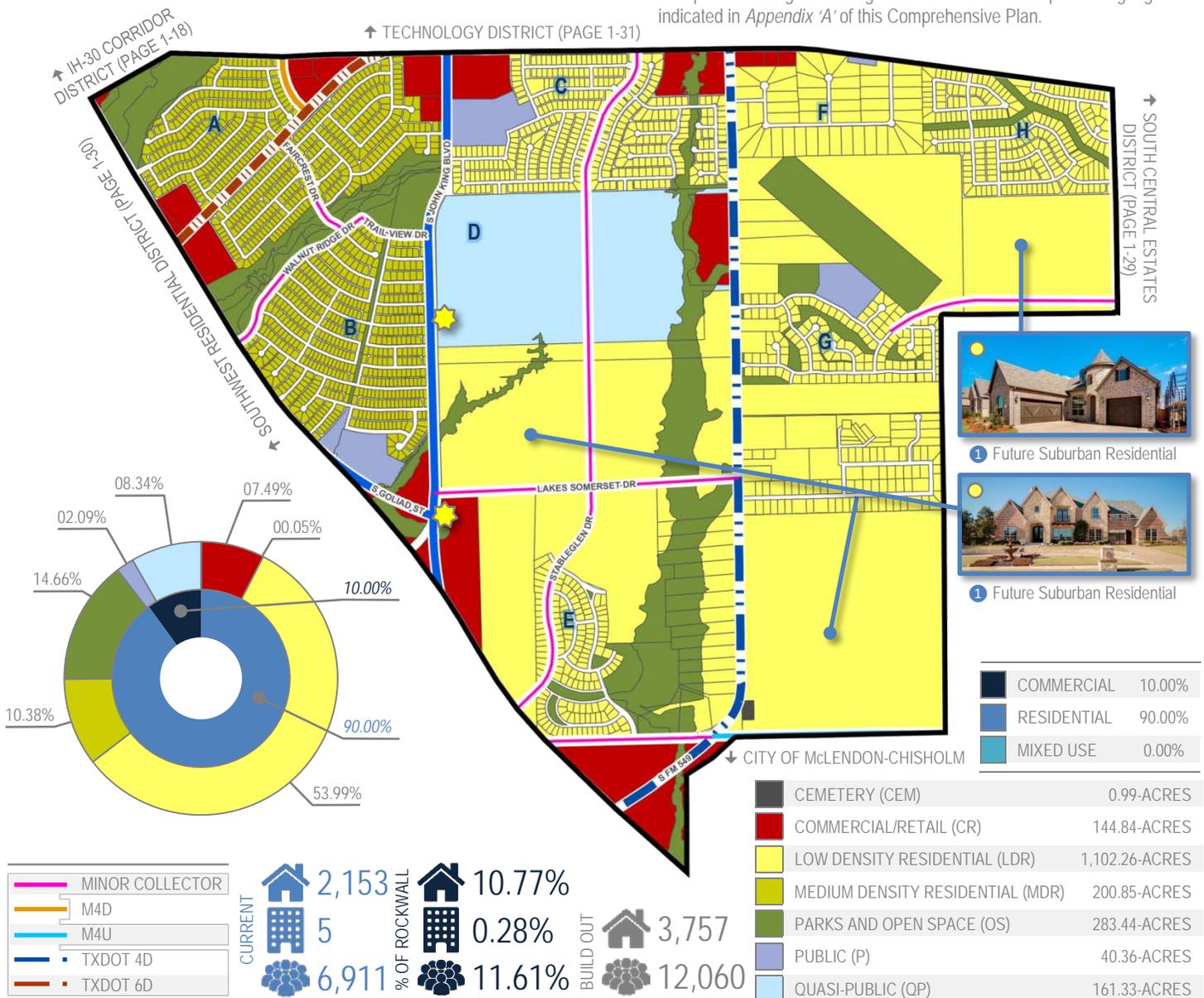
## LAND USE PALETTES

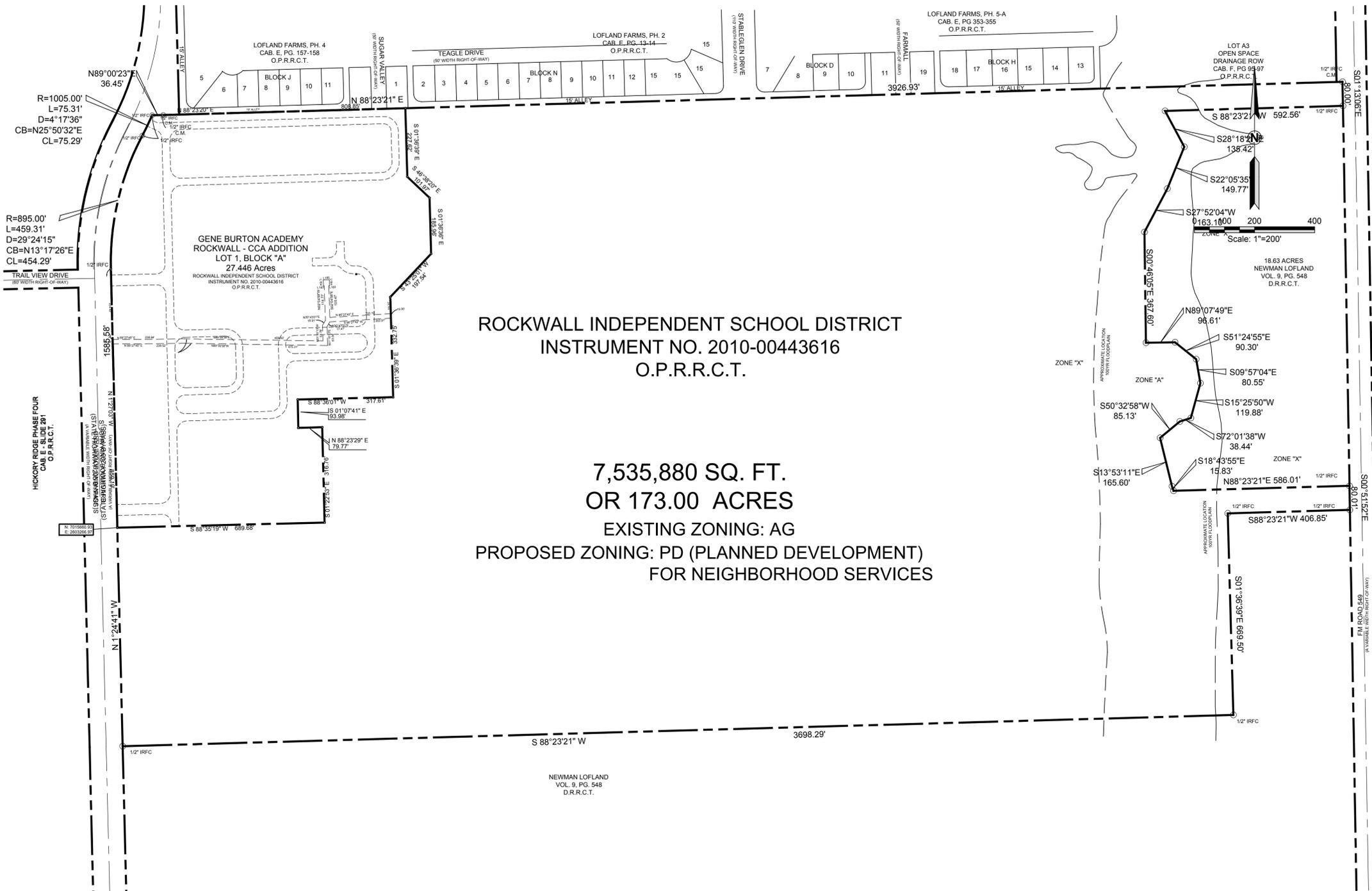
- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

## DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

- 1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
- 2 **Commercial Land Uses.** Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
- 3 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



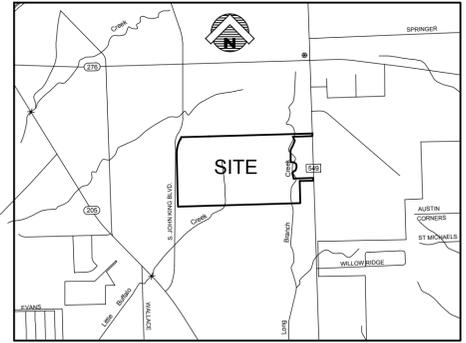


**ROCKWALL INDEPENDENT SCHOOL DISTRICT  
INSTRUMENT NO. 2010-00443616  
O.P.R.R.C.T.**

**7,535,880 SQ. FT.  
OR 173.00 ACRES**  
EXISTING ZONING: AG  
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)  
FOR NEIGHBORHOOD SERVICES



0 50 100 200  
Scale: 1"=100'



**VICINITY MAP**  
N.T.S.  
**LEGAL DESCRIPTION**

BEING A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;  
SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;  
SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;  
SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;  
NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;  
SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;  
SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;  
SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;  
SOUTH 71° 51' 06" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;  
SOUTH 50° 22' 26" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;  
SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;  
SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

**ROCKWALL-HEATH HIGH SCHOOL  
NINTH GRADE CENTER  
ZONING CASE XX  
JOHN M. GASS SURVEY, ABSTRACT NO. 88  
ROCKWALL I.S.D.  
76.068 ACRES**

<b>ARCHITECT:</b> CORGAN ASSOCIATES, INC. 401 NORTH HOUSTON STREET DALLAS, TEXAS 75202 (214) 214-7571-1706 CONTACT: BEVERLY FORNOF	<b>OWNER:</b> ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS, 75087 (469) 698-7031 CONTACT: WILLIAM SALEE	<b>ENGINEER:</b> GLENN ENGINEERING CORP. FIRM REG. NO. F-303 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN
---	---	---

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

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 A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, 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.

**WHEREAS**, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-62*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and

incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

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

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2<sup>nd</sup> DAY OF MAY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 18, 2022

2<sup>nd</sup> Reading: May 2, 2022

**Exhibit 'A':**  
*Legal Description*

**BEING** a tract of land situated in the W. H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas and all of that certain 173.00-acre tract of land conveyed to Rockwall Independent School District by deed, as recorded in Instrument No. 2010-00443616, official public records, Rockwall County, Texas, and being more particularly described as follows;

**BEGINNING** at a ½" iron rod found for corner in the East right-of-way John King Boulevard (State Highway 205 Bypass) (a variable width R.O.W.), same point being the Northeast corner of said Rockwall Independent School District Tract;

**THENCE** North 88 degrees 49 minutes 51 seconds East, along the North line of said Rockwall Independent School District tract, a distance of 36.45 feet to a ½" iron rod found for corner;

**THENCE** North 88 degrees 12 minutes 49 seconds East, along the North line of said Rockwall Independent School District tract, passing the Southwest corner of Lofland Farms, Phase 4, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 157-158, Official Public Records, Rockwall County, Texas, a continuing for a total distance of 3926.93 feet to a ½" iron rod found for corner, said point being in the West right-of-way line of F.M. 549 (a variable width right-of-way);

**THENCE** South 01 degrees 23 minutes 38 seconds East, along the West right-of-way line of said F.M. 549, a distance of 80.00 feet to a ½" iron rod found for corner;

**THENCE** South 88° 12' 49" West, a distance of 592.56 feet to a point for corner in the center line of creek;

**THENCE** generally in a Southerly direction along the center line of said creek as follows the following courses and distances:

South 28° 29' 01" East, a distance of 135.42 feet to a point for corner;  
South 21° 55' 03" West, a distance of 149.77 feet to a point for corner;  
South 27° 41' 32" West, a distance of 163.10 feet to a point for corner;  
South 00° 56' 37" East, a distance of 367.60 feet to a point for corner;  
North 88° 57' 17" East, a distance of 96.61 feet to a point for corner;  
South 51° 35' 27" East, a distance of 90.30 feet to a point for corner;  
South 10° 07' 36" East, a distance of 80.55 feet to a point for corner;  
South 15° 15' 18" West, a distance of 119.88 feet to a point for corner;  
South 71° 51' 06" West, a distance of 38.44 feet to a point for corner;  
South 50° 22' 26" West, a distance of 85.13 feet to a point for corner;  
South 14° 03' 43" East, a distance of 165.60 feet to a point for corner;  
South 18° 54' 27" East, a distance of 15.83 feet to a point for corner;

**THENCE** North 88° 12' 49" East, departing the center line of said creek, a distance of 586.01 feet to a ½" iron rod found for corner, said point being in the said West right-of-way line of F.M. 549

**THENCE** South 01° 02' 24" East, along the West right-of-way line of said F.M. 549, a distance of 80.01 feet to a ½" iron rod found for corner;

**THENCE** South 88° 12' 49" West, departing the West right-of-way line of said F.M. 549, a distance of 406.85 feet to a ½" iron rod found for corner;

**Exhibit 'A':**  
*Legal Description*

**THENCE** South 01° 47' 11" East, along the East line of said Rockwall Independent School District tract, a distance of 669.50 feet to a ½" iron rod found for corner, said point being the Southeast corner of said Rockwall Independent School District tract;

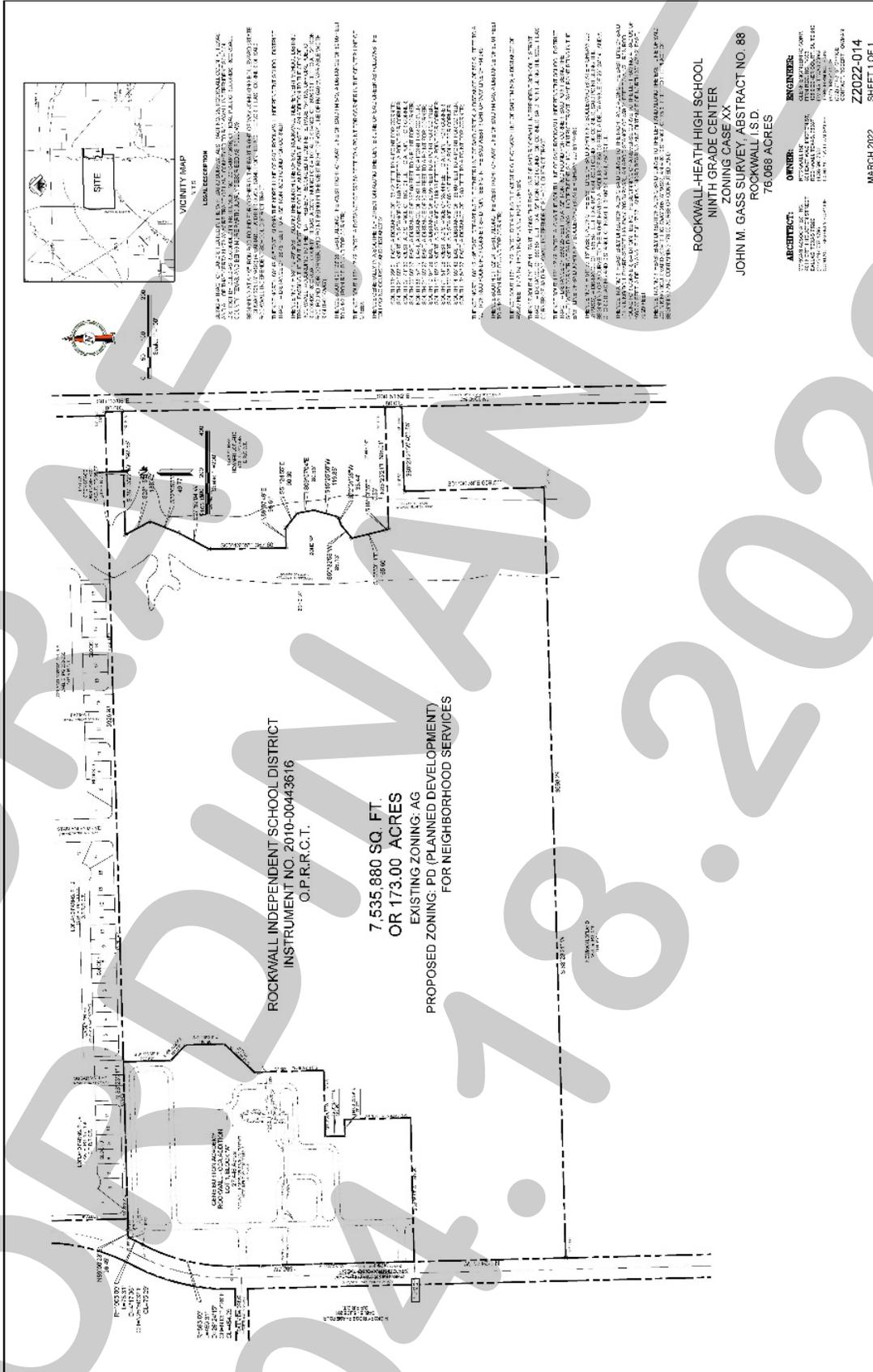
**THENCE** South 88° 12' 49" West, along the South line of said Rockwall Independent School District tract, a distance of 3698.29 feet to a ½" iron rod found for corner, said point being the Southwest corner of said Rockwall Independent School District tract, same point being in the East line of said John King Boulevard (State Highway 205 Bypass);

**THENCE** North 01° 35' 13" West, along the East line of said John King Boulevard (State Highway 205 Bypass), a distance of 1585.58 feet to a ½" iron rod found for corner, said point being the beginning of a curve to the right having a radius of 895.00 feet, a delta angle of 29° 24' 14", and a chord bearing and distance of North 13° 06' 54" East, 454.29 feet;

**THENCE** in a Northeasterly direction along said curve to the right and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 459.31 feet to a ½" iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 1005.00 feet, a delta angle of 04° 17' 37", and a chord bearing and distance of North 25° 40' 12" East, 75.29 feet;

**THENCE** in a Northeasterly direction along said curve to the left and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 75.31 feet to the **PLACE OF BEGINNING** and containing 173.00 acres of computed land.

