

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, August 01, 2022 - 6:00 PM

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

- I. Call Public Meeting to Order
- II. Invocation and Pledge of Allegiance - Mayor Pro Tem Johannesen
- III. 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 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.

IV. 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 July 18, 2022 regular city council meeting, and take any action necessary.
2. **Z2022-029** - Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a Zoning Change amending Planned Development District 59 (PD-59) [*Ordinance No. 19-08*] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary **(2nd Reading)**.
3. **Z2022-030** - Consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of an **ordinance** for a Specific Use Permit (SUP) amending *Ordinance No.18-34 (S-194)* to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary **(2nd Reading)**.
4. **Z2022-031** - Consider a request by Mark and Veronica Combs for the approval of an **ordinance** for a Specific Use Permit (SUP) for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary **(2nd Reading)**.
5. **Z2022-033** - Consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of an **ordinance** for a PD Development Plan for a *Restaurant* on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Horizon Road [*FM-3097*] and the IH-30 Frontage Road, and take any action necessary **(2nd Reading)**.

6. **P2022-035** - Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Replat* for Lot 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.
7. **P2022-036** - Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a *Final Plat* for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.
8. Consider authorizing the City Manager to execute an interlocal agreement with Rockwall County for Fire Protection Services for fiscal year 2023, and take any action necessary.

V. Action Items

If your comments are regarding an agenda item below, you are asked to go forth during 'Open Forum' to share your comments (please limit to 3 minutes or less).

1. **Z2022-034** - Discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments 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 85.63-acre tract of land identified as Tracts 2-01, 2- 04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, and take any action necessary **(1st Reading)**.
2. **A2022-002** - Discuss and consider the expiration of an existing 212 Development Agreement for five (5) properties contiguous with the City of Rockwall's corporate limits and being identified as Tracts 1-1, 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137 and Tracts 6 & 6-01 of the J. H. Bailey Survey Abstract No. 22, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located along and at the terminus of Zollner Road, and take any action necessary.

VI. 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 - June 2022
2. Fire Department Monthly Report - June 2022
3. Parks & Rec Department Monthly Report - June 2022
4. Police Department Monthly Report - June 2022
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

VII. 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 29th day of July, 2022 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

Date Removed

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, July 18, 2022 - 4:00 PM

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

I. CALL PUBLIC MEETING TO ORDER (4:00 P.M.)

Mayor Fowler called the meeting to order at 4:00 p.m. Present were Mayor Fowler, Mayor Pro Tem Trace Johannesen and Councilmembers Dana Macalik, Anna Campbell, and Bennie Daniels. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Councilmembers Mark Moeller and Clarence Jorif were absent from the entirety of the meeting.

II. WORK SESSION

1. Hold a work session with Brian Cramer of Corson Cramer Development to discuss potential residential development in the vicinity of SH-205 and FM-549.

Following brief, introductory comments by Mayor Fowler regarding setting up this work session with the developer, Mr. Cramer came forth and addressed the Council concerning this work session item. He gave a presentation to the City Council, providing a few introductory details on the project prior and then expounding on the following topics, in general: The Corson Cramer Team, the concept plan of the project; project facts; development highlights; density calculations; concept plan updates; proposed density; proposed lot mix; community concerns (traffic, schools, quality, price) timeline for development and construction of the project.

After completion of the presentation, Mayor Fowler stated that he has received feedback from nearby residents. In addition to traffic-related concerns and density, the city would like to work with the developer regarding in the layout of these lots, and what the neighborhood residents would like it to look like in the future. Residents have indicated they desire more of a buffer. In addition, several members of Council indicated that they do not want see 62' lots at all as part of this development. Councilmember Campbell shared that she personally would like to see even some 1-acre lots incorporated into the plans.

Several (unidentified) residents spoke from the audience regarding the proposed development, including comments pertaining to the lots the developer is proposing to build. They are generally concerned about the density and have a strong desire to not have the two smaller lot sizes at all whatsoever and instead see larger, 'estate size' lots. General discussion took place between councilmembers and the developer pertaining to the possibility of incorporating a smaller lot size product that everyone would be comfortable with (perhaps not 'townhomes,' per say, but perhaps some sort of housing product on smaller, say 50' lot sizes).

Leslie Wilson
535 Cullins Road
Rockwall, TX

Mrs. Wilson stated her house backs up to the far upper left corner of the greenbelt on the map being shown. Mrs. Wilson stated that she and her fellow neighbors who could not be present this afternoon are all in agreement. They do like the developer, they do understand this property will end up being developed, and they do support its development. However, they want the developer to stay consistent with existing housing already present in the area. They want to see the larger lots omitted and want to see the addition of 1-acre lots.

Tim McCallum
5140 Standing Oak
Rockwall, TX

Mr. McCallum is an adjacent resident and involved in the Oaks of Buffalo Way Homeowners Association. Mr. McCallum stated they met with the developers on two occasions and presented some questions to them regarding the development of the property. His group stated to the developer that what they see is important to them. They would like the developer to consider building a "slip street" right by "A" on the map. He acknowledged that the developer would have to omit lots in order to do so. He and his neighbors are all estate owners and have concerns regarding neighbors' views from their yards. He went on to express concerns about the proposed sizes of the lots, specifically the very small lots. He and his neighbors do not believe the smaller lots are appropriate, especially considering existing, nearby larger lots / homes. He suggested the developer perhaps look at other examples of small neighborhoods (i.e. Bentonwoods) that have larger lots and have all done a great job of developing. He understands this poses a "math problem," but that's not the city's problem, nor is it the existing residents' problem either.

Cody Barrett
5459 South FM549
(Property "B" on the map)
Rockwall, TX

Mr. Barrett stated his property is the most affected by this development and stated several items of concern. He believes the proposed plan is totally inconsistent with the existing, nearby community. There is not enough green space, and what is being proposed will undoubtedly significantly impact his property values and quality of life (he lives on a 'horse property'). The proposed density compared to the density of what currently exists nearby is not desirable. He commented that he does believe this is a reputable company, and he just hopes that the developer and the city will listen to his concerns.

Mr. Cramer (developer) came forth again and mentioned the values and anticipated pricing of these homes (minimum, starting price of \$600k initially with the larger lot homes being in excess of a \$1 million price point). In addition, he stated the developer would not be seeking any variances and will be following the City's Comp Plan and at the same time trying to be responsive to the community's concerns. He further stated that built into our plans and their discussions with City staff members is approximately \$8 million dollars in improvements to the public infrastructure, both in terms of water and sewer lines within the city's system. These are examples of additional 'values' that will be realized, beyond the homes and their values. Mr. Miller shared that the applicant's proposal is currently actually not totally in conformance with

the city's requirements and vision for this property. So to say no variances are being requested is not entirely accurate to state. Mr. Cramer acknowledged Mr. Miller's comments and thanked him for those.

General and extensive discussion ensued with members of the audience, city council members, and Mr. Cramer, the developer concerning what he has proposed. The City Council took no formal action pertaining to this work session item.

2. Hold a work session to discuss citywide residential density.

Councilmember Macalik proposed moving this work session item to another City Council meeting (date unspecified at this time). Council did not discuss this and took no formal action pertaining to this work session item.

Mayor Fowler then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:00 p.m.

III. 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 (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
2. Discussion regarding appointment assignments for city council subcommittees and board liaisons, pursuant to Section, §551.074 (Personnel Matters).
3. Discussion regarding Buffalo Creek Interceptor System Contract, pursuant to Section §551.071 (Consultation with Attorney)
4. Discussion regarding RCH Water Supply Corp. and City of Heath water related contracts, pursuant to Section §551.071 (Consultation with Attorney)

IV. ADJOURN EXECUTIVE SESSION

Council adjourned from Ex. Session at 6:00 p.m.

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

Mayor Fowler called the public meeting back to order at 6:00 p.m. with 5 of seven council members being present (Moeller and Jorif were absent).

VI. INVOCATION AND PLEDGE OF ALLEGIANCE - COUNCILMEMBER MACALIK

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

VI. OPEN FORUM

Mayor Fowler explained how Open Forum is conducted, However, anyone who would like to speak on that item or anything else is welcome to come forth at this time and speak.

Keith Short

1525 Barrolo Drive
McLendon Chisholm, TX

Mr. Short is the Mayor of McLendon Chisholm. He spoke about the recent July 12th – July 13th RCH water supply shortage that resulted in water not being available to those living within his city. He generally explained that citizens are upset over the issue, and he shared that RCH is not forthcoming with information.

City Manager, Mary Smith generally explained that it is her understanding (“second and third hand”) that RCH’s water towers were draining faster than the rate at which water was able to be put into them. That is what caused RCH to turn the water off – to get them refilled. At Mayor Short’s request, Mrs. Smith indicated that the City of Rockwall can absolutely let the City of McLendon-Chisholm know specifics about how much water and when is being ‘pushed’ out to RCH.

Adrienne Balkum
1518 Fireza Court
Rockwall (McLendon-Chisholm), TX 75032

Mrs. Balkum thanked the City of Rockwall for its professional, responsive staff members. She explained that she has reviewed the contract in place between City of Rockwall and RCH, and she is aware that RCH is in need of some positive change in the area of ‘leadership.’ She hopes to meet with a representative of RCH to discuss the possibility of adding new membership to the RCH Board of Directors. She is hoping Mr. Pullen (RCH) will be responsive to her suggestions in this regard. She also hopes to be able to work with Mr. Pullen and the RCH Board on various improvements such as board membership, leadership, transparency in posting of agendas and minutes, infrastructure improvements, communication, etc. She and other residents, as well as the leadership of the City of McLendon-Chisholm are taking this matter seriously and are taking proactive steps to attempt to help.

Trudy Woessner
43 Fireside Drive
McLendon-Chisholm, TX

Mrs. Woessner shared that she has done business with members of the City of Rockwall for over 30 years, as she has lived in the Rockwall County area in various municipalities over time. She explained that she views everyone in the county as ‘family,’ and she expressed that she and members of McLendon-Chisholm truly need Rockwall’s assistance. So, they will appreciate any way that the City of Rockwall may be able to help them ‘slay the dragon’ related to the RCH Water Supply Corporation issues. She mentioned the new city manager of McLendon-Chisholm, Conrad, and she knows these issues arose on his first day on the job. She hopes he stays, and she will appreciate any help the City of Rockwall may be able to provide.

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

VIII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

No action was taken 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 July 5, 2022 regular city council meeting, and take any action necessary.
2. **P2022-031** - Consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Jonathan Fox for the approval of a Replat for Lots 1 & 2, Block A, Fox Addition being a 0.50-acre tract of land identified as a part of Block 41 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 S. Clark Street, and take any action necessary.
3. Consider approval of the construction contract amendment for Turtle Cove Boulevard and W. Yellowjacket Lane Reconstruction Project and authorize the City Manager to execute a change order to the construction contract with Quality Excavation, LLC, in the amount of \$202,029.33 to be funded by 2018 Street Bond funds, and take any action necessary

Councilmember Daniels moved to approve the entire Consent Agenda (#s 1, 2, and 3). Councilmember Campbell seconded the motion, which passed by a vote of 5 ayes with 2 absences (Moeller & Jorif).

X. APPOINTMENT ITEMS

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

No one from the P&Z Commission was present this evening. So this item was not heard by Council.

XI. PUBLIC HEARING ITEMS

1. **Z2022-027 - [POSTPONED TO AUGUST 1, 2022]** - Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Bill Lofland of the Lofland Family 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) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary (1st Reading).

Mayor Fowler shared the applicant asked that this item be postponed to the August 1, 2022, regular city council meeting.

2. **Z2022-029** - Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an **ordinance** for a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) District, Single-Family 7 (SF-7) District, and Residential-Office (RO) District land uses, located between W. Washington Street and T. L. Townsend Drive, and take any action necessary (**1st Reading**).

Mr. Miller, the city's Planning Director, provided background information concerning this agenda item. The subject property is generally located between E. Washington Street, Renfro Street, T. L. Townsend Drive, the Union Pacific/Dallas Garland N. E. rail line, and the old Columbia Extrusion facility. The applicant is currently requesting approval of a Zoning Change amending Planned Development District 59 (PD-59) [Ordinance No. 19-08] in order to change the phase lines between phase 3 and phase 4 to reduce the number of lots within phase 4 that would be zoned Residential Office (RO) District.

On June 17, 2022, staff mailed 284 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 staff's report was drafted, staff had received four (4) property owner notifications and one (1) email from five (5) property owners within the 500-foot notification area in favor of the applicant's request. In addition, on July 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 Llewellyn having been absent. Mr. Miller explained that the City Council is being asked to approve, approve with conditions, or deny the Zoning Change request.

Bill Bricker
505 Westway Drive
Rockwall TX

Mr. Bricker, the applicant came forth and gave a brief history on the project, explaining how the property was originally planned out versus how they would like to now modify what is planned. He believes that turning the space into 'residential homes' will be best, and he is requesting that the four lots essentially be 'down-zoned' at this time.

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

Councilmember Campbell moved to approve Z2022-029. Councilmember Macalik seconded the motion. The ordinance caption was then 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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO. 19-08] BEING A 56.70-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 5 ayes with 2 absences (Moeller & Jorif).

- 3. Z2022-030** - Hold a public hearing to discuss and consider a request by Cory Cannon of Siren Rock Brewing Company for the approval of an **ordinance** for a Specific Use Permit (SUP) amending *Ordinance No.18-34 (S-194)* to allow a *Craft Winery* in conjunction with an existing *Craft Brewery* on a 1.233-acre parcel of land identified as Lot 2, Cain Properties No. 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 310 S. Goliad Street, and take any action necessary (**1st Reading**).

Mr. Miller, the city’s Planning Director, provided background information concerning this agenda item: The applicant is requesting the approval of a Specific Use Permit (SUP) amending *Ordinance No. 18-34 (S-194)* to allow a *Craft Winery* in conjunction with an existing *Craft Brewery*. The subject property is currently zoned “Downtown (DT) District.” The applicant would now like to amend their SUP (*S-194*) to allow a *Craft Winery* in conjunction with an existing *Craft Brewery*. To facilitate the applicant’s request, Operational Condition #8 will be changed to remove the prohibition of a *Craft Winery*. Mr. Miller went on to explain that on July 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 Llewellyn being absent.

Additionally, on June 17, 2022, staff mailed 112 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Creek Condos Homeowner’s Associations (HOA’s), which are the only HOA’s 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 staff’s report was drafted for tonight’s meeting, staff had not received any notices back related to the applicant’s request. Mr. Miller further explained that the City Council is being asked to approve, approve with conditions, or deny the requested SUP.

The applicant, Eva Cannon came forth to state that the customers who do not like beer have been requesting wine. So if this new ordinance is approved, they will be able to fulfill their customers’ wine requests. When asked by Mayor Fowler if the brewery will be making the wine themselves, Mrs. Cannon shared that she is unsure at this time. They are exploring options to determine what will work best for them.

Mayor Fowler opened the public hearing; however, no one indicated a desire to come forth and speak, so he closed the public hearing.

Mayor Pro Tem Johannesen moved to approve Z2022-030. Councilmember Macalik seconded the motion. The ordinance caption was then read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 22-XX
SPECIFIC USE PERMIT NO. S-194**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF

ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 18-34 [S-194]* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 4 ayes and 1 nay (Daniels) with 2 absences (Moeller & Jorif).

4. **Z2022-031** - Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of an ordinance for a *Specific Use Permit (SUP)* for an accessory *Guest Quarters/Detached Garage* on a 0.7379-acre parcel of land identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary (**1st Reading**).

Mr. Miller, the city's Planning Director, provided background information concerning this agenda item. The applicant is requesting the approval of a Specific Use Permit (SUP) for a Guest Quarters/Detached Garage. The subject property 401 S. Clark Street is zoned Single-Family 7 (SF-7) District and is situated within the Old Town Rockwall (OTR) Historic District. Being within the OTR Historic District, the applicant first went to the Historic Preservation Advisory Board (HPAB) and received approval for a "certificate of appropriateness" (COA). Said approval by the HPAB was followed by a recommendation of the Planning and Zoning Commission that the proposed Guest Quarters/Detached Garage be approved. On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Llewellyn being absent. Additionally, on June 21, 2022, staff mailed 88 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Park Place Homeowner's Association (HOA), which is the only HOA 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 staff's report was drafted, staff had received two (2) notices in favor of the applicant's request. Mr. Miller shared that the City Council is now being asked to approve, approve with conditions, or deny the requested SUP.

The applicant Mr. Combs (401 S. Clark Street) came forth and briefly addressed the City Council. Mr. Combs made comments regarding moving to this location (a 154 year old farmhouse) from the Buffalo Creek subdivision. He went on to explain the existing "backyard situation," which he stated is essentially a "hot mess." He generally spoke about the updates and renovations he plans to make to the house and the overall property.

Councilmember Macalik asked if the homeowner ever sells this home with the guest quarters/detached garage, could it be turned into some type of short-term rental. Mr. Miller

responded that – yes, it could. Mr. Miller explained that this is one of the reasons the city establishes specific use permits – that, even though it’s not the current homeowner’s intent to make it into a ‘short-term rental,’ the city has to look at what could potentially happen to the structure in the future. Mr. Miller reminded Council that the city does not currently regulate short-term rentals within the City of Rockwall.

Mayor Fowler opened the public hearing, but no one came forth to speak, so it was closed.

Councilmember Campbell moved to approve Z2022-031. Councilmember Daniels seconded the motion. The ordinance caption was then read as follows:

**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 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 GUEST QUARTERS AND DETACHED GARAGE ON A 0.7379-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 105A-1 OF THE B. F. BOYDSTON 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.

The motion passed by a vote of 5 ayes with 2 absences (Moeller & Jorif).

5. **Z2022-032** - Hold a public hearing to discuss and consider a request by Kirk Eyring of Squirrel’s Real Estate, LLC on behalf of Jeff Newland for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Self-Service Carwash on a 2.47-acre parcel of land identified as Lot 3, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located at the southeast corner of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary (**1st Reading**).

Mr. Miller, the city’s Planning Director, provided background information concerning this agenda item. The applicant -- *Kirk Eyring of Squirrel’s Real Estate* -- is requesting the approval of a Specific Use Permit (SUP) for a *Self-Service Car Wash (i.e. Smitty’s Car Wash)* to operate on the subject property, which is generally located at the southeast corner of W. Yellow Jacket Lane and Ridge Road. The proposed carwash will consist of a single entrance tunnel that has three (3) lanes of queuing and a “bail out” lane. Based on the concept plan, the carwash tunnel will be oriented so that the entrance of the tunnel will be facing onto W. Yellow Jacket Lane, and the tunnel will be parallel to Ridge Road [FM-740]. The concept plan also indicates 20 vacuum stalls and five (5) parking spaces. Staff should note that ten (10) of the vacuum bays are located adjacent to the property line along Ridge Road [FM-740]. Based on the noise study provided by the applicant, it does not appear that they will meet the City of Rockwall noise requirements (*Chapter 16,*

Environment, Article IV, Noise, of the Municipal Code of Ordinances). Mr. Miller shared that these types of business establishments often have difficulty meeting the city's noise-related requirements.

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for this proposed *Self-Service Car Wash*, the Council may want to consider the following conditions of approval: As operational conditions for the proposed car wash, the applicant would be required [1] to add additional landscaping adjacent to the vacuum bays, [2] to utilize landscaping to screen the tunnel entrance and exit, and [3] to have no outside display of merchandise or outside storage. On June 21, 2022, staff mailed 32 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Turtle Cove Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization 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 one (1) returned notice in opposition to the applicant's request. On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6- 0, with Commissioner Llewellyn being absent.

General discussion took place pertaining to topics including the trees, mitigating for those trees, the proposed materials, and ingress/egress into and out of the carwash. Councilmember Daniels expressed concern about an existing (oil change/minor car repair) business located across the road from this particular property, explaining that – in his opinion – that business is an 'eye sore.' He does not believe that particular business or this proposed business truly 'fit' within the intent of what is otherwise best suited for this Scenic Overlay District. Councilmember Macalik shared that she is curious about a traffic impact study, especially considering school-related traffic in and around this area. Mr. Miller shared that a traffic impact analysis will be required by TXDOT in conjunction with the 'site plan' phase of this potential development.

Following additional comments, Councilmember Daniels moved to deny Z2022-032. Councilmember Campbell seconded the motion. The motion to deny passed by a vote of 5 ayes with 2 absences (Moeller & Jorif).

6. **Z2022-033** - Hold a public hearing to discuss and consider a request by Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of an ordinance for a *PD Development Plan* for a *Restaurant* on a 1.021-acre tract of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Horizon Road [FM-3097] and the IH-30 Frontage Road, and take any action necessary (1st Reading).

Mr. Miller, the city's Planning Director, provided background information concerning this agenda item. On June 17, 2022, the applicant came forth to request approval of a *PD Development Plan* for a mixed office and restaurant building. The applicant has submitted a concept plan showing the establishment of a 5,100 SF restaurant with a 1,800 SF patio, and 5,000 SF of office space. The proposed restaurant will be two (2) stories and incorporate a structured parking garage below the restaurant. The concept plan shows that 86 parking spaces are required, and 90 parking spaces will be provided. Mr. Miller shared that, taking into account all of the submitted materials, the applicant's request does appear to conform to the majority of the applicable standards and

design guidelines stipulated for the *Harbor District*; however, it should be noted that the proposed plan lacks conformance to the [1] maximum lot coverage, [2] building form, [3] land use location requirements, and [4] the surface parking requirements.

Mr. Miller explained that when evaluating a request for a waiver as part of a *PD Development Plan* the Planning and Zoning Commission and City Council are asked to consider if the request: “(a) Meets the general intent of the *PD District* or *Sub-District* that the property is located; and, (b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and (c) Will not prevent the implementation of the intent of this *PD District*.” In this case, the applicant’s request does not appear to change the intent of the *Sub-District* as approved in the City Council by *Ordinance No. 10-21 (currently Ordinance No. 17-22)*, or prevent the implementation of the intent of this *PD District*; however, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

On July 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *PD Development Plan* by a vote of 6-0, with Commissioner Llewellyn being absent. In addition, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner’s Associations (HOA’s), which are the only HOA’s 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 one (1) property owner that owns two (2) parcels of land within the 500-foot notification area in favor of the applicant’s request.

Councilmember Johannesen expressed concern regarding the many variances being requested for this property. Ryan Miller stated PD-32 was built around a large concept plan that basically laid out the district as a whole. As development is being approved in one particular area, it tends to affect another area because it essentially inhibits the ability of other properties to “meet” the plan. For example, this particular site in that concept plan showed a mid-rise office building that actually extends onto not only this property but also the property south of it. In addition, the parking field was set up in the corner of the “Care Now” property. That is one reason for variances being requested on this property. Again, approval of requested variances is at the discretion of the City Council.

Mayor Fowler asked if the parking is sufficient for the use and size of the building. Mr. Miller indicated that, yes, it is sufficient. Mr. Miller went on to add that most every project that has come forth within PD-32 has had to go thru a PD development plan because it did not meeting the overall concept plan.

It is noted that no one came forth to speak during the public hearing.

Councilmember Daniels moved to approve Z2022-033. Mayor Fowler seconded the motion. The ordinance caption was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A RESTAURANT ON A 1.021-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

The motion passed by a vote of 5 ayes with 2 absences (Moeller & Jorif).

7. **Z2022-034** - Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments 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 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, and take any action necessary (1st Reading).

Mr. Miller, the city's Planning Director, provided background information concerning this agenda item. The subject property is located between N. John King Blvd and Hays Lane by E Quail Run Rd. It is between the Gideon Grove Phase II and Stone Creek subdivisions. The subject property is zoned Agricultural (AG) District, and is situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District. The subject property was annexed in 1998. At the time of annexation, the subject property had a [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. Beyond these structures, the subject property has remained largely undeveloped, and the zoning designation has not changed since annexation.

The applicant is requesting approval of a of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 252-lot single-family, residential subdivision that will consists of three (3) lot sizes (i.e. [A] 157, 62' x 120' lots; [B] 78, 72' x 120' lots; and [C] 17, 82' x 125' lots). This translates to a gross density of 2.94 dwelling units per gross acre. The minimum dwelling unit size (i.e. air-condition space) will range from 2,200 SF to 2,800 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry, and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a variation of materials throughout the subdivision.

Looking at the garage orientation proposed for the development, the applicant is requesting to allow a total of 32.10% of the Type 'A' Lots (51 lots or 20% of all the garages) to be orientated

toward the street in a Flat Front Entry garage configuration; however, the applicant is proposing to require a 25-foot front yard building setback for all garages oriented in a Flat Front Entry garage configuration. The remaining garage doors will be oriented in a J-Swing (or a Traditional Swing) configuration or Recessed Entry configuration (i.e. where the garage door is situated a minimum of 20-feet behind the front façade). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [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 finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

The proposed concept plan shows that the development will consist of a total of 17.2288-acres open space that includes a 4.80-acre amenity center. This translates to an open space percentage of 20.12% (*i.e.* $17.2288\text{-acres of open space} / 85.63\text{- acres gross} = 20.12\%$). In addition, the applicant has incorporated a ten (10) foot hike/bike trail along John King Boulevard and five (5) foot walking trails throughout the subdivision.

On June 17, 2022, staff mailed 275 notices to property owners and occupants within 500 feet of the subject property. Staff also notified the Stone Creek, Quail Run Valley, and Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time staff's report was drafted, staff had received the following notice replies:

- (1) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner outside of the 500-foot notification buffer in favor of the applicant's request.
- (2) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner outside of the 500-foot notification buffer in opposition of the applicant's request.
- (3) Two (2) emails from two (2) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
- (4) One (1) email from one (1) property owner outside of the 500-foot notification buffer in favor of the applicant's request.

In addition, on July 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 Llewellyn being absent. The City Council is now being asked to approve, approve with conditions, or deny the Zoning Change.

The applicant(s) then came forth and addressed Council.

Bryan Holland
Skorburg Development Company
8214 Westchester Drive

Mr. Holland provide a slideshow and associated comments to Council, generally explaining what is being proposed for this residential housing development. He explained the density he is proposing; however, Mr. Miller spoke up, encouraging Mr. Holland to check his math because our city does not calculate density in the manner in which Mr. Holland has calculated it. Mr. Holland went on to provide additional details to Council, including the proposed housing product,

some of the builders who are proposed to be involved, the anticipated project timeline (approximately 7 years), etc.

Mayor Fowler opened the public hearing and invited the first speaker to come forth.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker sought and received brief clarification on the older portion of Quail Run in this area. Mr. Wacker shared that he is in favor of this proposed development, in part, because he knows the roadway will be improved. He is comfortable with the developer, Skoburg, and he believes the larger homes will improve home values in the area. Mr. Wacker is concerned about water pressure, especially considering all of the new and upcoming residential development, and he briefly expounded upon these concerns.

Mr. Frank Tyminski
643 Windy Ridge Lane
Rockwall, TX

Mr. Tyminski has concerns about John King eventually being 'swapped,' traffic wise, with SH-205. He has noise-related concerns pertaining to the increased traffic once that occurs someday in the future. He suggested that perhaps 'sound wall' barriers should be installed in the future in order to protect the homes from traffic-related noise.

There being no one else wishing to come forth and speak, Mayor Fowler closed the public hearing.

Councilmember Daniels commented on the developer not agreeing to incorporate "Type C" lots, as has been requested and suggested by staff. Mr. Holland (applicant) went on to explain why his company has decided not to incorporate those lots. Councilman Daniels asked for clarification on the proposed 'evergreen trees,' and indication was given that those would be maintained by the HOA (not by the City).

Councilmember Campbell expressed concern about a larger percentage of smaller lots being proposed. She would like to see additional, larger lots incorporated, especially along the Quail Run portion of the proposed development. Mr. Holland believes that a person driving by will not be able to tell the difference between a smaller versus a larger lot.

Councilmember Daniels shared that evergreen trees will eventually die, and then it becomes a maintenance concern. He too also has a problem with more larger lots not being proposed for incorporation.

Councilmember Daniels then moved to table Z2022-034 until the August 1, 2022 city council meeting. Councilmember Macalik seconded the motion. City Attorney, Frank Garza, indicated that this will not need to go back to the P&Z Commission. The motion to table this item passed by a vote of 5 in favor with 2 absences (Moeller and Jorif).

XII. ACTION ITEMS

1. **P2022-029** - 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 *Preliminary Plat* for Lot 2, Block A, Rockwall – CCA Addition 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, zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Mr. Miller, the city’s Planning Director, provided background information concerning this agenda item. The purpose of the applicant’s request is to Preliminary Plat a 173.00-acre tract of land to establish the necessary easements (e.g. fire lane, public access/right-of-way, utilities, and drainage) for the future development of a school (a freshmen center). The applicant has submitted a letter requesting waivers to the required infrastructure as stipulated in Chapter 38, Subdivisions, of the Municipal Code of Ordinances. Mr. Miller explained that if the Planning and Zoning Commission chooses to recommend approval of a Preliminary Plat for Lot 2, Block A, Rockwall-CCA Addition, the Council may wish to consider the following conditions of approval: (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; (2) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Mr. Miller shared that the Planning and Zoning Commission previously approved a motion to recommend denial of the Infrastructure Waivers and Preliminary Plat by a vote of 7-0. Thereafter, on July 5, 2022, the City Council approved a motion to deny the requested Infrastructure Waivers and Preliminary Plat by a vote of 7-0.

The applicant then came forth to address council.

**Tim Lyssy
Rockwall Independent School District
1050 Williams Street
Rockwall, TX**

Mr. Lyssy indicated that the school district has gone back and looked at several aspects of the project. He shared that the ISD is now committing to building the 24’ section of (roadway) infrastructure in accordance with what the city is requiring.

Mayor Fowler pointed out that Councilmember Anna Campbell has recused herself from the discussion and vote on this agenda item, as she is employed by the school district.

Mayor Pro Tem Johannsen thanked the applicant for making needed adjustments and then moved to approve P2022-029. Councilmember Macalik seconded the motion, which – after brief discussion - passed by a vote of 4 ayes, 1 abstention (Campbell), and 2 absences (Moeller & Jorif).

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 (re)appointments to city regulatory boards and commissions, pursuant to Section, §551.074 (Personnel Matters)
- 2.** Discussion regarding appointment assignments for city council subcommittees and board liaisons, pursuant to Section, §551.074 (Personnel Matters).
- 3.** Discussion regarding Buffalo Creek Interceptor System Contract, pursuant to Section §551.071 (Consultation with Attorney)
- 4.** Discussion regarding RCH Water Supply Corp. and City of Heath water related contracts, pursuant to Section §551.071 (Consultation with Attorney)

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

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

XV. ADJOURNMENT

Mayor Fowler adjourned the meeting at 7:42 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 1st DAY OF AUGUST, 2022.

KEVIN FOWLER, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 22-39

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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO. 19-08] BEING A 56.70-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, 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 Bill Bricker of Columbia Development Company, LLC requesting the approval of an amendment to Planned Development District 59 (PD-59) being a 56.70-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) [Ordinance No. 19-08], located between W. Washington Street and T. L. Townsend Drive, 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 Planned Development District 59 (PD-59) [Ordinance No. 19-08] and 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. 19-08*;

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 (UDC) [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 be in accordance with the *Planned Development Concept Plan*, contained 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 development of the *Subject Property* shall be in accordance with the

Development Standards, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF AUGUST, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 18, 2022

2nd Reading: August 1, 2022

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31, as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a 1/2" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a 1/2" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a 1/2" iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a 1/2" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE departing said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a 1/2" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a 1/2" iron pipe for corner;

THENCE South 89°00' 45" East a distance of 63.08 feet to a 1/2" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a 1/2" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a 1/2" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24' 46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a 1/2" iron pipe found at the beginning of a tangent curve to the left;

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a 1/2" pipe found for corner;

THENCE In a southwesterly direction with said curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

ZONING DESCRIPTION - REVISION PD 59

BEING a tract of land situated in the H. Nelson Survey, Abstract Number 26, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M. K. & T. Railroad (100' right-of-way).