Exhibit 'B':  
Survey



**Exhibit 'C':**  
*Development Standards*

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

**C.1 PURPOSE.**

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

**C.2 LAND USE AND DEVELOPMENT STANDARDS.**

(1) Permitted Uses. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School <sup>(1) & (2)</sup>
- Public or Private Secondary School <sup>(1) & (2)</sup>
- Public Park or Playground
- Track or Stadium <sup>(3)</sup>

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School <sup>(4)</sup>
- Accessory Building for Storage

Notes:

- (1): All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the *Director of Planning and Zoning* or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.
- (2): Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.
- (3): For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
- (4): This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards

**Exhibit 'C':**  
**Development Standards**

stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(1), (2) &amp; (3)</sup>	40'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	40'
<i>Minimum Rear or Side Yard Setback Adjacent to Residential</i>	50'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	10'
<i>Minimum Distance Between Buildings</i> <sup>(5)</sup>	15'
<i>Maximum Building Height</i> <sup>(6)</sup>	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- <sup>1</sup>: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the adjacent street.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The minimum front yard building setback shall be increased to 100-feet adjacent to John King Boulevard.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Zero (0) feet with a fire rated wall.
- <sup>6</sup>: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, all buildings within the *Subject Property* shall incorporate complementary architectural styles, materials, and colors. Conformance to the intent of this requirement shall be reviewed by the Architectural Review Board (ARB) at the time of site plan.

(4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) *Landscape Buffer and Sidewalk (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

**Exhibit 'C':**  
*Development Standards*

beyond any required right-of-way dedication), and shall incorporate ground cover and shrubbery along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear ten (10) foot trail shall be constructed within the 50-foot landscape buffer.

- (b) Landscape Buffer and Sidewalk (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (c) Landscape Buffer for the Residential Adjacency Along the Northern Property Line. The northern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) along the entire residential adjacency. Berms and shrubbery shall have a minimum height of 48-inches.
- (d) Landscape Buffer for the Residential Adjacency Along the Southern Property Line. The southern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and canopy trees planted on 20-foot centers along the entire residential adjacency.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Ryan Miller, Director of Planning and Zoning

**DATE:** April 18, 2022

**SUBJECT:** Z2022-015; ZONING CHANGE FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT FOR LIMITED NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Northeast Residential District  
Zoning Exhibit  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of an ordinance for a *Zoning Change* from an Agricultural (AG) District to Planned Development District for limited Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with conditions or deny the requested Zoning Change.



# 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

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**TO:** Mayor and City Council  
**DATE:** April 18, 2022  
**APPLICANT:** Robert Howman; Glenn Engineering Corp  
**CASE NUMBER:** Z2022-015; Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

### BACKGROUND

On August 30, 1999, the subject property was annexed by the City Council through *Ordinance No. 99-33 [Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has been remained vacant since annexation.

### PURPOSE

On March 18, 2022, the applicant -- *Robert Howman of Glenn Engineering Corp.* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

### ADJACENT LAND USES AND ACCESS

The subject property is located northwest corner of the intersection of FM-1141 and E. Quail Run Road. The land uses adjacent to the subject property are as follows:

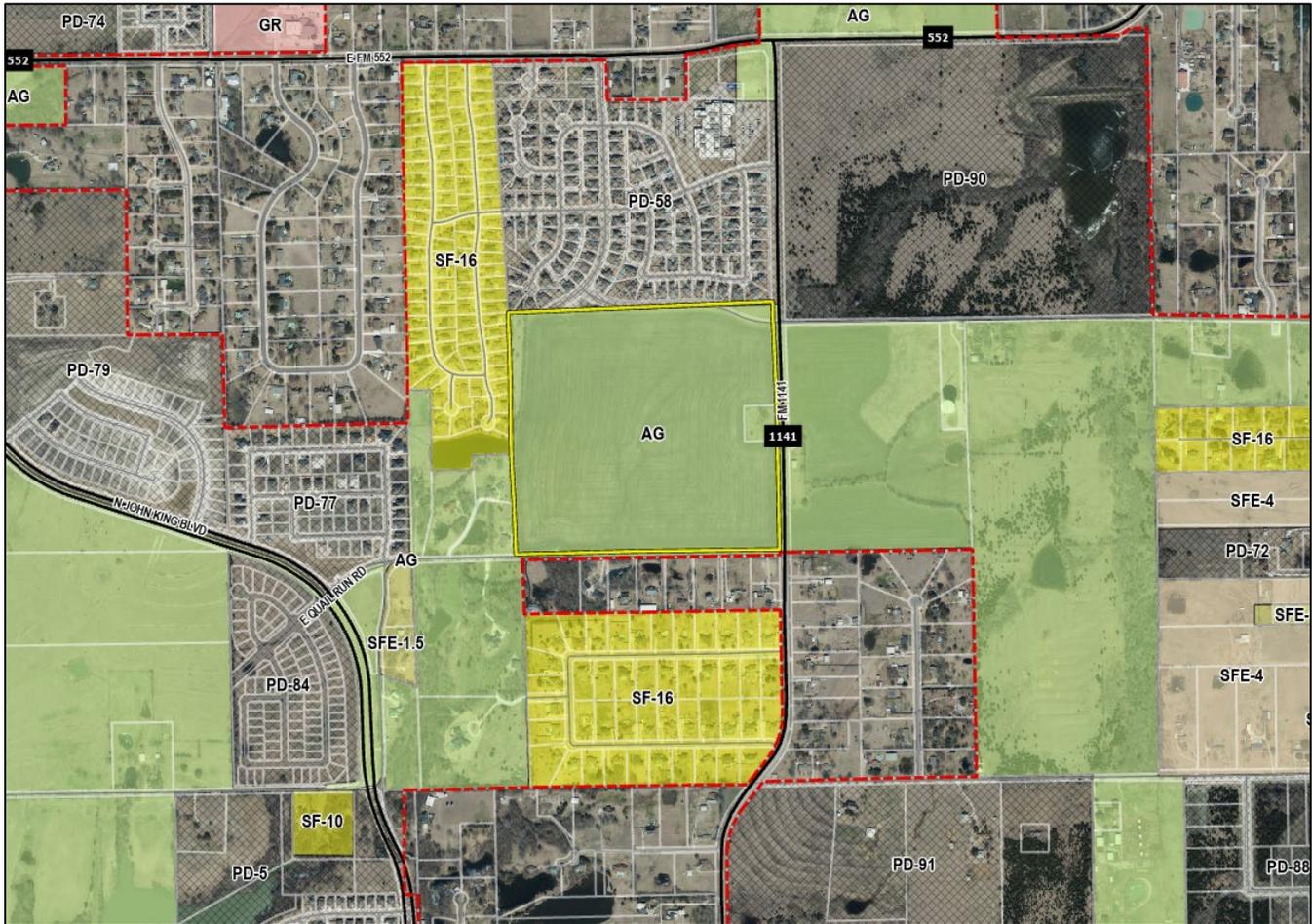
North: Directly north of the subject property is the Dalton Ranch Subdivision, which consists of 151-lots on 62.33-acres and zoned Planned Development (PD-58) District. North of this subdivision is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is E Quail Run Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided highway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.

East: Directly east of the subject property is FM-1141 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. East of this are two (2) tracts of land (*i.e. Tract 14 [48.267-acre] and Tract 4 [101.43-acre], Abstract No. A0088 of the JM Glass Survey*) which are zoned as Agriculture (AG) District.

West: Directly west of the subject property is the Stoney Hollow Addition, which is zoned Single-Family 16 (SF-16). West of this is Gideon Grove which consists of 72-lots and zoned Planned Development 77 (PD-77). Beyond this is the Saddle Star Estates Subdivisions, which consists of 66-lots and zoned Planned Development 79 (PD-79). West of this is N. John King Boulevard, which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**MAP 1: LOCATION MAP**  
**YELLOW: SUBJECT PROPERTY**



**CONFORMANCE TO CITY'S CODES**

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents.” This section goes on to state that “(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically... surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary.” In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [1] *Public or Private Primary School*, [2] *Public or Private Secondary School*, [3] *Public Park or Playground*, and/or [4] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential

zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback <sup>(1) &amp; (2)</sup>	30'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	30'
Minimum Rear Yard Setback <sup>(3)</sup>	10'
Minimum Distance Between Buildings <sup>(4)</sup>	15'
Maximum Building Height <sup>(5)</sup>	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

- 1: No more than one (1) full row of parking (i.e. two [2] rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 4: Zero (0) feet with a fire rated wall.
- 5: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within *Northeast Residential District* and is designated for *Quasi-Public* land uses. The *Land Use Designations* section of the plan state that, “(t)he *Quasi-Public* land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public.” For the Planning and Zoning Commission and City Council’s review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the *Northeast Residential District*. In this case, the applicant’s request would be better classified under the *Public* land use designation. According to the Comprehensive Plan “(t)he *Public* land use designation includes uses that are operated exclusively by a public body that serve the public’s health, safety or general welfare.” Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the *Quasi-Public* land use examples and the two land uses (*Public* and *Quasi-Public*) are very similar in nature, the *Public* land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a *Quasi-Public* land use designation to a *Public* land use. This has been added to the *Conditions of Approval* for this case.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for any development of the subject property:

- (1) Roadways. A Traffic Impact Analysis (TIA) will be required at the time the civil engineering is submitted. At the time of development, the developer shall verify the right-of-way width of FM-1141 to ensure there is 65-feet of right-of-way from the centerline of the roadway. Depending on the Traffic Impact Analysis (TIA), FM-1141 could require turn lanes and acceleration/deceleration lanes to be constructed. In addition, the developer shall verify the right-of-way width of E. Quail Run Road to ensure that there is a 32.50-feet of right-of-way from the centerline of the roadway. A minimum of a 24-foot concrete roadway shall be constructed along E. Quail Run Road; however, this roadway may need to be expanded

depending on the Traffic Impact Analysis (TIA). The applicant is also responsible for constructing a 45-foot *back-of-curb to back-of-curb* concrete roadway in a 65-foot right-of-way for the extension of Panhandle Drive from its current dead end location to E. Quail Run Road. Any additional right-of-way necessary to establish a 65-foot right-of-way for North County Lane shall be dedicated, and this roadway must be expanded to be a 45-foot *back-of-curb to back-of-curb* concrete street.

- (2) Water. A twelve (12) inch water line will need to be constructed in the Panhandle Drive right-of-way to the south property line and along North Country Lane to connect to FM-1141.
- (3) Wastewater. The developer shall be required to pay all applicable pro-rata agreements at the time of site/civil approval.
- (4) Drainage. Detention will be required and sized per the required detention study.

## **STAFF ANALYSIS**

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On March 25, 2022, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stoney Hollow and Dalton Ranch Homeowner's Associations (HOAs), which were the only 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 two (2) property owner notifications from two (2) property owners within the 500-foot notification buffer in opposition of the applicant's request and one (1) property owner notifications from one (1) property owner within the 500-foot notification buffer in favor of the applicants request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Panned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Quasi-Public designation to a Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On April 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION

Rockwall High School 9th Grade Center

LOT

1

BLOCK

1

GENERAL LOCATION

at the northwest corner of Quail Run Road and FM 1141

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

AG

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING

NEIGHBORHOOD SERVICES

PROPOSED USE

PUBLIC SCHOOL

ACREAGE

76

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 Independent School District

APPLICANT

Glenn Engineering Corp.

CONTACT PERSON

William Salee - Executive Director of Operations

CONTACT PERSON

Robert Howman

ADDRESS

1191 T.L. Townsend Drive

ADDRESS

4500 Fuller Drive

Suite 220

CITY, STATE & ZIP

Rockwall, Texas 75087

CITY, STATE & ZIP

Irving, Texas 75038

PHONE

469-698-7031

PHONE

972-989-2174 cell

E-MAIL

will.salee@rockwallisd.org

E-MAIL

rahowman@glennengineering.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

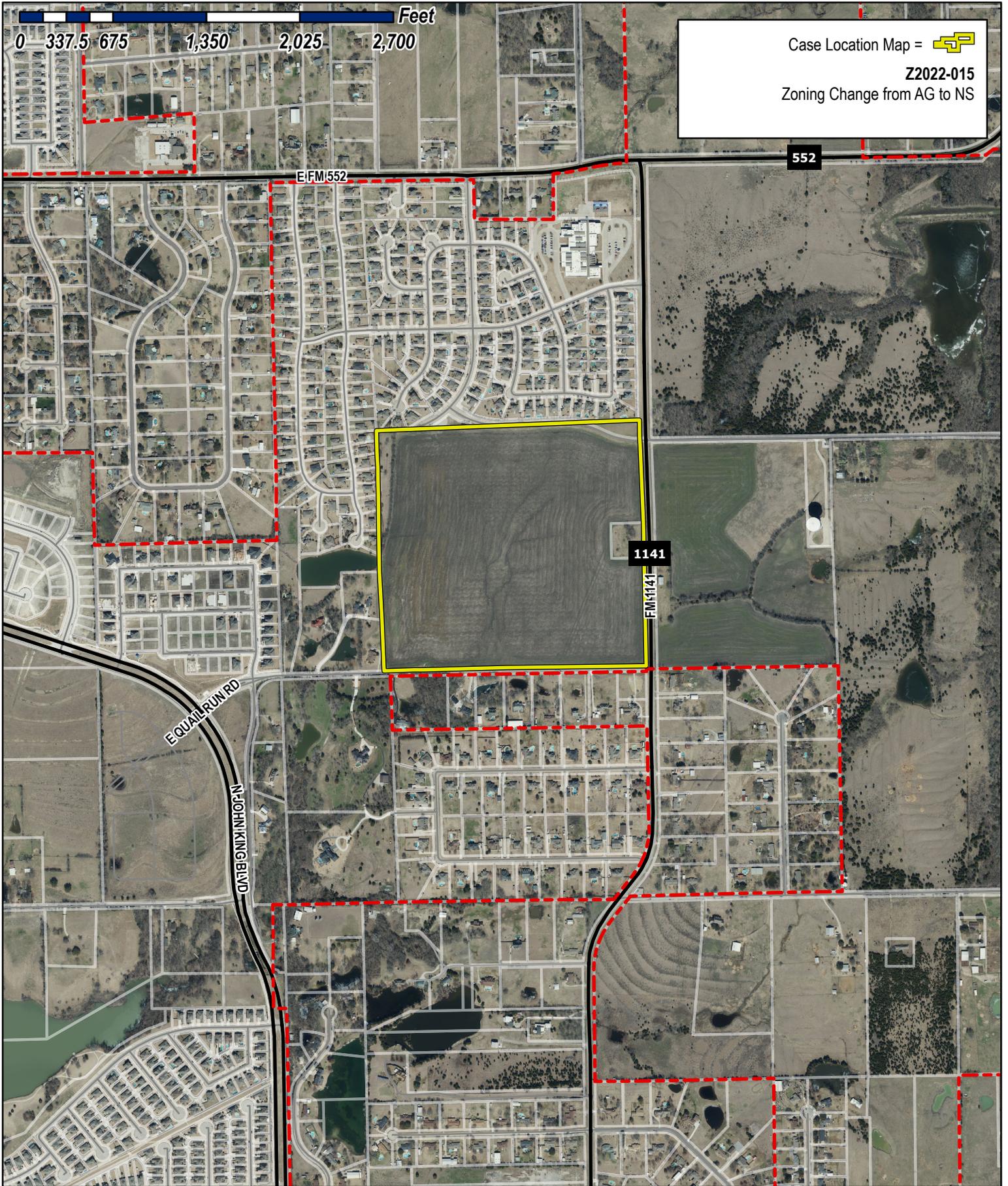
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



Case Location Map =   
 Z2022-015  
 Zoning Change from AG to NS



# City of Rockwall

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

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

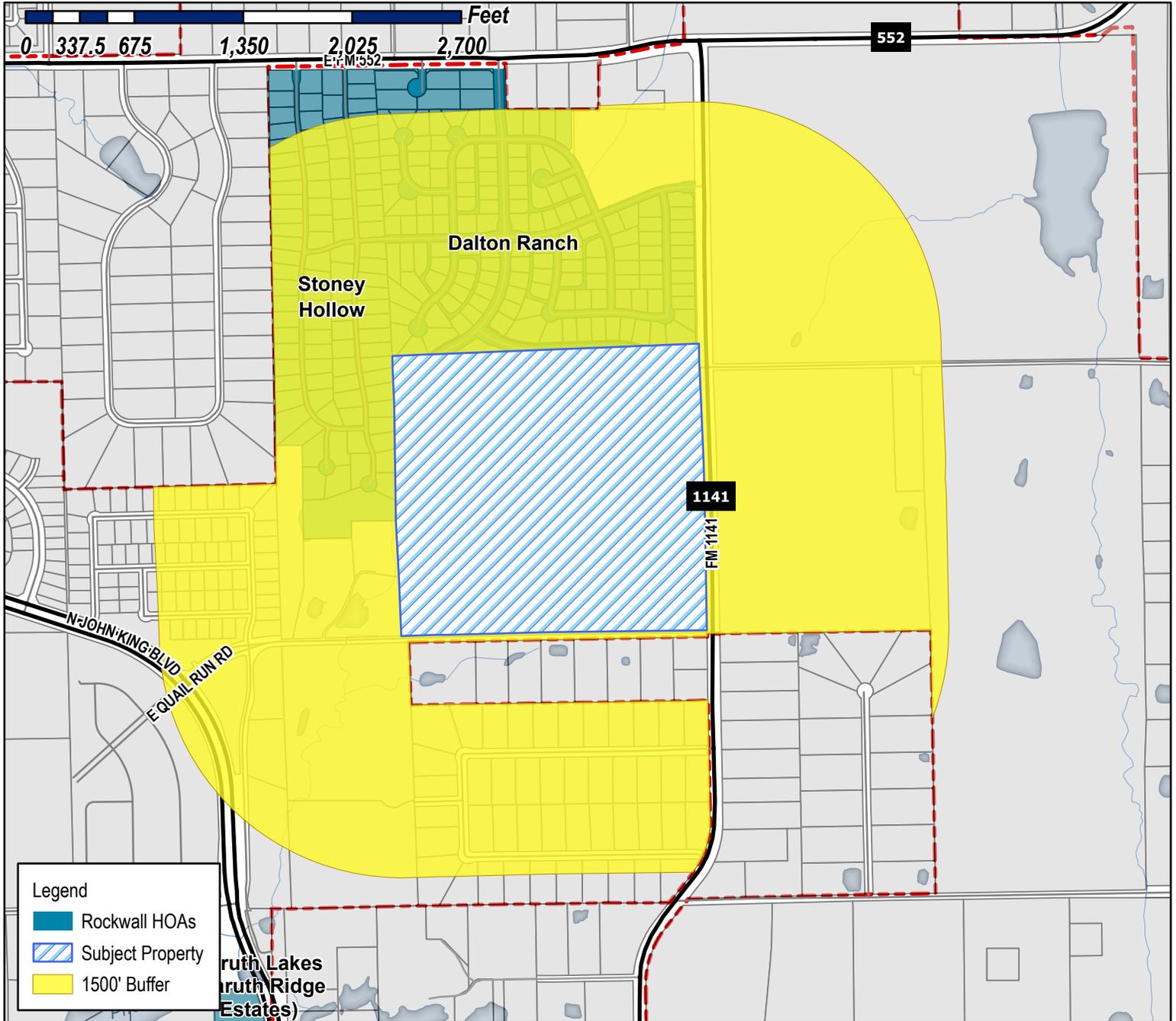




# City of Rockwall

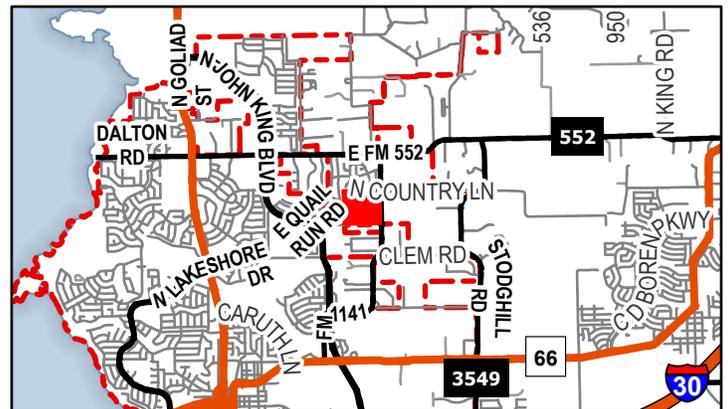
Planning & Zoning Department  
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**Case Number:** Z2022-015  
**Case Name:** Zoning Change from AG to NS  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** NWC of Quail Run Road and FM 1141

**Date Saved:** 3/18/2022  
 For Questions on this Case Call (972) 771-7745



**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)  
**Subject:** Neighborhood Notification Program [Z2022-015]  
**Date:** Friday, March 25, 2022 9:02:40 AM  
**Attachments:** [Public Notice \(03.23.2022\).pdf](#)  
[HOA Map Z2022-015.pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [March 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 12, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 18, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2022-015: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a [Zoning Change](#) from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

<http://www.rockwall.com/planning/>

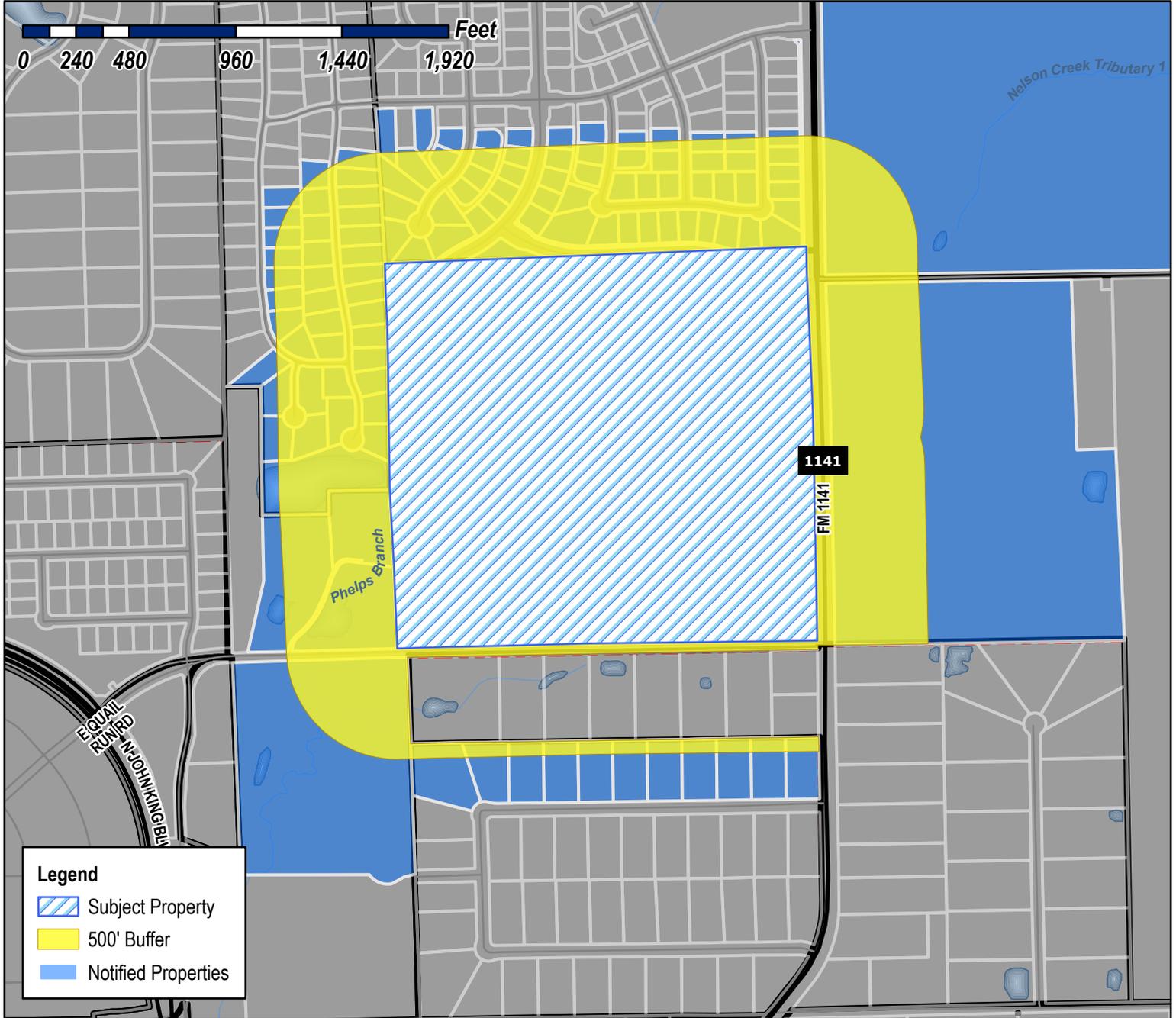
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# City of Rockwall

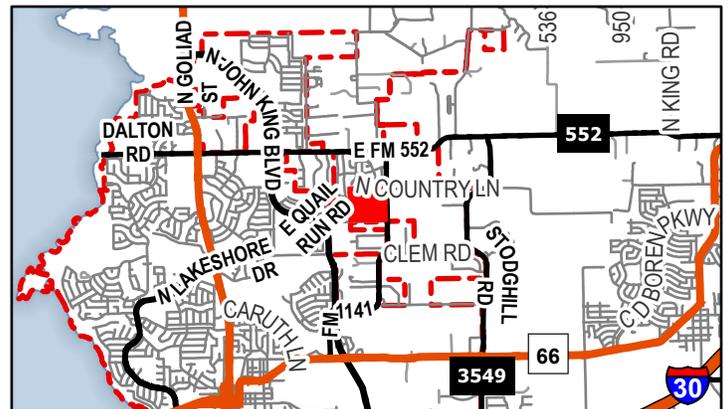
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**Case Number:** Z2022-015  
**Case Name:** Zoning Change from AG to NS  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** NWC of Quail Run Road and FM 1141

**Date Saved:** 3/18/2022  
 For Questions on this Case Call (972) 771-7745



GERLACH CHRISS AND RON FAMILY TRUST  
RONALD ROBERT GERLACH SOLE TRUSTEE  
13435 ROANE CIR  
NORTH TUSTIN, CA 92705

LARRIVIERE MICHAEL R & LISA J  
1425 E QUAIL RUN RD  
ROCKWALL, TX 75087

TULLY DOYL C & VONETTE S  
1435 E QUAIL RUN RD  
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC  
14400 THE LAKES BLVD BUILDING C, SUITE 200  
AUSTIN, TX 78660

NALLEY MICHAEL R & LORI D  
1445 E QUAIL RUN RD  
ROCKWALL, TX 75087

BELL BRYAN & PRISCILLA  
1660 E QUAIL RUN RD  
ROCKWALL, TX 75087

HUDDIN RYAN S AND JADA  
1666 FM 1141  
ROCKWALL, TX 75087

SPEER JOHN AND JULIE  
1683 TANNERSON DR  
ROCKWALL, TX 75087

STEPHEN VALENTINE  
1687 TANNERSON DR  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
1800 E QUAIL RUN RD  
ROCKWALL, TX 75087

LAWHORN DAVID AND STEPHANIE  
1819 TRAIL DR  
ROCKWALL, TX 75087

CARLSON KELLY BRYAN  
1821 TRAIL DR  
ROCKWALL, TX 75087

DE LAURA MELVIN ROY  
1823 TRAIL DR  
ROCKWALL, TX 75087

GARTH AARON MICHAEL & MEGAN L  
1824 TRAIL DRIVE  
ROCKWALL, TX 75087

OLIVER STEVEN AND CHRISTINE  
1825 TRAIL DR  
ROCKWALL, TX 75087

HASS KELLY NEAL & AMANDA COURTNEY  
1826 TRAIL DR  
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS  
1826 TRAIL DR  
ROCKWALL, TX 75087

HAURY JEFFREY H  
1827 TRAIL DR  
ROCKWALL, TX 75087

WATLINGTON DAVID & SHERRY  
1828 TRAIL DR  
ROCKWALL, TX 75087

HERNANDEZ JOHN E AND CECILE  
1829 TRAIL DRIVE  
ROCKWALL, TX 75087

WEIR JAMES B & CRYSTAL  
1831 TRAIL DR  
ROCKWALL, TX 75087

OLIVER MICHAEL  
1832 TRAIL DRIVE  
ROCKWALL, TX 75087

MILLER ANGELA KAY & JOHN RAY  
1833 TRAIL DRIVE  
ROCKWALL, TX 75087

FOSTER BRIAN AND DEIDRE  
1834 TRAIL DRIVE  
ROCKWALL, TX 75087

ALLEN JAMES JR & BARBARA A  
1835 TRAIL DRIVE  
ROCKWALL, TX 75087

SANTOSO HARDJO AND  
SENDYTIAWATI KURNIAWAN  
1836 TRAIL DR  
ROCKWALL, TX 75087

REAMSBOTTOM DELAYNE  
1837 TRAIL DRIVE  
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III  
JOINT TENANTS W/RIGHT SURVIVORSHIP  
2095 E QUAIL RUN RD  
ROCKWALL, TX 75087

FREDERICK CURTIS  
2181 E QUAIL RUN RD  
ROCKWALL, TX 75087

SELF CRAIG & CHRISTINA  
2249 E QUAIL RUN RD  
ROCKWALL, TX 75087

ECHOLS JAMES WADE  
2307 E 2307 QUAIL RUN RD  
ROCKWALL, TX 75087

RICHARDSON FRANKLIN AND JENNIFER  
2343 EAST QUAIL RUN ROAD  
ROCKWALL, TX 75087

COX ROBERT & BEVERLY  
2356 SADDLEBROOK LN  
ROCKWALL, TX 75087

OROZCO ARTHUR  
2360 SADDLEBROOK LANE  
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R  
2364 SADDLEBROOK LN  
ROCKWALL, TX 75087

STELZER WADE L & MISTY M  
2368 SADDLEBROOK LN  
ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O  
2372 SADDLEBROOK LN  
ROCKWALL, TX 75087

FINCH PATRICIA A  
2374 SANDSTONE  
ROCKWALL, TX 75087

BASHAM ERIC B  
2376 SADDLEBROOK LN  
ROCKWALL, TX 75087

MARKARIAN MASIS A & CLAUDIA  
2377 SANDSTONE  
ROCKWALL, TX 75087

DEFEBAGH WALTER W & DAWN A  
2380 SADDLEBROOK LN  
ROCKWALL, TX 75087

GRAY RYAN D AND MARISA C  
2384 SADDLEBROOK LN  
ROCKWALL, TX 75087

CALLICOATT GEORGE & JUDY  
2388 SADDLEBROOK LN  
ROCKWALL, TX 75087

THORMAHLEN KARL M SR & ETUX  
2392 SADDLEBROOK LN  
ROCKWALL, TX 75087

MINNICH SHAWN C & WENDY A  
2396 SADDLEBROOK LN  
ROCKWALL, TX 75087

LANGLEY RICHARD E  
2401 SANDSTONE  
ROCKWALL, TX 75087

STONE HOLLOW OWNERS ASSOC  
C/O LONE STAR ASSOC MGMT  
2500 LEGACY DR STE 220  
FRISCO, TX 75034

GAERTNER BRIAN & DOLORES  
2580 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

VAN BRUNT RICHARD JOSEPH SR  
2585 COBBLESTONE DR  
ROCKWALL, TX 75087

2594 COBBLESTONE DR  
ROCKWALL, TX 75087

NEWBAUER AARON M AND MONICA VALORIE  
2605 COBBLESTONE  
ROCKWALL, TX 75087

EDWARDS JUSTIN W & STEPHANIE A  
2608 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

SIVINSKI JOSEPH & LUANNE  
2685 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

AVERY SCOT AND DENA  
2730 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

GREEN LINDA LAMINACK & TOMMY FAGAN  
2731 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

MARTINEZ ALFONSO & RITA  
2732 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

KAYE MICHAEL & TRACY  
2737 COBBLESTONE DR  
ROCKWALL, TX 75087

TRIMPE KEITH A & DARLENE J  
2744 COBBLESTONE DR  
ROCKWALL, TX 75087

JENNINGS CODY D  
2744 STONEY HOLLOW LANE  
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST  
RONALD ROBERT GERLACH SOLE TRUSTEE  
2749 COBBLESTONE DR  
ROCKWALL, TX 75087

JABLONSKY JOSEPH GLOVER  
2754 COBBLESTONE DR  
ROCKWALL, TX 75087

ESTRADA CASSANDRA  
2759 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

HAI LE & KHANH T TO  
2760 STONEY HOLLOW LN  
ROCKWALL, TX 75087

CARTER TERRY L & LAURA C  
2764 COBBLESTONE DR  
ROCKWALL, TX 75087

CRAIGWELL KIMBERLY A  
2769 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

MARTIN THOMAS AND MICHELLE  
2770 STONEY HOLLOW LN  
ROCKWALL, TX 75087

HAMILL MICHAEL B AND JERRIE L  
2774 COBBLESTONE DR  
ROCKWALL, TX 75087

SIMPSON RICHARD G  
2780 STONEY HOLLOW LN  
ROCKWALL, TX 75087

MYERS JASON NICOLAS AND  
SHELLY COLLINS-SHOFFNER  
2781 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

GARRISON PHILIP B AND RUTH S  
2784 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

JOHNSON MARTHA  
2790 STONEY HOLLOW LN  
ROCKWALL, TX 75087

HASS KELLY NEAL & COURTNEY DUNCAN HASS  
2794COBBLESTONEDR  
ROCKWALL, TX 75087

GALBRAITH ANGELA J & CHRISTOPHER  
2795 COBBLESTONE DR  
ROCKWALL, TX 75087

KNIGHT KLINTON AND LAUREN BUSHNELL  
2800 STONEY HOLLOW LN  
ROCKWALL, TX 75087

GREEN KELLY AND  
THOMAS F GREEN AND LINDA GREEN  
2804 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

SYFERD DIXIE J  
2809 COBBLESTONE DR  
ROCKWALL, TX 75087

REYNOLDS TRAVIS NEAL & WENDY B  
2810 STONEY HOLLOW LN  
ROCKWALL, TX 75087

MORRILL MATTHEW L & JENNIFER M  
2814 COBBLESTONE DR  
ROCKWALL, TX 75087

HODKINSON BRIAN AND LESLIE  
2823 COBBLESTONE DR  
ROCKWALL, TX 75087

BARKER REX ALLEN  
2824 COBBLESTONE DR  
ROCKWALL, TX 75087

HECTOR MURILLO AND BARBARA A MURILLO  
REVOCABLE LIVING TRUST  
HECTOR MURILLO AND BARBARA A MURILLO-  
TRUSTEES  
2834 COBBLESTONE DRIVE  
ROCKWALL, TX 75087