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE departing said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'35" East a distance of 69.54 feet to a 3/4" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a 3/4" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a 3/4" iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a 3/4" iron pipe for corner;

THENCE North 112°14'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;

THENCE continuing along said Renfro Street North 101°30'03" East a distance of 826.53 feet to a 5/8" iron pipe for corner;

THENCE departing said Renfro Street North 89°50'10" East a distance of 420.59 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a 3/4" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a 3/4" iron pipe for corner;

THENCE South 89°00'45" East a distance of 63.08 feet to a 3/4" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.56 feet to a 3/4" iron pipe for corner;

THENCE North 00°48'08" West a distance of 110.27 feet to a 1" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West a distance of 184.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 88°20'54" East a distance of 791.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.67 feet to a point for corner;

THENCE South 07°24'48" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 08°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;

THENCE along said right-of-way South 87°50'08" West a distance of 740.83 feet to a 3/4" iron pipe found at the beginning of a tangent curve to the left;

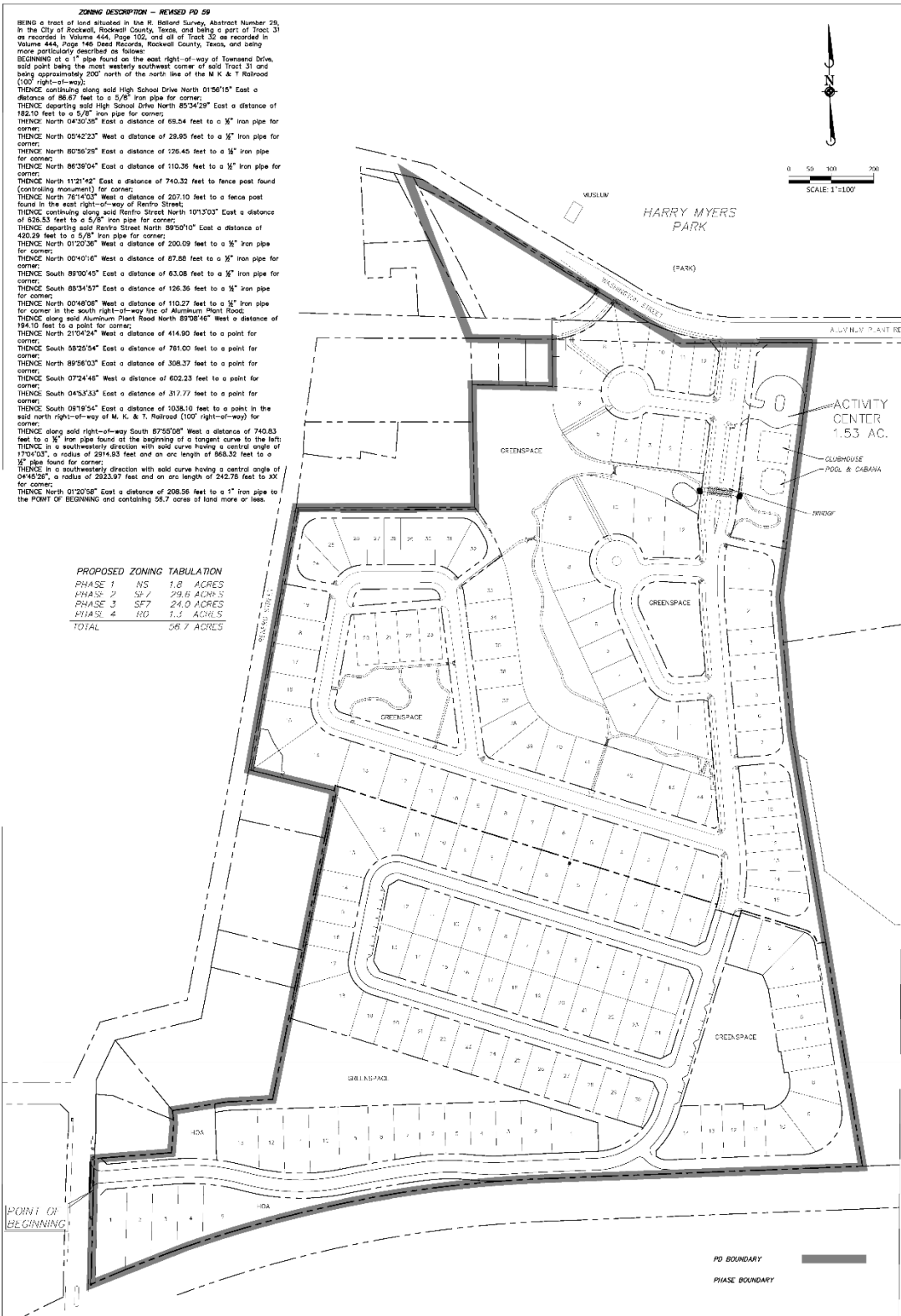
THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2814.83 feet and an arc length of 868.32 feet to a 3/4" pipe found for corner;

THENCE in a southwesterly direction with said curve having a central angle of 04°48'26", a radius of 2923.87 feet and an arc length of 242.78 feet to 00' for corner;

THENCE North 01°20'36" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

PROPOSED ZONING TABULATION

PHASE 1	NS	1.8 ACRES
PHASE 2	SF	29.6 ACRES
PHASE 3	SE7	24.0 ACRES
PHASE 4	RD	1.3 ACRES
TOTAL		56.7 ACRES

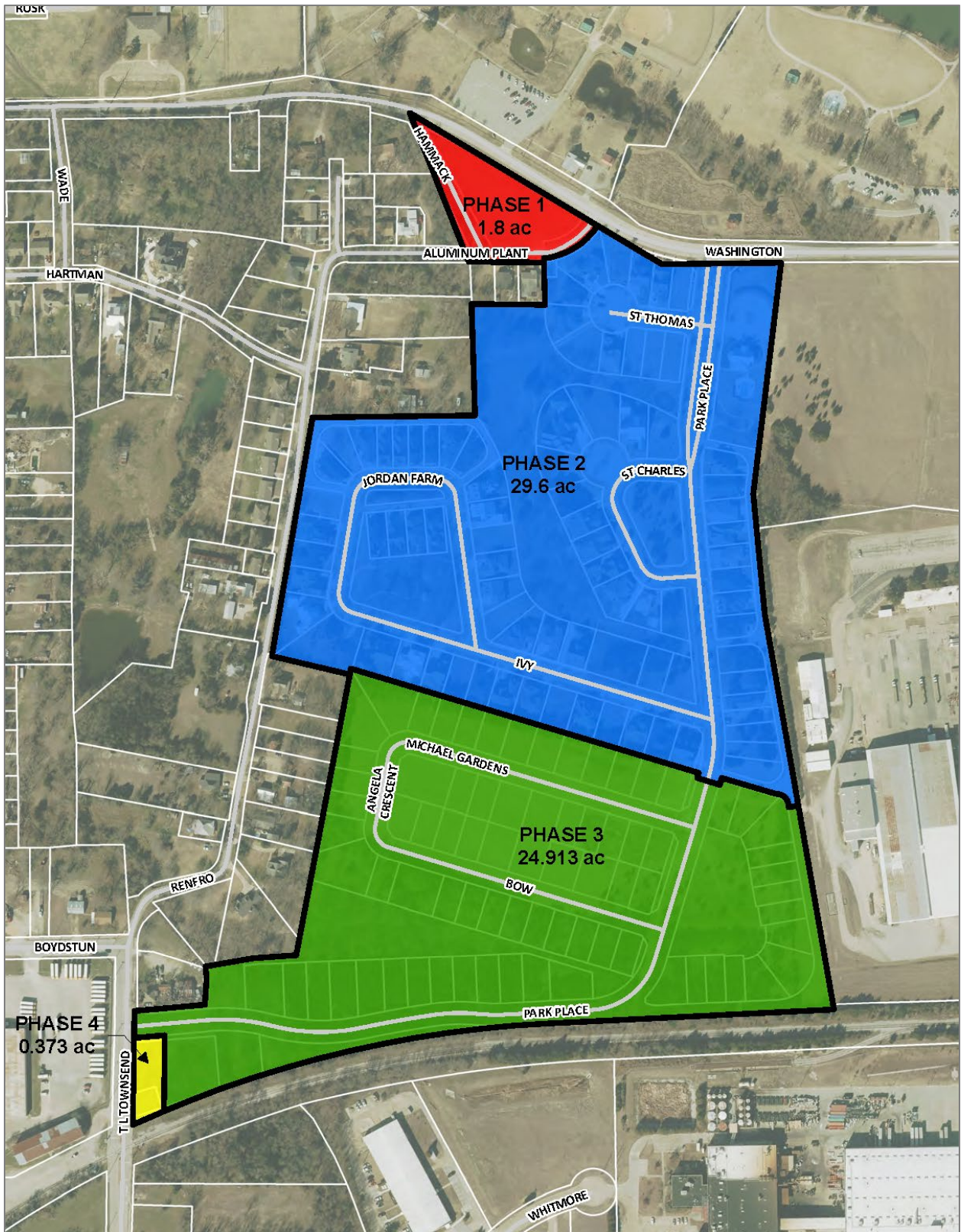


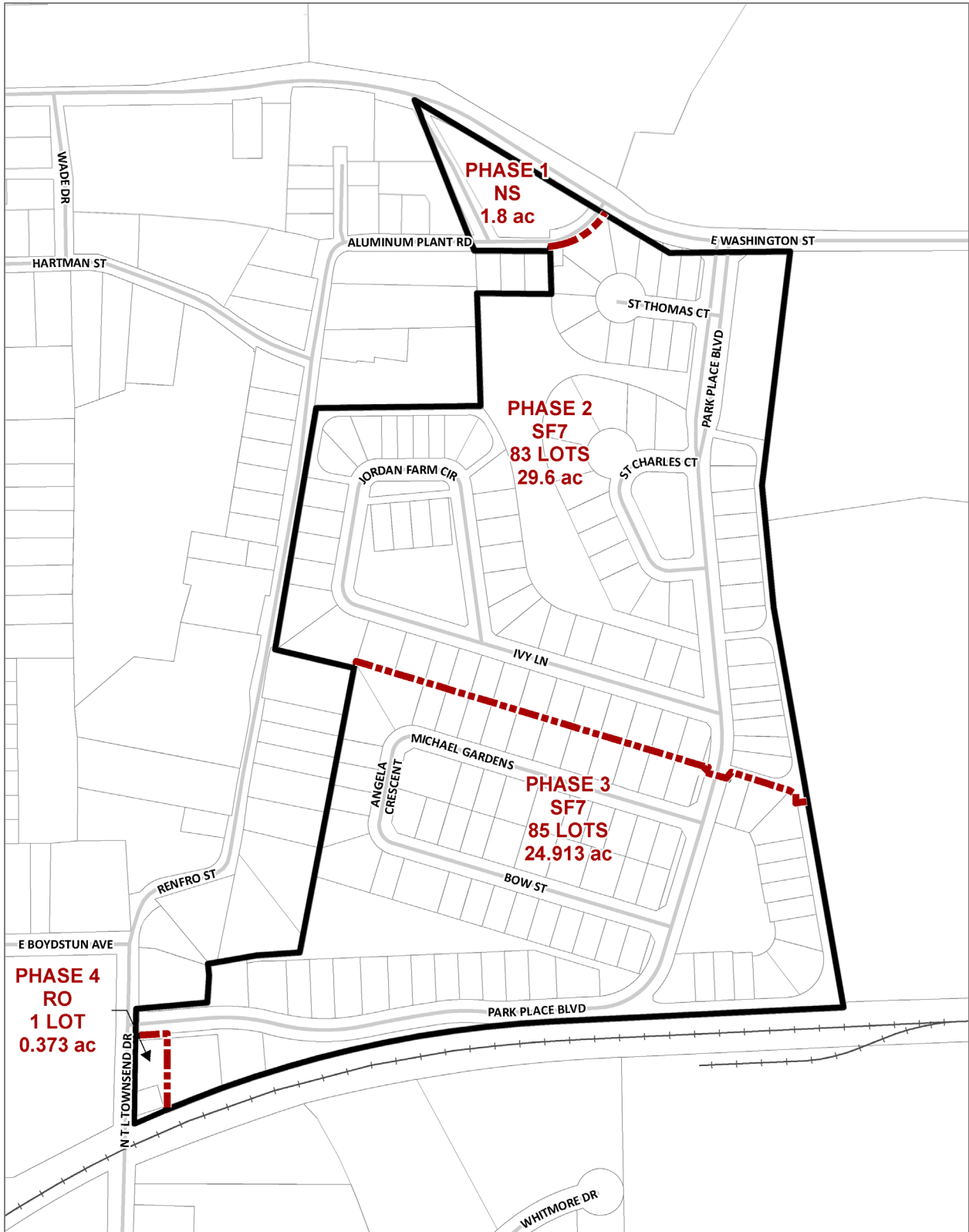
EX B

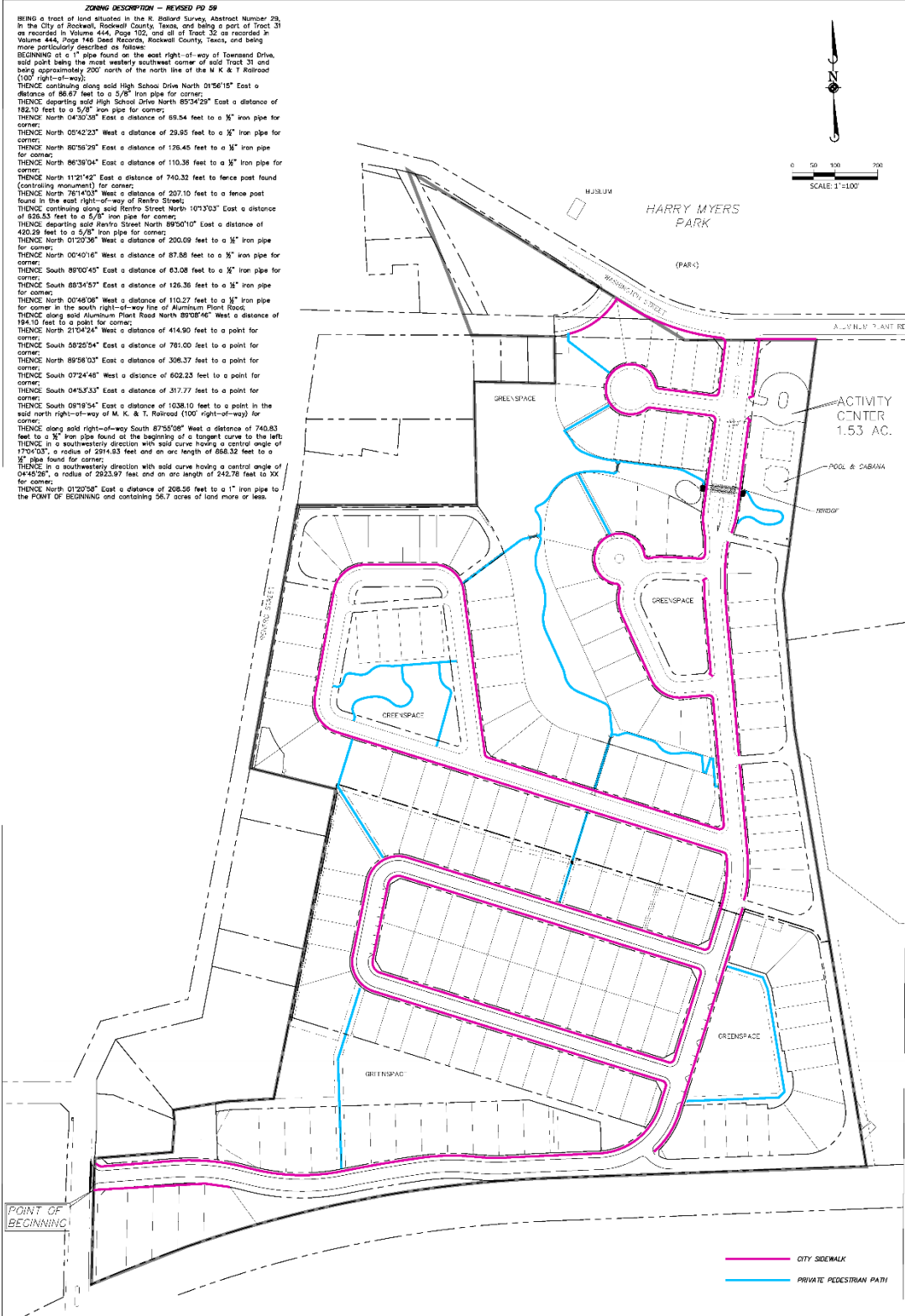
PARK PLACE
 PD 59
 ROCKWALL TEXAS
 CONCEPT PLAN



TOMDEN ENGINEERING, L.L.P.
 5815 MEADOWCREST
 DALLAS, TX 75230
 (214) 679-1679
 FRM No. 19244 tjones@tomden.com
 12.11.2018







<p>EX C</p>	<p>PARK PLACE PD 59 ROCKWALL TEXAS PEDESTRIAN PLAN</p>		<p>TOMDEN ENGINEERING, L.L.P. 5815 MEADOWCREST DALLAS, TX 75230 (214) 679-1679 FIRM No. 19244 tjones@tomden.com 12.11.2018</p>
--------------------	--	--	---

Phases 1-4 (56.586-Acres): Development Standards for all Phases

- (1) Streetscape Standards. The following aspects of development shall be reviewed in conjunction with a preliminary plat and/or site plan:
 - (a) Street Lighting. Street lighting shall be compatible with neo-traditional design methods, the Old Town Rockwall Historic District guidelines, and any proposed guidelines for the City's Downtown Plan.
 - (b) Street Signage and Traffic Control. Signage and traffic control methods shall be compatible with neo-traditional design and complement the surrounding historic areas of the City.
 - (c) Street Sections. A PD Development Plan shall include any alternative street and alley cross-sections, paving methods, use of street trees, and other proposed engineering details.
- (2) Private Parks and Open Space. Details for private parks and open space as indicated in *Exhibit 'B'* shall be subject to the following requirements and approved as part of the preliminary plat and/or site plan:
 - (a) A site/landscape plan for all open space, pocket parks, the community center, and trail systems. The development plan and/or preliminary plat shall also be reviewed by the City's Parks and Recreation Board.
 - (b) All city-required trails and public sidewalks shall be constructed with concrete and meet all City standards.
 - (c) Drainage area trails, which shall be maintained by the HOA, may be constructed with asphalt.
 - (d) The developer shall install a screening fence adjacent to the railroad along the south boundary of the subject property. The exact location, construction material(s), and height of the screening fence shall be reviewed and approved as part of the required site plan.
- (3) Hardscape. Hardscape plans--depicted in *Exhibit 'E'*--indicating the location of all sidewalks and trails shall be reviewed and approved with the preliminary plat and/or final plat.
- (4) Fence Standards. All fences shall be required to be wrought iron or tubular steel and vinyl shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height unless situated in the front yard. Front yard fences shall meet the following requirements:
 - (a) No front yard fences shall be located within a public right-of-way;
 - (b) The maximum height for a front yard fence is 42-inches (*i.e.* 3 ½ feet); and
 - (c) All front yard fences shall be open or *picket-style* fencing constructed of wrought iron, tubular steel, or vinyl.

Phase 1: Neighborhood Services (1.8-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

- (2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: DENSITY AND DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> ⁽¹⁾	60'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	6,000 SF
<i>Minimum Front Yard Setback</i> ⁽²⁾	15'
<i>Minimum Side Yard Setback</i>	20'
<i>Minimum Distance Between Buildings</i>	15'
<i>Maximum Height</i>	36'
<i>Minimum Rear Yard Setback</i>	20'
<i>Maximum Lot Coverage</i>	60%
<i>Maximum Building Size</i>	5,000 SF

NOTES:

¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.

²: The location of the *Front Yard Building Setback* as measured from the front property line.

- (3) Building Standards. All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
- (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (i.e. *three [3] part stucco* or *similar*) shall be prohibited.
 - (b) Roof Design Requirements. All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
 - (c) Architectural Requirements. All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (4) Landscape Buffer. A minimum ten (10) foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (5) Signage. Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (6) Lighting. In addition to the outdoor lighting requirements stipulated in Article 07, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property

Phases 2 & 3: Single-Family 7 (54.513-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on *Phases 2 & 3* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

TABLE 2: SF-7 LOT DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> ⁽¹⁾	40'
<i>Minimum Lot Area</i>	4,000 SF
<i>Minimum Average Lot Area</i>	7,000 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (3)}	10'
<i>Minimum Side Yard Setback</i> ⁽⁴⁾	5'
<i>Minimum Side Yard Adjacent to a Street</i>	10'
<i>Minimum Distance Between Buildings</i>	15'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i> ^{(4) & (5)}	10'
<i>Maximum Lot Coverage</i>	60%

NOTES:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.
- 5: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

- (3) Building Standards. Housing type and construction shall generally conform to the *Architectural Styles* depicted in *Exhibit 'G'* of this ordinance; however, all development shall adhere to the following building standards:
 - (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (b) Anti-Monotony Standards. An anti-monotony standard shall not allow the same structure - *- in terms of materials and elevation --* any closer than five (5) houses apart on either side of the street.
 - (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s)

- (d) Guest Quarters/Secondary Living Unit. A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
- (1) Such quarters must be ancillary to the primary use;
 - (2) The area of such quarters shall not exceed 30% of the area of the main structure;
 - (3) The area of such quarters shall also conform to the maximum lot coverage for the overall lot;
 - (4) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*; and
 - (5) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.
- (4) Access. Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

Phase 4: Residential-Office (0.373-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the *Phase 4*:

- Accessory Building
- Bed and Breakfast
- Convent or Monastery
- Daycare (7 or more children)
- Residential Care Facility
- Assisted Living Facility
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility
- General Retail Store¹
- Group or Community Home
- Halfway House
- Library, Art Gallery, or Museum (Public)
- Railroad Yard or Shop
- Studio-Art, Photography, or Music
- Shoe and Boot Repair and Sales
- Transit Passenger Facility
- Antenna, Accessory
- Antenna, Commercial
- Antenna, Amateur Radio
- Antenna, Dish
- Wireless Communication Tower
- Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- Municipally Owned or Controlled Facilities, Utilities, and Use

NOTES:

¹: *General Retail Store* less than 2,000 SF shall be allowed by-right. *General Retail Stores* larger than 2,000 SF shall require a Specific Use Permit (SUP).

The following land uses shall be permitted by Specific Use Permit (SUP) on the *Phase 4*:

- General Retail Store¹
- Hair Salon, Manicurist
- Office Building, 5,000 SF or More
- Restaurant, Less Than 2,000 SF w/o Drive-Thru
- Solar Energy Collector Panels and Systems

NOTES:

¹: *General Retail Store* less than 2,000 SF shall be allowed by-right. *General Retail Stores* larger than 2,000 SF shall require a Specific Use Permit (SUP).

- (2) Density and Dimensional Requirements. Any development on *Phase 4* as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

TABLE 3: DENSITY AND DIMENSIONAL REQUIREMENTS

<i>Minimum Lot Width</i> ⁽¹⁾	60'
<i>Minimum Lot Depth</i>	100'
<i>Minimum Lot Area</i>	6,000 SF
<i>Minimum Front Yard Setback</i> ⁽²⁾	10'
<i>Minimum Side Yard Setback</i>	5'
<i>Minimum Distance Between Buildings</i>	15'
<i>Maximum Height</i> ⁽³⁾	36'
<i>Minimum Rear Yard Setback</i>	10'
<i>Maximum Lot Coverage</i>	60%

NOTES:

¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.

²: The location of the *Front Yard Building Setback* as measured from the front property line.

³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

- (3) Building Standards. *Building Standards.* Housing type and construction shall generally conform to the *Architectural Styles* depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:

(a) Masonry Requirements. The minimum masonry requirement for all exterior façades (*excluding walls on a porch, patio, courtyard, or breezeway*) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (*e.g. HardiBoard or Hardy Plank*) and/or similar cementitious products may be used for up to 100% of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

(b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation—any closer than five (5) houses apart on either side of the street.

- (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).
- (d) Guest Quarters/Secondary Living Unit. A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - (i) Such quarters must be ancillary to the primary use;
 - (ii) The area of such quarters shall not exceed 30% of the area of the main structure;
 - (iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot; and
 - (iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*.
 - (v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.
- (4) Access. Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.
- (5) Parking Requirements. Parking requirements for Phase 4 shall be all follows:
 - (a) Two (2) parking spaces per lot for single-family uses.
 - (b) One (1) additional space per 500 SF for non-residential uses as permitted by this ordinance. Off-site common or shared parking agreements shall be considered for Phase 4, subject the review of the proposed parking area(s) with the required development plan.



CITY OF ROCKWALL

ORDINANCE NO. 22-40

SPECIFIC USE PERMIT NO. S-284

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 18-34 [S-194]* AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *CRAFT BREWERY, DISTILLERY AND/OR WINERY* ON A 1.16-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2 OF THE CAIN PROPERTIES ADDITION #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Cory Cannon for the approval of a Specific Use Permit (SUP) for a *Craft Brewery, Distillery and/or Winery* for the purpose of establishing a brewery and winery on a 1.16-acre parcel of land, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, being identified as Lot 2 of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, addressed as 310 S. Goliad Street [*SH-205*], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 18-34 [S-194]* and the Unified Development Code [*Ordinance No. 20-02*] 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 18-34*;

SECTION 2. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Craft Brewery, Distillery and/or Winery* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for

the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Section 04.07, *Downtown (DT) District*, and Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Craft Brewery, Distillery and/or Winery* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The development and operation of a brewery shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and *Concept Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 2) The maximum square footage of the building used for a brewery shall not exceed 12,000 SF in total building area.
- 3) The areas dedicated to the direct sale of the on-site manufactured product shall not exceed 40% of the total floor area of the building.
- 4) The *Subject Property* shall not be used as a distillery (*a facility used for manufacturing of distilled beverages*).
- 5) The *Subject Property* may be used for all permitted accessory uses as well as special event rentals.
- 6) Any grain bins or silos located on the *Subject Property* shall be located on the *Subject Property* so as not to be readily visible from the streets adjacent to the *Subject Property*, or shall be shielded from view by materials that are complementary to the exterior of the brewery building, unless otherwise approved by the City Council.
- 7) The brewery's hours of operation shall be limited so that it will not be open to the general public after 10:00 PM, provided that this shall not prevent the facility from hosting private special events during later hours so long as such events are not open to the general public.
- 8) In the event of the sale or other transfer of the *Subject Property*, or the transfer of a majority interest in the entity which owns the *Subject Property*, this SUP shall remain in effect for the *Subject Property*, however such new owner of the *Subject Property* may not operate a tasting room for on premise consumption of beer by the general public (*a Tasting Room*) unless the City Council shall have approved the operation of such a *Tasting Room* by the new owner. Any application for operation of a *Tasting Room* by a future owner of the *Subject Property* may be reviewed by the City to ensure the new ownership of the *Subject Property* understands and agrees to comply to the conditions and operational constraints contained in this SUP ordinance or other applicable law with respect to the operation of a *Tasting Room* and that any such *Tasting Room* be operated as an accessory use to a brewery on the *Subject Property*. Failure to comply to these requirements could result in termination of the SUP in accordance with Section 2.2, *Compliance*, of this ordinance. The provisions of this *Section 9* shall not be applicable to a transfer of the *Subject Property* to Cory and/or Eva Cannon (*the*

Cannons) or any entity controlled by the Cannons (*including without limitation Siren Rock Brewing Company, LLC*) or to any descendants of the Cannons by will or intestate succession or as part of an estate planning process.

- 9) The brewery operated on the *Subject Property* shall comply with all applicable ordinances of the City of Rockwall related to noise emanating from the *Subject Property*. The business will not allow performance of music outside of the building on the *Subject Property* prior to 6:00 PM on the following holidays: Memorial Day, Mother’s Day, Father’s Day or Veterans Day.

3.2 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 *Certificate of Occupancy (CO)*, should the business owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

SECTION 5. 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 6. 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 7. 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 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 1ST DAY OF AUGUST, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 18, 2022

2nd Reading: August 1, 2022

Legal Description for Area 1

Being a portion of Lot 1-R, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being the same tract of land described in deed to Cain Family Partnership, LTD., recorded in Volume 2379, Page 165, Deed Records, Rockwall County, Texas:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence the following three (3) course and distances along the said West line of State Highway 205;

- 1) Thence South 00°19'31" East, a distance of 99.92' to a 1/2" iron rod found for corner;
- 2) Thence South 89°40'29" West, a distance of 77.43' to a "X" found for corner;
- 3) Thence South 18°25'49" East, a distance of 157.96' to a 1/2" iron rod with a yellow plastic cap set at the Northeast corner of Lot 1-RA;

Thence South 89°41'12" West, a distance of 269.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a City of Rockwall Cemetery, at the Northwest corner of said Lot 1-RA;

Thence North 00°20'48" East, along said East line a distance of 250.05' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 89°41'09" East, a distance of 140.00' to the *PLACE OF BEGINNING* and containing 50,681 square feet or 1.163 acres of land.

Legal Description for Area 2

Being a portion of Lot 1, of the Replat of Cain Properties No. 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet C, Slide 138, Plat Records, Rockwall County, Texas, and being a portion of a tract of land described in deed to the State of Texas, recorded in Instrument No. 2007-00380306, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the present West line of State Highway 205, a variable width right-of-way, at the most Northerly Northeast corner of Lot 1-R, of said addition, same being an interior ell corner of said Lot 1, said point being North 88°54'50" East, a distance of 55.83' from the East line of Alamo Street, a 60' right-of-way;

Thence South 38°51'32" East, cutting through said Lot 1 and said State of Texas tract, a distance of 126.41' to an "X" found on a concrete sidewalk, in the said West line of State Highway 205, at the present most Easterly Northeast corner of said Lot 1-R;

Thence South 88°54'50" West, a distance of 77.43' to a 1/2" iron rod found at the exterior ell corner of said Lot 1, same being an interior ell corner of said Lot 1-R;

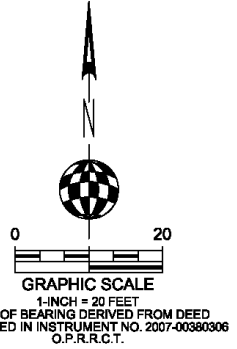
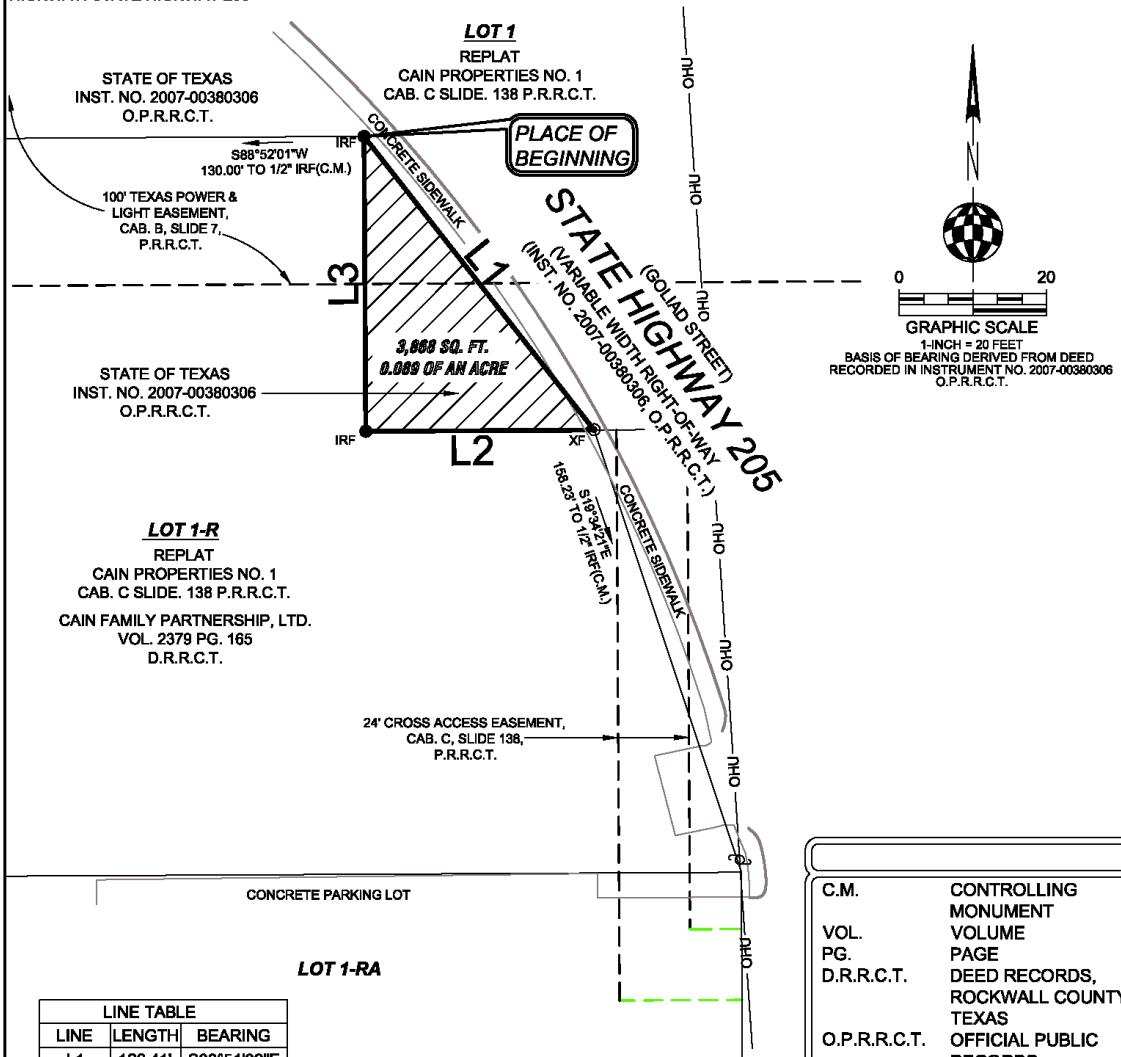
Thence North 01°05'10" West, a distance of 99.92' to the *PLACE OF BEGINNING* and containing 3,868 square feet or 0.089 of an acre of land.

SHEET 2 OF 3

COUNTY: ROCKWALL
HIGHWAY: STATE HIGHWAY 205

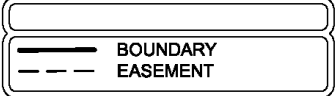
EXHIBIT "A"

STATE HIGHWAY 205



LOT 1-R
REPLAT
CAIN PROPERTIES NO. 1
CAB. C SLIDE. 138 P.R.R.C.T.
CAIN FAMILY PARTNERSHIP, LTD.
VOL. 2379 PG. 165
D.R.R.C.T.

LINE TABLE		
LINE	LENGTH	BEARING
L1	126.41'	S38°51'32"E
L2	77.43'	S88°54'50"W
L3	99.92'	N01°05'10"W



C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
CMF	CONCRETE MONUMENT FOUND

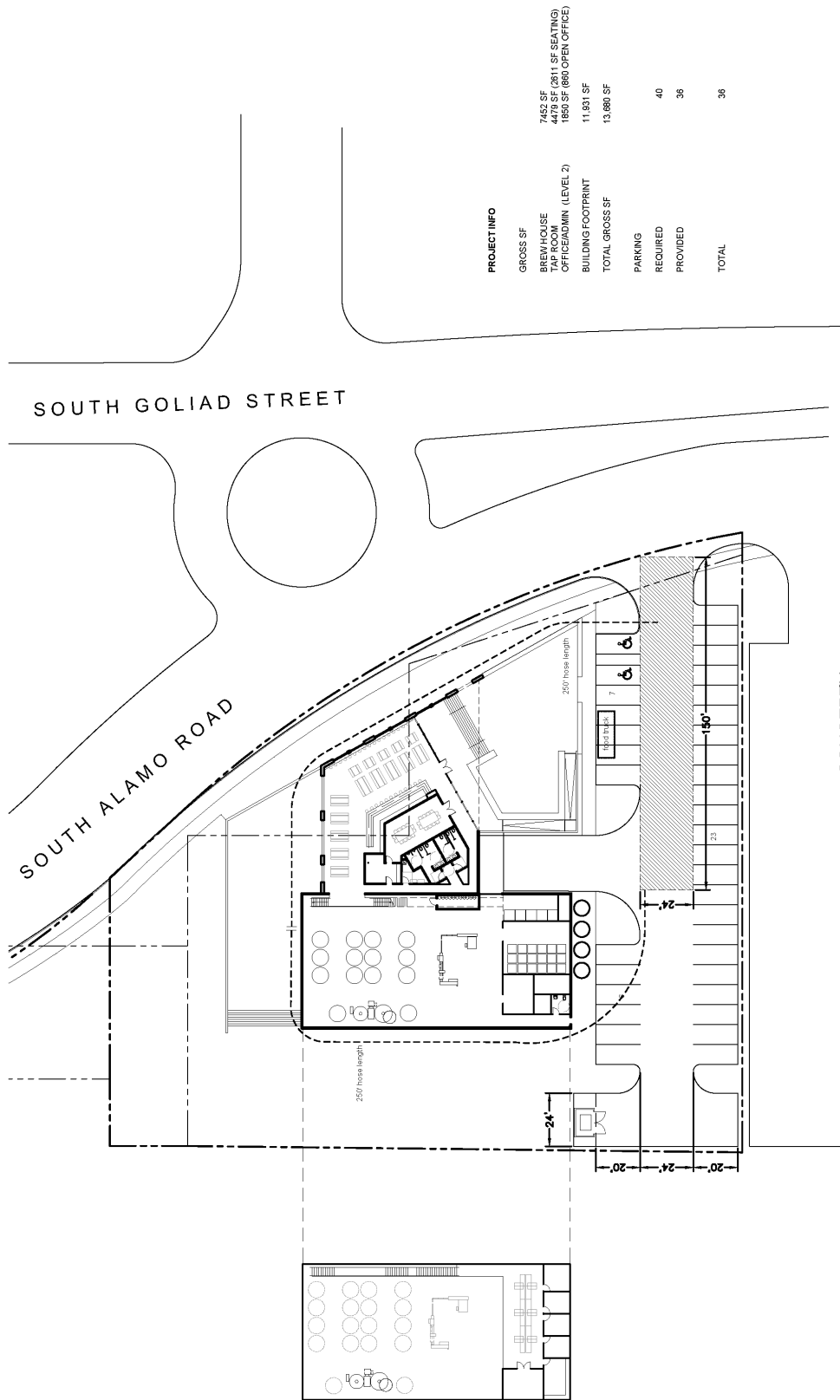
John S. Turner
John S. Turner, R.P.L.S. #5310



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

Job Number: 18-0787 Date: 05-07-2018 Drafter: 967

"A professional company operating in your best interest"



**CONCEPTU
1:40**



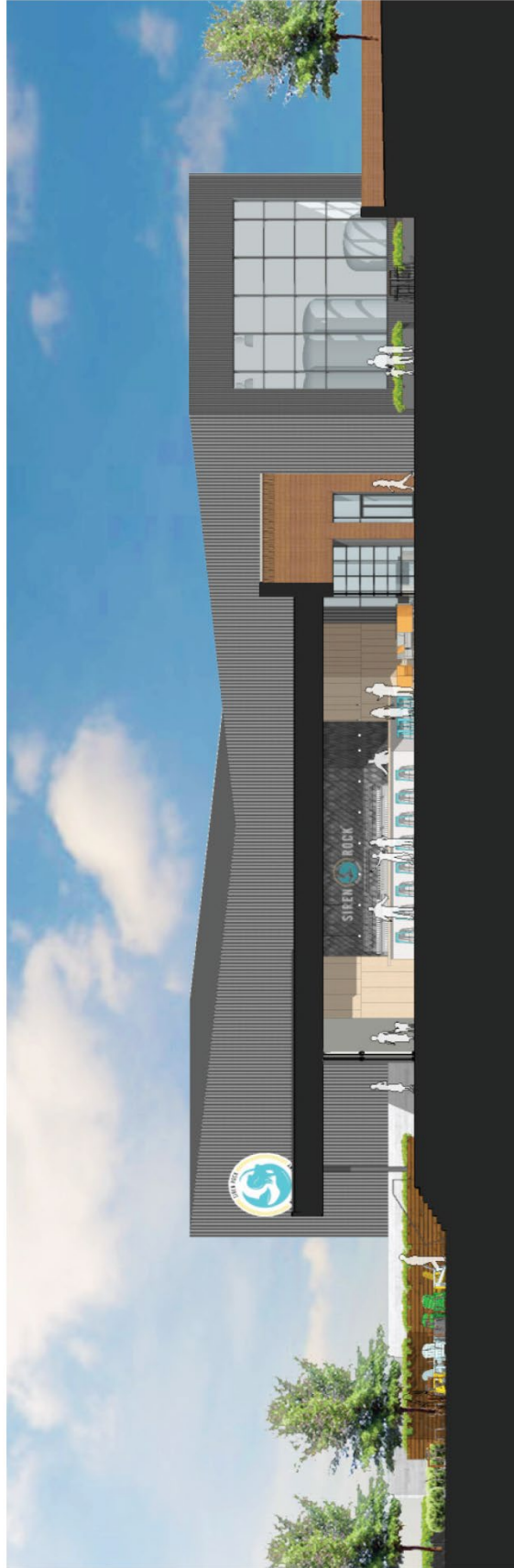
ALAMO STREET ELEVATION (EAST)



SOUTH ELEVATION



NORTH ELEVATION



SECTION THROUGH TAP ROOM

CITY OF ROCKWALL

ORDINANCE NO. 22-41

SPECIFIC USE PERMIT NO. S-285

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 *GUEST QUARTERS AND DETACHED GARAGE* ON A 0.7379-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 105A-1 OF THE B. F. BOYDSTON 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 Mark and Veronica Combs for the approval of a Specific Use Permit (SUP) for a *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* on a 0.7379-acre parcel of land being identified as Block 105A-1 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 S. Clark Street, 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*] 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*] 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 *Guest Quarters and Detached Garage* to allow for the construction of an *Accessory Building* 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 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- 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 *Guest Quarters* and *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a *Guest Quarters* and *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- (3) The *Guest Quarters* and *Detached Garage* shall not exceed a maximum size of 1,500 SF.
- (4) The maximum height of the *Guest Quarters* and *Detached Garage* shall not exceed a total height of 15-feet as measured to midpoint of the pitched roof.
- (5) The *Guest Quarters* and *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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 1st DAY OF AUGUST, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 18, 2022

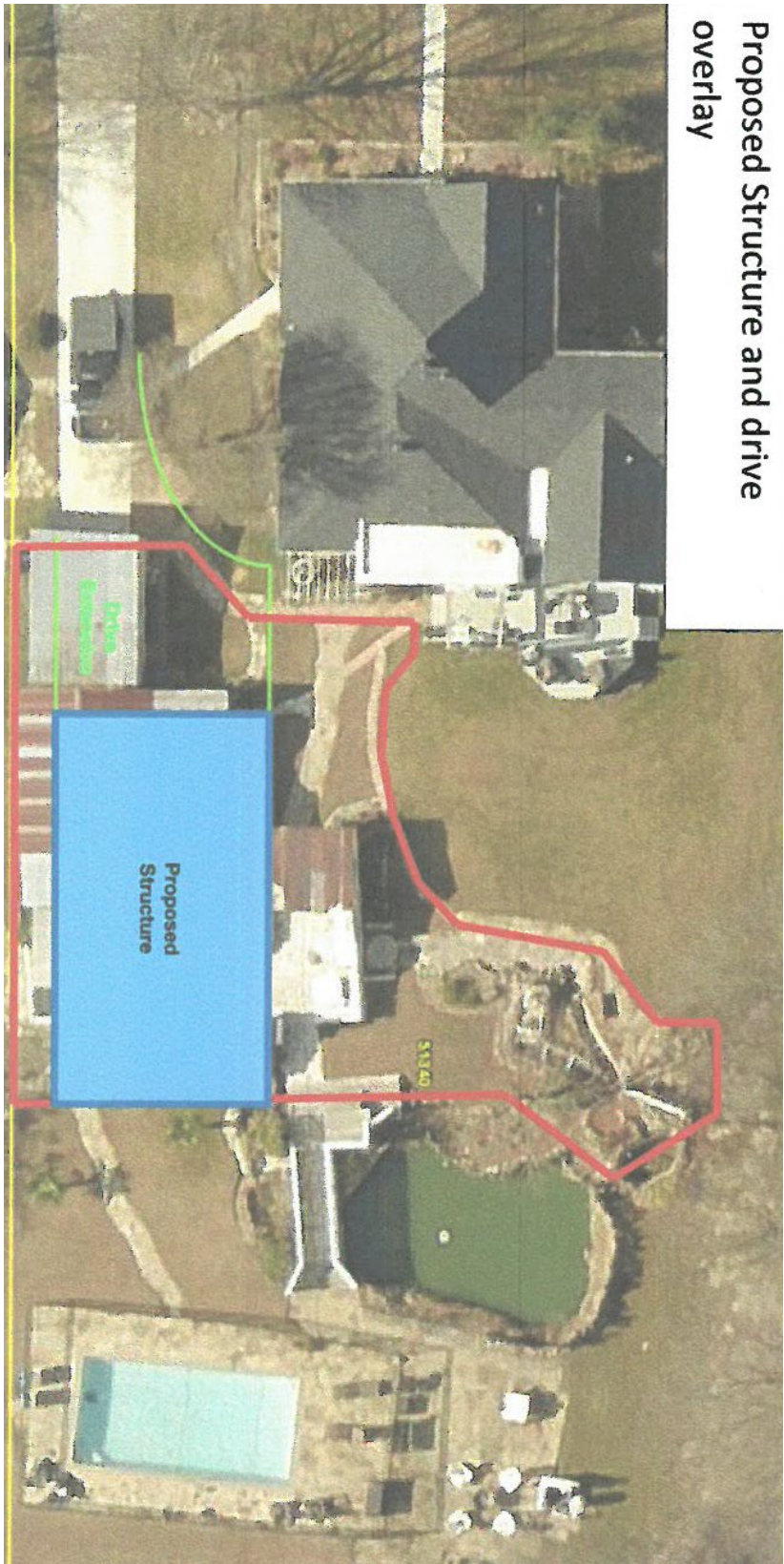
2nd Reading: August 1, 2022

Address: 401 S. Clark Street

Legal Description: Block 105A-1 of the B. F. Boydston Addition



Proposed Structure and drive overlay





CITY OF ROCKWALL

ORDINANCE NO. 22-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A RESTAURANT ON A 1.021-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK A, HARBOR DISTRICT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Patrick Filson of Kirkman Engineering on behalf of 101 Hubbard Dr., LLC for the approval of a *PD Development Plan* for a *Restaurant* situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32), on a 1.021-acre parcel of land identified as Lot 4, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and 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 Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

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

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, 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*; and,

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

- (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- (2) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].
- (3) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.
- (4) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.

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 1ST DAY OF AUGUST, 2022.**

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 18, 2022

2nd Reading: August 1, 2022

CORNER CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
THE CITY OF ROCKWALL
THE CITY CLERK
THE CITY ENGINEER
THE CITY ATTORNEY
THE CITY MANAGER

CORNER CERTIFICATE

THE CITY OF ROCKWALL
COUNTY OF ROCKWALL
THE CITY CLERK
THE CITY ENGINEER
THE CITY ATTORNEY
THE CITY MANAGER

CORNER CERTIFICATE

THE CITY OF ROCKWALL
COUNTY OF ROCKWALL
THE CITY CLERK
THE CITY ENGINEER
THE CITY ATTORNEY
THE CITY MANAGER

CORNER CERTIFICATE

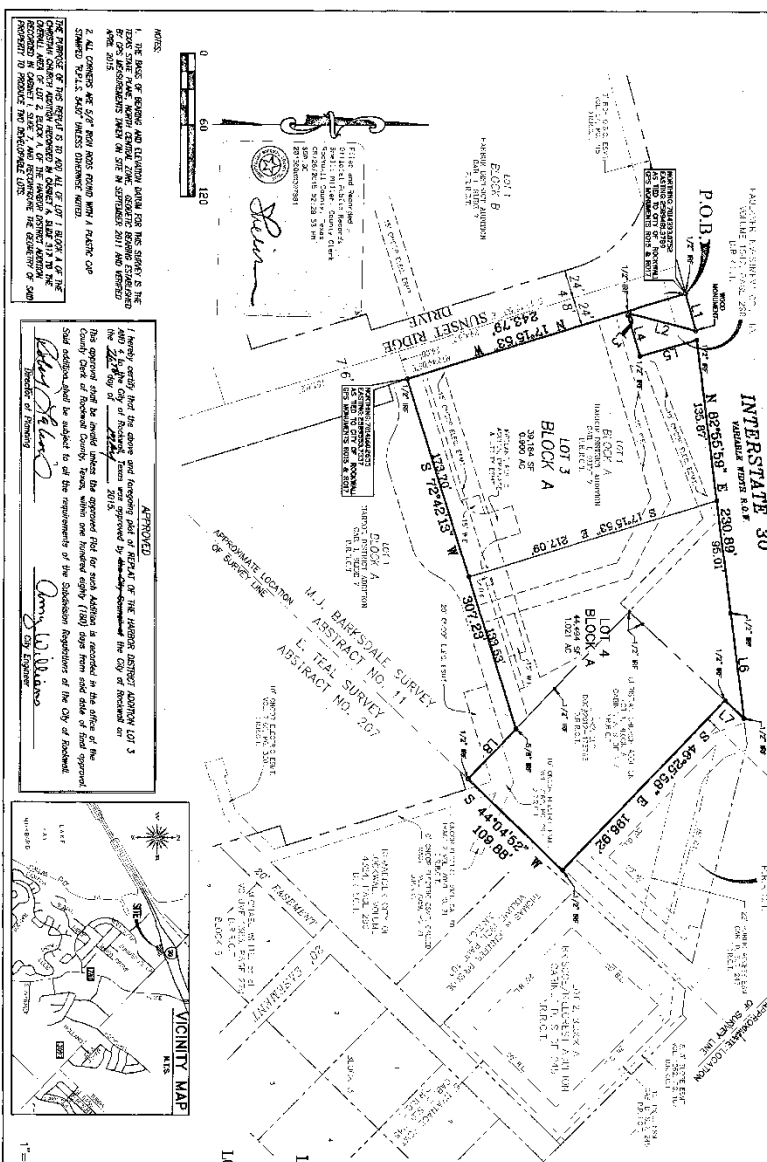
THE CITY OF ROCKWALL
COUNTY OF ROCKWALL
THE CITY CLERK
THE CITY ENGINEER
THE CITY ATTORNEY
THE CITY MANAGER

CORNER CERTIFICATE

THE CITY OF ROCKWALL
COUNTY OF ROCKWALL
THE CITY CLERK
THE CITY ENGINEER
THE CITY ATTORNEY
THE CITY MANAGER

CORNER CERTIFICATE

THE CITY OF ROCKWALL
COUNTY OF ROCKWALL
THE CITY CLERK
THE CITY ENGINEER
THE CITY ATTORNEY
THE CITY MANAGER



REPLAT
HARBOR DISTRICT ADDITION
LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION
RECORDED IN CABINET A, SLIDE 217
P. R. C. T.
SITUATED IN THE
M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER/DEVELOPER
J-BRE, LLC
1400 Ridge Road
Rockwall, Texas 75087
(972) 741-9748
4-13-16
MADDOX SURVEYING & MAPPING INC.
P.O. BOX 2109
ROCKWALL, TEXAS 75087
(972) 561-4416
SHEET 1 OF 1
CASE NO. 20161546



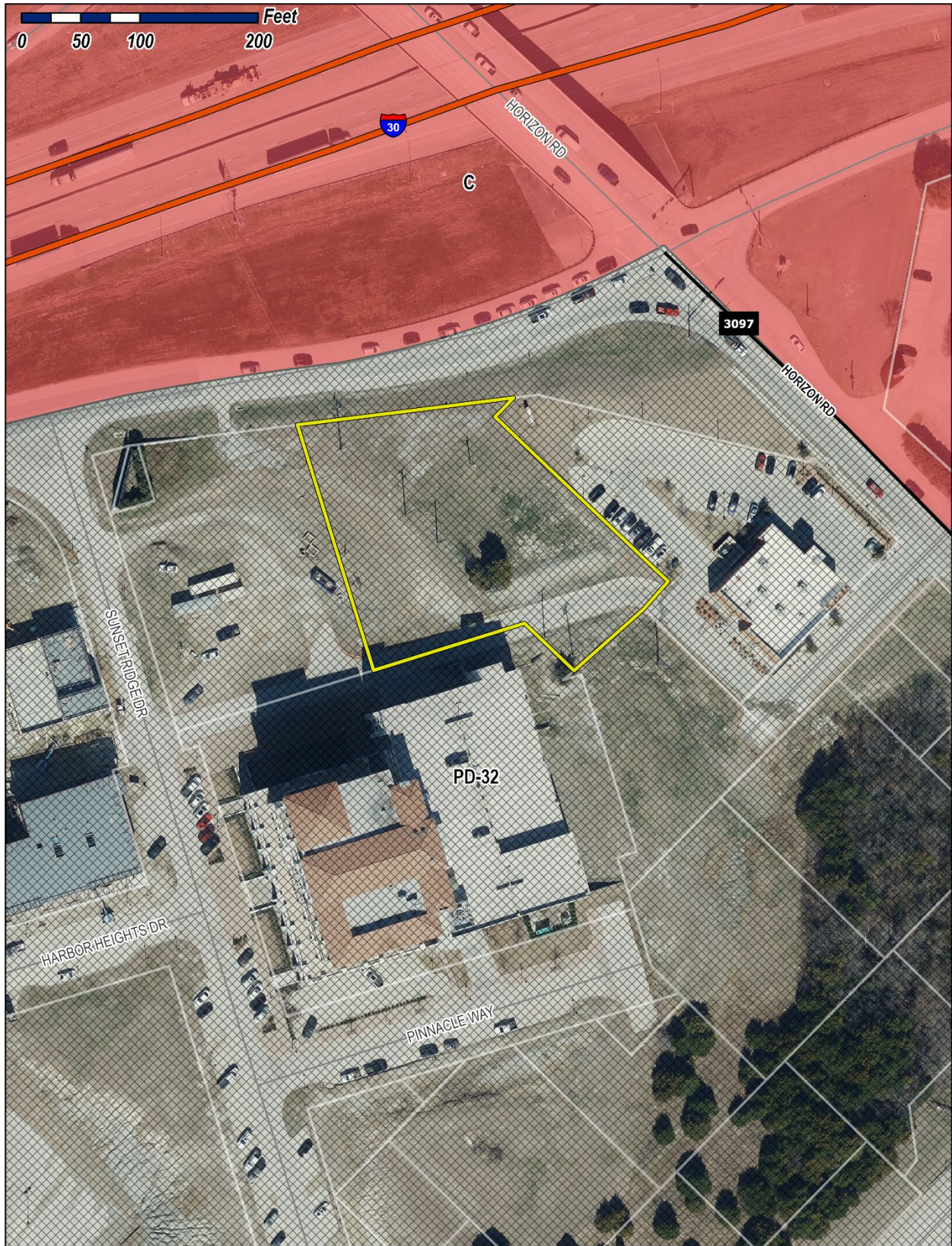
LINE	BEARING	DISTANCE
1	N 74°58'56" E	57.31'
2	N 74°58'56" E	32.97'
3	N 74°58'56" E	38.00'
4	N 74°58'56" E	38.00'
5	N 74°58'56" E	38.00'
6	N 74°58'56" E	38.00'
7	N 74°58'56" E	38.00'
8	N 74°58'56" E	38.00'
9	N 74°58'56" E	38.00'
10	N 74°58'56" E	38.00'

1. I, the undersigned, hereby certify that the above plat and map were prepared and approved by the City of Rockwall, Texas, and that the same have been recorded in the office of the County Clerk of Rockwall County, Texas, and that the same are a true and correct copy of the original as the same were submitted to the City of Rockwall, Texas, for approval and record.

2. I, the undersigned, hereby certify that the above plat and map were prepared and approved by the City of Rockwall, Texas, and that the same have been recorded in the office of the County Clerk of Rockwall County, Texas, and that the same are a true and correct copy of the original as the same were submitted to the City of Rockwall, Texas, for approval and record.

3. I, the undersigned, hereby certify that the above plat and map were prepared and approved by the City of Rockwall, Texas, and that the same have been recorded in the office of the County Clerk of Rockwall County, Texas, and that the same are a true and correct copy of the original as the same were submitted to the City of Rockwall, Texas, for approval and record.

4. I, the undersigned, hereby certify that the above plat and map were prepared and approved by the City of Rockwall, Texas, and that the same have been recorded in the office of the County Clerk of Rockwall County, Texas, and that the same are a true and correct copy of the original as the same were submitted to the City of Rockwall, Texas, for approval and record.





MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 1, 2022

SUBJECT: P2022-035; REPLAT FOR LOT 3, BLOCK 1, ROCKWALL RECREATIONAL ADDITION

Attachments

Case Memo
Development Application
Location Map
Replat

Summary/Background Information

Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Replat* for Lot 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Replat*.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 1, 2022
APPLICANT: Drew Donosky; *Claymoore Engineering*
CASE NUMBER: P2022-035; *Replat for Lot 3, Block 1, Rockwall Recreational Addition*

SUMMARY

Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Replat for Lot 3, Block 1, Rockwall Recreational Addition being a 4.40-acre parcel of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Replat of a 4.40-acre parcel of land to dedicate easements for site development.
- The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 [i.e. Case No. A1985-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 [i.e. Case No. Z2005-019]* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (*i.e. Church of Christ*) in 1990 and was remodeled in 2012-2013. On June 18, 2012, the City Council approved *Ordinance No. 12-11 [i.e. Case No. Z2012-005]* allowing a New Motor Vehicle Dealership on property. The changes to the exterior of the building were approved under site plan *Case No. SP2012-010* on June 12, 2012. On January 3, 2022, the City Council approved *Ordinance No. 22-02 [i.e. Case No. Z2021-049]* to allow the expansion of the existing motor vehicle dealership. On February 15, 2022, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2022-003*] that detailed the new site plan, the newbuilding elevations, and the updated landscaping.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Replat for the *Lot 3, Block 1, Rockwall Recreational Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans;

- (2) Any construction resulting from the approval of this Replat 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 July 26, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 6-0, with Commissioner Thomas 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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX		
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2 BLOCK 1
GENERAL LOCATION	IH30 & Clay Cooley Drive		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	F1	CURRENT USE	Auto Dealer
PROPOSED ZONING		PROPOSED USE	
ACREAGE	7.17	LOTS [CURRENT]	2
		LOTS [PROPOSED]	

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]

<input type="checkbox"/> OWNER	1540 East IH 30 Rockwall LLC	<input checked="" type="checkbox"/> APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

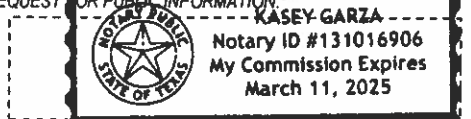
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21 DAY OF November, 2021 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

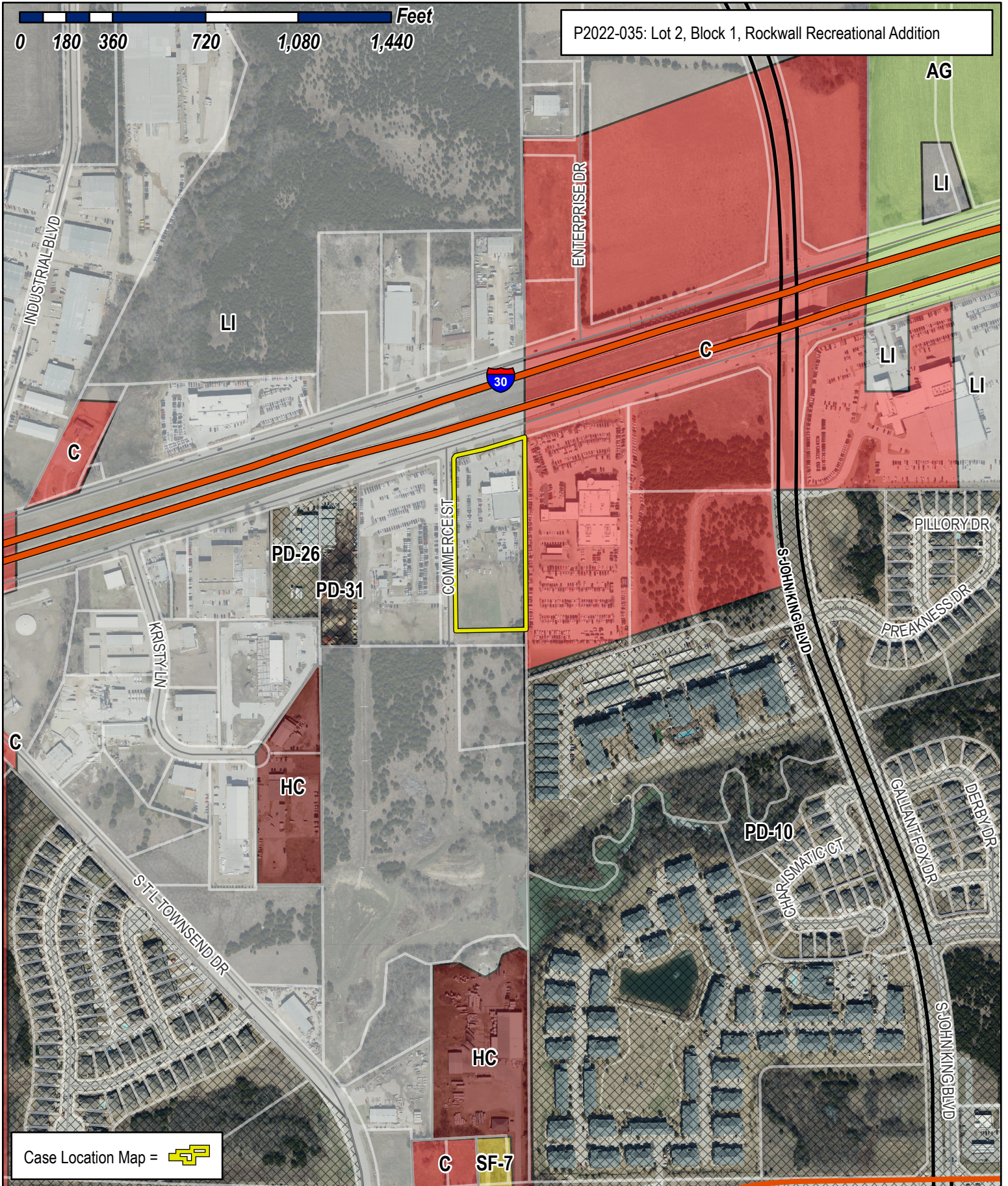
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



P2022-035: Lot 2, Block 1, Rockwall Recreational Addition

Case Location Map = 

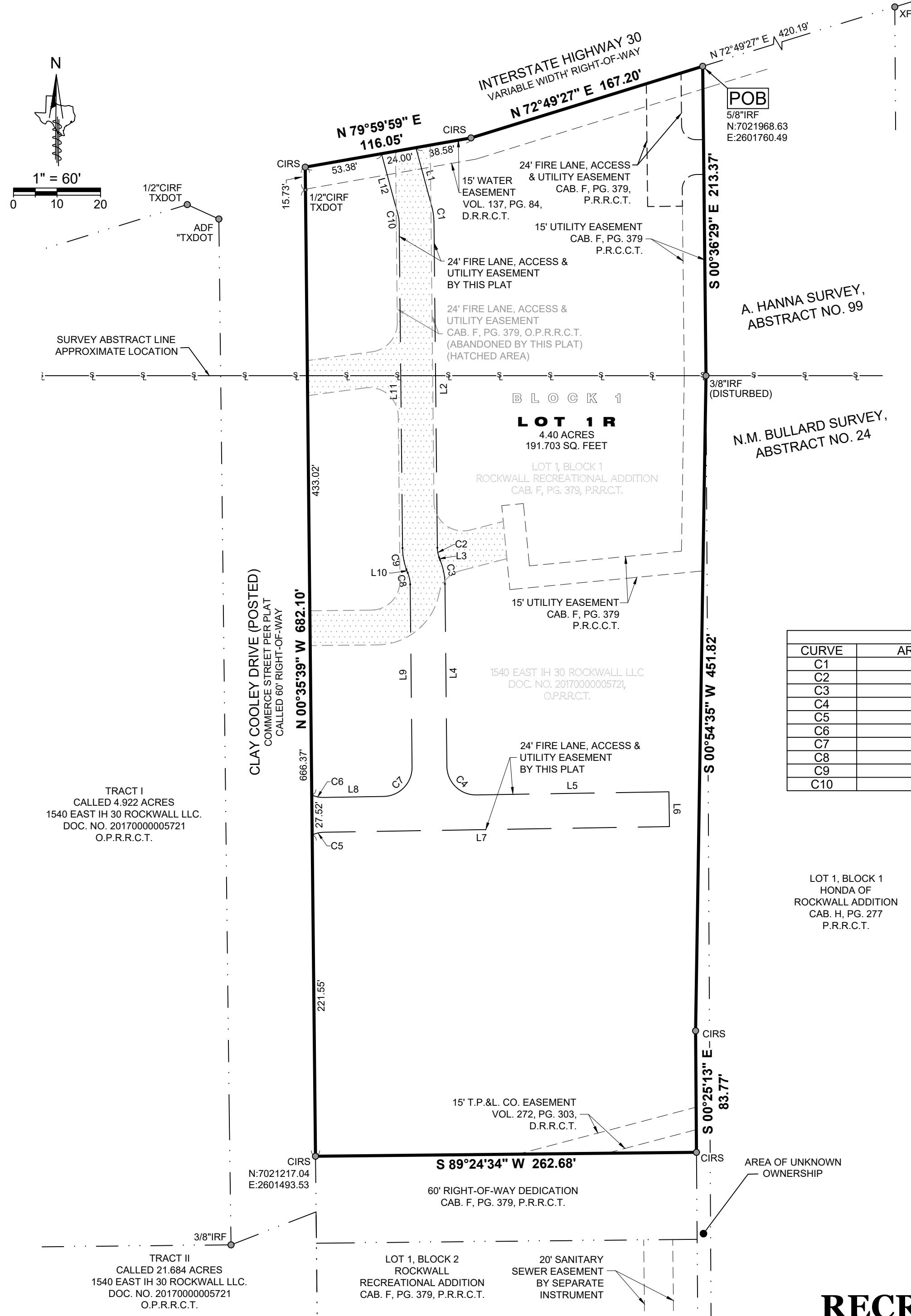
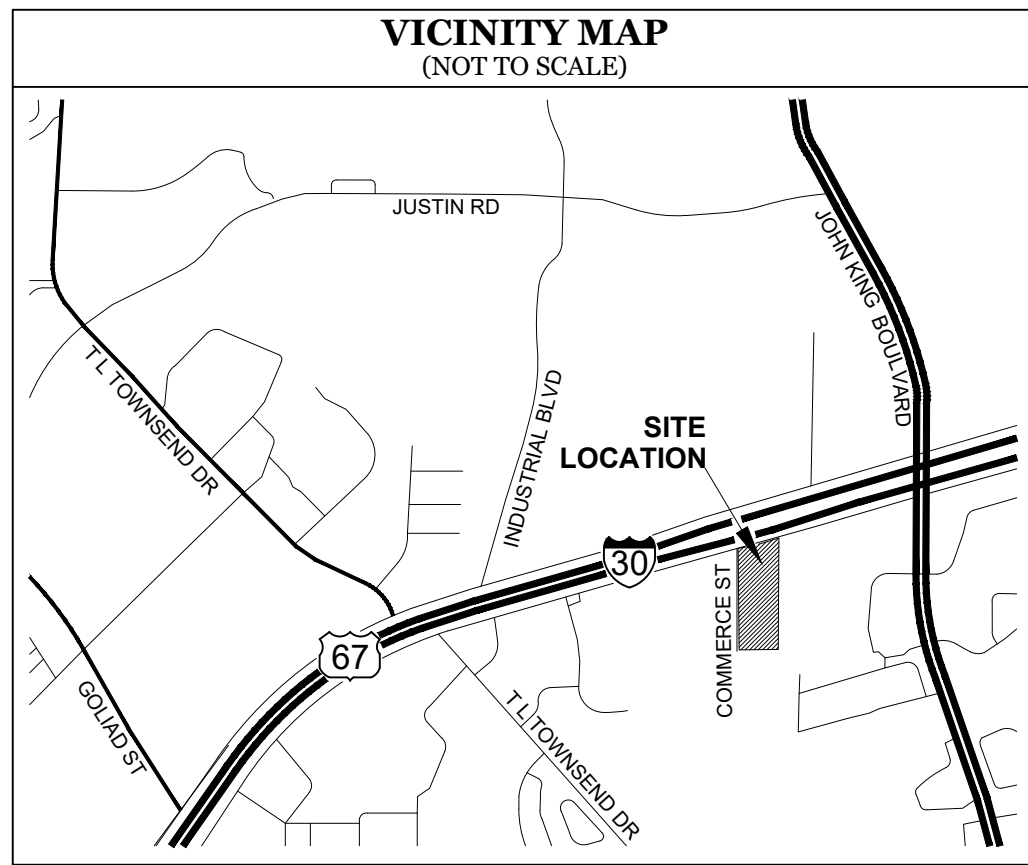


City of Rockwall

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

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





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 15°03'39" W	42.11'
L2	N 00°35'39" W	224.29'
L3	N 19°58'51" W	1.97'
L4	N 00°35'39" W	125.72'
L5	S 89°03'46" W	132.78'
L6	N 00°56'14" W	24.00'
L7	N 89°03'46" E	238.24'
L8	S 89°03'47" W	41.21'
L9	S 00°35'39" E	126.11'
L10	S 19°58'51" E	2.63'
L11	S 00°35'39" E	224.29'
L12	S 15°03'39" E	44.24'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.11'	44.00'	14°28'00"	N 07°49'39" W	11.08'
C2	6.77'	20.00'	19°23'12"	N 10°17'15" W	6.74'
C3	16.92'	44.00'	22°01'42"	N 11°36'30" W	16.81'
C4	31.54'	20.00'	90°20'35"	N 45°45'56" W	28.37'
C5	8.41'	20.00'	24°04'46"	N 77°01'23" E	8.34'
C6	8.51'	20.00'	24°22'18"	N 78°45'04" W	8.44'
C7	31.30'	20.00'	89°39'26"	S 44°14'04" W	28.20'
C8	8.14'	20.00'	23°18'19"	S 12°14'49" E	8.08'
C9	14.89'	44.00'	19°23'12"	S 10°17'15" E	14.82'
C10	5.05'	20.00'	14°28'00"	S 07°49'39" E	5.04'

- GENERAL NOTES**
- The purpose of this plat is to dedicate easements for site development.
 - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
 - Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

PG	=	PAGE
CAB	=	CABINET
POB	=	POINT OF BEGINNING
CIRS	=	CAPPED IRON ROD SET
CIRF	=	CAPPED IRON ROD FOUND
DOC. NO.	=	DOCUMENT NUMBER
D.R.R.C.T.	=	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	=	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

Project	2110.002
Date	07/13/2022
Drafter	BE

EAGLE SURVEYING, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

**REPLAT
 ROCKWALL
 RECREATIONAL ADDITION
 LOT 1R, BLOCK 1**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE N.M. BULLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.40 acre tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99 and the N.M. BULLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, as conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, passing at a distance of 666.37 feet a 1/2" inch iron rod with plastic cap stamped "TXDOT" found, and continuing along the aforementioned common line, a total distance of 682.10 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of said Interstate Highway 30, at the northwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, along the south right-of-way line of said Interstate Highway 30, being the common north line of said Lot 1, Block 1, Rockwall Recreational Center, the following two (2) courses and distances:

- N79°59'59"E, a distance of 116.05 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.40 Acres, or (191703 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as the **ROCKWALL RECREATIONAL ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

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

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

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

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

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

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

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 ROCKWALL
 RECREATIONAL ADDITION
 LOT 1R, BLOCK 1**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE N.M. BULLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.