ROCKWALL I S D  
2852FM1141  
ROCKWALL, TX 75087

WILLIE TIPHANNIE  
2895 PANHANDLE DR  
ROCKWALL, TX 75087

ELLIS MICHAEL WILLIAM AND ANNIE  
2905 PANHANDLE DRIVE  
ROCKWALL, TX 75087

PAYSON JEFFERY AND NOELLE  
2906 PANHANDLE DR  
ROCKWALL, TX 75087

FLANERY DJUANA  
2907 PANHANDLE DRIVE  
ROCKWALL, TX 75087

KIM BUNNA  
2908 BROKEN SPOKE LN  
ROCKWALL, TX 75087

HURD ROBERT W & TAMARA L  
2908 PANHANDLE DR  
ROCKWALL, TX 75087

SHINN LARRY GREGORY & DAWN RAE  
2909 PAINTED PONY LN  
ROCKWALL, TX 75087

GRIFFITH DEAN A & STEPHEN  
2909 PANHANDLE DRIVE  
ROCKWALL, TX 75087

LIPSEY RANDALL L AND KAREN M  
2910 BROKEN SPOKE LN  
ROCKWALL, TX 75087

TARBET HOWARD F II AND JENNIFER L  
2910 PANHANDLE DR  
ROCKWALL, TX 75087

HERNANDEZ JUSTIN  
2911 PANHANDLE DRIVE  
ROCKWALL, TX 75087

RODRIGUEZ MONICA CANO & ISRAEL A JR  
2912 BROKEN SPOKE LANE  
ROCKWALL, TX 75087

BROCK MATTHEW M  
2912 PANHANDLE DR  
ROCKWALL, TX 75087

FRANCIS SHELBY & KRISTI  
2913 BROKEN SPOKE LANE  
ROCKWALL, TX 75087

BAILEY ROY A JR  
2913 PAINTED PONY LN  
ROCKWALL, TX 75087

CAMPBELL JAKE C  
2913 PANHANDLE DR  
ROCKWALL, TX 75087

KOZLOWSKI BRIAN STEPHEN & JULIE  
2914 BROKEN SPOKE LANE  
ROCKWALL, TX 75087

BLOOMFIELD CORBEN P & MARCY A  
2914 PAINTED PONY LN  
ROCKWALL, TX 75087

BURGETT BRENDA & LEE  
2914 PANHANDLE DRIVE  
ROCKWALL, TX 75087

CONFIDENTIAL  
2914 CHUCK WAGON DR  
ROCKWALL, TX 75087

MARTIN JEFFREY MICHAEL & ELIZABETH DIANE  
2915 BROKEN SPOKE LANE  
ROCKWALL, TX 75087

OBUONG MIRIAM AKOTH AND  
REMIGUS IHEKWABA  
2915 CHUCK WAGON DRIVE  
ROCKWALL, TX 75087

WHITLEY MICHAEL AND SANDRA  
2915 PAINTED PONY LN  
ROCKWALL, TX 75087

CURRY JOANNA & SHAWN  
2916 BROKEN SPOKE LN  
ROCKWALL, TX 75087

LOGWOOD DANA CELESTE  
2916 CHUCK WAGON DR  
ROCKWALL, TX 75087

GOSS JOSEPH G JR & JENNIFER C  
2916 PAINTED PONY LN  
ROCKWALL, TX 75087

HELMER BRAD C & JANA M  
2917 CHUCK WAGON DR  
ROCKWALL, TX 75087

PAUL WILLIAM M & LINDA  
2917 PAINTED PONY LANE  
ROCKWALL, TX 75087

STEGALL GENE & FRANCINE  
2932 BARTON SPRINGS LN  
ROCKWALL, TX 75087

ALLEN TIM ROBERT JR & AMANDA LEIGH  
2934 BARTON SPRINGS LN  
ROCKWALL, TX 75087

LEONARD SARA DIANA & MICHAEL KYLE  
2935 BARTON SPRINGS LN  
ROCKWALL, TX 75087

SUKENIK JAMES H  
2937 BARTON SPRINGS LANE  
ROCKWALL, TX 75087

ABRAHAM BRIAN P & VANESSA M  
2938 BARTON SPRINGS LANE  
ROCKWALL, TX 75087

SIFUENTES TRACY AARON  
2939 BARTON SPRINGS LANE  
ROCKWALL, TX 75087

COLE KRISTY  
2941 BARTON SPRINGS LN  
ROCKWALL, TX 75087

JENNINGS JOSHUA AND JENNIFER  
2942 BARTON SPRINGS LN  
ROCKWALL, TX 75087

ROBINS WAYNE & LORRAINE  
2944 BARTON SPRINGS LN  
ROCKWALL, TX 75087

PARRISH RONALD BLANE & LINDA C  
2945 BARTON SPRINGS LANE  
ROCKWALL, TX 75087

MILNER THOMAS & MICHELLE  
2946 BARTON SPRINGS LN  
ROCKWALL, TX 75087

BOHN JEREMY ADAM & SHANNON  
2947 BARTON SPRINGS LN  
ROCKWALL, TX 75087

BIETENDORF GUY ALAN & CYNTHIA KAYE  
2948 BARTON SPRINGS LANE  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

DALTON RANCH OWNERS ASSOC  
C/O VISION COMMUNITIES MANAGEMENT INC  
5757 ALPHA RD STE 680  
DALLAS, TX 75240

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T.L. TOWNSEND SUITE 101  
ROCKWALL, TX 75087

DE LAURA MELVIN ROY  
P. O. BOX 1974  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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

**Case No. Z2022-015: Zoning Change from AG to NS**

*Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located at the northwest corner of the intersection of FM-1141 and E. Quail Run Road, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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

Your comments must be received by Monday, April 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2022-015: Zoning Change from AG to NS**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

**Case No. Z2022-015: Zoning Change from AG to NS**

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

I am not in favor of NS zone that could include retail such as car wash, pet shop, dry cleaning, etc. A school is being built on this land & I don't see how a retail space would fit in. 2 lane road cannot handle traffic.

Name: Jake Campbell

Address: 2913 Panhandle Dr. Rockwall, TX 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

THE EXISTING ROADS CAN NOT SUPPORT THE INCREASED TRAFFIC IN THE AREA AS IT IS. PLACING A SCHOOL HERE WITHOUT THE INFRASTRUCTURE UPGRADES WILL CAUSE ENVIRONMENTAL DAMAGE FOR THE ADJACENT NEIGHBORHOODS

Name: JOHN SPEER

Address: 1683 TANNERSON DRIVE, ROCKWALL

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

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

Case No. Z2022-015: Zoning Change from AG to NS

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

WE KNEW They were building a school  
there before we bought the house.

Name:

Ronald B Parrish / Linda C Parrish

Address:

2945 Barton Springs Ln

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

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

# 11 NORTHEAST RESIDENTIAL DISTRICT

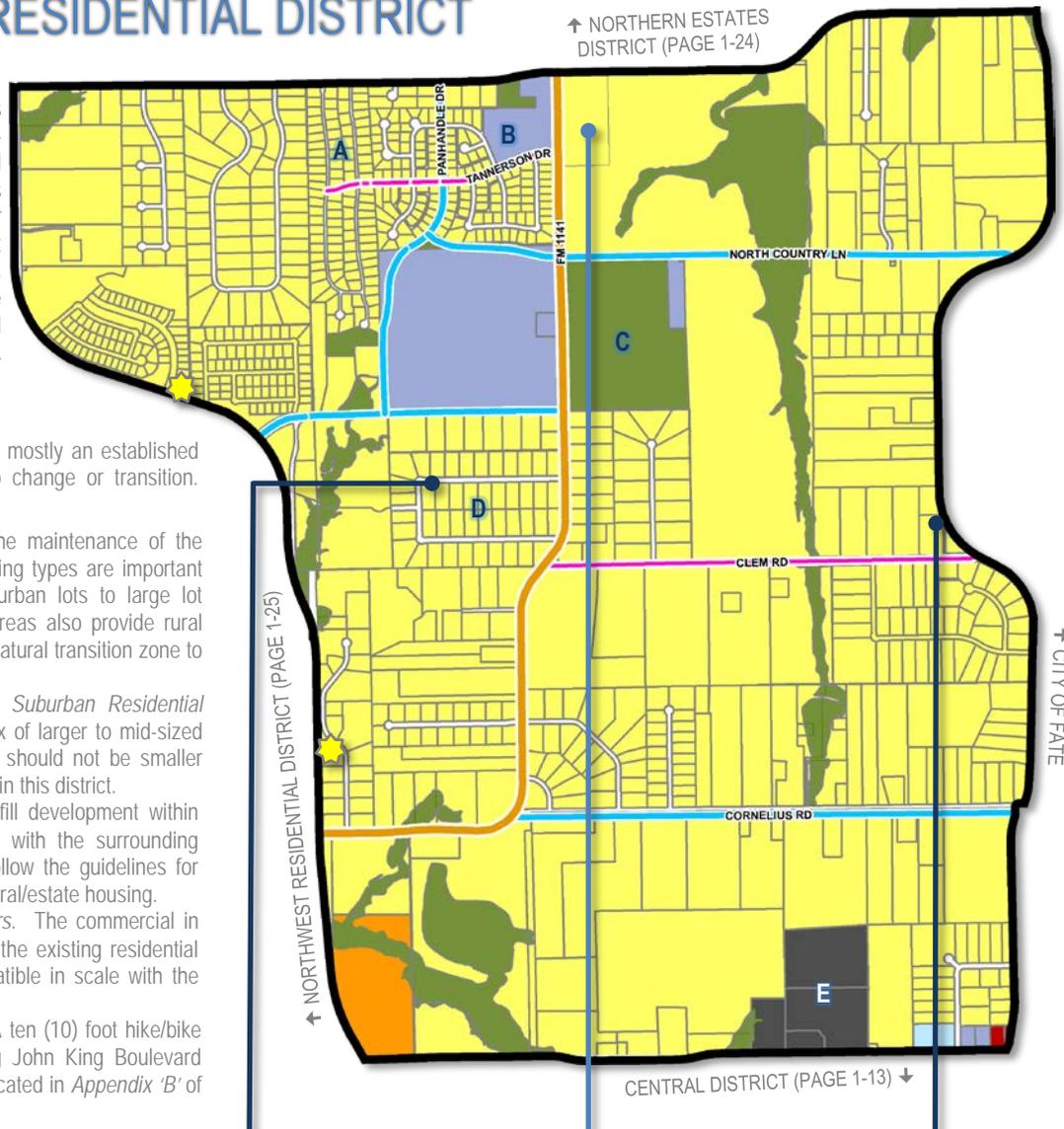
## DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

## DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 Estate and Rural Residential.** The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 Suburban Residential.** Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 Infill Development.** Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 Neighborhood/Convenience Centers.** The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



## POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home

## LAND USE PALETTES

- Current Land Use
- Future Land Use

John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon

BUILD OUT  
1,964

% OF ROCKWALL  
3.13%  
0.99%  
3.10%

CURRENT  
625  
18  
1,844



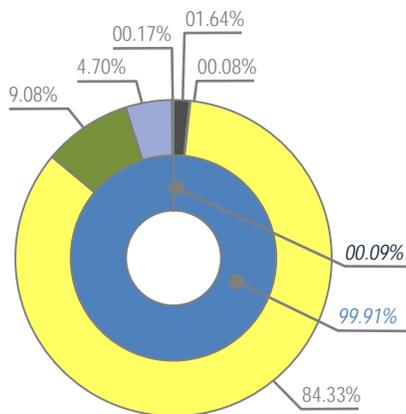
2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential



MINOR COLLECTOR	COMMERCIAL	0.09%
M4U	RESIDENTIAL	99.91%
M4D	MIXED USE	0.00%
CEMETERY (CEM)		32.34-ACRES
COMMERCIAL/RETAIL (CR)		1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)		1,658.33-ACRES
PARKS AND OPEN SPACE (OS)		178.54-ACRES
PUBLIC (P)		92.45-ACRES
QUASI-PUBLIC (QP)		3.25-ACRES

CALLED 38.320 ACRES  
HOLMC, INC.  
VOLUME 1805, PAGE 296  
D.R.R.C.T.

DR. HORTON, TEXAS, LTD.  
VOLUME 2329, PAGE 27  
D.R.R.C.T.

DOYL C. TULLY ET UX  
VOLUME 951, PAGE 61  
D.R.R.C.T.

MICHAEL R. NALLEY ET UX  
VOLUME 1024, PAGE 324  
D.R.R.C.T.

LONNIE L. GIDEON, TRUSTEE  
VOLUME 307, PAGE 259  
D.R.R.C.T.

A & WILLIAM J. FLANNERY, III  
VOLUME 1124, PAGE 65  
D.R.R.C.T.

FIRST SECTION  
SADDLEBROOK ESTATES  
CABINET A, SLIDE 307  
P.R.R.C.T.

LOT 9

CRAIG W. McCALLUM ET UX  
VOLUME 2233, PAGE 246  
D.R.R.C.T.

J.L. PEOPLES SUPERVISOR  
CABINET A, SLIDE 109

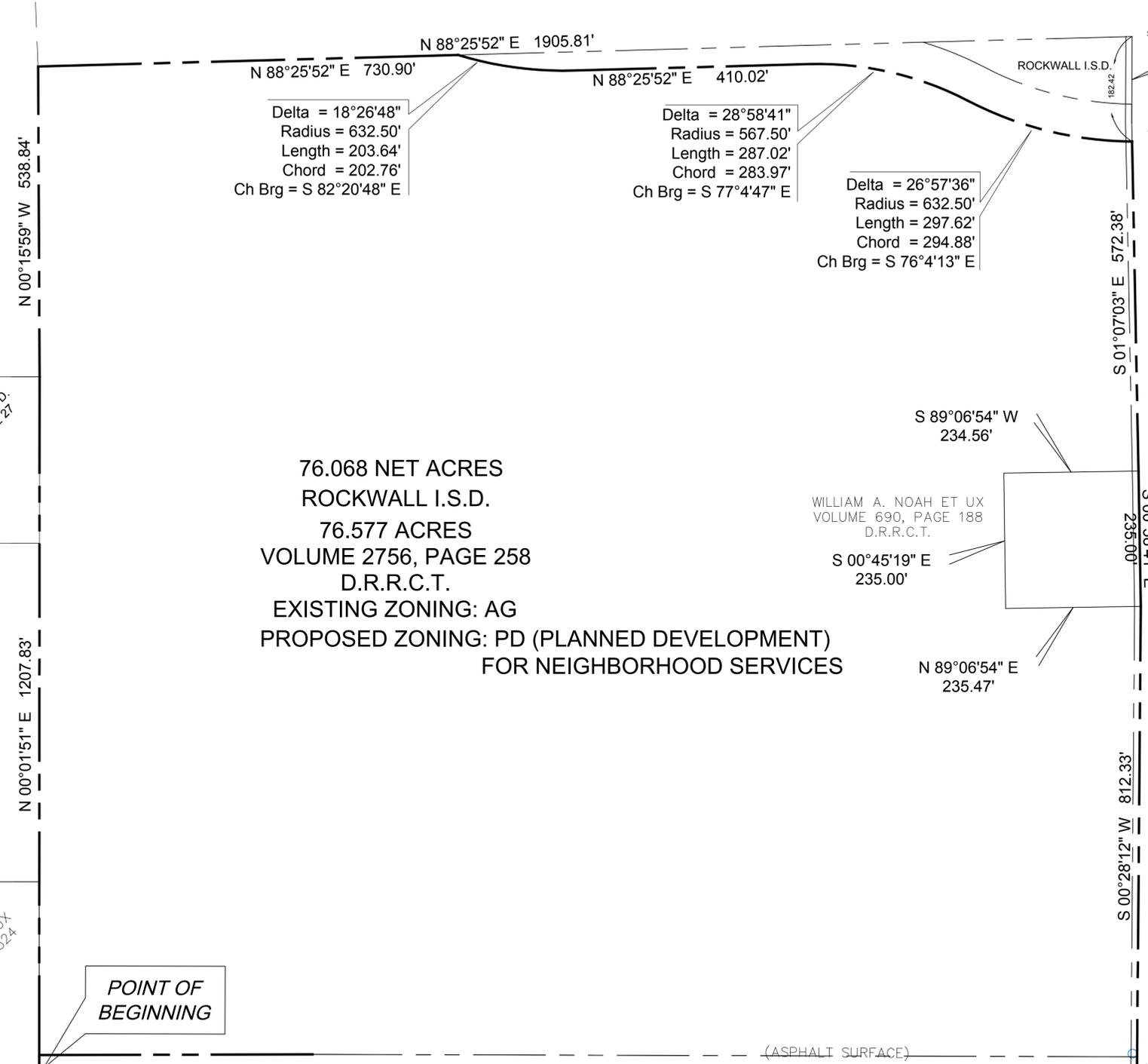
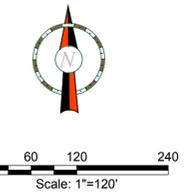
ARCHITECT:  
CORGAN ASSOCIATES, INC.  
401 NORTH HOUSTON STREET  
DALLAS, TEXAS 75202  
(214) 214-757-1796  
CONTACT: BEVERLY FORNOF

OWNER:  
ROCKWALL ISD  
801 EAST WASHINGTON ST.  
ROCKWALL TEXAS, 75087  
(469) 698-7031  
CONTACT: WILLIAM SALEE

ENGINEER:  
GLENN ENGINEERING CORP.  
FIRM REG. NO. F-303  
105 DECKER COURT, SUITE 910  
IRVING, TEXAS 75062  
TBPE FIRM NO. F-303  
(972) 989-2174 CELL  
(972) 717-5151 OFFICE  
CONTACT: ROBERT HOWMAN

76.068 NET ACRES  
ROCKWALL I.S.D.  
76.577 ACRES  
VOLUME 2756, PAGE 258  
D.R.R.C.T.  
EXISTING ZONING: AG  
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)  
FOR NEIGHBORHOOD SERVICES

CALLED 121.16 ACRES  
MARIAH BAY DEVELOPMENT, INC.  
VOLUME 2006, PAGE 181  
D.R.R.C.T.