Project	2110.002	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	07/13/2022	
Drafter	BE	

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 1, 2022

SUBJECT: P2022-036; FINAL PLAT FOR LOTS 1 AND 2, BLOCK A, PLATFORM ROCKWALL ADDITION

Attachments

Case Memo
Development Application
Location Map
Final Plat

Summary/Background Information

Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a *Final Plat* for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.

Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed Final Plat.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 1, 2022
APPLICANT: Patrick Hogan, P.E.; Kimley-Horn
CASE NUMBER: P2022-036; *Final Plat for Lots 1 and 2, Block A, Platform Rockwall Addition*

SUMMARY

Consider a request by Patrick Hogan, PE of Kimley Horn on behalf of Justin Day of Platform Rockwall, LP for the approval of a Final Plat for Lots 1 & 2, Block A, Platform Rockwall Addition being a 16.889-acre parcel of land identified as Tract 4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 1818, 1824 & 1860 Airport Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 16.89-acre tract of land (*i.e. Tract 4 of the D. Harr Survey, Abstract No. 102*) for the purpose of creating two (2) parcels of land (*i.e. Lots 1 and 2, Block A, Platform Rockwall Addition*) to combine two (2) lots and establish the fire lanes and utility easements necessary to construct a *Multi-Tenant Warehouse/Distribution Center*.
- On March 16, 1998, the City Council approved *Ordinance No. 98-10*, annexing the subject property into the City of Rockwall. At the time of annexation, the subject property was zoned as Agricultural (AG) District. On July 6, 2021 the City Council approved *Ordinance No. 21-27 [Case No. Z2021-018]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On November 9, 2021, the Planning and Zoning Commission approved a Site Plan for the construction of a *Multi-Tenant Warehouse/Distribution Center*.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat, staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On July 27, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat with a vote of 6-0, with Commissioner Thomas 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) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² 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 RBB/GCF PROPERTIES, LP PROPERTY D. HARR SUVERY ABSTRACT NO. 102

GENERAL LOCATION 16.89 ACRES SW OF AIRPORT AND INDIAN TRAIL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE VACANT

PROPOSED ZONING N/A

PROPOSED USE WAREHOUSE

ACREAGE 16.89

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

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 PLATFORM ROCKWALL, LP

APPLICANT KIMLEY-HORN

CONTACT PERSON JUSTIN DAY

CONTACT PERSON PATRICK HOGAN, P.E.

ADDRESS 4131 SPICEWOOD SPRINGS ROAD, SUITE E4

ADDRESS

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700

CITY, STATE & ZIP AUSTIN, TEXAS 78759

CITY, STATE & ZIP DALLAS, TX 75240

PHONE 512-225-1400

PHONE 972-770-1312

E-MAIL JDAY@INTREPID-EQUITY.COM

E-MAIL PATRICK.HOGAN@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

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

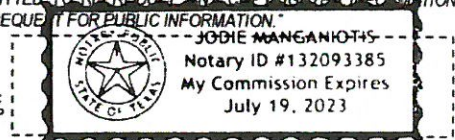
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$640.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 2022. BY SIGNING THIS APPLICATION, 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 15th DAY OF July, 2022.

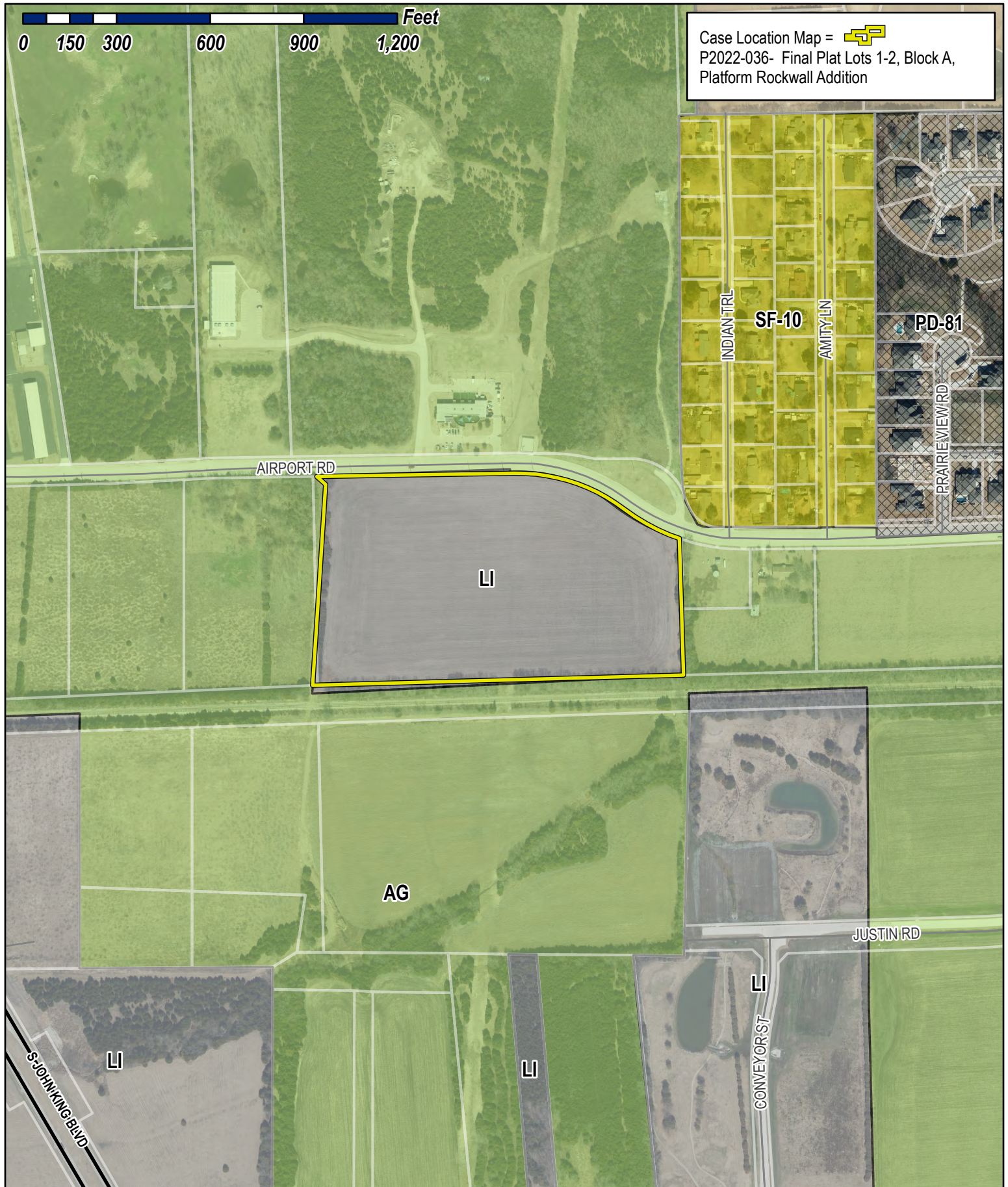
OWNER'S SIGNATURE


Justin T. Day, Manager, Platform Rockwall GP, LLC
(a Texas llc), General Partner Platform Rockwall, LP
(a Texas limited partnership)

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 19, 2023



Case Location Map = 
 P2022-036- Final Plat Lots 1-2, Block A,
 Platform Rockwall Addition



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.

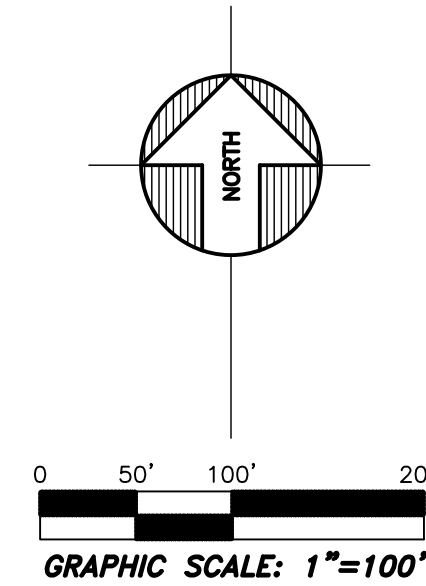
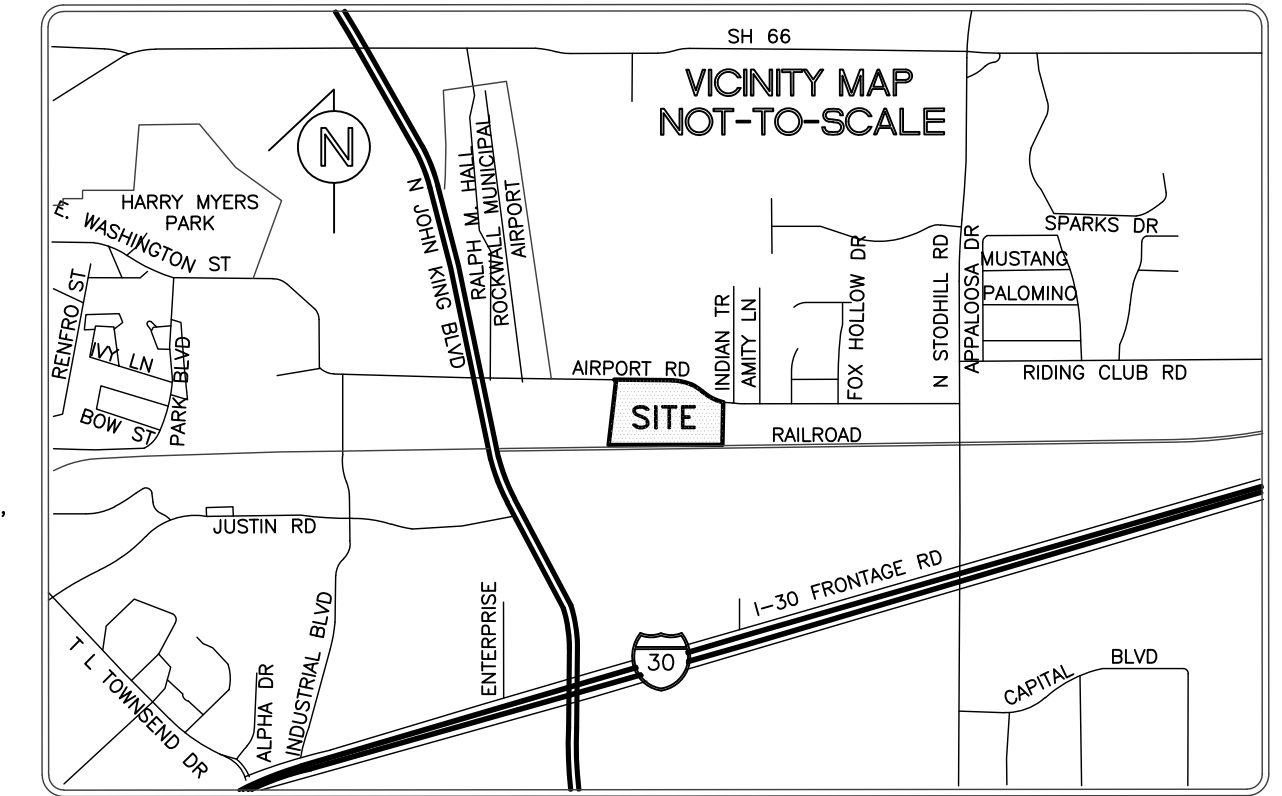


64.509 AC.
CITY OF ROCKWALL
VOL. 2822, PG. 297
D.R.R.C.T.

0.147 AC. - PARCEL 22
CITY OF ROCKWALL
INST#2010-00438262
VOL. 6208, PG. 13
O.P.R.R.C.T.

AIRPORT ROAD

(VARIABLE WIDTH RIGHT OF WAY)



N=7,026,017.9'
E=2,603,266.2'
ELEV=585.5'

R.O.W. DEDICATION
0.0541 AC. (2,357 SF)

N 88°59'20" E - 609.25'

N 46°38'43" W
26.26'

N 04°45'48" E - 671.76'

N=7,025,813.8'
E=2,604,415.4'
ELEV=585.8'

POINT OF BEGINNING

S 00°41'39" E - 446.11'

S 88°12'18" W - 1191.90'

UNION PACIFIC RAILROAD RIGHT-OF-WAY

(100' RIGHT OF WAY)

PT. TRACT D-1
JACKIE RAY ATHEY
VOL. 4875, PG. 140
D.R.R.C.T.
TO
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL COUNTY,
INST#2021000008329
O.P.R.R.C.T.

LOT 1, BLOCK 1
9.2699 AC.
(403,797 S.F.)

LOT 2, BLOCK 1
7.5645 AC.
(329,510 S.F.)

(16.89 ACRES)
PLATFORM ROCKWALL, LP
DOC#20210000034703
O.P.R.R.C.T.

21.554 AC.
JAMES COLLIER PROPERTIES INC.
A TEXAS CORPORATION
INST#20200000017597
O.P.R.R.C.T.

ROCKWALL 549/L-30 PARTNERS, LP
VOL. 5285, PG. 14
D.R.R.C.T.

LEGEND	
OPRRCT	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
CCF NO	COUNTY CLERK'S FILE NUMBER
F.P.A.U.E.	FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
INST. NO.	INSTRUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
IRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" SET
"X" FND	"X" CUT FOUND IN CONCRETE
IRF	IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE

ALL CORNERS ARE 5/8" IRON ROD SET
WITH YELLOW PLASTIC CAP STAMPED
"RPLS 1890" UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS PLAT IS TO
CREATE A NEW ADDITION WITH 2 LOTS
AND DEDICATE EASEMENTS.

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	567.50'	21°08'39"	209.43'	S79°38'18"E	208.24'
C2	470.00'	16°07'22"	132.26'	S58°33'15"E	131.82'
C3	530.00'	27°02'27"	250.14'	S64°00'48"E	247.82'
C4	596.06'	0°24'16"	4.21'	S89°11'26"E	4.21'
C5	596.06'	19°38'26"	204.32'	S79°10'05"E	203.32'
C6	467.50'	16°06'58"	131.50'	S58°33'03"E	131.07'
C7	532.50'	27°06'14"	251.90'	S64°02'41"E	249.56'



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

FINAL PLAT LOTS 1 & 2, BLOCK A PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____

~ WATER EASEMENT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
WC1	532.50'	2°09'09"	20.01'	S61°23'47"E	20.01'

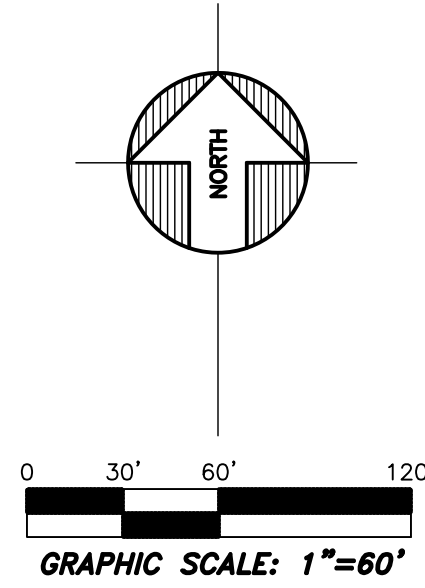
~ WATER EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	N88°59'20"E	42.22'
W2	N88°59'20"E	20.03'
W3	S03°58'37"E	4.47'
W4	S04°49'16"W	24.52'
W5	S85°10'44"E	146.57'
W6	N04°49'16"E	12.61'
W7	S85°10'44"E	10.00'
W8	S04°49'16"W	12.61'
W9	S85°10'44"E	344.56'
W10	S40°10'44"E	46.87'
W11	S04°49'16"W	361.28'
W12	S85°10'44"E	464.02'
W13	N49°49'16"E	46.48'
W14	N04°49'28"E	65.23'
W15	N85°10'44"W	31.73'
W16	N04°49'16"E	10.00'
W17	S85°10'44"E	31.73'
W18	N04°49'16"E	112.16'
W19	N85°10'44"W	15.50'
W20	N04°49'16"E	20.00'
W21	S85°10'44"E	15.50'
W22	N04°49'16"E	8.44'
W23	N40°10'44"W	25.80'
W24	N62°40'51"W	68.84'
W25	N17°40'44"W	38.79'
W26	N27°19'16"E	26.66'
W27	S27°19'16"W	17.92'
W28	S17°40'44"E	22.22'
W29	S62°40'51"E	64.53'
W30	S40°10'44"E	38.06'
W31	S04°49'16"W	232.40'
W32	S49°49'16"W	31.04'
W33	S40°10'44"E	26.60'
W34	S49°49'16"W	20.00'
W35	N40°10'44"W	26.60'
W36	S49°49'16"W	12.02'
W37	N85°10'44"W	377.14'
W38	S04°49'16"W	15.50'
W39	N85°10'44"W	20.00'
W40	N04°49'16"E	15.50'
W41	N85°10'44"W	75.16'
W42	S04°49'16"W	134.00'
W43	S49°49'16"W	38.95'
W44	N85°10'44"W	498.91'
W45	N40°10'44"W	39.35'
W46	N04°49'16"E	571.12'
W47	N03°58'37"W	3.96'
W48	S85°10'44"E	263.61'
W49	S04°49'16"W	15.50'
W50	S85°10'44"E	20.00'
W51	N04°49'16"E	15.50'
W52	S85°10'44"E	209.24'
W53	S40°10'44"E	5.19'
W54	S49°49'16"W	12.42'
W55	S40°10'44"E	20.00'
W56	N49°49'16"E	12.42'
W57	S40°10'44"E	5.12'
W58	S04°49'16"W	128.44'
W59	N85°10'44"W	8.13'
W60	S04°49'16"W	10.00'
W61	S85°10'44"E	8.13'
W62	S04°49'16"W	176.20'
W63	N85°10'44"W	8.13'
W64	S04°49'16"W	10.00'
W65	S85°10'44"E	8.13'
W66	S04°49'16"W	169.86'
W67	S18°57'49"W	4.02'
W68	N40°10'44"W	15.47'
W69	S49°49'16"W	20.00'
W70	S40°10'44"E	18.29'
W71	N85°10'44"W	223.14'
W72	N04°49'16"E	15.50'
W73	N85°10'44"W	20.00'
W74	S04°49'16"W	15.50'
W75	N85°10'44"W	241.89'
W76	N40°10'44"W	6.77'
W77	N49°49'16"E	15.25'
W78	N40°10'44"W	20.00'
W79	S49°49'16"W	11.27'
W80	N04°49'16"E	219.39'
W81	S85°10'44"E	17.48'
W82	N04°49'16"E	20.00'
W83	N85°10'44"W	17.48'
W84	N04°49'16"E	247.72'
W85	S85°10'44"E	18.46'
W86	N04°49'16"E	20.00'
W87	N85°10'44"W	18.46'
W88	N04°49'16"E	7.11'

~ DRAINAGE ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
D1	S88°12'18"W	51.16'
D2	S88°12'18"W	507.39'
D3	N04°50'31"E	21.22'
D4	S88°16'27"W	40.27'
D5	N04°49'36"E	20.13'
D6	N88°16'27"E	40.27'
D7	N04°49'16"E	135.42'
D8	S85°10'42"E	433.89'
D9	S04°49'57"W	12.34'
D10	S85°10'44"E	60.04'
D11	S00°36'34"E	106.45'

~ SEWER ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
S1	N00°36'34"W	92.52'
S2	S89°23'24"W	103.13'
S3	N85°10'24"W	422.49'
S4	N04°49'36"E	20.00'
S5	S85°10'24"E	421.54'
S6	N89°23'24"E	102.18'
S7	S00°36'34"E	20.00'

~ ACCESS ESMT LINE TABLE ~		
NO.	BEARING	DISTANCE
A1	S88°59'20"W	36.58'
A2	S04°49'16"W	474.12'
A3	S85°10'44"E	31.81'

~ ACCESS ESMT CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
AC1	29.50'	45°16'01"	23.31'	N17°48'45"W	22.71'



LOT 1, BLOCK 1

LOT 2, BLOCK 1

OWNER

PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

**FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION**

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PLATFORM ROCKWALL, LP A LIMITED PARTNER IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 18.07 ACRE ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO FLEXIBLE INVESTMENTS, INC., AND RECORDED IN VOLUME 5462, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING THE SAME 16.89 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO PLATFORM ROCKWALL, LP, A LIMITED PARTNER AND RECORDED IN INSTRUMENT NUMBER 2021000034703 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF AIRPORT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) WITNESSED BY A 1/2" IRON ROD WITH YELLOW CAP FOUND, BEARING SOUTH 03° 03' 77" WEST AT A DISTANCE OF 0.69 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A 1.08 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 00° 41' 39" EAST DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 446.11 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT, AND THE SOUTHWEST CORNER OF A 2.90 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO RANDY GARRETT AND RECORDED IN VOLUME 421, PAGE 142 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 88° 12' 18" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND THE SOUTH LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 1191.90 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER, WITNESSED BY A 1/2" IRON ROD FOUND, BEARING SOUTH 28° 44' 53" EAST AT A DISTANCE OF 1.44 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT;

THENCE NORTH 04° 45' 48" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD AND ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 671.76 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER;

THENCE NORTH 46° 38' 43" WEST CONTINUING ALONG THE WEST LINE OF AFORESAID 16.889 ACRE ROBERT B. BALDWIN III AND GULF COAST FORD, LTD TRACT FOR A DISTANCE OF 26.26 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID AIRPORT ROAD, SAID POINT BEING IN THE SOUTH LINE OF A 0.147 ACRE TRACT CALLED PARCEL 22 CONVEYED TO THE CITY OF ROCKWALL FOR RIGHT-OF-WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 88° 59' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BE DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 609.25 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP FOUND, BEARING SOUTH 84° 17' 27" EAST AT A DISTANCE OF 2.29 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 567.50 FEET WITH A CENTRAL ANGLE OF 21° 08' 39" AND A CHORD BEARING SOUTH 79° 38' 18" EAST AT A DISTANCE OF 208.24 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY WIDENED BY DEED RECORDED IN INSTRUMENT NUMBER 2010-00438262 AND VOLUME 6208, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 209.43 FEET TO 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 1890" FOR CORNER WITNESSED BY A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP FOUND, BEARING SOUTH 17° 47' 39" WEST AT A DISTANCE OF 0.80 FEET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET WITH A CENTRAL ANGLE OF 16° 07' 22" AND A CHORD BEARING SOUTH 58° 33' 15" EAST AT A DISTANCE OF 131.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD (RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS) FOR AN ARC DISTANCE OF 132.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS1890" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET WITH A CENTRAL ANGLE OF 27° 02' 27" AND A CHORD BEARING SOUTH 64° 00' 48" EAST AT A DISTANCE OF 247.82 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD, RIGHT-OF-WAY DEDICATED BY DEED RECORDED IN VOLUME 4306, PAGE 214 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS FOR AN ARC DISTANCE OF 250.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.889 ACRES OF LAND, MORE OR LESS.



BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
PLATFORM ROCKWALL, LP
A LIMITED PARTNER
4131 SPICEWOOD SPRINGS ROAD, SUITE E4
AUSTIN, TEXAS 78759

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1 & 2, BLOCK A, PLATFORM ROCKWALL ADDITION, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN PLATFORM ROCKWALL ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

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

- (1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.
(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
(5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
(6) NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR
(7) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF DRAINAGE AND DETENTION EASEMENTS ON SITE.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTIONS MADE HEREIN.

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

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF ROCKWALL.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2022.

PLATFORM ROCKWALL, LP A TEXAS LIMITED PARTNERSHIP

BY: PLATFORM ROCKWALL GP, LLC A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER

BY: JUSTIN T. DAY, MANAGER

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

PLANNING & ZONING

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2020.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL, COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
LOTS 1 & 2, BLOCK A
PLATFORM ROCKWALL ADDITION

BEING A 16.889-ACRE PARCEL
D. HARR SURVEY ABSTRACT NO. 102
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JULY 13, 2022

CASE NO. P2022-_____



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Kristy Teague, City Sect./Asst. to the City Manager

DATE: August 1, 2022

SUBJECT: ILA FOR FIRE PROTECTION SERVICES IN THE COUNTY

Attachments

ILA with County for Fire Services

Summary/Background Information

This is a standard, interlocal agreement entered into between Rockwall County and the City of Rockwall on an annual basis. This ILA is for the upcoming fiscal year (FY2023) and reflects an amount of \$65,633, which is 'down' from last year's \$68,250. The slightly lower dollar amount is attributed to what is essentially some 'redistricting' that has occurred, with the Fate and McLendon-Chisholm Fire Departments now picking up coverage of some small areas of the County that were previously covered by the Rockwall Fire Dept. Chief Cullins or Mrs. Smith will be happy to answer any questions Council may have related to this agreement.

Action Needed

Council is asked to consider authorizing the city manager to execute the attached ILA for the upcoming fiscal year.

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

**INTERLOCAL AGREEMENT FOR
FIRE PROTECTION SERVICES**

THIS AGREEMENT is made and entered into by and between the County of Rockwall, Texas, hereinafter referred to as “County” and the City of Rockwall, Texas, hereinafter referred to as “City” or “Rockwall”.

WITNESSETH:

WHEREAS, pursuant to §352.001(b)(3) of the Texas Local Government Code, a county is authorized to execute interlocal agreements with any city, town or village within such county to provide fire protection services to the citizens of any such county residing outside the corporate limits of any city, town or village; and

WHEREAS, pursuant to Chapter 791 of the Texas Government Code, the City is authorized to execute interlocal agreements with a county to provide governmental services and functions such as fire protection; and

WHEREAS, the City is the owner of certain trucks and other equipment designed for and capable of being used in the protection of persons and property from and in the suppression and fighting of fires; and

WHEREAS, the County desires to obtain such services for its citizens residing in unincorporated areas of the County, and the City is willing to provide such services as hereinafter set forth and provided.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

Section 1. That the recitals set forth above are true and correct and incorporated herein.

Section 2. Definitions. The following words shall have the following meanings when used in this Agreement:

- a) “Call” means each response by the City of Rockwall Fire Department to rescues, auto accidents, actual fire, false alarms, fires to be found extinguished on arrival of the City’s fire unit or units, potential fire situations or emergencies.

- b) “Chief Administrative Officer” means the Mayor or City Manager of the City.
- c) “District” means the area within the boundaries of Rockwall County, Texas, for which the City of Rockwall Fire Department has permanent responsibility for first alarm response to fires in such district. This includes Public Protected Classification, outside protected areas, and Fire Districts defined by the Texas Department of Insurance.
- d) “Employed” means a fire fighter who is paid a salary by the City, or volunteer fire fighter.
- e) “Fire Chief” means the Fire Chief of the City or his duly authorized designees.
- f) “Fire Fighter” means a fire fighter of the City.
- g) “Requesting Party” means the entity requesting fire protection assistance from the City for fire services for residents of the County, but not living within any city’s incorporated limit.

Section 3. The parties hereto hereby agree that the City will provide fire equipment and services to points in the County which are outside the corporate limits of any city in the County, but inside the boundary limits known as First Alarm County District for the City. Areas outside such boundary shall be known as the Second Alarm County District for the City, and a closer fire department shall be notified for first response.

Section 4. In consideration of such service, the County will pay to the City the sum of Sixty-Five Thousand Six Hundred and Thirty-Three (65,633.00) dollars for calls outside the corporate limits of any city in the County subject to annual funding approval by the Rockwall County Commissioner’s Court during the regular budget process. Said payment shall be made on an annual basis upon written request from the City to the Rockwall County Auditor and will be payable within thirty (30) days after receipt of such, by the Auditor’s Office.

Section 5. County hereby gives and grants to the City full and complete authority to operate its fire fighting vehicles on and over public roads, highways, and other thoroughfares of the County and other public places.

Section 6. City shall, at its own cost and expense, purchase and keep in force at all times insurance for the minimum amount of liability under the Texas Tort Claims Act. City agrees to provide copies of such policy or policies of insurance and/or other evidence satisfactory to the County Auditor of Rockwall County, Texas.

Section 7. The Fire Chief shall be the sole judge of the amount and type of equipment and number of personnel dispatched to calls made pursuant to this Agreement. Said Fire Chief, or his designee, shall be in charge of the firefighting techniques used in response to any calls.

For each call made pursuant to this Agreement, the Fire Chief shall prepare a report showing the date, location, and description of the call. True copies of such reports shall be on file with the Fire Chief and available for review by the County Auditor or Commissioner's Court of the County.

Section 8. City hereby agrees to render services to other Fire Districts within the County if backup emergency assistance is requested. The City's fire fighters shall report to the Requesting Party's Officer In Control at the location to which they have been assigned, and shall be under the command of the Requesting Party's Fire Chief and will be released when their services are no longer required.

Calls for assistance may be aborted only by (1) another Fire Department at the scene; (2) an officer of the Sheriff's Department at the scene; (3) a State Department of Public Safety Officer at the scene; (4) the responding department's Fire Chief or designee; (5) or Dispatch.

Section 9. While any fire fighter, regularly employed as such by the City, is in the service of the Requesting Party, such fire fighter shall be a fire fighter of the Requesting Party and be under the command of the Requesting Party's Chief, with all the powers of a regular fire fighter of the Requesting Party, as fully as if such fire fighter were within the territorial limits of the governmental entity where such fire fighter is regularly employed. A fire fighter's qualifications for employment by the governmental entity by which he or she is regularly employed shall constitute such fire fighter's qualifications for such position within the territorial limits of the Requesting Party, and no other oath, bond or compensation need be made.

Section 10. Each party to this Agreement expressly waives the right to recovery from the other party for reimbursement of wages, disability, pension payments, damages to equipment and clothing, medical expenses, travel, food and lodging expenses.

Section 11. Any fire fighter or other person who is assigned, designated or ordered by the Fire Chief of the party which regularly employs such, to perform duties pursuant to this Agreement, shall receive the same wages, salary, pension, compensation and all other rights for such service, including injury benefits, death benefits, and worker's compensation benefits, as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed. Moreover, all wage and disability payments, including worker's compensation benefits, pension payments, damage to equipment and clothing, medical expenses, and expenses of travel, food and lodging, shall be paid by the party which regularly employs such person in the same manner as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed.

Section 12. In the event that any person performing fire fighting services pursuant to this Agreement shall be cited as a party to any civil lawsuit, state or federal, arising out of the performance of those services, such fire fighter shall be entitled to the same benefits that he or she would be entitled to receive if such civil action had arisen out of the performance of such person's

duties as a member of the department where and in the jurisdiction of the party where such person is regularly employed.

Section 13. Each party to this Agreement expressly waives all claims against the other party for compensation arising from loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

Section 14. Third party claims against parties hereto shall be governed by the Texas Tort Claims Act or other appropriate statutes, charters and ordinances of the parties.

Section 15. It is expressly understood and agreed that by executing this Agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it, against claims arising in the exercise of governmental powers and functions.

Section 16. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

Section 17. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue shall be in Rockwall County, Texas.


Section 18. If any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such invalidity or illegality shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, and shall not render the entire Agreement invalid.

Section 19. This Agreement constitutes the entire Agreement and understanding between parties. Any modification, change or amendment to this Agreement shall be in writing and approved by both parties.

Section 20. This Agreement shall become effective as of October 1, 2022 and shall continue through September 30, 2023.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under authority of appropriate action taken by their respective governing bodies.

COUNTY OF ROCKWALL, TEXAS



David Sweet Janet Nichol
County Judge Pro Tem

CITY OF ROCKWALL, TEXAS

Mary Smith, City Manager

Kenneth Cullins, Fire Chief



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 1, 2022

SUBJECT: Z2022-034; ZONING CHANGE (AG TO PD) FOR THE HANCE TRACT

Attachments

Memorandum
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
Survey
Concept Plan
Comprehensive Plan Excerpts
Draft Ordinance

Summary/Background Information

Discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments 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 85.63-acre tract of land identified as Tracts 2-01, 2- 04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and 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 proposed Zoning Change.



CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

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

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

DATE: August 1, 2022

SUBJECT: Z2022-034; *Zoning Change (AG to PD) for the Hance Tract*

On July 18, 2022, the City Council approved a motion to table *Case No. Z2022-034* by a vote of 5-0, with Council Members Jorif and Johannesen absent. The City Council tabled this case, requesting that the applicant provide the larger *Type 'C'* lots (*i.e. the 82' x 125' lots*) along the existing portion of E. Quail Run Road. In response to the City Council request and subsequent tabling of the case, the applicant has submitted a new concept plan showing the *Type 'C'* lots being incorporated along both the existing portion of E. Quail Run Road and the new portion of E. Quail Run Road. Based on this, staff has updated the proposed draft ordinance and case memo reflecting the applicant's proposed changes. No other substantial changes were made to the plan. Should the City Council have any questions, staff and the applicant will be available at the August 1, 2022 City Council meeting.



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: August 1, 2022
APPLICANT: Kevin Harrell; *Skorburg Company*
CASE NUMBER: Z2022-034; *Zoning Change (AG to PD) for the Hance Tract*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments 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 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. Beyond these structures, the subject property has remained largely undeveloped and the zoning designation has not changed since annexation.

PURPOSE

On June 17, 2022, the applicant -- *Kevin Harrell of the Skorburg Company* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 250-lot single-family, residential subdivision that will consists of three (3) lot sizes (*i.e. [A] 150, 62' x 120' lots; [B] 74, 72' x 120' lots; and [C] 26, 82' x 125' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of Hays Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this thoroughfare is Phase 1 of the Saddle Star Estates Subdivision, which consists of 66 single-family residential lots on 26.41-acres. This phase of the subdivision was filed with Rockwall County on November 23, 2020, and is zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses.

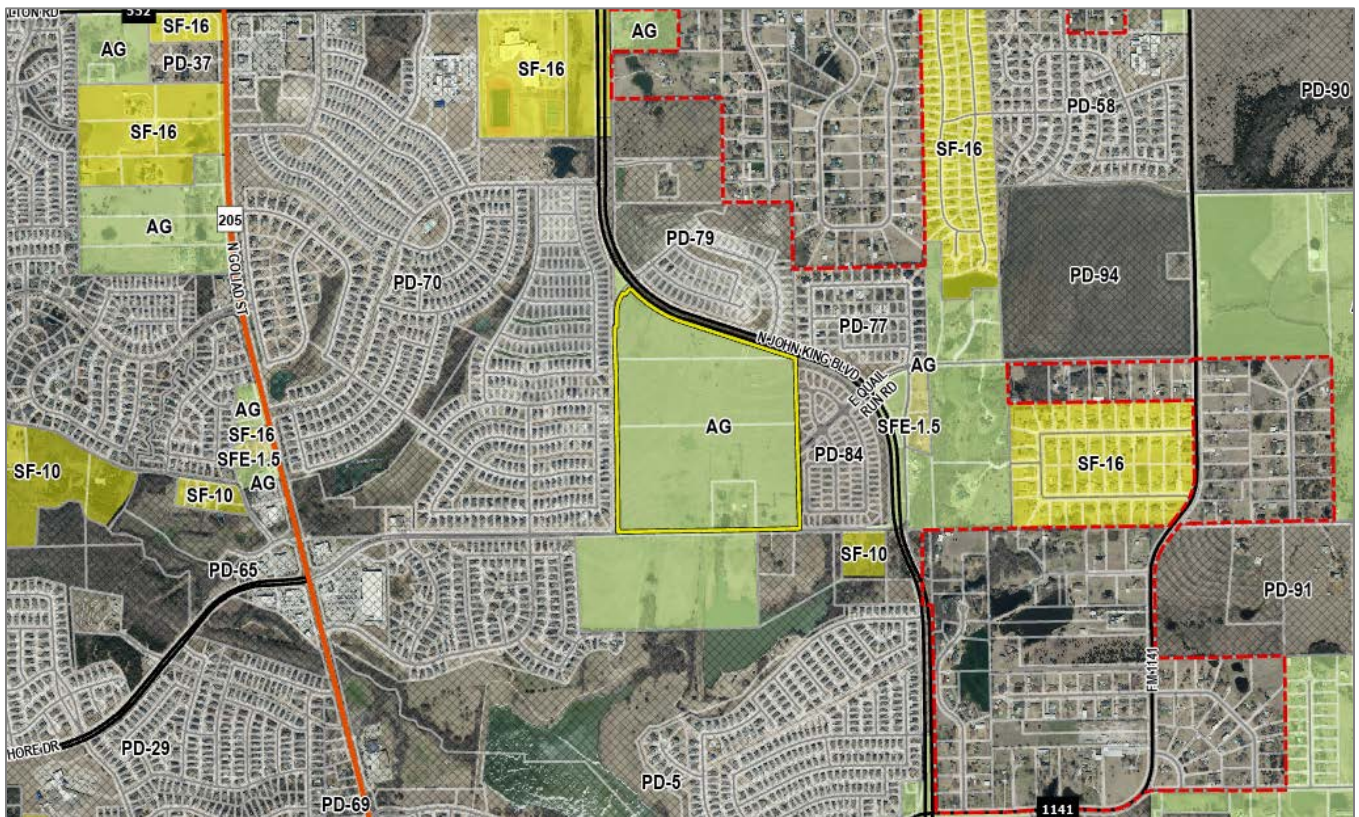
South: Directly south of the subject property is E. Quail Run Road. Portions of this roadway are designated as an M4D (*i.e. major collector, four [4] lane, divided roadway*) and a R2U (*i.e. residential, two [2] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3) tracts of land (*i.e. Tract 19-2 and 22 of the S. S. McCurry Survey, Abstract No. 146 and Lot 1 of the L. L.*

Leonard Addition) that are currently vacant and zoned Agricultural (AG) District and Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is the Gideon Grove Subdivision, which consists of 84 single-family residential lots on 30.06-acres. This subdivision was filed with Rockwall County on March 22, 2022, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Hays Road, which is identified as a *Minor Collector* on the City Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 8 of the Stone Creek Subdivision, which consists of 102 single-family residential lots on 28.66-acres. This phase of the subdivision was filed with Rockwall County on March 6, 2018, and is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 85.63-acre subject property will consist of 250 residential lots. These lots will consist of three (3) lot types: [1] 150 *Type 'A'* lots that are a minimum of 62' x 120' (*or 7,440 SF*), [2] 74 *Type 'B'* lots that are a minimum of 72' x 120' (*or 8,640 SF*), and [3] 26 *Type 'C'* lots that are a minimum of 82' x 125' (*or 10,250 SF*). This translates to a gross density of 2.92 dwelling units per gross acre (*i.e. 252 lots/85.63-acres = 2.919 dwelling units per gross acre*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,200 SF to 2,800 SF. With regard to the proposed housing product, staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 90% masonry, and be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a variation of materials throughout the subdivision.

Looking at the garage orientation proposed for the development, the applicant is requesting to allow a total of 32.10% of the *Type 'A' Lots (51 lots or 20% of all the garages)* to be orientated toward the street in a *Flat Front Entry* garage configuration; however, the applicant is proposing to require a 25-foot front yard building setback for all garages oriented in a *Flat Front Entry* garage configuration. The remaining garage doors will be oriented in a *J-Swing (or a Traditional Swing)* configuration or *Recessed Entry* configuration (*i.e. where the garage door is situated a minimum of 20-feet behind the front façade*). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [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 finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

IMAGES 1, 2 & 3: EXAMPLES OF UPGRADED GARAGES



The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	62' x 120'	7,440 SF	150	60.00%
B	72' x 120'	8,640 SF	74	29.60%
C	82' x 125'	10,250 SF	26	10.40%
<i>Maximum Permitted Units:</i>			250	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C
<i>Minimum Lot Width</i> ⁽¹⁾	62'	72'	82'
<i>Minimum Lot Depth</i>	120'	120'	125'
<i>Minimum Lot Area (SF)</i>	7,440 SF	8,640 SF	10,250 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2), (5) & (7)}	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,200 SF	2,600 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65'	65'	65'

General Notes:

- ¹: 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*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.

- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* 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.

The proposed concept plan shows that the development will consist of a total of 17.2288-acres open space that includes a 4.80-acre amenity center. This translates to an open space percentage of 20.09% (i.e. 17.203067-acres of open space/85.63-acres gross = 20.09%). In addition, the applicant has incorporated a ten (10) foot hike/bike trail along John King Boulevard and five (5) foot walking trails throughout the subdivision.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. According to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, E. Quail Run Road is required to be a M4D (i.e. *major collector, four [4] lane, divided roadway*), which requires an 85-foot right-of-way with two (2), 25-foot *back-to-back* concrete streets with a 14-foot median. This roadway will need to be fully constructed from the existing E. Quail Run Road -- *constructed with Phase 2 of the Gideon Grove Subdivision* -- to where the future alignment ties into the existing E. Quail Run Road. From this point, to the western property line, the applicant will be responsible for constructing a minimum of 24½-feet of the existing E. Quail Run Road. Hays Road is a *Minor Collector* according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This means the applicant will be required to dedicate the remaining right-of-way to ensure that the full right-of-way width of 60-feet is provided, and construct the remaining 16½-feet of paving. In addition, the applicant will be required to construct a left turn lane on John King Boulevard to the City's standards.
- (2) Water. The applicant will be required to construct an eight (8) inch water line that loops through the subject property.
- (3) Wastewater. The applicant will be required to construct an eight (8) inch wastewater line that connects to the existing wastewater system, and pay a \$361.54 per acre sewer pro-rata.
- (4) Drainage. Detention will be required and sized per the required detention study. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for the existing ponds on the subject property.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) Garage Configuration. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80% *J-Swing (or Traditional Swing)* or *Recessed Front Entry* (i.e. where the garage is setback a minimum of 20-feet behind the front façade of the home) garages and 20% *Flat Front Entry* garages with a minimum of a 25-foot building setback. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage

configurations: [A] coach lighting, [B] decorative wood doors or wood overlays on insulated metal doors, [C] driveways constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. The following are examples of some of the upgraded finishes depicted in the Planned Development District ordinance:

IMAGES 4, 5, 6, & 7: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

- (3) Roadway Spacing. The Engineering Department's *Standards of Design and Construction Manual* stipulates a minimum driveway spacing of 200-feet between a local (*i.e. a residential street*) and an arterial (*i.e. Quail Run Road*). Currently, the concept plan does not appear to meet the minimum spacing requirements for the roadways in the southeast corner of the subject property. Should the City Council choose to approve this Planned Development District, they would essentially be approving a variance to the minimum driveway spacing 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 located within the Northwest Residential District and is designated for Medium Density Residential land uses. The plan defines Medium Density Residential land uses as "... residential subdivisions that are greater than two (2) and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ..." In this case the applicant is proposing a total density of 2.92 dwelling units per acre. In addition, the applicant is proposing to incorporate walking trails and 20.09% open space, and a 4.80-acre amenity center. Based on this the applicant's request is in conformance with the Medium Density Residential designation indicated for the subject property.

According to the *District Strategies for Suburban Residential* in the Northwest Residential District, "... Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar Suburban Residential products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision." In this case, the subject property is directly adjacent to Phase 2 of the Gideon Grove Subdivision and Phases 8, 9, & 10 of the Stone Creek Subdivision. Contained within these phases of these subdivisions are lot sizes that range from 60' x 120' (*or a minimum of 7,000 SF*) to 70' x 120' (*or a minimum of 8,400 SF*). This means that the applicant is proposing lots that are equal to or larger than the lots in the adjacent subdivisions. Based on this the applicant's request appears to be in conformance with the *District Strategies* for the Northwest Residential District.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] side yard setbacks on all lot types, fronting of homes on to a park/open space, etc.*); however, staff has identified the following non-conformities on the concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

- (1) CH. 08 | Section 02.03 | Goal 01; Policy 5: Design neighborhoods utilizing the *Housing Tree Model* ... A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff Response: Staff requested that the *Type 'C' Lots (i.e. 82' x 125' Lots)* be incorporated into the concept plan along E. Quail Run Road to better conform to the *Housing Tree Model*. The applicant has incorporated larger Type 'C' (i.e. 82' x 125' lots) adjacent to Quail Run Road.

- (2) [CH. 07 | Goal 02; Policy 3](#): Continue to develop and plan for an interconnected trail and sidewalk system that promotes connectivity and access to all areas of the City.

Staff Response: Staff request the applicant label and show an interconnected trail and sidewalk system on the concept plan. [The applicant has shown a ten \(10\) foot hike/bike trail along John King Boulevard on the concept plan and additional five \(5\) foot trails that traverse the proposed subdivision.](#)

- (3) [CH. 08 | Section 02.02 | Goal 03; Policy 1](#): All residential development -- five (5) acres or greater -- should consist of a minimum of 20% open space as calculated by the gross land area. Floodplain should be counted at a rate of ½-acre for every acre provided (e.g. ten [10] acres of floodplain dedicated as open space would count as five [5] acres of open space).

Staff Response: The original concept plan had less than 20.00% open space. Based on this staff requested that the applicant change the concept plan to incorporate at least 20.00%. [The applicant has changed the concept plan to incorporate 20.09%.](#)

Taking into account the applicant's concept plan, proposed density, and development standards, the request does appear to conform with the majority of the OURHometown Vision 2040 Comprehensive Plan; however, as with all zoning cases, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 17, 2022, staff mailed 275 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek, Quail Run Valley, and Caruth Lakes (*Caruth Ridge Estates*) Homeowner's Associations (HOA's), which are the only HOA's within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

- (1) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner outside of the 500-foot notification buffer in favor of the applicant's request.
- (2) One (1) response from the City's online *Zoning and Specific Use Input Form* from one (1) property owner outside of the 500-foot notification buffer in opposition of the applicant's request.
- (3) Three (3) emails from three (3) property owners outside of the 500-foot notification buffer in opposition to the applicant's request.
- (4) One (1) email from one (1) property owner outside of the 500-foot notification buffer in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) Any construction resulting from the approval of this [Zoning Change](#) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: 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 1244 E Quail Run Rd

SUBDIVISION N/A

LOT

BLOCK

GENERAL LOCATION SEC of N John King Blvd and Hays Ln

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG - Agricultural District

CURRENT USE Vacant Ag Land

PROPOSED ZONING PD - SF - 10

PROPOSED USE Single Family Residential

ACREAGE 85.63

LOTS [CURRENT]

N/A

LOTS [PROPOSED]

255

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 R & R Hance Investments

APPLICANT Skorburg Company

CONTACT PERSON Larry Hance

CONTACT PERSON Kevin Harrell

ADDRESS 6946 Sperry St

ADDRESS 8214 Westchester Dr

STE 900

CITY, STATE & ZIP Dallas, TX 75214

CITY, STATE & ZIP Dallas, TX 75225

PHONE 214-207-4362

PHONE 214-888-8859

E-MAIL

E-MAIL kharrell@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

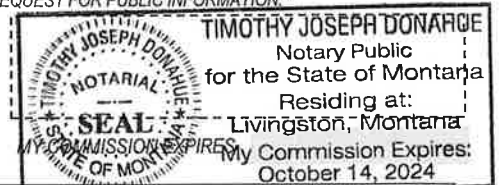
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry Hance [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

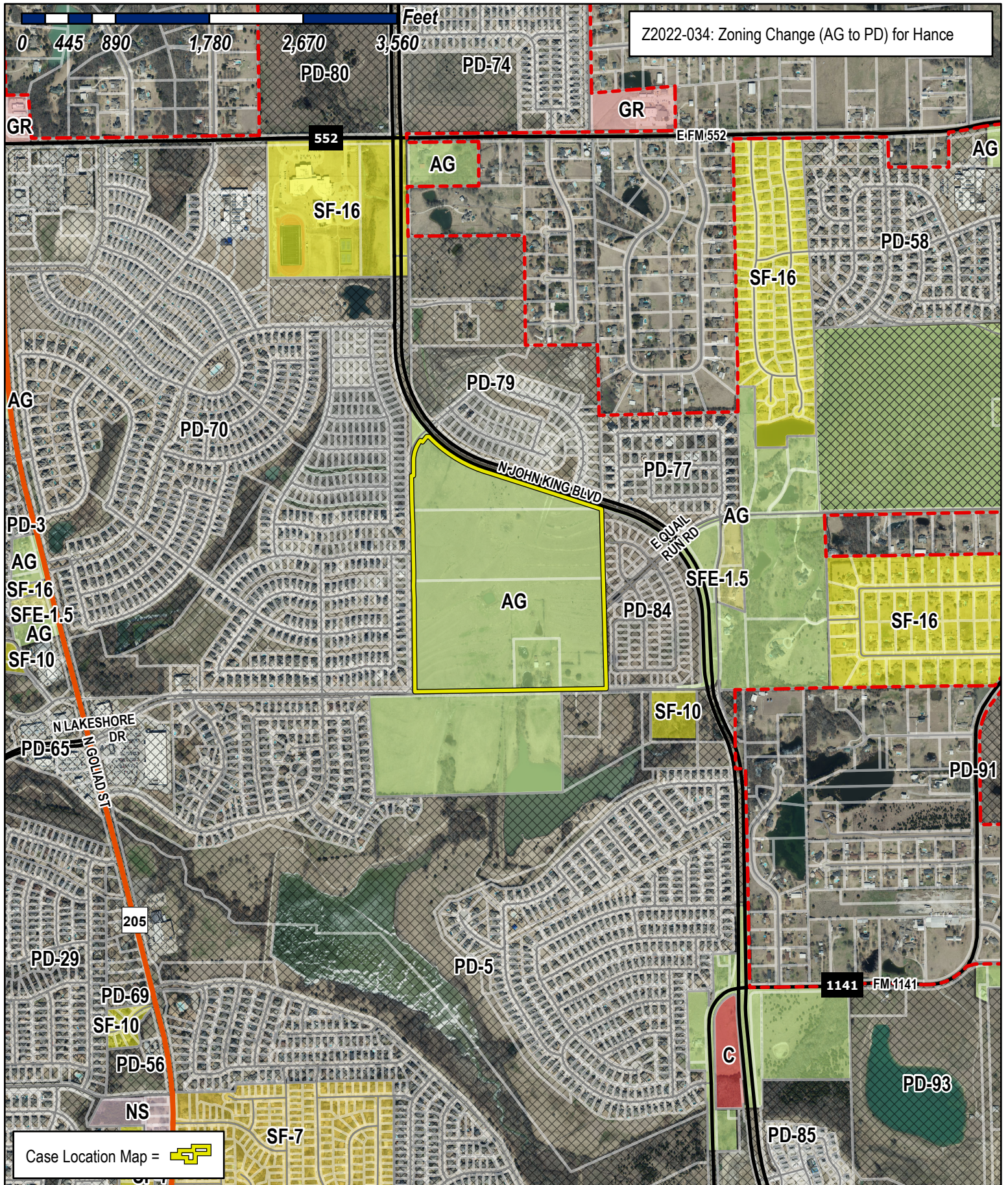
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 14th DAY OF June, 2025.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2022-034: Zoning Change (AG to PD) for Hance

Case Location Map = 



City of Rockwall

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

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

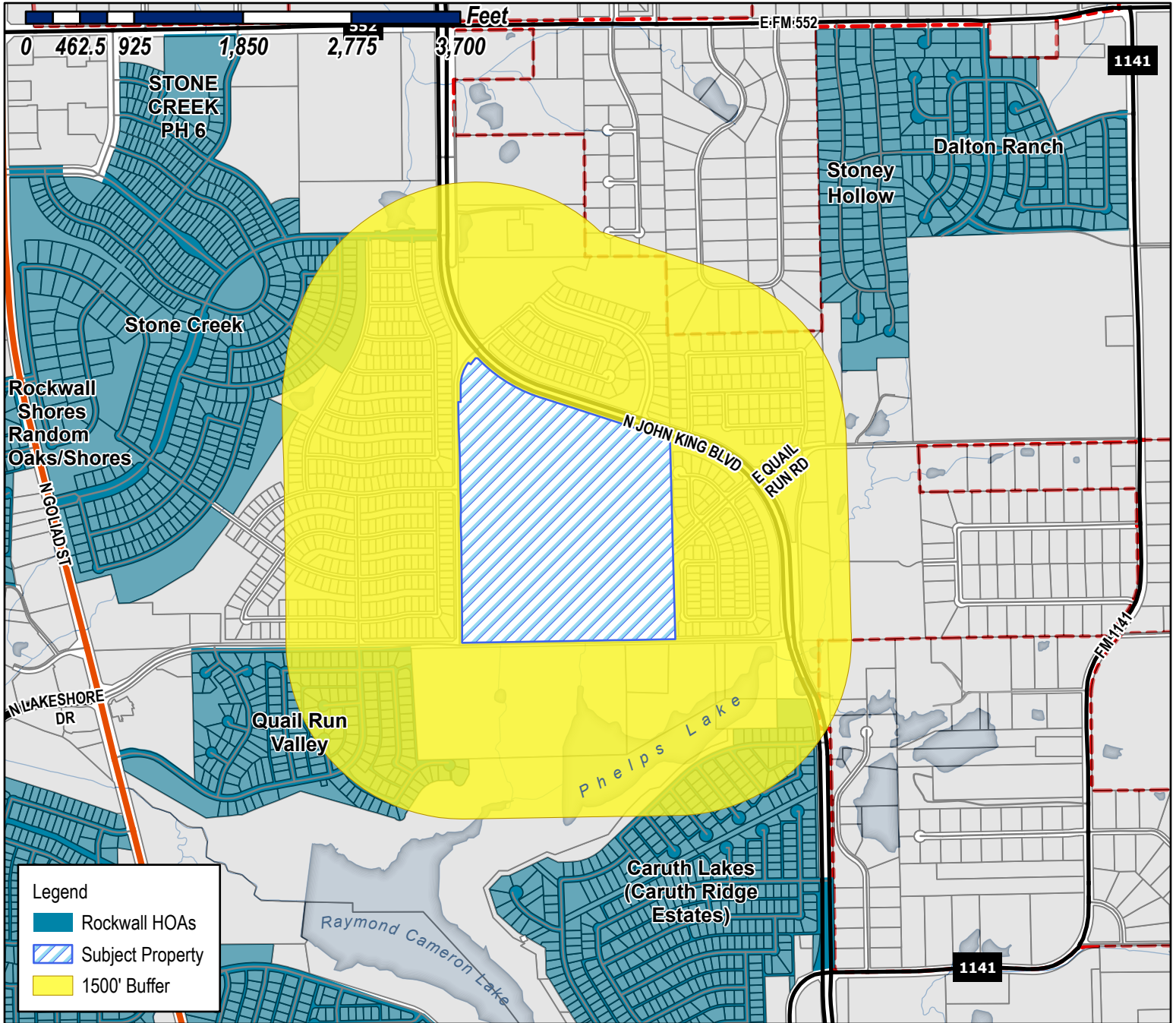




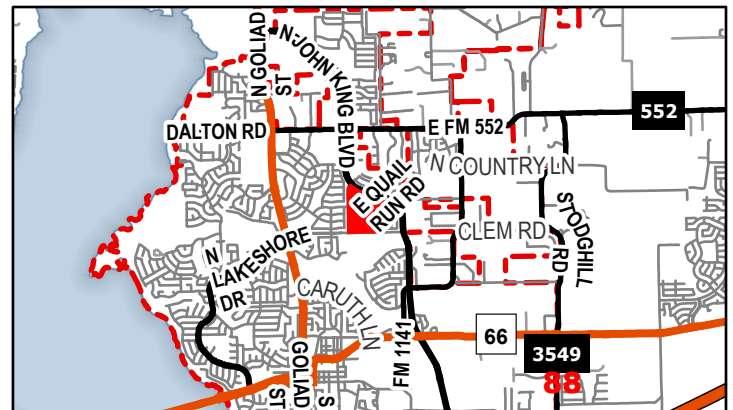
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2022-034
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SEC Hays Road & John King Blvd.



Date Saved: 6/18/2022
 For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, June 21, 2022 4:44 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-034]
Attachments: Public Notice (06.20.2022).pdf; HOA Map (06.17.2022).pdf

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 *June 24, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, July 12, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 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 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>.

Z2022-034: Zoning Change from AG to PD for SF-10 District land uses

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments 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 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and 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/>

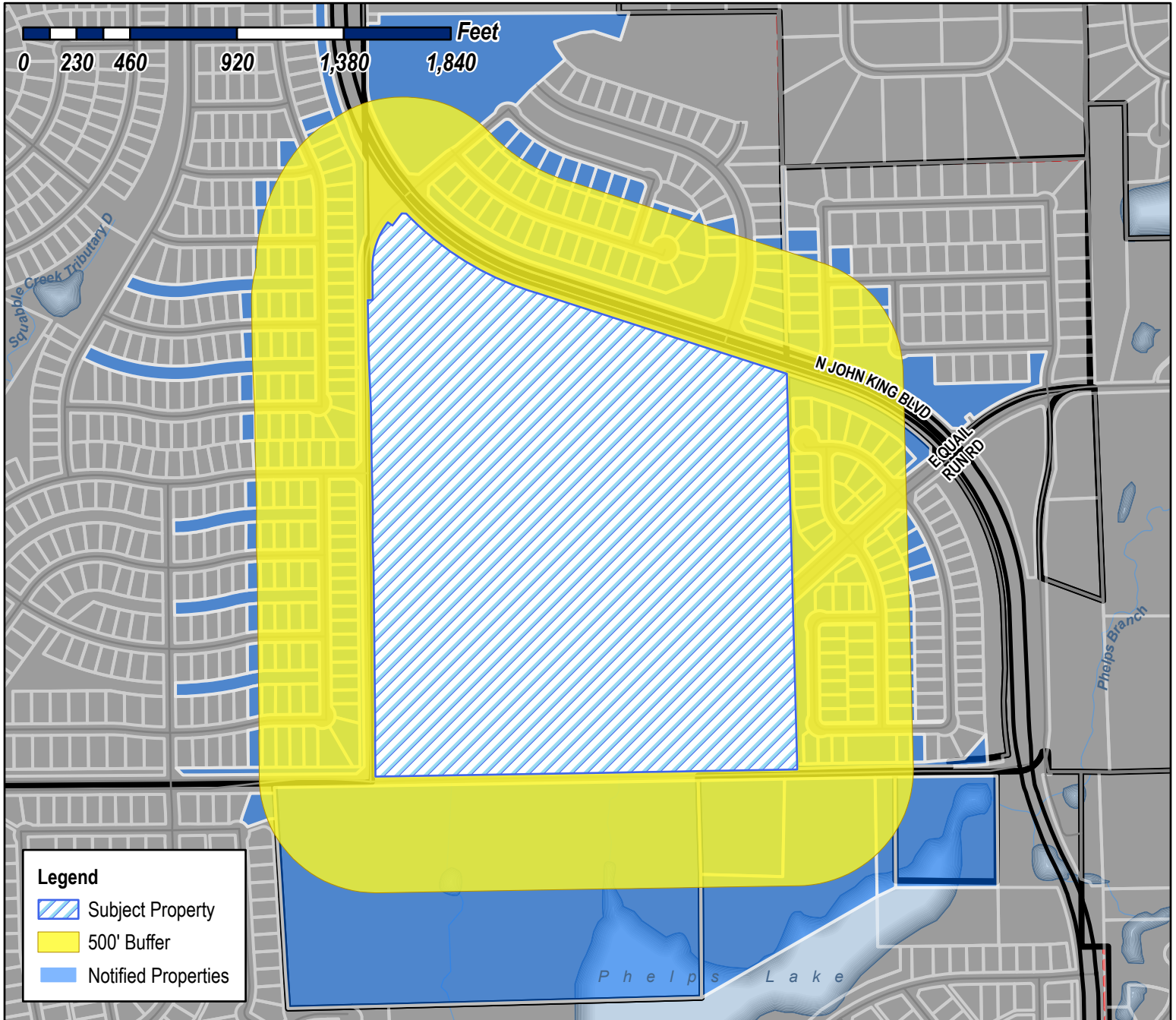
This email was scanned by Bitdefender



City of Rockwall

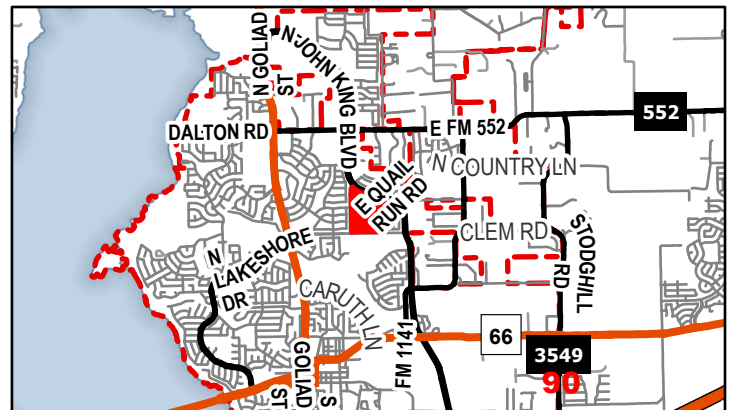
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2022-034
Case Name: Zoning Change (AG to PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SEC Hays Road & John King Blvd.