**NORTH COUNTRY LANE**  
(ASPHALT SURFACE)  
THIRD TRACT  
G.C. ROCHELL, JR.  
VOLUME 38, PAGE 377  
D.R.R.C.T.  
**TRACT II**  
**46.888 ACRES**

CITY OF ROCKWALL

CITY OF ROCKWALL

LEGAL DESCRIPTION  
BEING A TRACT OF LAND SITUATED IN THE JOHN M. GASS SURVEY, ABSTRACT NO. 88, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THE SAME TRACTS OF LAND DESCRIBED AS FIRST AND SECOND TRACT IN A DEED TO G.C. ROCHELL, JR. OF RECORD IN VOLUME 38, PAGE 377, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL R. NALLEY ET UX OF RECORD IN VOLUME 1024, PAGE 324, DEED RECORDS, ROCKWALL COUNTY, TEXAS;  
THENCE NORTH 00° 01' 51" EAST, ALONG THE EAST LINE OF SAID NALLEY TRACT AT A DISTANCE OF 330.80 FEET PASSING A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND CONTINUING ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO DOYL C. TULLY ET UX OF RECORD IN VOLUME 951, PAGE 61, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND A TRACT OF LAND DESCRIBED IN A DEED TO DR. HORTON, TEXAS, LTD. OF RECORD IN VOLUME 2329, PAGE 27, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY FOR A TOTAL DISTANCE OF 1207.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 38.320 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HOLM, INC. OF RECORD IN VOLUME 1805, PAGE 296, DEED RECORDS, ROCKWALL COUNTY, TEXAS;  
THENCE NORTH 00° 15' 59" WEST, ALONG THE MOST SOUTHERN EAST LINE OF SAID 38.320 ACRE TRACT A DISTANCE OF 538.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BASE OF AN OLD WOOD FENCE POST AT THE SOUTHWEST CORNER OF A CALLED 77.018 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE THOMAS TSCHOEPE, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF DALLAS OF RECORD IN VOLUME 115, PAGE 438, DEED RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 58° 00' 00" WEST, A DISTANCE OF 3.00 FEET;  
THENCE NORTH 88° 25' 52" EAST, ALONG THE SOUTH LINE OF SAID 77.018 ACRE TRACT A DISTANCE OF 730.90 TO A POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°26'48", A RADIUS OF 632.50 FEET, A CHORD DISTANCE 202.76 FEET AND A CHORD BEARING OF SOUTH 82°20'48" EAST;  
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.64 FEET TO A POINT FOR CORNER;  
THENCE NORTH 88°25'52" EAST A DISTANCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE A DISTANCE OF 410.02 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°58'41", A RADIUS OF 567.50 FEET, A CHORD DISTANCE OF 283.97 FEET AND A CHORD BEARING OF S 77°04'47" EAST;  
THENCE ALONG SAID CURVE TO THE LEFT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH COUNTRY LANE AN ARC LENGTH OF 287.02 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°57'36", A RADIUS OF 632.50 FEET, A CHORD DISTANCE OF 294.88 FEET AND A CHORD BEARING OF SOUTH 76°04'13" EAST;  
THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF NORTH COUNTRY LANE AN ARC LENGTH OF 297.62 FEET TO A POINT FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF F.M. 1141;  
THENCE SOUTH 01° 07' 03" EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 572.38 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM A. NOAH ET UX OF RECORD IN VOLUME 690, PAGE 188, DEED RECORDS, ROCKWALL COUNTY, TEXAS;  
THENCE SOUTH 89° 06' 54" WEST, ALONG THE NORTH LINE OF SAID NOAH TRACT A DISTANCE OF 234.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 00° 45' 19" EAST, ALONG THE WEST LINE OF SAID NOAH TRACT A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 89° 06' 54" EAST, ALONG THE SOUTH LINE OF SAID NOAH TRACT A DISTANCE OF 235.47 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141;  
THENCE SOUTH 00° 28' 12" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1141 A DISTANCE OF 812.33 FEET TO A "PK" NAIL SET FOR CORNER NEAR THE CENTER OF QUAIL RUN ROAD (ASPHALT SURFACE) AT THE NORTHEAST CORNER OF FIRST SECTION SADDLEBROOK ESTATES, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 307, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;  
THENCE NORTH 89° 43' 43" WEST, ALONG THE NORTH LINE OF SAID SADDLEBROOK ESTATES A DISTANCE OF 1435.69 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO SHEILA FLANNERY AND WILLIAM J. FLANNERY III OF RECORD IN VOLUME 1124, PAGE 65, DEED RECORDS, ROCKWALL COUNTY, TEXAS;  
THENCE SOUTH 89° 51' 24" WEST, ALONG THE NORTH LINE OF SAID FLANNERY TRACT AND THE NORTH LINE OF A CALLED 30.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LONNIE L. GIDEON, TRUSTEE OF RECORD IN VOLUME 307, PAGE 259, DEED RECORDS, ROCKWALL COUNTY, TEXAS, RESPECTIVELY A DISTANCE OF 476.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 76.068 ACRES OF LAND.

ROCKWALL HIGH SCHOOL NINTH GRADE CENTER  
ZONING CASE XX  
JOHN M. GASS SURVEY, ABSTRACT NO. 88  
ROCKWALL I.S.D.  
N 89°5' 76.068 ACRES

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

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 A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 76.068-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 14-01 & 14-11 OF THE J. M. GLASS SURVEY, ABSTRACT NO. 88, 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.

**WHEREAS**, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 76.068-acre tract of land identified as Tracts 14-01 & 14-11 of the J. M. Glass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

zoning described herein;

**SECTION 4.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** 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 6.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2<sup>nd</sup> DAY OF MAY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: April 18, 2022

2<sup>nd</sup> Reading: May 2, 2022

**Exhibit 'A'**  
*Legal Description*

Being a tract of land situated in the JOHN M. GLASS SURVEY, ABSTRACT NO. 88, Rockwall County, Texas, and being part of the same tracts of land described as first and second tract in a deed to G.C. Rochell, Jr. of record in Volume 38, Page 377, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for corner near the center of Quail Run Road (asphalt surface) at the Southeast corner of a tract of land described in a deed to Michael R. Nalley et ux of record in Volume 1024, Page 324, deed Records, Rockwall County, Texas;

**THENCE** North 00° 01' 51" East, along the East line of said Nalley tract at a distance of 330.80 feet passing a 1/2" iron rod found for corner at the Northeast corner thereof and continuing along the East line of a tract of land described in a deed to Doyl C. Tulley et ux of record in Volume 951, Page 61, Deed Records, Rockwall County, Texas, and a tract of land described in a deed to DR-Horton, Texas, Ltd. of record in Volume 2329, Page 27, Deed Records, Rockwall County, Texas, respectively for a total distance of 1207.83 feet to a 1/2" iron rod found for corner at the Southeast corner of a called 38.320 acre tract of land described in a deed to Holm, Inc. of record in Volume 1805, Page 296, Deed Records, Rockwall County, Texas;

**THENCE** North 00° 15' 59" West, along the most Southern East line of said 38.320 acre tract a distance of 538.84 feet to a 1/2" iron rod found for corner at the base of an old wood fence post at the Southwest corner of a called 77.018 acre tract of land described in a deed to the Thomas Tschoepe, Bishop of the Roman Catholic Diocese of Dallas of record in Volume 115, Page 438, Deed Records, Rockwall County, Texas, from which a 1/2" iron rod found for reference bears South 58° 00' 00" West, a distance of 3.00 feet;

**THENCE** North 88° 25' 52" East, along the South line of said 77.018-acre tract a distance of 730.90 to a point at the beginning of a non-tangent curve to the left having a central angle of 18°26'48", a radius of 632.50 feet, a chord distance 202.76 feet and a chord bearing of South 82°20'48" East;

**THENCE** along said curve to the left an arc length of 203.64 feet to a point for corner;

**THENCE** North 88°25'52" East a distance along the Southerly right-of-way line of North Country Lane a distance of 410.02 feet to a point at the beginning of a curve to the right having a central angle of 28°58'41", a radius of 567.50 feet, a chord distance of 283.97 feet and a chord bearing of South 77°04'47" East;

**THENCE** along said curve to the left along the Southerly right-of-way line of North country lane an arc length of 287.02 feet to a point for corner at the beginning of a curve to the left having a central angle of 26° 57'36', a radius of 632.50 feet, a chord distance of 294.88 feet and a chord bearing of South 76°04'13" East;

**THENCE** along the Southerly right-of-way of North Country Lane an arc length of 297.62 feet to a point for  
Corner in the Westerly right-of-way line of F.M. 1141:

**THENCE** South 01° 07' 03" East, continuing along the West right-of-way line of said F.M. 1141 a distance of 572.38 feet to a 1/2" iron rod set for corner at the Northeast corner of a tract of land described in a deed to William A. Noah et ux of record in Volume 690, Page 188, Deed Records, Rockwall County, Texas;

**Exhibit 'A'**  
*Legal Description*

**THENCE** South 89° 06' 54" West, along the North line of said Noah tract a distance of 234.56 feet to a 1/2" iron rod found for corner at the Northwest corner thereof;

**THENCE** South 00° 45' 19" East, along the West line of said Noah tract a distance of 235.00 feet to a 1/2" iron rod found for corner at the Southwest corner thereof;

**THENCE** North 89° 06' 54" East, along the South line of said Noah tract a distance of 235.47 feet to a 1/2" iron rod found for corner at the Southeast corner thereof and being in the West right-of-way line of said F.M. 1141;

**THENCE** South 00° 28' 12" West, along the West right-of-way line of said F.M. 1141 a distance of 812.33 feet to a "PK" nail set for corner near the center of Quail Run Road (asphalt surface) at the Northeast corner of first section Saddlebrook Estates, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 307, Plat Records, Rockwall County, Texas;

**THENCE** North 89° 49' 43" West, along the North line of said Saddlebrook Estates a distance of 1435.69 feet to a 3/8" iron rod found for corner at the Northwest corner thereof and being the Northeast corner of a tract of land described in a deed to Sheila Flannery and William J. Flannery III of record in Volume 1124, Page 65, Deed Records, Rockwall County, Texas;

**THENCE** South 89° 51' 24" West, along the North line of said Flannery tract and the North line of a called 30.00-acre tract of land described in a deed to Lonnie L. Gideon, trustee of record in Volume 307, Page 259, Deed Records, Rockwall County, Texas, respectively a distance of 476.11 feet to the place of beginning and containing 76.068 acres of land.



**Exhibit 'C':**  
*Development Standards*

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

**C.1 PURPOSE.**

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

**C.2 LAND USE AND DEVELOPMENT STANDARDS.**

(1) Permitted Uses. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School <sup>(1) & (2)</sup>
- Public or Private Secondary School <sup>(1) & (2)</sup>
- Public Park or Playground
- Track or Stadium <sup>(3)</sup>

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School <sup>(4)</sup>
- Accessory Building for Storage

Notes:

- <sup>(1)</sup>: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the *Director of Planning and Zoning* or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.
- <sup>(2)</sup>: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.
- <sup>(3)</sup>: For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
- <sup>(4)</sup>: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

**Exhibit 'C':**  
**Development Standards**

**Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

*Table 1: Density and Dimensional Requirements*

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> <sup>(1) &amp; (2)</sup>	30'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	30'
<i>Minimum Rear Yard Setback</i> <sup>(3)</sup>	10'
<i>Minimum Distance Between Buildings</i> <sup>(4)</sup>	15'
<i>Maximum Building Height</i> <sup>(5)</sup>	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

*General Notes:*

- <sup>1</sup>: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>4</sup>: Zero (0) feet with a fire rated wall.
- <sup>5</sup>: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

(2) **Architectural and Building Standards.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*.

(3) **Landscaping and Hardscape Standards.** Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) **Landscape Buffer and Sidewalk (FM-1141 and Quail Run Road).** A minimum of a 30-foot landscape buffer shall be provided along FM-1141 and Quail Run Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear six (6) foot trail shall be constructed within the 30-foot landscape buffer.

**Exhibit 'C':**  
*Development Standards*

- (b) Landscape Buffer and Sidewalk (North Country Lane and Panhandle Drive). A minimum of a ten (10) foot landscape buffer shall be provided along North Country Lane and Panhandle Drive (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-feet of linear frontage. A five (5) foot trail shall be constructed within the ten (10) foot landscape buffer.
- (c) Landscape Areas for the Remainder Lots on the Westside of Panhandle Drive and the Northside of N. Country Lane. The remainder lots that will exist on the westside of Panhandle Drive and northside of N. Country Lane shall incorporate heavy landscaping adjacent to the residential properties to the north and west of these properties. At a minimum a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) shall be provided in these areas.
- (4) VariANCES. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO: Honorable Mayor and City Council Members**

**FROM: Mary Smith, City Manager**

**DATE: April 14, 2022**

**SUBJECT: Extension of Sewer Services in Lake Rockwall Estates (LRE)**

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In 2009, the City annexed the Lake Rockwall Estates (LRE) neighborhood into the City. For many years, a private water and sewer provider, Aqua America, served LRE residents. Aqua operated a package sewer plant on Horizon Road near County Line Road. We spent several years after annexation attempting to acquire the right to serve water and sewer to LRE. This included legislative efforts as well as direct negotiations, which ultimately led to our purchasing their systems in 2013. Aqua had to remove the Sewer Plant as a condition of the agreement and that was done shortly after the agreement was finalized.

The utilities in LRE are a hodge-podge of water and sewer mains that were built to a rural standard. Most of the water and sewer connections are to the back of the property in an easement unlike other neighborhoods with services to the street. There are several streets either completely or partially un-sewered. On those streets, septic systems are the norm. The lots are generally too small for the systems to function well and many lots are vacant and cannot get a permit for a system. These streets appear on the attached map and include all of Renee, Nicole, Russell, and parts of Wayne, Yvonne, and Evans. In all 261 lots, either has a septic system or are vacant.

County standards require 1.5 acres per building lot to support an on-site septic system. The City has worked with a few developments to lower that standard to about 1 acre. Other counties require .5 acre for the system. In the case of the LRE neighborhood, there are lots as small as 5,000 - 7,000 square feet with a septic system. Many of the systems are aged and failing resulting in complaints of odor and undesirable materials on the ground. There are also buildable lots in this part of the neighborhood that would support a stick-built home if they were on the City's sewer system.

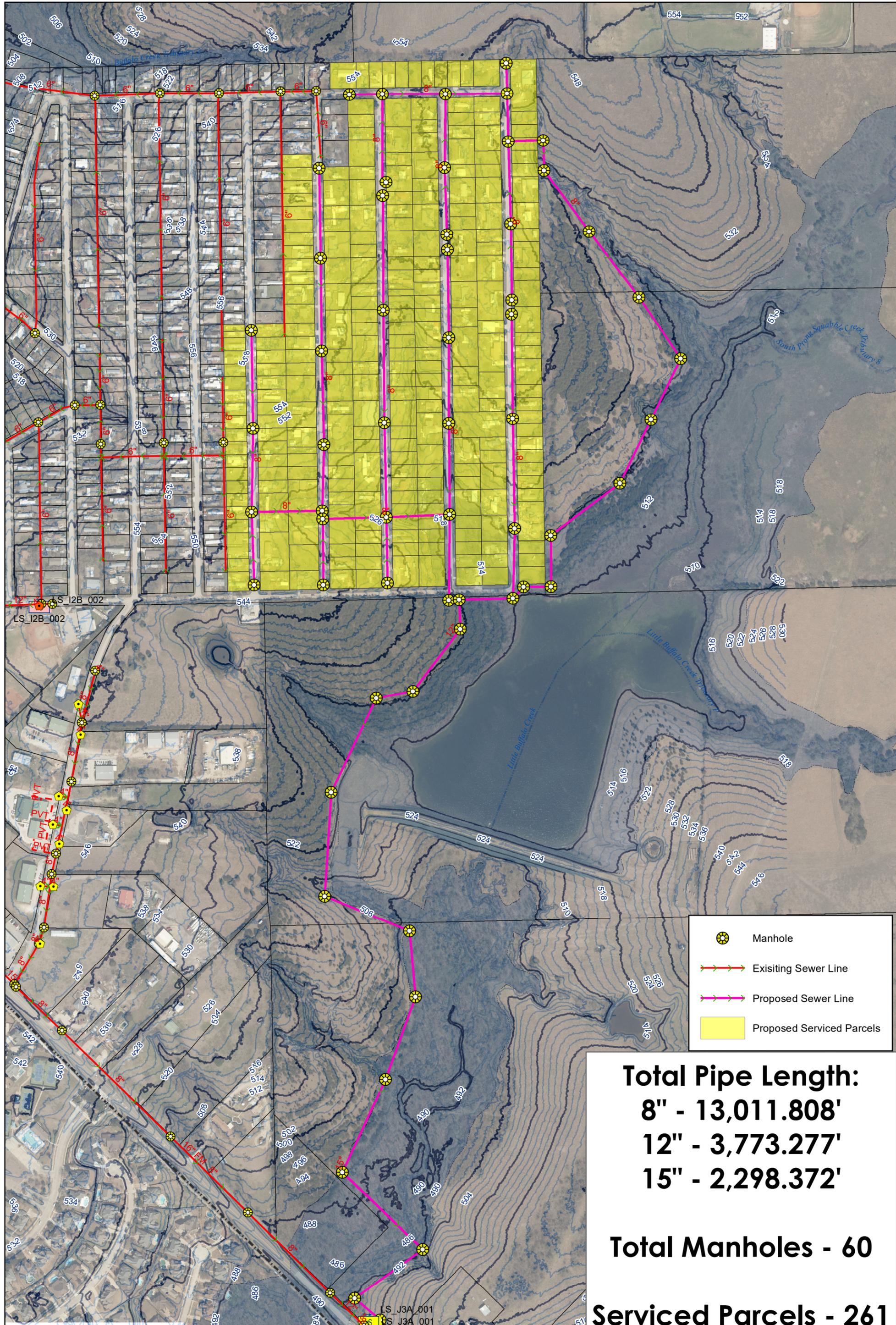
In 2021, the American Rescue Plan became law creating a program to provide infrastructure funds, which would allow us to remedy this situation. The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program provides funding to municipalities and counties based on population. Expenditure of the funds are limited to four areas, which include replacing lost revenues, responding to Covid 19, premium pay for certain employees, and most significantly "to invest in water, sewer, and broadband infrastructure".