Date Saved: 6/18/2022
 For Questions on this Case Call (972) 771-7745



GIDEON GROVE HOMEOWNERS ASSOCIATION
INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

STONE CREEK HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

QUALICO DEVELOPMENTS (US), INC.
1201 OPAL DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1202 JASPER ST
ROCKWALL, TX 75087

PACESETTER HOMES LLC
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1207 OPAL DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1208 JASPER ST
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1213 OPAL DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1214 JASPER ST
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1239 OPAL DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
1244 QUAIL RUN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1245 OPA LDR
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
1309 MORaine PL
HEATH, TX 75032

BROWN CHARLES O AND KAREN E
1401 HARVARD DRIVE
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1402 HARVARD DR
ROCKWALL, TX 75087

MAKIDON MICHAEL AND GINA
1405 HARVARD DRIVE
ROCKWALL, TX 75087

MANEY DREW DANIEL
1406 HARVARD DRIVE
ROCKWALL, TX 75087

PHILLIPS LARRY GLENN AND DEBORAH ANN
1408 HARVARD DR
ROCKWALL, TX 75087

HOBBS ANTWAUN AND JADE
1409 HARVARD DRIVE
ROCKWALL, TX 75087

SMITH ROBERT AND SUSAN
1410 HARVARD DRIVE
ROCKWALL, TX 75087

BARRIENTOS RUBEN AND IDA
1411 HARVARD DRIVE
ROCKWALL, TX 75087

DEHART KYLE J AND JOCELYN L
1414 HARVARD DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1415 HARVARD DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

QUALICO DEVELOPMENTS (US), INC.
14400 THE LAKES BLVD
PFLUGERVILLE, TX 78660

DFH COVENTRY LLC
14701 PHILIPS HIGHWAY SUITE 300
JACKSONVILLE, FL 75248

REMEDIZ TYLER AND CELESTE
1600 WANETA DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1604 WANETA DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1608 WANETA DR
ROCKWALL, TX 75087

BORG RICHARD AND
MEGAN WOOD
1612 WANETA DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1616 WANETA DR
ROCKWALL, TX 75087

ALEXANDER MATHEW AND MARYALICE
1620 WANETA DR
ROCKWALL, TX 75230

TODD WILLIAM BRACKEN JR AND LAUREN
ELIZABETH
1624 WANETA DR
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
16980 NORTH DALLAS PARKWAY SUITE 100
DALLAS, TX 75248

GORDON STEVEN JR AND JENNIFER
1702 WANETA DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1704 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1705 SAPPHERE RD
ROCKWALL, TX 75087

SUNDSTROM KENNETH AND AVA
1706 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1706 RUBY WAY
ROCKWALL, TX 75087

HUNT ROBERT WILBURN AND MARY
RICHARDSON HUNT
1710 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1710 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1711 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1712 RUBY WAY
ROCKWALL, TX 75087

MCCLURE MATTHEW AND JIYEON
1714 WANETA DR
ROCKWALL, TX 75225

QUALICO DEVELOPMENTS (US), INC.
1716 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1717 SAPPHERE RD
ROCKWALL, TX 75087

MATLOCK THERON
1718 WANETA DRIVE
ROCKWALL, TX 75230

QUALICO DEVELOPMENTS (US), INC.
1718 RUBY WAY
ROCKWALL, TX 75087

MATLOCK THERON
1718 WANETA DR
ROCKWALL, TX 75087

STEERE VLADISLAV AND
LEAH STOCKSTILL
1722 WANETA DRIVE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1722 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1723 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1724 RUBY WAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1728 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1729 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1730 RUBY WAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1734 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1735 SAPPHERE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1736 RUBYWAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1742 RUBYWAY
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1802 SAPPHIRE RD
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
1804 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1808 SAPPHIRE RD
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1808 WANETA DR
ROCKWALL, TX 75087

SCHMIDT DEBRA SUE
1812 WANETA DRIVE
ROCKWALL, TX 75201

QUALICO DEVELOPMENTS (US), INC.
1814 SAPPHIRE RD
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1816 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1820 SAPPHIRE RD
ROCKWALL, TX 75087

MEGATEL HOMES LLC
1820 WANETA DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1823 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1825 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1826 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1831 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1832 SAPPHIRE RD
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1837 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1845 GEM DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1902 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1903 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1906 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1907 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1909 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1910 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1912 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1913 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1915 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1918 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1919 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1921 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1924 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1927 PEBBLE LN
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1930 JADE DR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1936JADEDR
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC.
1942 JADE DR
ROCKWALL, TX 75087

FORMBY KAYLA RILEY & JONATHAN
CHRISTOPHER
2002 TOPAZ DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2004 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2005 EVERT WAY
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2006 TOPAZ DRIVE
ROCKWALL, TX 75087

GERENA PRISCILLA SCHAR- AND
JONATHAN M ELDER
2007 GROVER LANE
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2009 EVERT WAY
ROCKWALL, TX 75087

HOLLIDAY MALESSA R AND COURTNEY
2010 TOPAZ DRIVE
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN
2011 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2012 GROVER LANE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
2013 EVERT WAY
ROCKWALL, TX 75087

GILBY TYLER AND TAYLOR
2014 TOPAZ DRIVE
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA
2015 GROVER LANE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2018 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2022 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2024 TOPAZ DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
2101 CEDAR SPRINGS RD STE 700
DALLAS, TX 75201

HIGHLAND HOMES- DALLAS LLC
2104 TOPAZ DR
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA
2105 GROVER LANE
ROCKWALL, TX 75225

STONE CREEK PHASE X LTD
2108 TOPAZ DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2109 GROVER LANE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2112 TOPAZ DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2116 TOPAZ DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2120 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2120 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2121 RANDAS WAY
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2124 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2125 RANDAS WAY
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2200 ROSS AVE SUITE 4200W
DALLAS, TX 75201

DFH COVENTRY LLC
2201 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2202 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2202 TOPAZ DR
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
2203 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2204 MIRANDA LN
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
2206 TOPAZ DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2207 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2208 MIRANDA LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2210 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2211 MIRANDA LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2214 TOPAZ DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2218 TOPAZ DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
2220 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2301 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2303 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2304 MIRANDA LN
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2304 TOPAZ DR
ROCKWALL, TX 75087

DFH COVENTRY LLC
2305 ROCKING HTRL
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2307 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2308 MIRANDA LN
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2308 TOPAZ DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2309 ROCKING HTRL
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
2311 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2312 MIRANDA LN
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
2312 TOPAZ DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2313 ROCKING HTRL
ROCKWALL, TX 75087

MHI PARTNERSHIP LTD
2315 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2316 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2317 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2319 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2320 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2321 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2323 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2324 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2325 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2325 ROCKING HTRL
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2327 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2328 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2329 ROCKING HTRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2331 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2332 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2333 ROCKING H TRL
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2335 MIRANDA LN
ROCKWALL, TX 75087

DFH COVENTRY LLC
2336 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2339 MIRANDA LN
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
2340 MIRANDA LN
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2341 MIRANDA LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 801
SPRING, TX 75225

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

STONE CREEK PHASE X LTD
537 FAIR DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
538 ALBATROSS DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
541 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
541 PETREL DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
542 ALBATROSS DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
542 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
543 FAIR DR
ROCKWALL, TX 75087

JACOB JOFFY & JERIN JOSE
544 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
544 MELODY MEADOW DR
ROCKWALL, TX 75087

PIERCE KAYNE JEREMY AND BETH ANN
545 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
545 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
545 PETREL DR
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
546 ALBATROSS DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
547 FAIR DR
ROCKWALL, TX 75087

OBERA FRANCISCO AND DEBRA
548 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
548 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
548 PETREL DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
549 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
549 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
549 PETREL DR
ROCKWALL, TX 75087

WURSTER MICHAEL AND JENNIFER
550 E QUAIL RUN RD
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
550 MELODY MEADOW DR
ROCKWALL, TX 75087

PACESETTER HOMES LLC
551 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
551 MELODY MEADOW DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
551 PETREL DR
ROCKWALL, TX 75087

JEFFUS LARRY & CAROL
552 GRANITE FIELDS DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
552 ALBATROSS DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
553 FAIR DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
554 MELODY MEADOW DR
ROCKWALL, TX 75087

BABALOLA OWOLABI AND RASHIDAT ABIODUN
555 GRANITE FIELDS DR <Null>
ROCKWALL, TX 78660

CHESMAR HOMES LLC
555 MELODY MEADOW DR
ROCKWALL, TX 75087

CANTU SHEA M AND OSCAR J
556 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
559 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

MAJKA ALYSSA
560 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

HIGHLAND HOMES- DALLAS LLC
5601 DEMOCRACY DRIVE SUITE 300
PLANO, TX 75024

PACESETTER HOMES LLC
563 GRANITE FIELDS DRIVE
ROCKWALL, TX 75087

YINGLING JOHN R
570 EAST QUAIL RUN DR
ROCKWALL, TX 75087

HOTCHKISS AMANDA
618 EMERSON DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
618 NAKOMA DR
ROCKWALL, TX 75087

RADICIONI WADE AND LISA
621 EMERSON DR
ROCKWALL, TX 75087

DUBOIS WESLEY GRANT & SARAH E
621 MONTROSE DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
621 NAKOMA DR
ROCKWALL, TX 75087

BAGACEAN MICHAEL A AND JENNIFER
622 EMERSON DRIVE
ROCKWALL, TX 75087

MEGATEL HOMES LLC
622 NAKOMA DR
ROCKWALL, TX 75087

CONFIDENTIAL
624 MONTROSE DR
ROCKWALL, TX 75087

ANDERSON KEVIN AND KRISTINE
625 EMERSON DR
ROCKWALL, TX 75087

MALLIK THOMAS ARTHUR AND TERI LYNN
625 MONTROSE DR
ROCKWALL, TX 75087

HAMILTON LUCAS C AND BRENDA C
625 NAKOMA DR
ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI
626 COVEY TRL
ROCKWALL, TX 75087

KEFFER MICHAEL RYAN AND JENNIFER
626 EMERSON DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
626 NAKOMA DR
ROCKWALL, TX 75087

BRISENO MARCO A
628 MONTROSE DRIVE
ROCKWALL, TX 75087

HOLLENBECK DARREN SCOTT AND
WEIYA TSENG
629 EMERSON DRIVE
ROCKWALL, TX 75201

AWANO ELSABET LEGESSE AND
FEKADU GHEBREMSKEL HALEFOM
629 MONTROSE DRIVE
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
629 NAKOMA DR
ROCKWALL, TX 75087

BROWN CARI MELISSA AND
NANCY BAER
630 EMERSON DRIVE
ROCKWALL, TX 75087

WHEELIS NICHOLAS ADAM AND
YOMAIRA NAVARRETTE
630 NAKOMA DRIVE
ROCKWALL, TX 75201

MEGATEL HOMES LLC
632 MONTROSE DR
ROCKWALL, TX 75087

GREMILLION REBECCA BROWN & JAMES E JR
633 EMERSON DRIVE
ROCKWALL, TX 75201

USMANI MUHAMMAD & SUBUK
633 MONTROSE DRIVE
ROCKWALL, TX 75087

HOBBS AUTAVIUS SR AND
TANGELA GREEN
633 NAKOMA DR <Null>
ROCKWALL, TX 75087

CARBONE LISA AND JOHN
634 EMERSON DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
634 NAKOMA DR
ROCKWALL, TX 75087

MEGATEL HOMES LLC
636 MONTROSE DR
ROCKWALL, TX 75087

MORRIS SHANNON AND JAMIE
637 EMERSON DR
ROCKWALL, TX 75087

COOK FAMILY REVOCABLE TRUST
BRONWYN P COOK- TRUSTEE
637 NAKOMA DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
637 MONTROSE DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
640 MONTROSE DR
ROCKWALL, TX 75087

MILLS RYAN MATTHEW & LACY FERRELL
641 EMERSON DR
ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP
6946 SPERRY ST
DALLAS, TX 75214

WINDSOR HOMES CUMBERLAND LLC
700 MONTROSE DR
ROCKWALL, TX 75087

THOMPSON JACOB KEITH & SARAH ELISABETH
704 MONTROSE DR
ROCKWALL, TX 75087

STONE CREEK PHASE X LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DR STE 710
DALLAS, TX 75225

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. Z2022-034: Zoning Change from AG to PD for SF-10 District land uses

Hold a public hearing to discuss and consider a request by Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments 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 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 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:

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

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

Your comments must be received by Monday, July 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. Z2022-034: Zoning Change from AG to PD for SF-10 District land uses

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 comment 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

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED] [Kate Wilke](#)
Date: Saturday, July 2, 2022 10:35:18 PM

Once again Dick Skorburg is doing a non stop dance with the planning commission and the city council, as he has done this many times before. He is an unscrupulous developer that tries to pack as many residences in an area that he can. We, in Stone Creek have been able several times to stop him from building public housing, condos. etc. into our neighborhoods. Stone Creek that still has several lots under his control does not have an owner HOA, but is still under his control of his management company which he advises on how to control the owners and their property. A semi serfdom regimen that he still has control over! If this development is allowed to proceed without widening of Quail Creek RD. from Hays Road to John King then the only problem the City will have is to make enough white crosses to mark the anticipated death toll on this road. Mr. Dick Skorburg is like the railroad barons of old. If he decides to build an addition without extensive study then he will build it regardless of anything negative or any system in his way.

He has been a very successful developer because of his skill and the lack of political will to stop or restrain him from doing exactly what he wants with only minor adjustments to show the city is paying attention.

The City of Rockwall shares in his greed as the water pressure decreases each time more homes are built and so does the VOLUNTEER FIRE DEPT and THE EMS service. It has only been in this last year or so when I got the City Council and Mayor Pruitt to see that at least 70% of the fire calls are medical in nature and must be responded to by the Rockwall FD., which they now run on and there event count has greatly increased. This will only get worse until the uneducated City Council makes the FD a full time entity with a crew of 3 members on board and reserves to fill in for them. Up to now this has been an ancient way of thinking not allowed by cities around Rockwall such as Rowlette and Garland. It would be a major win for the city to ONCE think all of these issues thoroughly through before they let another rubber stamp of Dick Skorburg's enterprises continue!

Michael H. Albritton Retired Captain Austin Texas Fire dept.
791 Hanover Drive, Rockwall Texas 75087-7150

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.

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).

Z2022-034

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 *

Richard

Last Name *

Borg

Address *

City *

Rockwall

State *

Texas

Zip Code *

75087

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

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).

Z2022-034

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.

I am in opposition until Quail Run and Hayes Roads are widened. The roads cannot currently handle the traffic we have. This many homes will further exacerbate the traffic problem.

Respondent Information

Please provide your information.

First Name *

Ryan

Last Name *

Mills

Address *

641 Emerson Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

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.

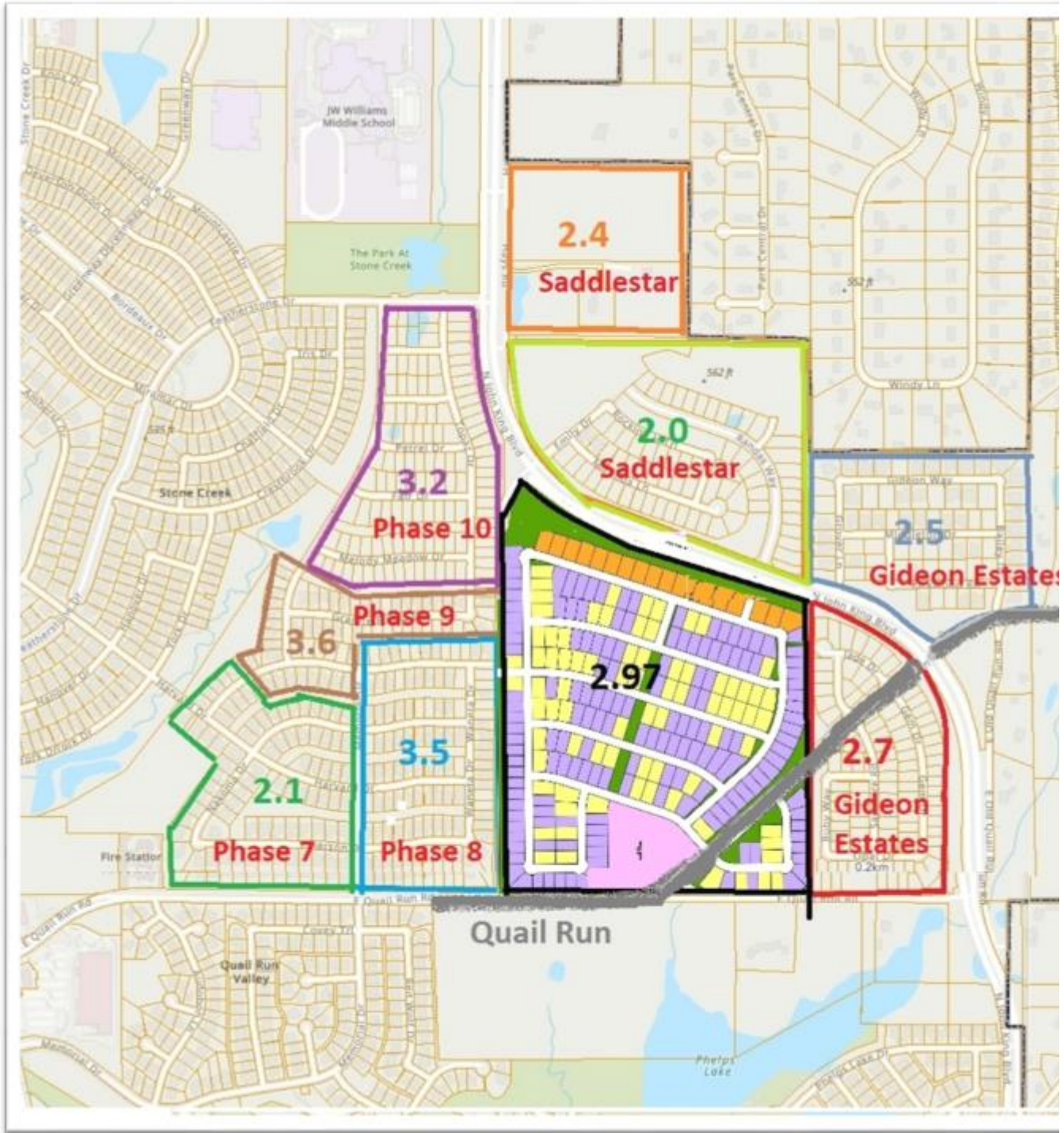
Google Forms

Miller, Ryan

From: Bob Wacker [REDACTED]
Sent: Monday, July 11, 2022 8:55 AM
To: Miller, Ryan
Cc: Planning
Subject: Z2022-034 Hance / Skorburg Development

I am in favor of this zoning change.

1. The density is comparable to the last couple of phases of Stone Creek. (see drawing below)
2. Widening Hayes Road will help the traffic flow.
3. Having the same developer for these three adjacent properties will ensure consistency of home types and quality.



Regards,
 Bob Wacker
 309 Featherstone Drive
 Rockwall, TX 75087

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.

From: [REDACTED]
To: [Planning](#)
Date: Monday, July 11, 2022 8:57:58 PM

We do not need anymore homes in Rockwall. You are allowing everyone square inch of this cute small town to turn into homes, plus we don't have the infrastructure for all these people coming in. All this growth is ruining our small town.

Cheri Lopez

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.

From: [REDACTED]
To: [Planning](#)
Date: Wednesday, July 13, 2022 11:25:14 AM

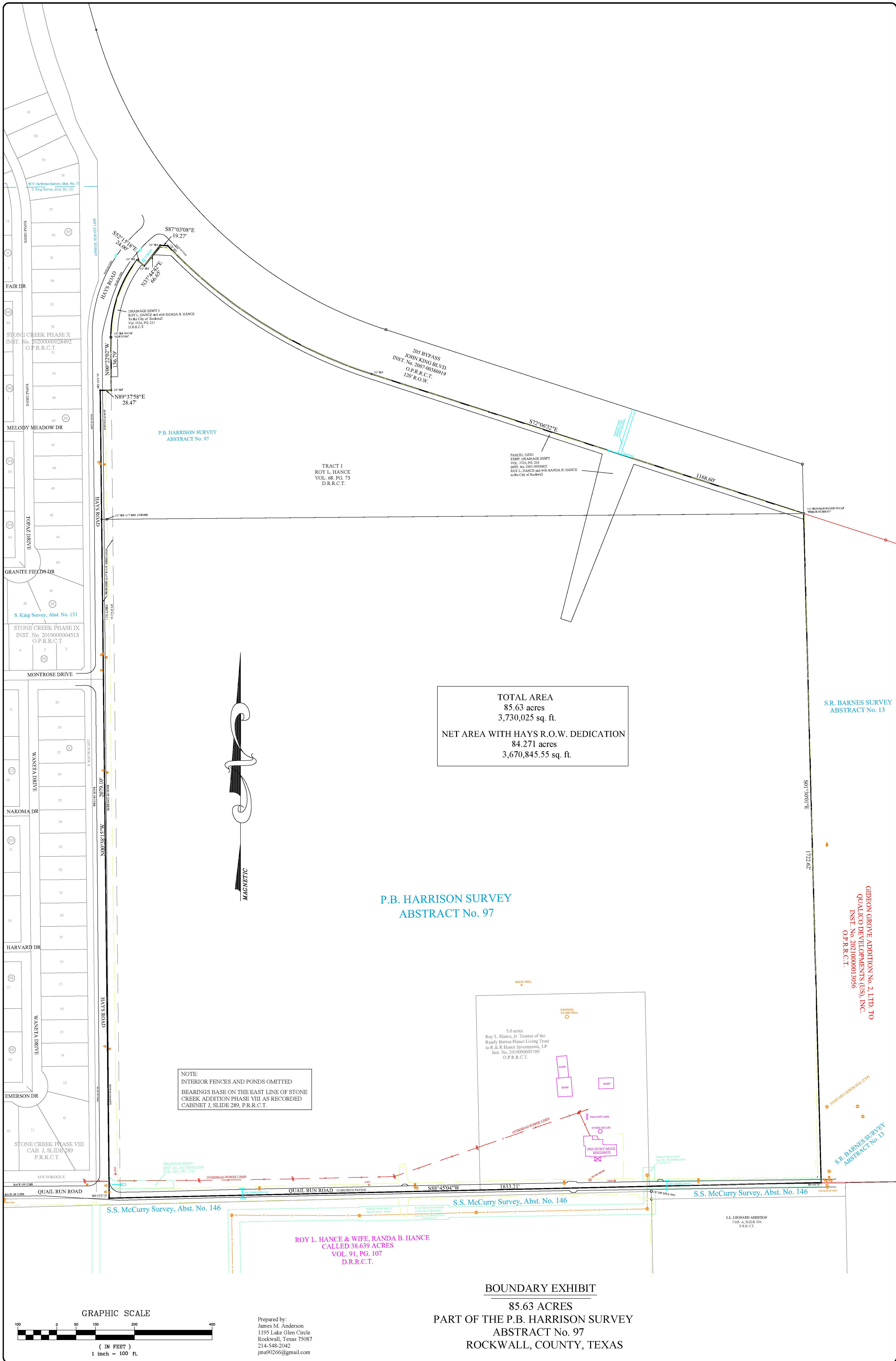
When is the planning commission and the city council going to stop making Rockwall solid housing? It appears what will stop you is when there is no longer any open space. Sad indeed!

Do not tell me you cannot stop building. A moratorium on building can be done and it is about time. If cities in CA can do so, so can you. I would like to think you are smarter than the liberals in CA.

Harry Green
1235 Waters Edge Dr
75087

Sent from my iPhone

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.

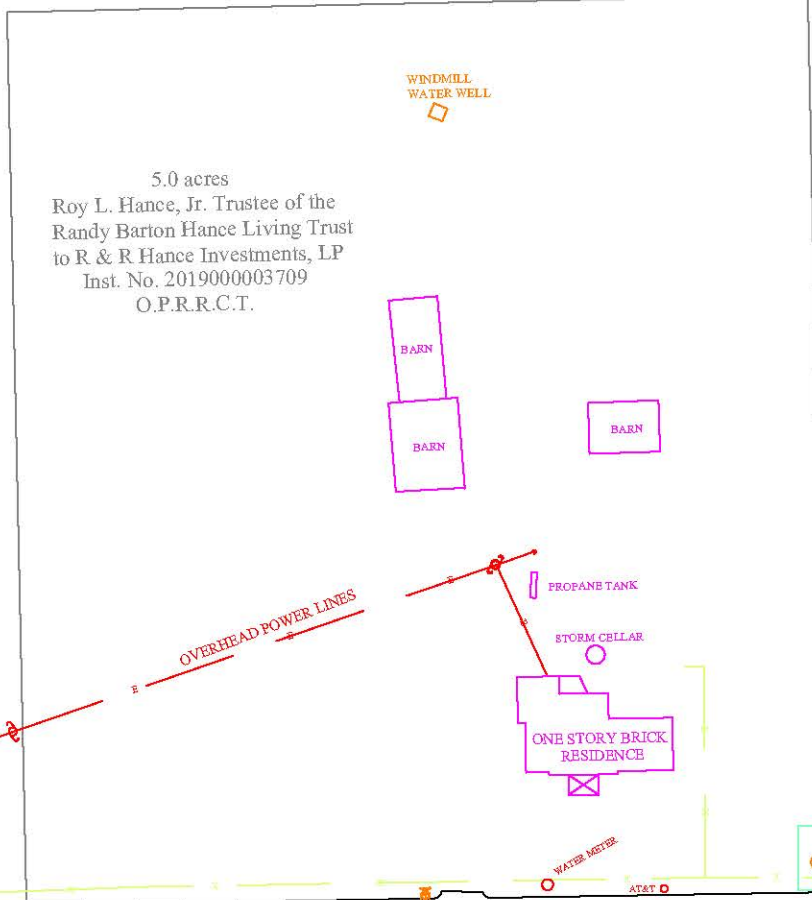


TOTAL AREA
85.63 acres
3,730,025 sq. ft.

NET AREA WITH HAYS R.O.W. DEDICATION
84.271 acres
3,670,845.55 sq. ft.

P.B. HARRISON SURVEY
ABSTRACT No. 97

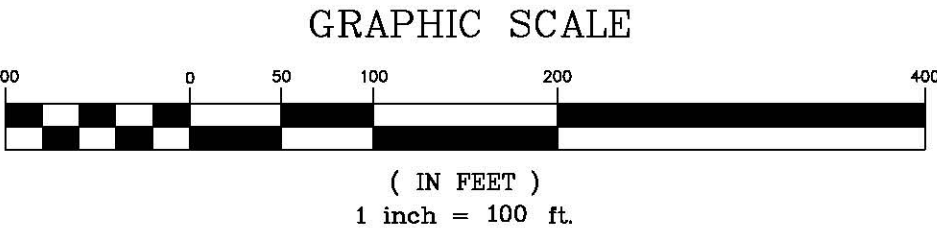
NOTE:
INTERIOR FENCES AND PONDS OMITTED
BEARINGS BASE ON THE EAST LINE OF STONE
CREEK ADDITION PHASE VIII AS RECORDED
CABINET J, SLIDE 289, P.R.R.C.T.



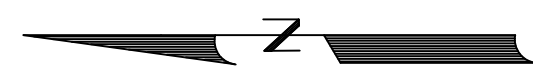
ROY L. HANCE & WIFE, RANDA B. HANCE
CALLED 38.639 ACRES
VOL. 91, PG. 107
D.R.R.C.T.

BOUNDARY EXHIBIT

85.63 ACRES
PART OF THE P.B. HARRISON SURVEY
ABSTRACT No. 97
ROCKWALL, COUNTY, TEXAS



Prepared by:
James M. Anderson
1195 Lake Glen Circle
Rockwall, Texas 75087
214-548-2042
jma90266@gmail.com

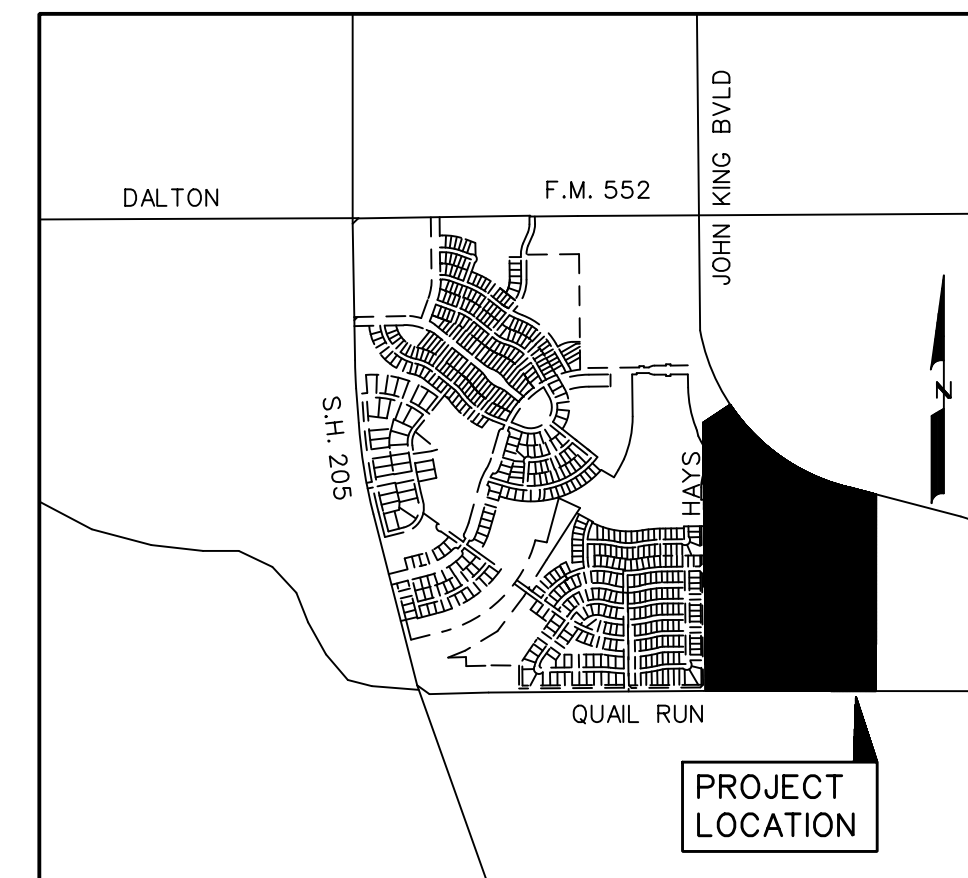


0 50 100 200
SCALE: 1" = 100'

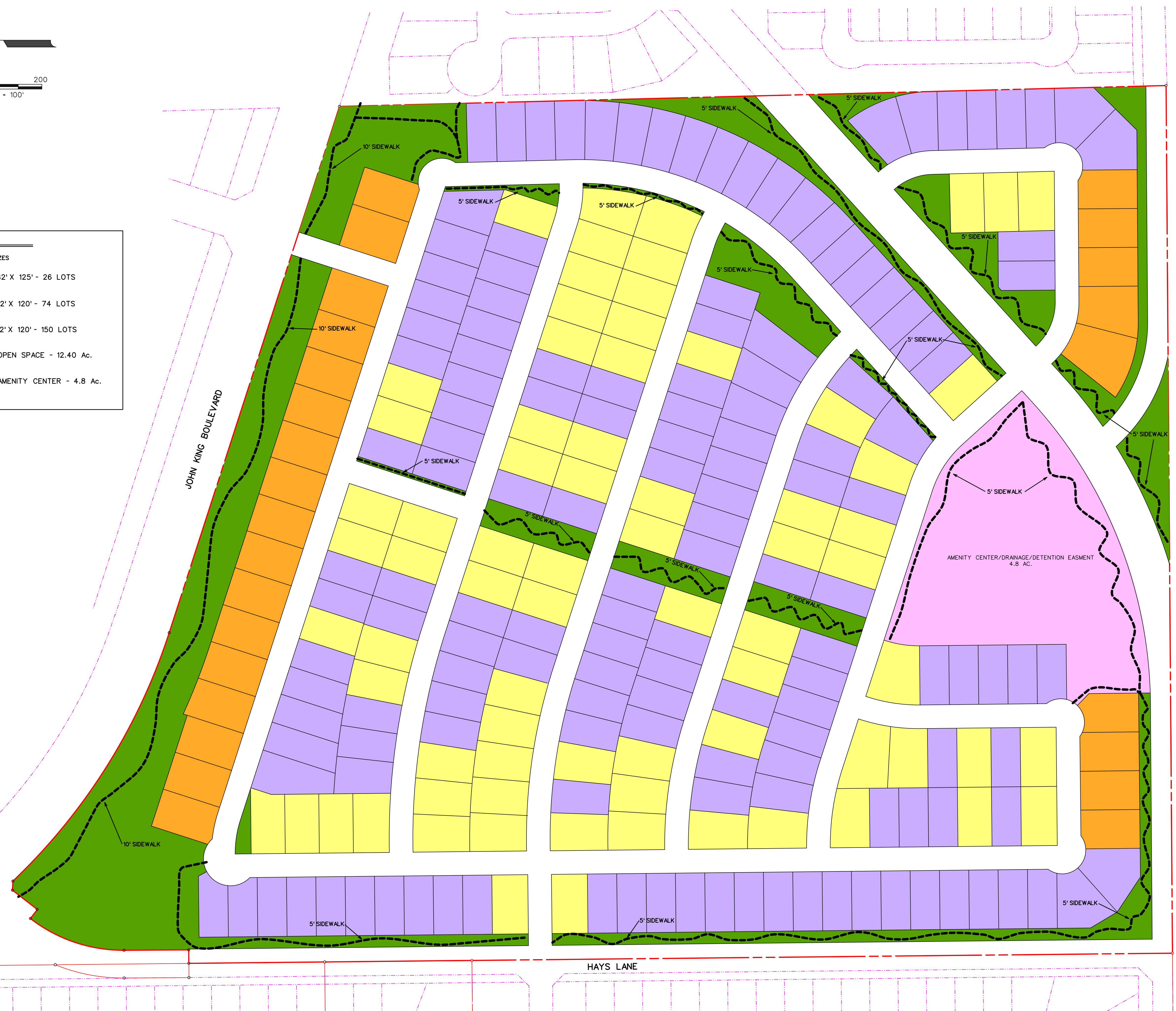
LEGEND

TYPICAL LOT SIZES

- 82' X 125' - 26 LOTS
- 72' X 120' - 74 LOTS
- 62' X 120' - 150 LOTS
- OPEN SPACE - 12.40 Ac.
- AMENITY CENTER - 4.8 Ac.



LOCATION MAP
N.T.S.



TOTAL ACRES	85.63
TOTAL RESIDENTIAL LOTS	250
RESIDENTIAL DENSITY	2.92
OPEN SPACE PERCENTAGE	20.09%

CONCEPT PLAN
OF
HANCE TRACT
SITUATED IN THE
P.B. HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
R & R HANCE INVESTMENTS LP
6946 SPERRY STREET
DALLAS, TEXAS 75214
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
JUNE 2022 SCALE 1" = 100'

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

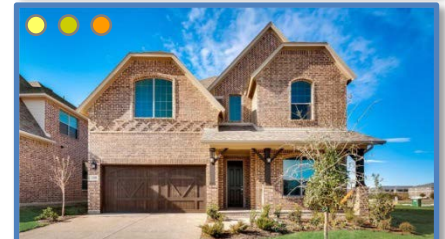
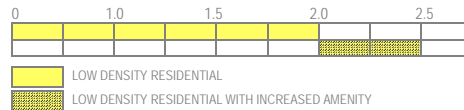
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

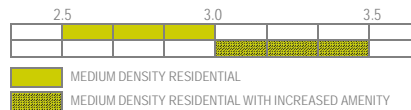
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

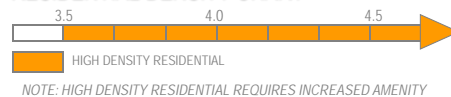
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



13 NORTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The Northwest Residential District is characterized by the two (2) large master planned communities that make up the majority of the acreage in this district. These developments are the Caruth Lakes and Stone Creek Subdivisions. The remainder of this district is expected to develop with similar medium density residential housing product.

DISTRICT STRATEGIES

The Northwest Residential District is expected to continue to provide master planned suburban neighborhoods in the future and has no areas that are thought to be transitioning. Based on these assumptions the strategies for this district are as follows:

- 1 Suburban Residential.** Many of the remaining tracts of land in this area have been entitled with planned development districts that are targeted at bringing similar Suburban Residential products as those that currently exist in the Caruth Lakes and Stone Creek Subdivisions. Any new residential development in these areas should be highly amenitized and include a mixture of lots similar to the lot mixture in the Stone Creek Subdivision.
- 2 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. These areas should provide pedestrian access between the Neighborhood/Convenience Centers and the Suburban Residential developments.
- 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 'B' of this Comprehensive Plan.

POINTS OF REFERENCE

- A. J. W. Williams Middle School
- B. The Park at Stone Creek
- C. Stone Creek Subdivision
- D. Fire Station #3
- E. The Parks at Squabble Creek
- F. Caruth Lakes Subdivision

LAND USE PALETTES

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



2 Shops at Stone Creek



1 Current Suburban Residential



2 Kroger Shopping Center



1 Current Suburban Residential

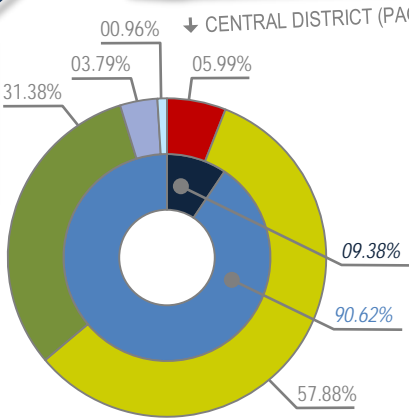


2 Future Neighborhood/Convenience Center

BUILD OUT
 2,347
 7,018

% OF ROCKWALL
 8.91%
 1.38%
 8.95%

CURRENT
 1,782
 25
 5,328



Land Use Category	Percentage
COMMERCIAL	9.38%
RESIDENTIAL	90.62%
MIXED USE	0.00%
COMMERCIAL/RETAIL (CR)	60.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	581.3-ACRES
PARKS AND OPEN SPACE (OS)	315.22-ACRES
PUBLIC (P)	38.11-ACRES
QUASI-PUBLIC (QP)	9.66-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 PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 85.63-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 2-01, 2-04, 2-05 & 2-06 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, 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 Kevin Harrell of the Skorburg Company on behalf of Larry Hance of R & R Investments 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 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southwest corner of the intersection of Hays Road and 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 *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 15TH DAY OF AUGUST, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 1, 2022

2nd Reading: August 15, 2022

BEING an 85.629-acre tract of land situated in the P.B. HARRISON SURVEY, ABSTRACT No. 97, ROCKWALL COUNTY, TEXAS and being the remainder of Tract 2 as described in a Deed to R & R HANCE INVESTMENTS, LP as recorded in Volume 53, Page 49 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and all of the FIRST TRACT to R & R INVESTMENTS, LP as recorded in Volume 5702, Page 99 O.P.R.R.C.T. and all of the SECOND TRACT to R & R INVESTMENTS, L.P. as recorded in Volume 5702, Page 99 O.P.R.R.C.T. and all of a called 5.00-acre tract to R & R INVESTMENTS, LP as recorded in a Correction Special Warranty Deed to R & R INVESTMENTS, LP as recorded in File Clerk's No. 2019-00411939 O.P.R.R.C.T.;

BEGINNING at a ½" iron rod found with a plastic cap stamped "PIERCE-MURRAY", said point being on the south right-of-way line of John King Boulevard (a 120' right-of-way) and said point being the northwest corner of a tract of land conveyed to QUALICO DEVELOPMENT (US), INC. as recorded in Instrument No. 20210000013056 O.P.R.R.C.T. and said point being the southeast corner of said remainder of Tract 2;

THENCE South 01°30'01" East along the east line of said Hance second tract and the west line of said QUALICO tract and generally along a fence line, a distance of 1722.62' to a cut "x" set in the concrete paving of Quail Run Road, said point being the southeast corner of said second tract and the southwest corner of said QUALICO tract;

THENCE South 88°45'04" West generally along said Quail Run Road, a distance of 1833.21' to a set cut "x" in the concrete paving of Quail Run Road and the eastern side of Hays Road, said point being the southeast corner of STONE CREEK PHASE VIII as recorded in Cabinet J, Slide 289 of the Plat Records of Rockwall County, Texas;

THENCE North 00°38'15" West along the west line of said Hance tracts and the east line of said Stone Creek addition, a distance of 2079.10' to a set cut "x" in the concrete paving of Hays Road;

THENCE North 89°37'58" East a distance of 28.47' to a 5/8" iron rod found for a corner on the east right-of-way line of Hays Road;

THENCE North 00°22'02" West along said right-of-way line, a distance of 136.79' to a 5/8" iron rod found for the beginning of a curve to the right having a central angle of 38°06'45" a radius of 320.00 and a chord that bears North 18°41'20" East 208.96';

THENCE along said right-of-way an arc distance of 212.86' to a ½" iron rod set for a corner with a plastic cap stamped "RLS 5664";

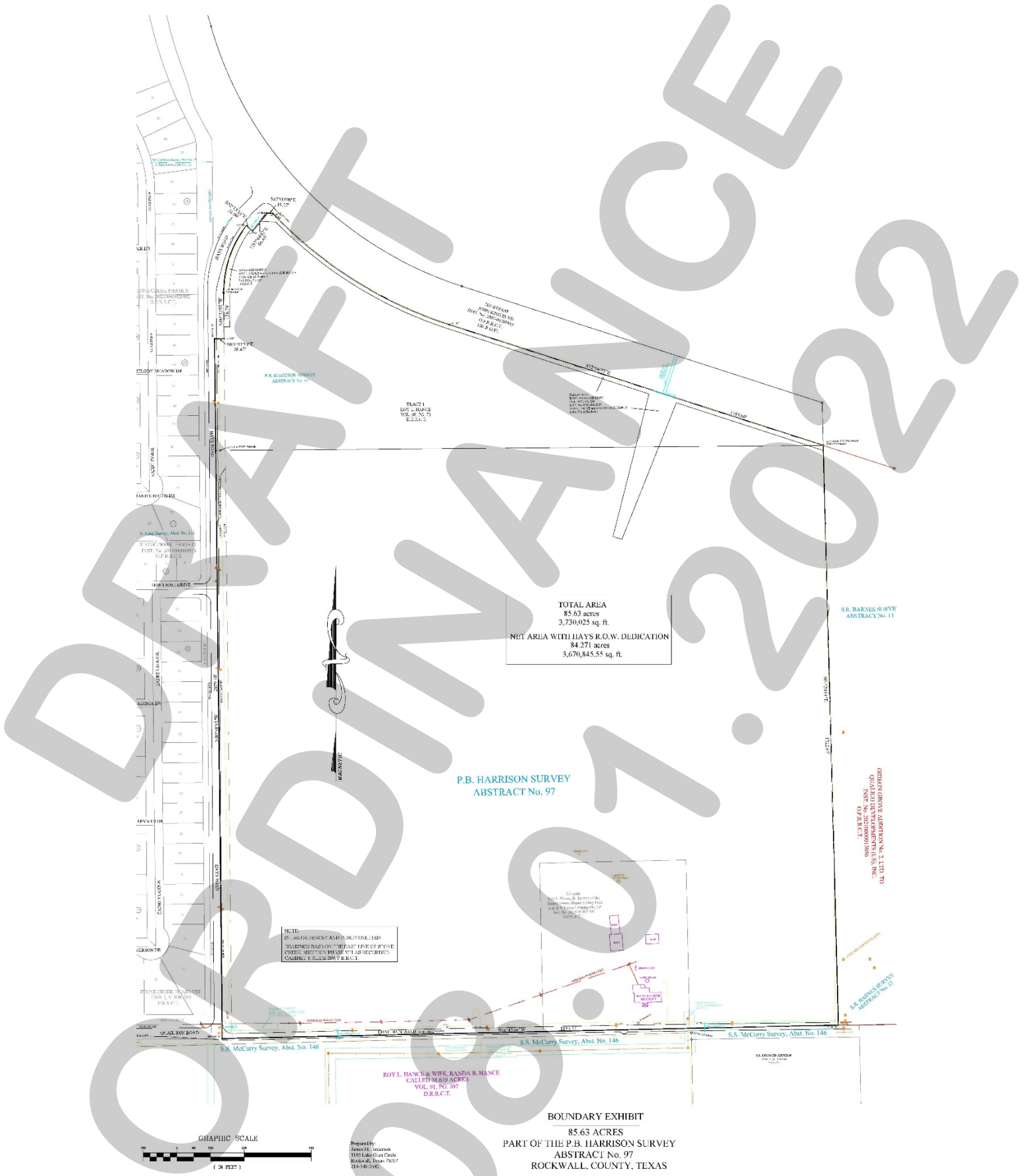
THENCE South 52°15'18" East a distance of 24.00' to a ½" iron rod set for a corner with a plastic cap stamped "RLS 5664";

THENCE North 37°44'42" East a distance of 66.65' to a ½" iron rod set for a corner with a plastic cap stamped "RLS 5664" said point being the southerly clip corner of the intersection of Hays Road and said John King Boulevard said point being in a curve to the left having a central angle of 28°29'36", a radius of 1260.00' and a chord that bears South 57°51'44" East a distance of 620.16';

THENCE South 87°03'08" East along said corner clip, a distance of 19.27' to a ½" iron rod set with a plastic cap stamped "RLS 5664";

THENCE along the south right-of-way line of said John King Boulevard an arc distance of 626.60' to a ½" iron rod set with a plastic cap stamped "RLS 5664";

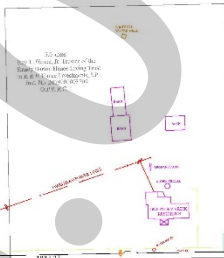
THENCE South 72°06'32" East a distance of 1168.60' to the *POINT OF BEGINNING* and containing 85.629-acres or 3,730,025 square feet of land.



TOTAL AREA
85.63 acres
3,730,025 sq. ft.
NET AREA WITH HAYS R.O.W. DEDICATION
84.271 acres
3,670,845.55 sq. ft.

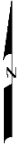
P.B. HARRISON SURVEY
ABSTRACT No. 97

NOTE:
BEARING AND DISTANCE MEASUREMENTS
WAS TAKEN BASED ON THE EAST END OF STONE
CORNER ADJACENT TO HAYS R.O.W. AS SHOWN ON
CORNER L.S. 2002-001 P.B.C.T.



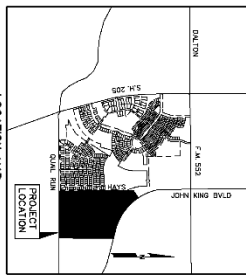
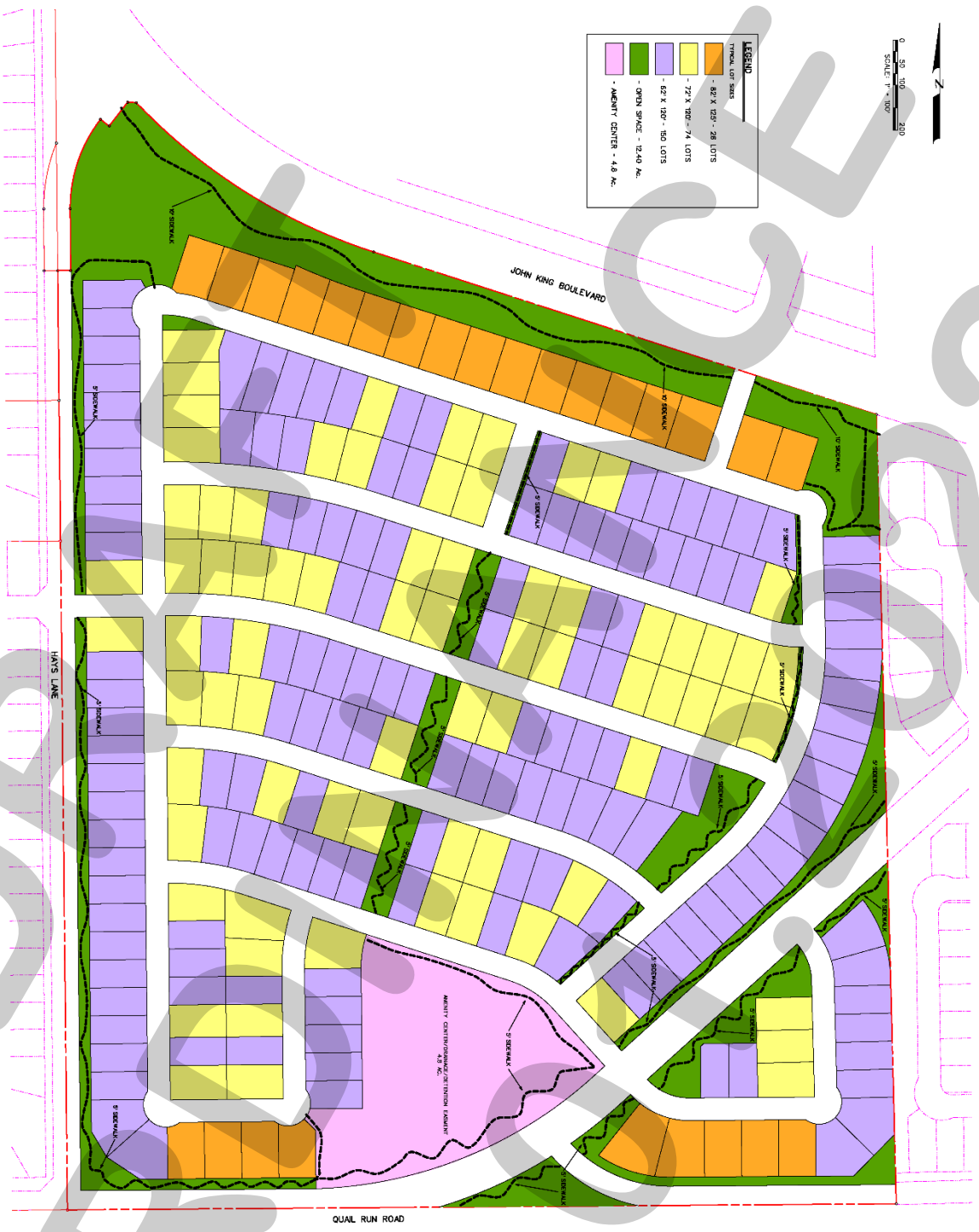
Prepared by:
Brockelhausen
1185 Lake Glen Circle
Rockwall, Texas 75087
214-946-2146

BOUNDARY EXHIBIT
85.63 ACRES
PART OF THE P.B. HARRISON SURVEY
ABSTRACT No. 97
ROCKWALL, COUNTY, TEXAS



0 50 100 200
SCALE: 1" = 100'

LEGEND	
TYPICAL LOT SIZES	
	- 82' X 125' - 28 LOTS
	- 72' X 125' - 74 LOTS
	- 82' X 150' - 150 LOTS
	- OPEN SPACE - 12,240 SQ. FT.
	- AGENT CENTER - 4.8 AC.



TOTAL ACRES	85.83
TOTAL RESIDENTIAL LOTS	250
RESIDENTIAL DENSITY	2.92
OPEN SPACE PERCENTAGE	20.09%

CONCEPT PLAN
HANCE TRACT
 SITUATED IN THE
 P.B. HARRISON SURVEY, ABSTRACT NO. 97
 IN THE
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 OWNER
 R & R HANCE INVESTMENTS LP
 1011 S. TEXAS 7524
 ROCKWALL, TEXAS 75087
 CORWIN FINANCIAL BANKING INC.
 2200 W. BELMONT SUITE E
 ALLEN, TEXAS 75013
 JUNE 2022 SCALE 1" = 100'
 CASE NO. Z2022-034

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	62' x 120'	7,440 SF	150	60.00%
B	72' x 120'	8,640 SF	74	29.60%
C	82' x 125'	10,250 SF	26	10.40%
<i>Maximum Permitted Units:</i>			250	100.00%

- (3) 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 2.92 dwelling units per gross acre of land; however, in no case should the proposed development exceed 250 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
<i>Minimum Lot Width</i> ⁽¹⁾	62'	72'	82'
<i>Minimum Lot Depth</i>	120'	120'	125'
<i>Minimum Lot Area</i>	7,440 SF	8,640 SF	10,250 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ^{(2), (5) & (7)}	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	2,200 SF	2,600 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65'	65'	65'

General Notes:

- ¹: 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*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* 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.

- (4) 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 50.00% of the masonry requirement; however, administrative from the Director of Planning and Zoning approval may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement on a *case-by-case* basis.

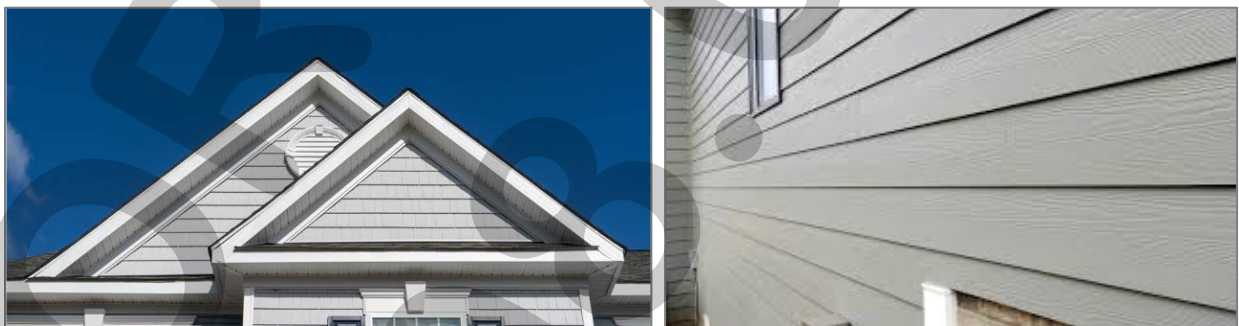
FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



- (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. This development shall adhere to the following garage design and orientation requirements:
- (1) Type 'A' Lots. The Type 'A' Lots (i.e. the purple lots depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is situated facing the side yard property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional (or j-swing) configuration. A maximum of 33.33% of the Type 'A' Lots (i.e. 50 lots or 20.00% of all lots) shall be permitted to be oriented in a flat-front entry configuration -- allowing the garage door to be flush with the front façade of the primary structure -- pending the front yard building setback is increased to a minimum setback of 25-feet.
 - (2) Type 'B' & 'C' Lots. The Type 'B' & 'C' Lots (i.e. the yellow and orange lots depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is situated facing the side yard property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional (or j-swing) configuration.
 - (3) Requirements for all Lot Types. All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). 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].

Continued on Next Page ...

FIGURE 4: EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



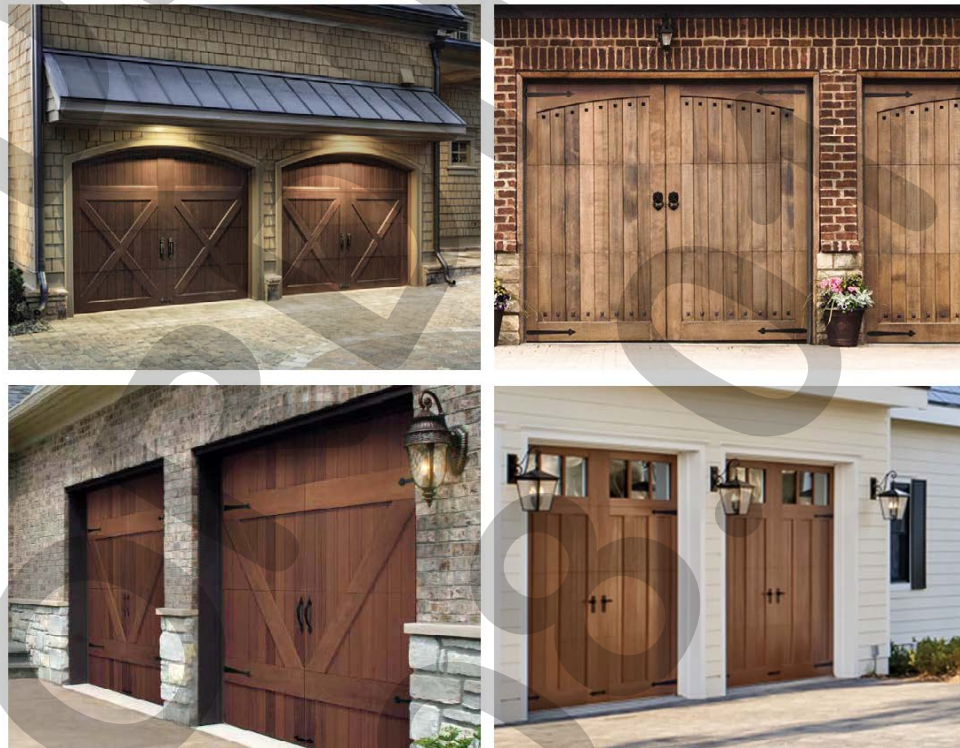
DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 6: EXAMPLES OF UPGRADED GARAGES



- (5) 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

<u>Lot Type</u>	<u>Minimum Lot Size</u>	<u>Elevation Features</u>
A	62' x 120'	(1), (2), (3), (4)
B	72' x 120'	(1), (2), (3), (4)
C	82' x 125'	(1), (2), (3), (4)

- (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, John King Boulevard, Hays Road, E. Quail Run Road, or Old E. Quail Run Road 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*).

Continued on Next Page ...

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.



- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **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. E. Quail Run Road [Old E. Quail Run Road], Hays Road, and John King Boulevard*), abutting open spaces, the amenity center, 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.

- (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.
- (7) 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 (John King Boulevard). A minimum of a 90-foot landscape buffer shall be provided along John King Boulevard (*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. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 90-foot landscape buffer.
- (2) Landscape Buffer and Sidewalks (Hays Road and E. Quail Run Road -- and Old Quail Run Road). A minimum of a ten (10) foot landscape buffer shall be provided along Hays Road, E. Quail Run Road, and Old E. Quail Run Road (*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. In addition, one (1) canopy tree and one (1) accent tree are required per 50-linear feet of frontage along these roadways. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.
- (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, 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*.
- (8) Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) Lighting. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) Sidewalks. 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.
- (11) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. 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.
- (12) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 17.126-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be maintained by the Homeowner's Association (HOA).
- (13) 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.
- (14) Amenity Center. An amenity center shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenity center shall be approved with the *PD Site Plan*. The amenities will feature at least one (1) of the following: [1] a pavilion, [2] a playground, and/or [3] a multi-use court (e.g. a pickle ball court and basketball court).

- (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*. 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.



MEMORANDUM

TO: Mary Smith, City Manager

CC: Honorable Mayor and City Council

FROM: Ryan Miller, Director of Planning and Zoning

DATE: August 1, 2022

SUBJECT: A2022-002; EXPIRING 212 DEVELOPMENT AGREEMENTS FOR THE ZOLLNER ROAD PROPERTIES

Attachments

Memorandum

Location Map

180-Day Expiration Notice

150-Day Expiration Notice

Request for Extension

212 Development Agreement

Summary/Background Information

Discuss and consider the expiration of an existing 212 Development Agreement for five (5) properties contiguous with the City of Rockwall's corporate limits and being identified as Tracts 1-1, 17 & 17-01 of the J. Lockhart Survey, Abstract No. 137 and Tracts 6 & 6-01 of the J. H. Bailey Survey Abstract No. 22, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located along and at the terminus of Zollner Road, and take any action necessary.

Action Needed

The City Council is being asked to extend the existing 212 Development Agreement or choose to annex the subject properties in accordance with the requirements of the Texas Local Government Code.



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

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

TO: Mayor and City Council
CC: Mary Smith, *City Manager*
Joey Boyd, *Assistant City Manager*
FROM: Ryan Miller, Director of Planning and Zoning
DATE: August 1, 2022
SUBJECT: A2022-002; *Expiring 212 Development Agreements for the Zollner Road Properties*

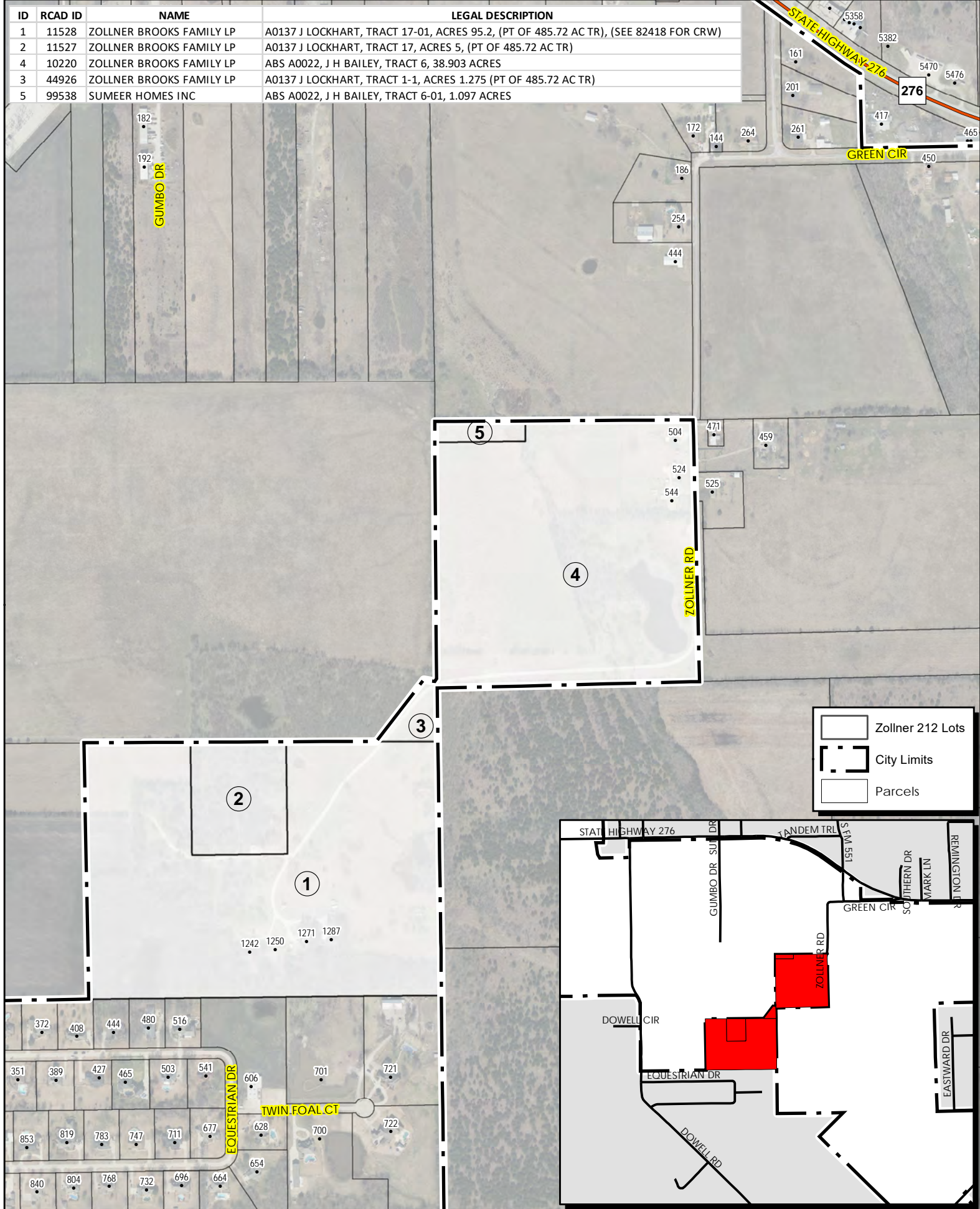
On December 22, 2008, the City Council approved a motion to execute a *212 Development Agreement* [Case No. A2008-003] with *Zollner Brooks Family, LP* allowing four (4) properties to remain in the City's Extraterritorial Jurisdiction (ETJ). The initial term of the *212 Development Agreement* was seven (7) years from the date the original agreement was executed (*i.e. December 22, 2008*); however, the City Council approved a subsequent term for an additional seven (7) years, which extended the expiration of the *212 Development Agreement* to December 22, 2022. During this subsequent period -- on November 26, 2018 --, the *Zollner Brooks Family, LP* subdivided a 1.097-acre tract of land (*i.e. currently identified as Tract 6-01 of the J. H. Bailey Survey, Abstract No. 22*) by metes and bounds from the larger 38.903-acre tract of land (*i.e. Tract 6 of the J. H. Bailey Survey, Abstract No. 22*) and conveyed it to *Harlan Properties, Inc.* who then conveyed it to *Sumeer Homes, Inc.* on January 5, 2022. This increased the number of properties subject to the *212 Development Agreement* from four (4) properties to five (5) properties and increased the number of property owners subject to the agreement from one (1) to two (2). Staff should note that the City was not notified of the sale in accordance with the terms of Section 5, *Notice of Sale*, of the approved *212 Development Agreement*.

In accordance with Section 12, *Terms and Extension*, of the approved *212 Development Agreement*, city staff has mailed a written notification to all qualifying property owners notifying them of the expiration date. The notifications were sent by mail more than 180 days prior to the expiration of the agreement (*i.e. March 19, 2021*). Additionally, staff mailed one (1) of the property owners a second notice by mail on June 27, 2022 or more than 150 days prior to the expiration of the agreement. As of this memorandum, staff has received an extension request from the *Zollner Brooks Family, LP*, but has not received a response from *Sumeer Homes, Inc.* A map showing the properties with the property owners' information is contained in the attached packet.

Section 12, *Terms and Extension*, of the *212 Development Agreement* permits the City Council to grant a subsequent term. Furthermore, the *Texas Local Government Code* allows the City Council to extend a *212 Development Agreement* for successive time periods not to exceed a period of 15 years, with the total duration of the contract (*i.e. the initial time period plus each successive time period*) not to exceed 45 years; however, the City Council may also choose to annex the properties in accordance with the terms of the agreement. The current *212 Development Agreement* was originally approved in 2008, and granted a single, seven (7) year extension on July 20, 2015. This means that the total term of the agreement has been 14-years, and is set to expire on December 22, 2022.

Staff has placed a copy of the extension request, the 180-day, and 150-day expiration notices in the packet for the City Council's review. It should be reiterated that the City Council has the discretion to continue the *212 Development Agreement* for a subsequent term or elect to annex the subject properties at the termination of this agreement. Regardless of the City Council's choice, staff will be required to send a letter via certified mail notifying the affected property owners of the City Council's decision by September 23, 2022. Should the City Council have any questions staff will be available at the August 1, 2022 City Council meeting.

ID	RCAD ID	NAME	LEGAL DESCRIPTION
1	11528	ZOLLNER BROOKS FAMILY LP	A0137 J LOCKHART, TRACT 17-01, ACRES 95.2, (PT OF 485.72 AC TR), (SEE 82418 FOR CRW)
2	11527	ZOLLNER BROOKS FAMILY LP	A0137 J LOCKHART, TRACT 17, ACRES 5, (PT OF 485.72 AC TR)
4	10220	ZOLLNER BROOKS FAMILY LP	ABS A0022, J H BAILEY, TRACT 6, 38.903 ACRES
3	44926	ZOLLNER BROOKS FAMILY LP	A0137 J LOCKHART, TRACT 1-1, ACRES 1.275 (PT OF 485.72 AC TR)
5	99538	SUMEER HOMES INC	ABS A0022, J H BAILEY, TRACT 6-01, 1.097 ACRES



0 150 300 Feet
Date: 5/17/2022

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided 'As Is' with no warranty being made, either expressed or implied.

ZOLLNER BROOKS FAMILY 212 AGREEMENT



March 19, 2021

TO: Sumeer Homes, Inc.
2404 Texas Drive, Suite 103
Irving TX 75062-7011

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: A2022-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

- Tract 6-01 of the J. H. Bailey Survey, Abstract No. 22

Dear Property Owner:

On December 22, 2008 (*i.e. the effective date*), the City of Rockwall entered into a *212 Development Agreement (Case No. A2008-003)* with you as authorized by the Texas Local Government Code. The term of this original agreement was for seven (7) years expiring on December 22, 2015; however, the City Council approved a subsequent term for an additional seven (7) years, which extended the expiration to December 22, 2022. Effectively, the 212 Development Agreement -- *in accordance with Section 212 of the Texas Local Government Code* -- allows a property owner to request an extension or termination of this agreement prior to its expiration and under the following terms:

Section 12. Term and Extension. The initial term of this *Agreement* shall be for a period of seven (7) years from the *Effective Date (the Term)*. The *Effective Date* of the *Agreement* shall be the date the *Agreement* is executed by the City. At least 180 days prior to end of the *Term* of the *Agreement*, the City shall notify the *Owners* in writing that the *Agreement* is due to expire. If *Owners* desire to extend the operation of this *Agreement* beyond its *Term*, the *Owners*, at least 150 days prior to the end of the *Term*, shall submit a written request to the City for such an extension (an *Extension Request*). The City, at least 90 days prior to the end of the *Term* shall notify *Owners* in writing, delivered by certified mail, with respect to its decision whether to extend this *Agreement* for an additional term (referred to as a *Subsequent Term*). In the event such written notice from the City of its decision is not received by the *Owners* at least 90 days prior to the end of that *Term* such *Extension Request* is deemed granted and this *Agreement* continues for another *Subsequent Term*.