The funds were sent automatically – all we had to do was say we wanted them rather than the more typical reimbursement basis. Treasury released the first tranche late last year and the second tranche will be released twelve months after the first. Entities receiving more than \$10 million must make quarterly reports of progress in expending the funds. The City of Rockwall is slated to receive \$11,370,401.64 in total. Funds must be obligated by December 31, 2024 and expended by December 31, 2026.

Staff and our consulting engineers have done a study to evaluate the sewer infrastructure in LRE and determined that installing sanitary sewer mains tied to the city's sewer system in this neighborhood would provide service to 223 lots and remove 159 active septic systems. The estimated project cost is \$9,500,000 based on the engineer's review of the scope of the project. We would propose to plan to use the federal funds to move forward with engineering plans for this project. The construction project would be subject to public bid and bid award by City Council later.

We are in the process of studying other areas of the City with septic systems to determine if we can use the remaining funds for this same purpose.

Staff requests Council consider approval of the engineering contract with Birkhoff, Hendricks, and Carter in the amount of \$744,920 to design the sanitary sewer system in the unserved area of Lake Rockwall Estates from the State and Local Fiscal Recovery Funds.



**Total Pipe Length:**  
**8" - 13,011.808'**  
**12" - 3,773.277'**  
**15" - 2,298.372'**

**Total Manholes - 60**

**Serviced Parcels - 261**

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**PROFESSIONAL ENGINEERS**

Project No. CntDev-Rockwall

Client: CITY OF ROCKWALL, TEXAS  
 Project: Little Buffalo Creek Trunk Sewer & LRE Sanitary Sewer  
Conceptual Project Budget

Date: 29-Sep-21  
 By: DBC

**ENGINEER'S OPINION OF CONSTRUCTION COST**

Item No.	Description	Quantity	Unit	Price	Amount
<b>General Project Description:</b>					
- Proposed Little Buffalo Creek Trunk Sewer (approximately 4,700 linear feet (LF) 15-inch sanitary sewer)					
- Proposed Lake Rockwall Estates Sanitary Sewer Improvements (approximately 12,250 LF 8-inch sanitary sewer)					
- Proposed FM 3097 Lift Station No. 1 Improvements (upgrade to buildout capacity and expansion of site)					
- Proposed FM 3097 Lift Station No. 2 Improvements (upgrade to buildout capacity)					
1	Site/ROW Preparation, Clearing/Grubbing, Mobilization, Bonds & Insurance (5% Max)	1	L.S.	\$ 150,000.00	\$ 150,000.00
<b>LITTLE BUFFALO CREEK TRUNK SEWER</b>					
LBC1	Furnish & Install 15-inch PVC Sanitary Sewer by Open Cut	4,100	L.F.	\$ 116.00	\$ 475,600.00
LBC2	Furnish & Install 15-inch PVC Sanitary Sewer by Other Than Open Cut in 24-inch Steel Encasement Pipe (Creek Crossing)	600	L.F.	\$ 490.00	\$ 294,000.00
LBC3	Furnish & Install 5-foot Sanitary Sewer Manhole	14	Ea.	\$ 12,500.00	\$ 175,000.00
LBC4	Furnish & Install Extra Depth of 5-foot Sanitary Sewer Manhole	30	V.F.	\$ 380.00	\$ 11,400.00
LBC5	Furnish & Install Vent for Sanitary Sewer Manhole	5	Ea.	\$ 1,250.00	\$ 6,250.00
LBC6	Connection to Existing Wet Well	1	L.S.	\$ 3,000.00	\$ 3,000.00
<b>LAKE ROCKWALL ESTATES (LRE) SANITARY SEWER</b>					
LRE1	Furnish & Install 8-inch PVC Sanitary Sewer by Open Cut	11,000	L.F.	\$ 88.00	\$ 968,000.00
LRE2	Furnish & Install 8-inch PVC Sanitary Sewer by Other Than Open Cut in 16-inch Steel Encasement Pipe (Boring between Parcels, ROW to ROW)	1,250	L.F.	\$ 390.00	\$ 487,500.00
LRE3	Furnish & Install 4-foot Sanitary Sewer Manhole	24	Ea.	\$ 10,200.00	\$ 244,800.00
LRE4	Furnish & Install 5-foot Sanitary Sewer Manhole	10	Ea.	\$ 12,500.00	\$ 125,000.00
LRE5	Furnish & Install Extra Depth of 5-foot Sanitary Sewer Manhole	50	V.F.	\$ 380.00	\$ 19,000.00
LRE6	Abandonment of Existing Septic System Tank in-place	280	Ea.	\$ 1,300.00	\$ 364,000.00
LRE7	Transfer and Reconnect Existing Sewer Service from on-site (septic) system to new Sanitary Sewer, including 4-inch PVC pipe, two-way cleanout, permits and connections (by liscensed plumber)	280	Ea.	\$ 1,700.00	\$ 476,000.00
LRE8	Remove & Replace Asphalt Pavement, including Cement-Stabilized Subgrade Preparation, GlasPave25, and two 1-1/2-inch layers of HMAC (Full-Width Street, 20-foot)	24,500	S.Y.	\$ 74.00	\$ 1,813,000.00
<b>F.M. 3097 LIFT STATION NO. 1 IMPROVEMENTS</b>					
LS1-01	Furnish & Install New Submersible Wastewater Pumps, including rails, brackets, discharge piping and appurtenances	2	Ea.	\$ 55,000.00	\$ 110,000.00
LS1-02	Furnish & Install New Duplex Pump Control Panel w/ SS Enclosure and SCADA modifications	1	L.S.	\$ 60,000.00	\$ 60,000.00

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**PROFESSIONAL ENGINEERS**

Project No. CntDev-Rockwall

Client: CITY OF ROCKWALL, TEXAS

Date: 29-Sep-21

Project: Little Buffalo Creek Trunk Sewer & LRE Sanitary Sewer  
Conceptual Project Budget

By: DBC

**ENGINEER'S OPINION OF CONSTRUCTION COST**

Item No.	Description	Quantity	Unit	Price	Amount
<b>General Project Description:</b>					
- Proposed Little Buffalo Creek Trunk Sewer (approximately 4,700 linear feet (LF) 15-inch sanitary sewer)					
- Proposed Lake Rockwall Estates Sanitary Sewer Improvements (approximately 12,250 LF 8-inch sanitary sewer)					
- Proposed FM 3097 Lift Station No. 1 Improvements (upgrade to buildout capacity and expansion of site)					
- Proposed FM 3097 Lift Station No. 2 Improvements (upgrade to buildout capacity)					
LS1-03	Proposed Electrical Improvements to accommodate new pumps, including new starters, lighted weather shield, grounding, surge protection, conduit, and wiring	1	L.S.	\$ 80,000.00	\$ 80,000.00
LS1-04	Temporary Sewage Bypass Pumping	1	L.S.	\$ 20,000.00	\$ 20,000.00
LS1-05	Remove & Replace Existing Security Fence w/ New 8-foot height Tubular Steel Fencing, including 12-foot wide double swing gate	130	L.F.	\$ 170.00	\$ 22,100.00
LS1-06	Allowance for Standby Generator Upgrades (Assumes 250 kW size)	1	L.S.	\$ 300,000.00	\$ 300,000.00
LS1-07	Furnish & Install 8-inch thick Reinforced Concrete Pavement for Expanded Lift Station Site Area	100	S.Y.	\$ 106.00	\$ 10,600.00
<b>F.M. 3097 LIFT STATION NO. 2 IMPROVEMENTS</b>					
LS2-01	Furnish & Install New Submersible Wastewater Pumps, including rails, brackets, discharge piping and appurtenances	1	Ea.	\$ 45,000.00	\$ 45,000.00
LS2-02	Furnish & Install New Duplex Pump Control Panel w/ SS Enclosure and SCADA modifications	1	L.S.	\$ 50,000.00	\$ 50,000.00
LS2-03	Proposed Electrical Improvements to accommodate new pumps, including new starters, lighted weather shield, grounding, surge protection, conduit, and wiring	1	L.S.	\$ 60,000.00	\$ 60,000.00
LS2-04	Allowance for Standby Generator Upgrades (Assumes 120 kW size)	1	L.S.	\$ 225,000.00	\$ 225,000.00
LS2-05	Temporary Sewage Bypass Pumping	1	L.S.	\$ 20,000.00	\$ 20,000.00
<b>GENERAL PROJECT ITEMS</b>					
GEN-01	Furnish Trench Safety Plan	1	L.S.	\$ 3,000.00	\$ 3,000.00
GEN-02	Furnish, Install, Maintain and Remove Trench Safety Systems	15,100	L.F.	\$ 2.00	\$ 30,200.00
GEN-03	Surface Restoration (Solid Sod or Hydromulch)	16,600	S.Y.	\$ 12.00	\$ 199,200.00
GEN-04	Furnish Erosion Control Plan	1	L.S.	\$ 4,500.00	\$ 4,500.00
GEN-05	Furnish, Install, Maintain & Remove Erosion Control Devices	9	Mo.	\$ 3,500.00	\$ 31,500.00
GEN-06	Furnish Traffic Control Plan	1	L.S.	\$ 2,500.00	\$ 2,500.00
GEN-07	Furnish, Install, Maintain and Remove Traffic Control Devices	9	Mo.	\$ 4,500.00	\$ 40,500.00
	<b>Construction Subtotal:</b>				<b>\$ 6,926,650</b>
	Construction Contingency	20%			\$ 1,385,330
	<b>Construction Total:</b>				<b>\$ 8,311,980</b>

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
**PROFESSIONAL ENGINEERS**

Project No. CntDev-Rockwall

Client: CITY OF ROCKWALL, TEXAS

Date: 29-Sep-21

Project: Little Buffalo Creek Trunk Sewer & LRE Sanitary Sewer  
Conceptual Project Budget

By: DBC

**ENGINEER'S OPINION OF CONSTRUCTION COST**

Item No.	Description	Quantity	Unit	Price	Amount
<b>General Project Description:</b>					
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- Proposed Lake Rockwall Estates Sanitary Sewer Improvements (approximately 12,250 LF 8-inch sanitary sewer)					
- Proposed FM 3097 Lift Station No. 1 Improvements (upgrade to buildout capacity and expansion of site)					
- Proposed FM 3097 Lift Station No. 2 Improvements (upgrade to buildout capacity)					
	<b>Professional Fees including:</b> Engineering, Surveying, Bidding, Construction Admin, Geotech Evaluation, SUE, Land Rights Agent, Easement Document Preparation, & Record Drawings	9.0%			\$744,920
	<b>Quality Control and Material Testing</b>	2.5%			\$ 207,800
	<b>Land Rights Acquisition (20-ft Permanent Utility Easement)</b>	3.0	Acres	\$ 60,000.00	\$ 180,000
	<b>Project Total:</b>				<b>\$ 9,444,700</b>
				<b>USE:</b>	<b>\$ 9,500,000</b>

STATE OF TEXAS



COUNTY OF ROCKWALL

**PROFESSIONAL ENGINEERING SERVICES CONTRACT**

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

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

PROFESSIONAL ENGINEERING SERVICES for the Little Buffalo Creek Trunk Sewer and Lake Rockwall Estates Sanitary Sewer Improvements project.

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

1. Scope of Work

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

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

2. Compensation & Term of Agreement

Cost for such services will be an amount not to exceed Seven Hundred Forty-Four Thousand Nine Hundred Twenty dollars and zero cents (\$744,920.00) and billed in accordance with the payment schedule provided in Attachment “B”. Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

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

### 3. Method of Payment

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

### 4. Engineer's Standard of Care

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

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

### 5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

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

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

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

\$2,000,000 General aggregate limit

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

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

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

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

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

## **7. INDEMNIFICATION**

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

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

### **8. Addresses for Notices and Communications**

#### **CITY**

**Amy Williams, P.E.**  
**Director of Public Works/City Engineer**  
City of Rockwall  
385 S. Goliad Street  
Rockwall, Texas 75087

#### **ENGINEER**

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

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

9. Successors and Assigns

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

10. Termination for Convenience of the Parties

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

11. Changes

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

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

13. Reports and Information

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

14. Entire Agreement

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

15. Waiver

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

16. Severability

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

17. Survival

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

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

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

20. State or Federal Laws

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

EXECUTED in triplicate originals on this \_\_\_\_ day of \_\_\_\_\_ 2021.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.  
A Texas Limited Liability Partnership  
TPBE Firm No. 526  
TBPLS Firm No. 100318-00

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

EXECUTED in triplicate originals on this \_\_\_\_ day of \_\_\_\_\_ 2021.

ATTEST:

City of Rockwall, Texas

\_\_\_\_\_  
Mary Smith  
City Manager

# ATTACHMENT “A”

## Scope of Services

### **Little Buffalo Creek Trunk Sewer and Lake Rockwall Estates Sanitary Sewer Improvements**

#### Project Description:

The City of Rockwall (City) desires to engage the services of Birkhoff, Hendricks and Carter, L.L.P. (Consultant) to provide engineering design, bidding, construction administration, surveying for easements and design, land rights acquisition, and geotechnical services for the following projects:

#### **Little Buffalo Creek Trunk Sewer Improvements**

The Little Buffalo Creek Trunk Sewer as shown by the City of Rockwall’s 2018 Wastewater System Master Plan, is proposed to begin at the outfall of the proposed Lake Rockwall Estates (LRE) Sanitary Sewer Improvements, near the intersection of County Line Road and Renee Drive. The proposed improvements include approximately 4,700 linear feet (LF) of 15-inch diameter sanitary sewer, discharging into the City’s existing F.M. 3097 No. 1 Lift Station.

#### **Lake Rockwall Estates (LRE) Sanitary Sewer Improvements**

The eastern portion of the Lake Rockwall Estates (LRE) subdivision is currently served by on-site sanitary sewer septic systems. The proposed LRE Sanitary Sewer Improvements include gravity sanitary sewers within the subdivision, allowing the existing services to be transferred from on-site septic systems to the City’s wastewater collection system. The proposed sanitary sewer improvements are expected to be placed under the existing asphalt streets where feasible. The improvements include approximately 12,250 LF of proposed 8-inch diameter sanitary sewer, two hundred eighty (280) sanitary sewer service connections, including abandonment of septic tanks in-place on private property, and rehabilitation of the existing asphalt pavement.

#### **F.M. 3097 No. 1 Lift Station Improvements**

The Little Buffalo Creek Trunk Sewer is proposed to discharge into the existing F.M. 3097 No. 1 Lift Station. The existing lift station will be expanded to its buildout capacity of 4.3 million gallons per day (MGD) as shown by the City’s 2019 Wastewater Master Plan. The scope of the design phase includes replacement of two existing submersible pumps, associated electrical and standby generator improvements, and site improvements. The site improvements are proposed to expand the footprint of the existing site to improve accessibility for operation and maintenance, including replacement of the perimeter fencing, widening of the existing concrete site pad, and acquisition of additional easement.

#### **F.M. 3097 No. 2 Lift Station Improvements**

The existing F.M. 3097 No. 2 Lift Station is located downstream of the F.M. 3097 No. 1 Lift Station. The existing lift station will be expanded to its buildout capacity of 5.6 million gallons per day (MGD) as shown by the City’s 2019 Wastewater Master Plan. One of the pumps was upgraded to buildout capacity in 2020, and the scope of the design includes replacement of the second existing submersible pump and associated electrical and standby generator improvements.

A project location map identifying each project is attached at the end of this Exhibit A.

## **BASIC SERVICES**

### **1. Preliminary Engineering**

#### 1.1. Project Management

- 1.1.1. Conduct project kickoff meeting with Consultant's Project Manager and City Staff.
- 1.1.2. Prepare and send Project Status Update (PSU) to City's Project Manager on monthly basis. PSU will summarize work completed in previous period, work in process and/or anticipated to be completed in next period, actions or information needed from City, and a Project schedule update. PSU will be attached to the monthly invoice.
- 1.1.3. Prepare and submit project schedule to city staff.

#### 1.2. Preliminary Engineering

- 1.2.1. Obtain available construction record drawings for the LRE subdivision from the City. Research and obtain additional construction record drawings if needed.
- 1.2.2. Prepare a preliminary base map for using the Rockwall Central Appraisal District Parcels, the City's ArcGIS Utility Maps, Aerial Imagery (to be provided by the City), and 2-foot LIDAR Contours (to be provided by the City). The preliminary base map will be the basis for the route studies and preliminary engineering evaluations further described in this section. No topographic field surveying will be completed during the Preliminary Engineering phase.
- 1.2.3. Review the most current update to the City of Rockwall Wastewater System Master Plan and associated hydraulic model (maintained by the Consultant) to confirm required conveyance capacity for proposed Little Buffalo Creek Trunk Sewer.
- 1.2.4. Conduct review of TCEQ requirements and procedures for removal of existing septic system tanks and equipment. Develop scope of work required to meet the TCEQ requirements and estimate the associated cost to complete the work.
- 1.2.5. Conduct route study for the proposed Little Buffalo Creek Trunk Sewer.
  - a) Establish preliminary horizontal alignments for up to two route options for the proposed trunk sewer improvements.
  - b) Considerations to include existing topography (contours), the proximity of the Soil Conservation Lake, and comparison of options for proposed crossing of Little Buffalo Creek, including replacement of the existing 12-inch sanitary sewer located along F.M. 3097 with a new 15-inch sanitary sewer or crossing of Little Buffalo Creek with a new 15-inch sanitary sewer adjacent to and north of the existing F.M. 3097 No. 1 Lift Station site.
  - c) Identify and address major challenges associated with each route.
  - d) Determine expected easement acquisition requirements for each route.
  - e) Prepare route study exhibits plotted at a scale of not less than 1" = 100' showing parcel lines, preliminary trunk sewer alignments, existing utilities, and expected easement requirements.
  - f) Formulate conceptual project budgets for each route.
- 1.2.6. Conduct conceptual cost-comparison analysis for the proposed LRE Sanitary Sewer Improvements. Two options for general layout/configuration of the improvements will be considered.

- a) Options are expected to include placement of sanitary sewer system under the existing asphalt street pavement and placement within the existing parkway (between edge of street and right-of-way (ROW)).
  - b) Conceptual layout of proposed sanitary sewer system will consider existing topography (contours), available ROW and easements, and potential conflicts with existing above ground (e.g., buildings) and below ground (e.g., existing water line) improvements.
  - c) Identify and address major challenges associated with each option.
  - d) Determine expected easement acquisition requirements.
  - e) Prepare exhibits plotted at a scale of not less than 1" = 100' showing parcel lines, preliminary sanitary sewer alignments, existing utilities, and expected easement requirements.
  - f) Formulate conceptual project budgets for each option.
- 1.2.7. Conduct preliminary engineering evaluation for the F.M. 3097 No. 1 Lift Station Improvements
- a) Review existing and future land use within lift station service area and confirm projected buildout design flow to be used in sizing of proposed firm pumping design capacity.
  - b) Conduct one site visit to observe existing conditions.
  - c) Finalize selection of two new pumps and determine any associated modifications needed to the existing electrical and standby generator systems.
  - d) Prepare preliminary layout exhibit showing proposed site improvements including expansion for existing concrete pavement, driveway, and perimeter fencing.
  - e) Determine expected easement acquisition requirements.
  - f) Formulate conceptual project budget.
- 1.2.8. Conduct preliminary engineering evaluation for the F.M. 3097 No. 2 Lift Station Improvements
- a) Review existing and future land use within lift station service area and confirm projected buildout design flow to be used in sizing of proposed firm pumping design capacity.
  - b) Conduct one site visit to observe existing conditions (to be combined with site visit for FM 3097 No. 1 Lift Station).
  - c) Finalize selection of one new pump and determine any associated modifications needed to the existing electrical and standby generator systems.
  - d) Formulate conceptual project budget.
- 1.2.9. Prepare preliminary engineering report summarizing the findings from Little Buffalo Creek Trunk Sewer route study , LRE Sanitary Sewer System cost-comparison analysis and preliminary evaluation of FM. 3097 Lift Station No. 1 and No. 2 improvements. The letter report will include route and lift station layout exhibits, project budgets, and recommendations for proposed improvements.
- 1.2.10. Submit the preliminary engineering report to the City for review in electronic PDF format.
- 1.2.11. Meet with the City virtually or in-person to review and discuss the preliminary engineering report.
- 1.2.12. Incorporate the City comments, finalize and submit the preliminary engineering report to the City in electronic PDF format.

- 1.2.13. Coordinate with the City staff to have public works pothole the existing water lines in the LRE subdivision. If necessary, coordinate SUE/Potholing at key utility crossings to be performed by the Consultant's sub-contractor.
- 1.2.14. Establish preliminary horizontal alignments (no vertical profiles) for the proposed trunk sewer and sanitary sewer improvements. Efforts will be made to utilize existing City of Rockwall permanent utility easements, or ROW. For areas where use of existing easements or ROW is not feasible, a proposed permanent utility easement will be recommended.
- 1.2.15. Prepare preliminary plans showing proposed preliminary alignments (no profiles) for each project location. Plans will be prepared at a scale of no less than 1"=40'.
- 1.2.16. Prepare proposed site plans for the F.M. 3097 No. 1 and No. 2 Lift Station improvements.
- 1.2.17. Update necessary land rights acquisition based on preliminary alignments for proposed improvements.
- 1.2.18. Coordinate layout of the proposed LRE sanitary sewer improvements with the alignment for proposed 16-inch water line improvements along Renee Drive, which is included in the design scope of the Mims Elevated Storage Tank and Offsite Water Line project (by BHC).
- 1.2.19. Update the engineer's opinion of probable construction cost based on the preliminary alignments and lift station improvements.
- 1.2.20. Update the project schedule, including design phase, land rights acquisition (by City), bidding and construction phases.
- 1.2.21. Submit preliminary plans and engineer's opinion of probable construction cost to the City for review. The submittal shall include two (2) half size copies and an electronic PDF copy.
- 1.2.22. Attend a meeting with City staff to review preliminary plans.
- 1.2.23. Address or provide response to comments from the City's review of preliminary plans.
- 1.2.24. If necessary, assist with City with coordination of the proposed improvements and necessary land rights in vicinity of Wallace Lake, which is part of the NRCS Lakes Kaufman Van Zandt Soil Water Conservation District #505. Including preparation of permit application for proposed improvements in vicinity of the NRCS property (if required).
- 1.2.25. If necessary, attend one meeting with the city and USACE Staff to review the City's proposed improvements.

## 2. Final Design

### 2.1. Project Management

- 2.1.1. Conduct progress meetings at 60% and 90% completion to monitor the development of the project regarding project status, coordination issues and discuss City review comments of the plans.
- 2.1.2. Prepare and send PSU to City's Project Manager on monthly basis via progress report attached to monthly invoices. PSU will summarize work completed in previous period, work in progress and/or anticipated to be completed in next period, actions or information needed from City, and a project schedule update.
- 2.1.3. Conduct up to two (2) project site visits.

### 2.2. Submittals

- 2.2.1. Submit 60%, 90% and 100% progress submittals to the City for review and comment. The following will be required for each submittal:
  - (a) Construction Plans
    - i. Two (2) Full Size copies – 22-inch x 34-inch on bond paper
    - ii. Two (2) Half Size copies – 11-inch x 17-inch on bond paper
    - iii. Electronic PDF copy
    - iv. Electronic PDF copy– Scanned City comments previous submittal
  - (b) Engineer's Opinion of Probable Construction Cost
    - i. Two (2) Copies and electronic PDF copy
  - (c) 90% and 100% – Project Specifications and Bidding Documents
    - i. Two (2) Copies and electronic PDF copy (PDF only for 100%)

### 2.3. Construction Plans

- (a) Each plan sheet in the construction plans set will conform to the Engineering Drawing Requirements set forth in the City of Rockwall's Standards of Design and Construction.
- (b) Two separate construction plan sets will be prepared. One plan set will include the Little Buffalo Creek Trunk Sewer and LRE Sanitary Sewer Improvements, and the second plan set will include the FM 3097 Lift Station No. 1 and No. 2 Improvements.
- (c) Plan sheets will include additional documentation, notation, and clarification required by the City's Project Manager.
- (d) Each stage of the construction plan review process will address City comments from previous submittals.
- (e) Following is a table of the required construction plan sheets and at which submittals they are required.

<b>Plan Sheets</b>	<b>60%</b>	<b>90%</b>	<b>100%</b>
Cover Sheet w/ Location Map and Sheet Index	X	X	X
General Notes Sheet	X	X	X
Horizontal/Vertical Coordinate Control Sheets (1"=40' scale)	X	X	X
Erosion Control Plans (1"=40' scale)		X	X
Trunk Sewer Plan/Profiles (1"=20'H, 1'=5'V scale)	X	X	X
Sanitary Sewer Plan/Profiles (1"=20'H, 1'=5'V scale)	X	X	X
Lift Station Site Plans	X	X	X
Lift Station Sections (Wet Well/Pumps)		X	X
Lift Station Electrical/Generator Plans and Electrical Details		X	X
Surface Restoration Plan (1"=40' scale)		X	X
Construction Sequencing & Access Plan (no greater than 1"=100'scale)		X	X
Construction Details		X	X

- (f) Prepare plan-profile sheets for the Little Buffalo Creek Trunk Sewer improvements at a scale of not less than 1"= 40' on 11"x17" sheet size.
- (g) Prepare plan-profile sheets for the LRE Sanitary Sewer improvements at a scale of not less than 1"= 40' on 11"x17" sheet size.
- (h) Show approximate horizontal and vertical location of utility crossings along the proposed alignment from record drawings and field surveys of manholes.
- (i) Identify existing sanitary sewer cleanouts and service lines to be transferred to proposed sanitary sewer.
- (j) Develop and prepare temporary sewage bypass plan and requirements for bypassing of lift station flows during construction of proposed lift station improvements. Provide conceptual layout of proposed bypass plan, including determination of bypass flow amounts, suction, and discharge locations. Bypass plan will be shown at a scale of not less than 1"=100' on 11"x17" sheet size.
- (k) Review FEMA flood plain mapping to determine approximate elevation of 100-year floodplain along the route. If necessary, design improvements to set proposed manhole rim elevations above flood plain elevation and/or provide sealed manholes with venting at TCEQ required spacing.
- (l) Design vertical profile of proposed trunk sewer and sanitary sewer improvements.
- (m) Design connections of proposed sanitary sewer to the existing wastewater collection system.
- (n) Prepare existing and proposed site plans for F.M. 3097 No. 1 and No. 2 Lift Station improvements.
- (o) Prepare proposed plan and section views of wet well showing proposed pumps, rails, floats and associated improvements for the F.M. 3097 No. 1 and No. 2 Lift Stations.
- (p) Prepare electrical and generator improvement drawings for the proposed F.M. 3097 No. 1 and No. 2 Lift Stations improvements. Electrical drawings shall include:
  - i. One Line Diagrams
  - ii. Motor Control Center Sections
  - iii. Electrical Schedules
  - iv. Control Schematics
  - v. Lift Station Electrical Room Plan
  - vi. Control Block Diagram

vii. Electrical Standard Details Related to Project

- (q) Prepare construction sequencing and access plans.
- (r) Prepare erosion control plans.
- (s) Prepare surface restoration plan to identify required replacement limits of pavement, sidewalk, driveway, and revegetation.
- (t) Prepare typical section for proposed asphalt street full-depth reclamation improvements for LRE sanitary sewer improvements. Asphalt rehabilitation work to be full-width of street (approximately 20-feet), and will include cement stabilized subgrade preparation, a 1-½”HMAC base layer, GlasPave25 paving mat, and a 1-½” HMAC surface course.
- (u) Select applicable City standard construction details and incorporate into the plans. Prepare additional details as required.
- (v) Complete internal QA/QC review of the 60%, 90% and 100% plans, and provide response or address internal and city review comments.

2.3 Franchise Utility Coordination

- (a) Obtain list of franchise utility contacts from the city. (60%)
- (b) Provide electronic PDF set of preliminary construction plans adequate for franchise utility relocation via email to each franchise utility for their review. Request each franchise utility to mark up the plans to show the size, type and location of their existing and proposed utilities. (60%)
- (c) If required, attend up to two (2) franchise utility coordination meetings hosted by the city.
- (d) Notify the city if franchise utility relocations are required. (90%)
- (e) Conduct coordination with the franchise utilities if any relocations are required. (90%)

2.4 Specifications/Construction Contracts (90%)

Two separate sets of project specifications and contract documents will be prepared. One set will include the Little Buffalo Creek Trunk Sewer and LRE Sanitary Sewer Improvements, and the second set will include the FM 3097 Lift Station No. 1 and No. 2 Improvements.

Prepare general notes, specifications, and bidding documents in accordance with City of Rockwall requirements. Identify and prepare special specifications and/or special provisions applicable to the project. Prepare proposal and bid schedule of applicable items.

2.4.1 Contract documents will include the following:

- (a) City of Rockwall standard construction contract forms
- (b) Notice to bidders
- (c) Special instructions to bidders
- (d) Bid Schedule (Bid-Tab) – Electronic for Bidding
- (e) Standard construction contract
- (f) Performance bond
- (g) Payment bond
- (h) Maintenance bond
- (i) Certificate of insurance
- (j) General conditions
- (k) Special conditions
- (l) Technical specifications
- (m) Bid Item Descriptions
- (n) Permits for work as may be required from the USACE

- 2.6 Engineer's Opinion of Probable Construction Cost (60%, 90% and 100%)  
Generate tabulation of proposed quantities of work and formulate an engineer's opinion of probable construction cost based on historic bidding data of similar projects.
- 2.7 Consultant to coordinate with NRCS on items related to the project crossing or being adjacent to the NRCS Wallace Lake facilities or property. If necessary, provide one construction plan submittal at 60% completion and assist city with one permit submittal if required.

### **3. Bidding Phase**

Two separate bid packages will be assembled, one will include the Little Buffalo Creek Trunk Sewer and LRE Sanitary Sewer Improvements, and the other will include the FM 3097 Lift Station No. 1 and No. 2 Improvements. The two bid packages are expected to be advertised, opened, and awarded in succession.

- 3.1. Furnish the City with one 11-inch x 17-inch set of final construction plans, and one set of final Bidding Documents and Specifications for use during the bidding phase. Documents shall also be provided to the City in electronic PDF format.
- 3.2. City will be responsible for advertisement of the project in the local newspaper.
- 3.3. Consultant will upload a PDF version of the plans and specifications to the project bidding distribution site CivCast. Consultant will manage the project for the City on CivCast, which will include setting up project, payment of fees, document upload, and issuing of addendum(s).
- 3.4. Attend the pre-bid meeting at City Hall.
- 3.5. Consultant will respond to contractor questions submitted via phone call and email correspondence only. Consultant will provide design clarifications in addenda format, sealed, signed, and dated. The Consultant will upload the addenda to CivCast. All addenda will be posted a minimum of 48-hours before the bid opening.
- 3.6. Attend the Bid Opening at City Hall.
- 3.7. Consultant shall complete tabulation of bids, checking for mathematical errors and unbalanced bids. Original bid documents to be returned to the City after tabulation.
- 3.8. Provide bid tabulation, in PDF format, to City via email and to Contractors who submitted bids via CivCast.
- 3.9. Obtain experience record and references from the apparent low bidder. Check references of apparent low bidder. Formulate opinion from information received and provide a letter of recommendation to the City for award of a construction contract.
- 3.10. After award of contract by the City, Return Bid Bonds to their respective bidders.
- 3.11. Assemble and prepare five (5) sets of construction contract documents between the City and the contractor and facilitate execution of all sets by both parties.

#### 4. Construction Administration Phase

- 4.1 Conform construction plans and project specifications to addendums.
- 4.2 Pre-Construction Meeting: Prepare for and attend the Pre-Construction Meeting prior to commencement of Work at the Site. Consultant to provide the following quantities of plans and specifications for distribution at the Pre-Construction Meeting.
  - a) Half-size plans (11-inch x 17-inch) plans – (15 Total)
    - 7 – City (File, Engr. Dept. PM, Inspector, Sub-Inspector, Water, Wastewater, Streets/Drainage)
    - 4 – Franchise Utility Company Reps. (AT&T, Atmos, TXU/ONCOR, Charter)
    - 3 – Contractor/Sub-contractors
    - 1 – Geotech/Materials Testing Lab
  - b) Full-size plans (24-inch x 36-inch) plans – (5 Total)
    - 2 – City (File and Inspector)
    - 3 – Contractor/Subcontractors
  - c) Specification Books – (7 Total)
    - 3 – City (Engr. PM, Inspector, Sub Inspector)
    - 3 – Contractor/Subcontractors
    - 1 – Geotech/Materials Testing Lab
  - d) Plan Set “Approved for Construction” on CD.
- 4.3 Attend on-site construction observation meetings to observe progress, clarify design concepts and/or assist with solutions needed to overcome obstacles in construction (as applicable to scope of work) or to study and evaluate possible practical alternative solutions. Six (6) site visits are included in the budget.
- 4.4 When requested by the city, provide a memo of the site visit observations to the city.
- 4.5 Clarifications and Interpretations. Issue clarifications and interpretations of the Contract documents to City as appropriate. Field Orders authorizing variations from the requirements of the Contract Documents will be made by City from clarifications and interpretations made by the Consultant.
- 4.6 Shop Drawings and Samples. Review and take appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to Submit. Review of shop drawings will be completed by review of electronic PDF files provided by the Contractor. Consultant review and appropriate action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs. Such appropriate action of the Consultant is limited to the following:
  - (a) No exceptions taken,
  - (b) Revise and resubmit,
  - (c) Make corrections noted, and
  - (d) Rejected.
- 4.7 Substitutes and “or-equal”. Evaluate and determine the acceptability of substitute or “or-equal” materials and equipment proposed by Contractor in accordance with the Contract documents, but subject to the provisions of applicable standards of state or local government entities. “Or-equal” acceptance by the Consultant will only be provided if the Consultant has experience with the substitution.
- 4.8 Limitation of Responsibilities. The Consultant shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work.
- 4.9 Construction Walk Through. Consultant shall be present at the City’s construction walk through and will prepare a “punch/checklist” for the contractor to use to achieve final project acceptance.

## **ADDITIONAL SERVICES**

The following scope items defined as additional services are those anticipated to be necessary to facilitate design of the project. These services will be performed on an as-needed basis and invoiced based on effort and expenses incurred.

### **5. Design and Property Surveys**

- 5.1 Consultant will prepare and send a “Request for Right of Entry for Surveying” and “Start of Engineering Design Notice” documents to property owners immediately adjacent to the proposed project route or improvements via regular U.S. Postal Service or Lonestar Overnight delivery service. Right of Entry for Surveying to be sent at time of acquiring easements. Templates for documents and information for property owners will be provided by the City.
- 5.2 Consultant will submit request to Texas 811 for location of franchise utilities.
- 5.3 Consultant shall submit request for location of City Utilities by calling City Service Center at 972-771-7730.
- 5.4 Design and Property Surveys
  - 5.4.1 Establish horizontal control points and temporary vertical control benchmarks in the vicinity of the proposed improvements.
  - 5.4.2 Perform field survey to identify and tie the horizontal and vertical location of relevant topographic elements. The field survey shall include, but is not limited to the following:
    - (a) Property boundary corner monumentation (that can be located)
    - (b) Limited survey of Wallace Lake, including the Dam and Spillway, if accessible.
    - (c) Sanitary sewer manholes (including measurement to pipe flow line)
    - (d) Pavement, driveways, curbs, sidewalks, barrier free ramps, and signs.
    - (e) Storm sewer inlets, culverts, manholes, junction boxes and headwalls (including culvert sizes and flow line elevations)
    - (f) Top of bank, toe of bank and flow line of drainage channels/tributary.
    - (g) Utility vaults, water valves, water meters, wastewater cleanouts, sprinkler heads, utility poles, utility markers, and City and franchise utilities and markings
    - (h) Trees, including species and caliper (2-inch caliper and larger)
    - (i) Landscape features, including planters, shrubs, rocks and borders
    - (j) Buildings and permanent structures
    - (k) Retaining walls, fences and screening walls (including material type)
- 5.5 Perform up to one site visit for the purposes of reviewing the results of field survey and determining the need for additional surveys.

### **6. Easement Plat and Field Note Description Preparation**

- 6.1 Conduct Property Research using Rockwall County records
  - a) Determine ownership and deed filing information for parcels along the proposed menopausal alignments using Rockwall County Appraisal District records.
  - b) Obtain plat information from County records or as provided by the City.
  - c) Gather existing deeds, right-of-way (ROW) and easement information from Rockwall County records, and other records provided by the city.
- 6.2 Prepare easement documents (metes and bounds description and graphic exhibits) for proposed permanent utility easements and temporary construction easements as required by the project. The temporary construction easements shall be included on the same easement documents as the permanent utility easement. A budget for preparation of eighteen (18) easement plat and field notes is included.

- 6.3 Consultant shall obtain an Abstract of Title report from a land title company and provide the City with the report for each property requiring a permanent easement. This report will be needed to verify ownership and any encumbrances (e.g., deeds of trust, unpaid tax liens, mechanic's liens, etc.) on the property that might affect the landowner's rights to grant the proposed easement to the City. A budget is included to secure and provide title reports for eighteen (18) parcels. The City Attorney will draft the front-end language of easement documents. The easement will be filed by the City at the County.
- 6.4 Individual parcel easement documents shall be prepared on 8.5-inch x 11-inch paper size, and both an electronic PDF copy and two (2) set of originals sealed, dated, and signed by a Registered Professional Land Surveyor shall be provided to the City.
- 6.4.1 Graphic exhibits shall contain the following:
- (a) Parcel number
  - (b) Area required
  - (c) Area remaining
  - (d) Legal description
  - (e) Current owner
  - (f) Any existing platted easements or easements filed by separate instrument including easements provided by utility companies.
  - (g) All physical features
- 6.4.2 Metes and bounds descriptions of the easement parcel will be prepared and provided on a separate sheet from the graphic exhibit, and each type of easement shall be described separately.
- 6.5 The Consultant shall provide easement plat and field notes to the City and the assigned Land Rights Acquisition Agent.

## **7. Land Rights Acquisition Agent Services**

- 7.1. Land Rights Acquisition Services shall be provided by a sub-consultant to be named later and approved by the City of Rockwall prior to commencing. General scope of services includes required contact and correspondence with property owners in which land rights are to be secured; appraisals as required, and acquisition of land rights necessary to support the projects herein including obtaining final signatures and filing documents for record with the County. The scope of services includes land rights acquisition from eighteen (18) separate parcels of land for permanent and temporary construction easements.
- 7.2. This scope of service specifically excludes legal consultation and legal fees; and testimony at condemnation hearings and/or any further testimony as be required by the legal process.

## **8. Subsurface Utility Exploration (SUE) – Level A**

- 8.1. If the project requirements dictate, SUE Quality Level A will be performed to identify the horizontal location and depth of the existing utilities. A budget for six (6) SUE locates is included.

## **9. Geotechnical Evaluation**

- 9.1. The Consultant shall coordinate with a geotechnical services sub-consultant to provide a geotechnical evaluation. The evaluation will include four (4) soil borings collected from the project site, which will be analyzed to provide soil profile logs summarizing the subsurface soil properties. Results to be provided via written report prepared by the sub-consultant and including in the project specifications for consideration of prospective bidders.

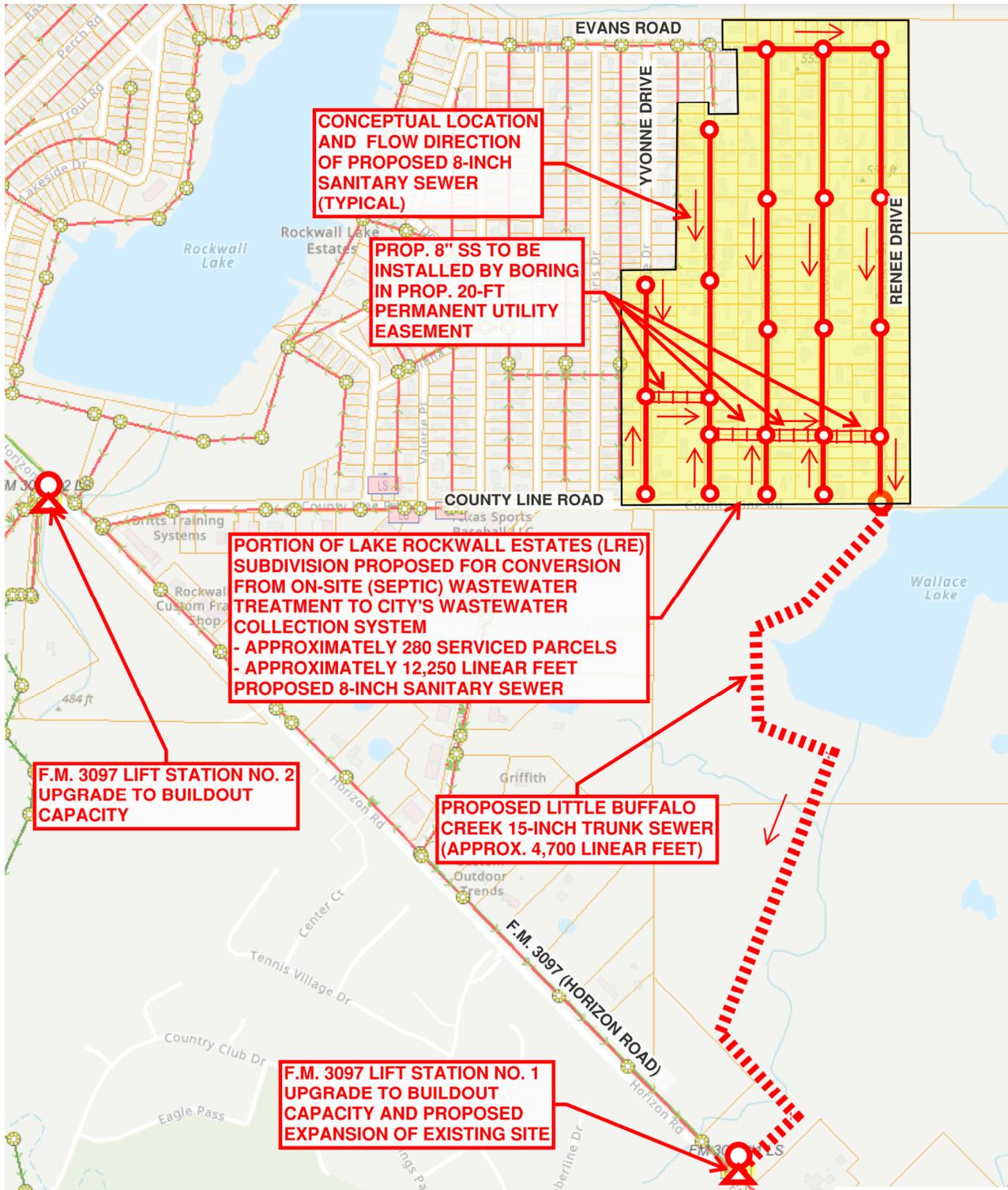
## 10. Design for Standby Generator Upgrades

Design allowance for upgrade of the existing standby generator for the FM 3097 Lift Station No. 1 and FM 3097 Lift Station No. 2 if required to support increased buildout pump and motor requirements. Determination of need for generator upgrades, if necessary, will be completed during preliminary engineering phase. If needed, the scope of work for design of standby generator upgrades will include:

- 10.1. Size standby generator to operate electrical loads during a power outage. Work with generator manufacturers to confirm sizing and operation with automatic transfer switch.
- 10.2. Size generator day tank to provide for 8 hours of fuel supply.
- 10.3. Based on the City's Sound Ordinance requirement and input from City Staff, specify sound attenuating enclosure.
- 10.4. Size automatic transfer switch, load bank, utility disconnect, generator controls, raceways, and cable system.
- 10.5. Design reinforced concrete foundation pads for generator and load bank.
- 10.6. Layout location for standby generator, load bank and electrical improvements. Design site improvements as required to facilitate the generator and load bank.

## 11. Construction Record Drawing Preparation

- 11.1. Consultant shall prepare project "Record Drawings" based on information provided by the Contractor, and/or City as to the actual field placement of the work, including any changes or deletions. All documented field changes and revisions provided shall be shown and noted in the revision block. Revisions shall be drawn using accepted drafting standards and shall be clear and legible. Line work and notes related to work deleted or changed shall be omitted from the Record Drawing. Record drawings shall be sealed, dated and signed by the Engineer of Record in accordance with the Texas Board of Professional Engineers Policy Advisory Opinion Regarding Record Drawings.
- 11.2. Consultant shall provide the following deliverables:
  - (a) Electronic copy of the record drawings shall be submitted on CD/DVD or flash drive in the following formats.
    - i. AutoCAD (.dwg) format
    - ii. Portable Document File (PDF) 400 dpi (min) (22-inch x 34-inch paper size)
  - (b) If applicable, an electronic copy of geotechnical reports, survey data, photographs, and exhibits used for the project, in .PDF or .jpg format.
  - (c) Electronic copy of project specifications in Microsoft Word (.doc) and PDF format.



LOCATION MAP

# ATTACHMENT “B”

## Payment Schedule

Compensation for Basic Services in Tasks 1-4 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

<u>Task</u>		<u>Fee Amount</u>
<b><u>BASIC SERVICES</u></b>		
1	Preliminary Engineering	\$85,300.00
2	Final Design Phase	\$272,300.00
3	Bidding Phase	\$16,600.00
4	Construction Administration Phase	\$58,600.00
<b>Basic Services Subtotal:</b>		<b>\$432,800.00</b>
Compensation for additional services under Tasks 5-11 shall be on an hourly basis of salary cost times a multiplier of 2.45 for time expended on the task. Field survey crew shall be based on \$175.00 per hour, inclusive of all equipment rentals and software licensing; plus, mileage charge at the IRS established rate. Expenses shall be at invoice cost times a multiplier of 1.15.		
<b><u>ADDITIONAL SERVICES</u></b>		
5	Design and Property Surveys	\$49,300.00
6	Easement Plat and Field Note Preparation	\$66,400.00
7	Land Rights Acquisition Agent Services	\$62,900.00
8	Subsurface Utility Exploration (SUE)	\$9,100.00
9	Geotechnical Evaluation	\$9,900.00
10	Design for Standby Generator Upgrades	\$40,000.00
11	Construction Record Drawing Preparation	\$6,800.00
<b>Additional Services Subtotal:</b>		<b>\$244,400.00</b>
<b>ENGINEERING SERVICES CONTINGENCY**(To be 10% of Services)</b>		<b>\$67,720.00</b>
<i>** (This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)</i>		
<b>Project Total:</b>		<b>\$744,920.00</b>

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

# ATTACHMENT “C”

## Project Schedule

Notice to Proceed (NTP) .....	November 2021
Submit Preliminary Engineering Report .....	February 2022
Complete Field Surveys .....	March 2022
Submit Prelim Alignment/Site Plans .....	April 2022
Submit 60% Preliminary Plans .....	August 2022
Submit 90% Preliminary Plans & Specifications .....	November 2022
Submit 100% Final Plans & Specifications .....	January 2023
Advertise Project for Bids .....	January 2023
Construction Contract Award .....	February 2023
Construction (Assumes 365 Calendar Days) .....	March 2023 – March 2024

# ATTACHMENT “D”

## Sub-Consultants

The Sub-Consultants anticipated for the work included in the scope of services for this project are as follows.

Land Rights Acquisition Agent: Whitman Land Group, LLC  
Matthew Whitman, President  
1910 Pacific Avenue, Suite 2000, Dallas, TX 75201  
Direct: 972-979-2350  
Office: 972-318-9688  
[matthew@whitmanlandgroup.com](mailto:matthew@whitmanlandgroup.com)

Subsurface Utility Exploration: To be Determined

Geotechnical Evaluation: Henley-Johnson and Associates, Inc.  
James F. Phipps, P.E. | Vice President  
235 Morgan Avenue Dallas, Texas 75203  
Office: 214-941-3808 | Cell: 214-536-0212  
[jphipps@hja-eng.com](mailto:jphipps@hja-eng.com)



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Mary Smith, City Manager  
Joey Boyd, Assistant City Manager

**FROM:** Travis Sales, Parks, Recreation and Animal Services Director

**DATE:** April 18, 2022

**SUBJECT:** 2022 Founders Day Festival

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The 2022 City of Rockwall Founders Day will be held at Harry Myers Park on Saturday, May 21<sup>st</sup> beginning at 10:00am and concluding around 9:00pm.

This year our main stage entertainment will open with Chris Colston from 4:00 – 5:30pm, and then supporting our headliner we have Jason Boland and the Stragglers from 6:00 – 7:30pm, and we finish the evening with our headliner Kevin Fowler from 8:00 – 9:30pm. These talented artists are sure to provide high quality entertainment and performances to our Rockwall residents.

In 2014, the City Council amended sec. 30-2, Regulated Activities in Parks which permitted the possession and consumption of alcohol in Harry Myers Park for City-sponsored events as designated by the City Council. Since Founders Day Festival was held on the Square for eight years prior to the 2014 festival, patrons have been permitted to bring their own alcoholic beverages to the festival. When the venue location changed in 2014, the City Council has considered this matter each year as to whether or not to allow alcohol in Myers Park on the day of the festival.

With the 2022 festival just a few weeks away, the City Council has the discretion to designate the event as a City-sponsored event where the possession and consumption of alcohol would be permitted. The designation must be granted annually and expires at the conclusion of the event and can be limited to all or a portion of Harry Myers Park. As with all previous Founders Day Festivals, coordination and planning is already underway with the Rockwall Police Department and the Rockwall Fire Department.

Discuss and consider granting permission for an alcohol waiver associated with the city's May 21, 2022 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.



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Honorable Mayor and City Council Members  
**FROM:** Kristy Teague, City Secretary/Asst. to the City Manager  
**DATE:** April 14, 2022  
**SUBJECT:** Adoption of an Official “City Seal”

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At the February 22, 2022 meeting, Council authorized the City Manager to enter into a contract with a vendor (Kofile) who is working on a large project to preserve and scan in old, historic, city documents (prior to 1950, with some dating back as far as the 1800’s). As part of this project, the vendor has asked the City to identify what it would like ‘inscribed’ (in ‘gold foil lettering’) on the front of each new book.

Staff has discussed this internally and does not believe it would be appropriate or make sense to affix the current (or past) city ‘logo’ to the front of the books, since Lake Ray Hubbard (symbolic within the sailboat contained as part of the city’s logo) did not even exist in Rockwall back in ‘historic’ times. In lieu of the city logo, we feel it will be most appropriate to affix the “official city seal” to the front of the newly preserved, historic books.

In looking into this possibility, staff discovered that two different city seals have been utilized on past official records (i.e. resolutions, minutes, ordinances, etc.) of the City. The one that has been utilized in more recent years is shown on the left below. This one has been identified on documents from about 1990’s to present. The one that has been found on much older, city documents is shown on the right below. This one (with star in the center) has been identified on much older documents (1970’s and prior).



Newer City Seal



Older City Seal

I have searched old city records but have been unable to locate any indication that the Rockwall City Council has ever formally adopted an ‘official city seal.’ In addition, City Attorney Frank Garza has checked with the TX Secretary of State’s

Office and has confirmed that the City of Rockwall does not have an official city seal on file with the state either.

Therefore, staff is asking Council to consider formally adopting one of the 'seals' above as the official seal for our City. Thereafter, if the Council so desires, staff will work with Mr. Garza's office to get our official city seal formally designated and filed with the TX Secretary of State's Office.

Staff is available to answer any questions you may have.