If the owner(s) desire to extend the operation of this agreement beyond its initial and subsequent term, the owner(s), at least 150 days prior to the end of the initial term, shall submit a written request to the City for such extension (*i.e. Extension Request*). The City, will at least 90 days prior to the end of the term notify owners in writing, delivered by certified mail, with respect to its decision whether to extend the agreement for an additional term (*referred to as a "Subsequent Term"*). In the event such written notice from the City of its decision is not received by the owner(s) at least 90 days prior to the end of that term such extension request is deemed granted and this agreement continues for another subsequent term.

If the owner(s) does not provide an *extension request* pursuant to Section 12, or upon a written decision by the City not to extend the term of this agreement for a subsequent term following the term, then owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the term of this agreement. If the owner(s) submitted an extension request, then a notice by the City stating that it has decided not to extend the term of this agreement shall also include a notification whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. If owner(s) did not submit an extension request then the City, at least 90 days prior to the end of the initial term, shall provide a written notification to owner(s), by certified mail, whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 31 days after the end of the term.



If you intend to submit an *Extension Request*, the written request must be received by the City no later than July 25, 2022 -- which is 150 days prior to the end of term -- to be considered by the City Council. If you have already submitted a request for extension, please disregard this requirement.

All extension requests should be submitted to the City of Rockwall Planning Department at 385 South Goliad Street, Rockwall, Texas, 75087. If you have any specific questions about your options under this procedure please feel free to contact the Planning Department staff at (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Miller".

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall



March 19, 2021

TO: Zollner Brooks Family LP
1287 Zollner Road
Royse City, TX 75189

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: A2022-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

- Tract 17-01 of the J. Lockhart Survey, Abstract No. 137
- Tract 17 of the J. Lockhart Survey, Abstract No. 137
- Tract 1-1 of the J. Lockhart Survey, Abstract No. 137
- Tract 6 of the J. H. Bailey Survey, Abstract No. 22

Dear Property Owner:

On December 22, 2008 (*i.e. the effective date*), the City of Rockwall entered into a *212 Development Agreement (Case No. A2008-003)* with you as authorized by the Texas Local Government Code. The term of this original agreement was for seven (7) years expiring on December 22, 2015; however, the City Council approved a subsequent term for an additional seven (7) years, which extended the expiration to December 22, 2022. Effectively, the 212 Development Agreement -- *in accordance with Section 212 of the Texas Local Government Code* -- allows a property owner to request an extension or termination of this agreement prior to its expiration and under the following terms:

Section 12. Term and Extension. The initial term of this *Agreement* shall be for a period of seven (7) years from the *Effective Date* (the *Term*). The *Effective Date* of the *Agreement* shall be the date the *Agreement* is executed by the City. At least 180 days prior to end of the *Term* of the *Agreement*, the City shall notify the *Owners* in writing that the *Agreement* is due to expire. If *Owners* desire to extend the operation of this *Agreement* beyond its *Term*, the *Owners*, at least 150 days prior to the end of the *Term*, shall submit a written request to the City for such an extension (an *Extension Request*). The City, at least 90 days prior to the end of the *Term* shall notify *Owners* in writing, delivered by certified mail, with respect to its decision whether to extend this *Agreement* for an additional term (referred to as a *Subsequent Term*). In the event such written notice from the City of its decision is not received by the *Owners* at least 90 days prior to the end of that *Term* such *Extension Request* is deemed granted and this *Agreement* continues for another *Subsequent Term*.

If the owner(s) desire to extend the operation of this agreement beyond its initial and subsequent term, the owner(s), at least 150 days prior to the end of the initial term, shall submit a written request to the City for such extension (*i.e. Extension Request*). The City, will at least 90 days prior to the end of the term notify owners in writing, delivered by certified mail, with respect to its decision whether to extend the agreement for an additional term (*referred to as a "Subsequent Term"*). In the event such written notice from the City of its decision is not received by the owner(s) at least 90 days prior to the end of that term such extension request is deemed granted and this agreement continues for another subsequent term.

If the owner(s) does not provide an *extension request* pursuant to Section 12, or upon a written decision by the City not to extend the term of this agreement for a subsequent term following the term, then owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the term of this agreement. If the owner(s) submitted an extension request, then a notice by the City stating that it has decided not to extend the term of this agreement shall also include a notification whether it intends -- *subject to the procedures required by*



law -- to accept the petition for voluntary annexation. If owner(s) did not submit an extension request then the City, at least 90 days prior to the end of the initial term, shall provide a written notification to owner(s), by certified mail, whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 31 days after the end of the term.

If you intend to submit an *Extension Request*, the written request must be received by the City no later than July 25, 2022 -- which is 150 days prior to the end of term -- to be considered by the City Council. If you have already submitted a request for extension, please disregard this requirement.

All extension requests should be submitted to the City of Rockwall Planning Department at 385 South Goliad Street, Rockwall, Texas, 75087. If you have any specific questions about your options under this procedure please feel free to contact the Planning Department staff at (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Miller".

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall



SECOND NOTICE; 150-DAY NOTICE; FIRST NOTICE SENT ON MARCH 19, 2022

June 27, 2022

TO: Sumeer Homes, Inc.
2404 Texas Drive, Suite 103
Irving TX 75062-7011

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: A2022-002; Extension of 212 Development Agreement for property that is generally contiguous with the City of Rockwall's city limits line and being described as follows:

- Tract 6-01 of the J. H. Bailey Survey, Abstract No. 22

Dear Property Owner:

On December 22, 2008 (*i.e. the effective date*), the City of Rockwall entered into a *212 Development Agreement (Case No. A2008-003)* with you as authorized by the Texas Local Government Code. The term of this original agreement was for seven (7) years expiring on December 22, 2015; however, the City Council approved a subsequent term for an additional seven (7) years, which extended the expiration to December 22, 2022. Effectively, the 212 Development Agreement -- *in accordance with Section 212 of the Texas Local Government Code* -- allows a property owner to request an extension or termination of this agreement prior to its expiration and under the following terms:

Section 12. Term and Extension. The initial term of this *Agreement* shall be for a period of seven (7) years from the *Effective Date (the Term)*. The *Effective Date* of the *Agreement* shall be the date the *Agreement* is executed by the City. At least 180 days prior to end of the *Term* of the *Agreement*, the City shall notify the *Owners* in writing that the *Agreement* is due to expire. If *Owners* desire to extend the operation of this *Agreement* beyond its *Term*, the *Owners*, at least 150 days prior to the end of the *Term*, shall submit a written request to the City for such an extension (an *Extension Request*). The City, at least 90 days prior to the end of the *Term* shall notify *Owners* in writing, delivered by certified mail, with respect to its decision whether to extend this *Agreement* for an additional term (referred to as a *Subsequent Term*). In the event such written notice from the City of its decision is not received by the *Owners* at least 90 days prior to the end of that *Term* such *Extension Request* is deemed granted and this *Agreement* continues for another *Subsequent Term*.

If the owner(s) desire to extend the operation of this agreement beyond its initial and subsequent term, the owner(s), at least 150 days prior to the end of the initial term, shall submit a written request to the City for such extension (*i.e. Extension Request*). The City, will at least 90 days prior to the end of the term notify owners in writing, delivered by certified mail, with respect to its decision whether to extend the agreement for an additional term (*referred to as a "Subsequent Term"*). In the event such written notice from the City of its decision is not received by the owner(s) at least 90 days prior to the end of that term such extension request is deemed granted and this agreement continues for another subsequent term.

If the owner(s) does not provide an *extension request* pursuant to Section 12, or upon a written decision by the City not to extend the term of this agreement for a subsequent term following the term, then owner(s) shall be deemed to have filed a petition for voluntary annexation as of the end of the term of this agreement. If the owner(s) submitted an extension request, then a notice by the City stating that it has decided not to extend the term of this agreement shall also include a notification whether it intends -- *subject to the procedures required by law* -- to accept the petition for voluntary annexation. If owner(s) did not submit an extension request then the City, at least 90 days prior to the end of the initial term, shall provide a written notification to owner(s), by certified mail, whether it intends -- *subject to the procedures*



required by law -- to accept the petition for voluntary annexation. Any annexation proceedings pursuant to this section shall be commenced within 31 days after the end of the term.

If you intend to submit an *Extension Request*, the written request must be received by the City no later than July 25, 2022 -- which is 150 days prior to the end of term -- to be considered by the City Council. If you have already submitted a request for extension, please disregard this requirement.

All extension requests should be submitted to the City of Rockwall Planning Department at 385 South Goliad Street, Rockwall, Texas, 75087. If you have any specific questions about your options under this procedure please feel free to contact the Planning Department staff at (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Miller'.

Ryan Miller, AICP
Director of Planning and Zoning
City of Rockwall

June 6, 2022

TO: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

FROM: Zollner-Brooks Family, LP
By: Hobo Ranch 1876, LLC, its General Partner
1287 Zollner Road
Royse City, TX 75189

RE: A2022-002; Extension of 212 Development Agreement for property described as follows:

- Tract 17-01 of the J. Lockhart Survey, Abstract No. 137
- Tract 17 of the J. Lockhart Survey, Abstract No. 137
- Tract 1-1 of the J. Lockhart Survey, Abstract No. 137
- Tract 6 of the J. H. Bailey Survey, Abstract No. 22

To Whom It May Concern:

This letter is to acknowledge receipt of your correspondence dated March 19, 2021. As you mentioned, we entered into a 212 Development Agreement on December 22, 2008. We appreciate the City Council's approval to extend the initial agreement for an additional seven (7) years to December 22, 2022.

Please accept this as our request to extend the operation of this agreement for an additional term. I pray for a favorable outcome in your review of this matter.

Thank you for your time and consideration.



Zula Kay Aaron, Manager
Zollner-Brooks Family, LP
By: Hobo Ranch 1876, LLC, its General Partner

CHAPTER 212 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Section 212.172 Tex. Local Gov't Code by and between the City of Rockwall, Texas (the "City") and Zula M. Zollner Brooks, individually and as Trustee of the Benjamin H. Zollner Trust ("Owners"), the property owners of the hereinafter described property (the "Property") in Rockwall County, Texas, sometimes individually or collectively referred to as "Party" or "Parties":

That property described as described in Exhibit A (by Tract), which is attached hereto and incorporated by reference herein, comprising ___ acres more or less, and consisting of approximately 10 Tracts of land, as depicted in Exhibit B, which is attached hereto and incorporated by reference herein.

WHEREAS, Owners represent that the Property is within the City's existing extraterritorial jurisdiction; and

WHEREAS, the City has initiated annexation proceedings for the Property in accordance with Tex. Loc. Gov't Code ch. 43; and

WHEREAS, Owners desire that portions of the Property remain in the City's extraterritorial jurisdiction ("ETJ") for the term of this Agreement, including and limited to a portion of Tract 2, and the entirety of Tracts 3, 4 and 5, but consent to the City's immediate annexation of the remaining tracts; and

WHEREAS, Owners desire that they be allowed to establish an additional two manufactured homes on Tract 2 and an additional two manufactured homes on Tract 5 at locations designated by this Agreement, which homes will not necessarily be related to farm or ranching operations on the Property, and which will not be subject to the City's development and design standards for manufactured homes; and

WHEREAS, the City desires to provide for the immediate annexation of Tract 1, a portion of Tract 2, and the entirety of Tracts 6, 7, 8, 9 and 10 lying with the City's existing ETJ, and the annexation, use and development of the Property before and after annexation, including identification of certain zoning and development standards; and

WHEREAS, Owners and the City acknowledge that this Agreement between them is binding upon the City and the Owners and their respective successors and assigns for the term of the Agreement;

WHEREAS, the Rockwall County Appraisal District records show that the Property currently is appraised for ad valorem tax purposes as land for agriculture use pursuant to Tex. Tax Code chapter 23.C; and

WHEREAS, OWNERS represent that it is their intention not to develop the Property inconsistent with this Agreement for its term; and

WHEREAS, Tex. Loc. Gov't Code section 43.035 authorizes a property owner and a municipality to enter into an agreement pursuant to Tex. Loc. Gov't Code section 212.172 for purposes of retaining land in the municipality's ETJ in exchange for the property owner's covenant not to develop the property and to authorize the municipality to apply development regulations not inconsistent with agricultural use; and

WHEREAS, Tex. Loc. Gov't Code section 212.172 authorizes the parties to a development agreement to include agreed provisions that pertain to development of land, annexation and zoning after annexation; and

WHEREAS, an agreement pursuant to section 43.035 is not a development permit for purposes of Tex. Loc. Gov't Code ch. 245; and

WHEREAS, the Parties are desirous of entering into an agreement authorized under Tex. Loc. Gov't Code sections 43.035 and 212.172; and

WHEREAS, this Agreement is to be recorded in the Real Property Records of Rockwall County;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. Continuation of ETJ Status. The City guarantees the continuation of the extraterritorial status of the following Tracts of the Property (the "Homestead Tracts") and agrees not to annex such Tracts for the term of this Agreement, as hereinafter defined, and any subsequent renewals as may be agreed upon by the Parties, subject, however, to the provisions of this Agreement, as further depicted on Exhibit C, attached hereto and incorporated herein by reference:

- (a) That portion of Tract 2 shown in cross-hatching as depicted on Exhibit C;
- (b) All of Tract 3;
- (c) All of Tract 4; and
- (d) All of Tract 5.

Section 2. Annexation. The Owners irrevocably consent to the immediate annexation of the following Tracts of the Property, as shown on Exhibit C:

- (a) All of Tract 1;
- (b) That portion of Tract 2 without cross-hatching, as depicted on Exhibit C;
- (c) All of Tract 6;
- (d) All of Tract 7;
- (e) All of Tract 8;
- (f) All of Tract 9; and
- (g) All of Tract 10.

Section 3. Development Plan. The Owners covenant and agree that use of the Homestead Tracts for the term of this Agreement and any extensions agreed to by the Parties shall be limited to agricultural uses, including farm-related and ranch-related uses and customary accessory uses, single-family detached farm or ranch dwellings, provided that no single-family dwelling may be located or constructed on a lot smaller than five (5) acres, and HUD-Code manufactured homes, as defined in Exhibit D, which is attached hereto and incorporated herein by reference, and as hereinafter limited. No more than four (4) additional manufactured homes may be located on the Homestead Tracts during the term of this Agreement, as hereinafter further limited in section 4: two (2) on Tract 2 and two (2) on Tract 5. The Owners may apply to the City for division of the land subject to this Agreement into parcels each of which is at least five (5) acres in size for the purposes set forth herein without being in violation of this Agreement. Such uses and activities constitute the development plan for the Homestead Tracts in satisfaction of Tex. Loc. Gov't Code section 212.172(b).

Section 4. Governing Regulations

(A) The following Rockwall regulations, as may be amended from time to time, shall apply to any future development of the Homestead Tracts, provided that the application of such regulations does not result in interference with the use of the land for agricultural purposes and does not prevent the continuation of an otherwise lawful use established prior to the effective date of this Agreement or the first reading of an annexation ordinance including the property, whichever first occurs:

- (1) The Rockwall Zoning Ordinance, Ord. No. 04-38, as amended. For purposes of evaluating any proposed development of the Homestead Tracts under the Zoning Ordinance, the regulations of the lowest intensity single-family residential district shall be used, provided, however, that regulations specifically applicable to manufactured homes under the Ordinance shall not be applicable to such structures.
- (2) The Subdivision Regulations, Chapter 24 of the Code of Ordinances, as amended, together with Standards of Design and Construction, City of Rockwall Texas, as supplemented by the North Central Texas Council of Governments Standard Specifications for Public Works Construction, North Central Texas, 3rd Ed. 1998 (NCTCOG Manual).
- (3) The Building Codes, Ord. No. 08-03, adopting:
 - a. International Building Code, 2006 Edition with regional amendments;
 - b. International residential Code, 2006 Edition with regional amendments;
 - c. The International Fire Code, 2006 Edition with regional amendments;

- d. International Plumbing Code, 2006 Edition with regional amendments;
- e. International Fuel Gas Code, 2006 Edition with regional amendments;
- f. Rockwall Code of Ordinances, Property Maintenance Code, 2003 Edition with regional amendments;
- g. International Private Sewage Disposal Code, 2006 Edition with regional amendments;
- h. Uniform Swimming Pool Code, 2006 Edition with regional amendments;
- i. International Energy Conservation Code, 2006 Edition with regional amendments;
- j. National Electric Code, 2005 Edition with regional amendments.
- k. Rockwall Code of Ordinances, Fences, with amendments;
- l. Rockwall Code of Ordinances, Dangerous Buildings, with amendments; and
- m. Rockwall Code of Ordinances, Moving of Buildings, with amendments.

(4) The Sign Regulations, Section 1 (C); Section II, Section III (B) (2); (Ordinance 84-45).

(B) If, pursuant to this Agreement, portions of the Homestead Tracts are annexed to the City following breach of the covenants by the Owners, the Parties further covenant and agree that the use and development of such land thereafter shall be subject to the regulations of the lowest intensity single-family residential district of the zoning ordinance, any provision governing placement, development or design of manufactured homes, and the subdivision regulations then in effect. In the event any portion of the Homestead Tracts following annexation is rezoned consistent with the City's approved Comprehensive Plan, as may be amended from time to time, the use and development of such land shall be governed by the regulations of the zoning district to which the land is reclassified, and other zoning and subdivision standards in effect at the time of approval of such rezoning.

(C) Two additional manufactured homes that may be established on Tract 5 may be located only within that portion of the southeast quadrant of the tract, located within the crosshatch area shown on Exhibit E, which is attached hereto and incorporated herein by reference, and which is generally bounded by the treelines shown on Exhibit E and by the private road bordering the eastern part of Tract 5.

Section 5. Agreement Deemed Void in Part: Voluntary Annexation.

(A) If an Owner files any application for or otherwise commences development of any portion of the Homestead Tracts inconsistent with the development plan provided in Section 3, this Agreement shall become null and void, except as herein expressly provided otherwise.

(B) Thereafter the City may initiate annexation of the Homestead Tracts pursuant to Tex. Loc. Gov't Code subchapter C-1, or other such other provisions governing voluntary annexation of land as may then exist. Owners expressly and irrevocably consent to annexation of the Homestead Tracts under such circumstances. The Owners further agree that such annexation by the City shall be deemed voluntary, and not subject to the requirements and procedures for an annexation plan, as required by Tex. Loc. Gov't Code section 43.052, or successor statute.

(C) Any development application that is submitted to the City for the Homestead Tracts during the term of this Agreement or during any extension, that is inconsistent with the development plan and governing regulations, shall be denied based upon such plan and governing regulations, which collectively shall constitute regulations in effect at the time such application is submitted. The Owners expressly waive any vested rights that might otherwise arise under Tex. Loc. Gov't Code section 43.002 or Chapter 245, or successor statute, from the submittal of such inconsistent development application. The Owners further agree that no use commenced or completed on the Homestead Tracts that is inconsistent with the development plan shall be considered established or in existence prior to the date that the City annexes the Homestead Tracts pursuant to this section.

(D) The covenants in Sections 3, 4 and 5 shall remain in effect for a period of 120 days following the lawful termination of this Agreement.

Section 5. Notice of Sale. Any person who sells or conveys any portion of the Homestead Tracts shall, prior to such sale or conveyance, give 30 days written notice of this Agreement to the prospective purchaser or grantee. A copy of said notice shall be forwarded to the City at the following address:

City of Rockwall
City Hall
305 S. Goliad Street
Rockwall, Texas 75087
Attn: City Manager

Section 6. Recording. This Agreement is to run with the Homestead Tracts and be recorded in the real property records, Rockwall County, Texas.

Section 7. Severability. Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect. It is the intent of the parties that, should it be determined that any portion of the Homestead Tracts was outside of the City's then existing ETJ at the time this Agreement took effect, the provisions of this Agreement shall apply to the remainder of the Homestead Tracts located within the City's extraterritorial jurisdiction.

Section 8. Remedies. This Agreement may be enforced by either Owners or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Entry into this Agreement by Owners waive no rights as to matters not addressed in this Agreement.

Section 9. Change in Law. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the right of any Party to rely upon the annexation law in effect on the Effective Date of this Agreement, including but not limited to the annexation procedures contained in Tex. Loc. Gov't Code Chapter 43, subchapter C-1, sections 43.061 to 43.065.

Section 10 Venue. Venue for this Agreement shall be in Rockwall County, Texas.

Section 11. Execution in Multiple Copies. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 12. Term and Extension. The initial term of this Agreement shall be for a period of seven (7) years from the Effective Date (the "Term"). The Effective Date of the Agreement shall be the date the Agreement is executed by the City. At least 180 days prior to end of the Term of the Agreement, the City shall notify the Owners in writing that the Agreement is due to expire. If Owners desire to extend the operation of this Agreement beyond its Term, the Owners, at least 150 days prior to the end of the Term, shall submit a written request to the City for such an extension (an "Extension Request"). The City, at least 90 days prior to the end of the Term shall notify Owners in writing, delivered by certified mail, with respect to its decision whether to extend this Agreement for an additional term (referred to as a "Subsequent Term"). In the event such written notice from the City of its decision is not received by the Owners at least 90 days prior to the end of that Term such Extension Request is deemed granted and this Agreement continues for another Subsequent Term.

The Parties hereto have executed this agreement as of 12/23/08 ..

Owners

Zula M Zoller Brooks
Zula M. Zoller Brooks,
Individually and as Trustee
of the Benjamin H. Zoller Trust

The City of Rockwall, Texas

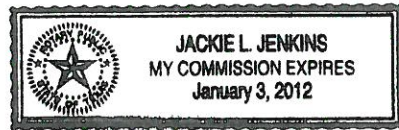
By: [Signature]

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 23rd day of December 2008, by Zela M. Zoller Brooks

[Signature]
Notary Public, State of Texas



THE STATE OF TEXAS }

COUNTY OF }

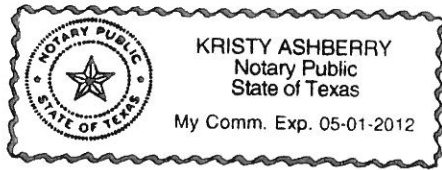
This instrument was acknowledged before me on the _____ day of _____, 2007, by _____.

Notary Public, State of Texas

THE STATE OF TEXAS }

COUNTY OF }

This instrument was acknowledged before me on the 22nd day of December, 2008 by Julie Couch, on behalf of the City of Rockwall, Texas.



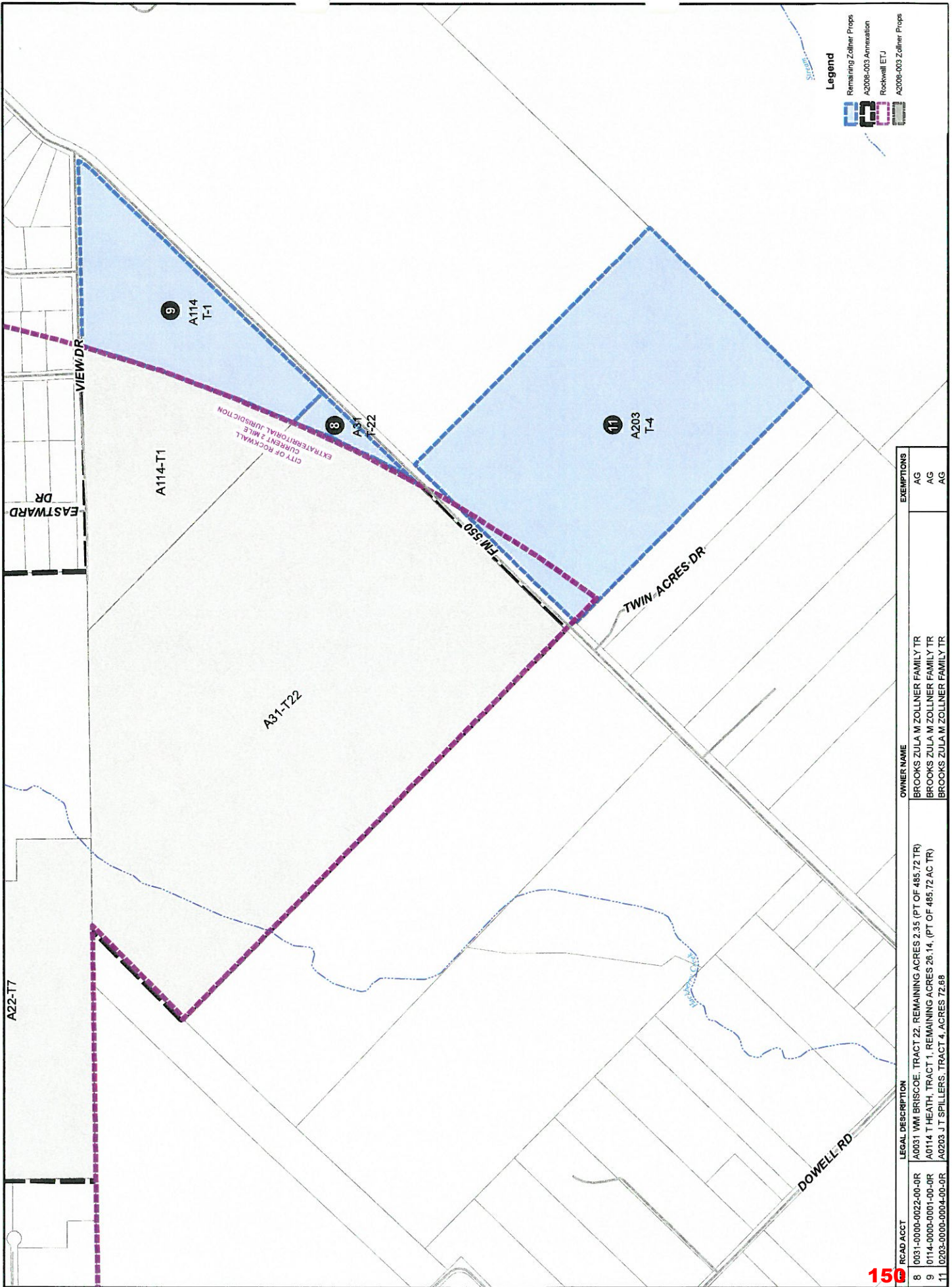
Kristy Ashberry
Notary Public, State of Texas

EXHIBIT

ID	RCAD ACCT	LEGAL DESCRIPTION
1	0182-0000-0001-00-0R	A0182 J H ROBNETT, TRACT ZULA M ZOLLNER BROOKS I AG EXEMPTION
2	0137-0000-0017-01-0R	A0137 J LOCKHART, TRACT BROOKS ZULA M ZOLLNER AG EXEMPTION
3	0137-0000-0017-00-0R	A0137 J LOCKHART, TRACT BROOKS ZULA MAXINE ZC AG & HOMESTEAD EXEMF
4	0137-0000-0001-01-0R	A0137 J LOCKHART, TRACT ZOLLNER BENJAMIN H TI AG EXEMPTION
5	0022-0000-0006-00-0R	A0022 J H BAILEY, TRACT 6, ACRES 40.1 BROOKS ZULA M ZOLLNER FAMILY TR AG & HOMESTEAD EXEMPTION
6	0022-0000-0003-00-0R	A0022 J H BAILEY, TRACT 3, ACRES 58.6, (PT OF 485.72 AC TR) ISBELL ANNIE ZOLLNER ESTATE & ZOLLNER BENJAMIN H IRR TR AG EXEMPTION
7	0022-0000-0007-00-0R	A0022 J H BAILEY, TRACT 7, ACRES 63, (PT OF 485.72 AC TR) BROOKS ZULA M ZOLLNER FAMILY TR AG EXEMPTION
8	0031-0000-0022-00-0R	A0031 WM BRISCOE, TRACT 22, ACRES 171.5, (PT OF 485.72 AC TR) BROOKS ZULA M ZOLLNER FAMILY TR AG EXEMPTION
9	0114-0000-0001-00-0R	A0114 T HEATH, TRACT 1, ACRES 47.42, (PT OF 485.72 AC TR) BROOKS ZULA M ZOLLNER FAMILY TR AG EXEMPTION
10	0152-0000-0004-00-0R	A0152 J R MARRS, TRACT 4, ACRES 106, HOWELL FARM BROOKS ZULA M ZOLLNER FAMILY TR AG EXEMPTION
11	0203-0000-0004-00-0R	A0203 J T SPILLERS, TRACT 4, ACRES 72.68 BROOKS ZULA M ZOLLNER FAMILY TR AG EXEMPTION

Zollner

212 maps



Legend

- Remaining Zollner Props
- A2008-003 Annexation
- Rockwell ETJ
- A2008-003 Zollner Props

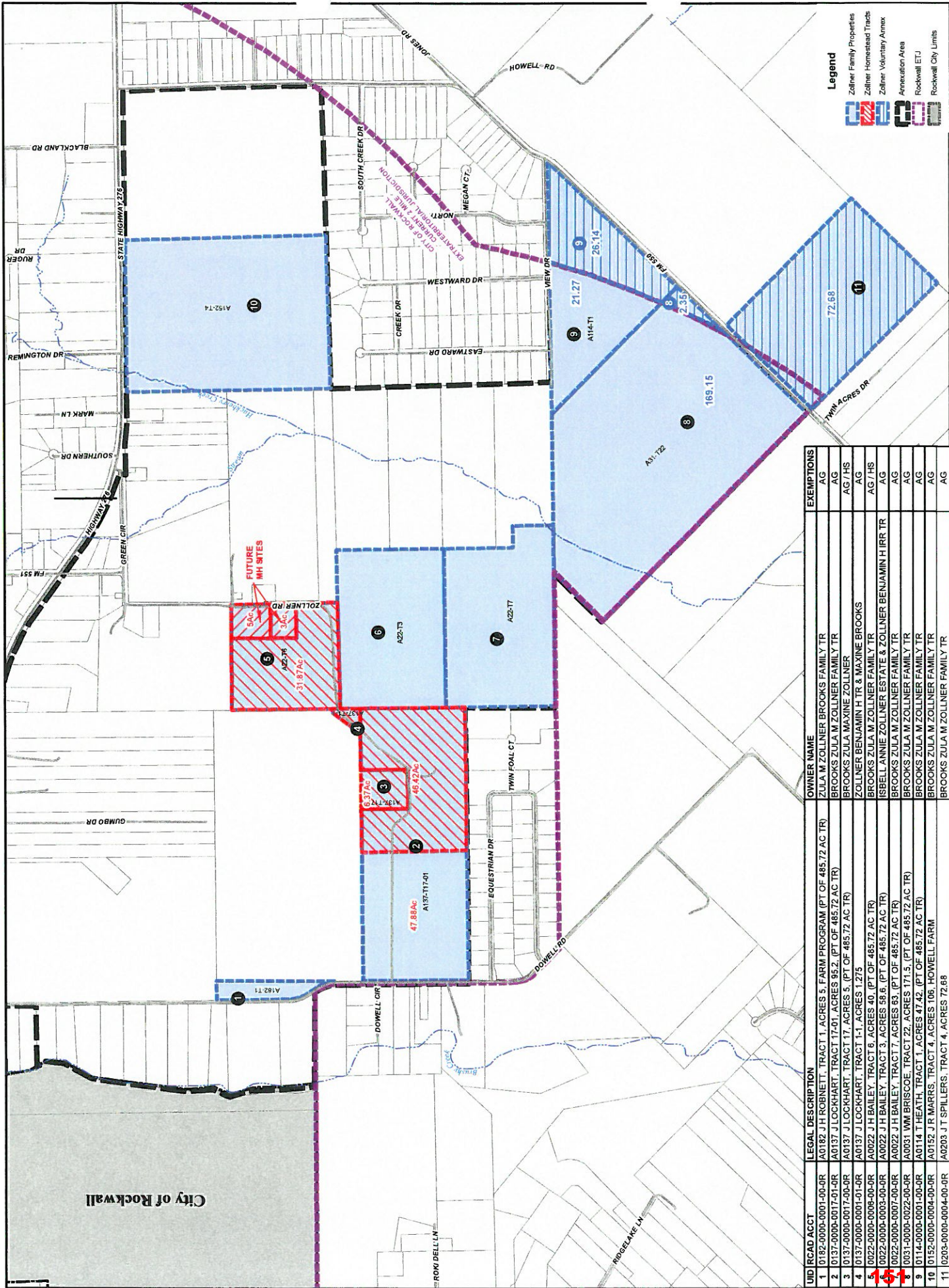
RCAD ACCT	LEGAL DESCRIPTION	OWNER NAME	EXEMPTIONS
8	0031-0000-0022-00-0R A0031 WMI BRISCOE, TRACT 22, REMAINING ACRES 2.35 (PT OF 485.72 TR)	BROOKS ZULA W ZOLLNER FAMILY TR	AG
9	0114-0000-0001-00-0R A0114 T HEATH, TRACT 1, REMAINING ACRES 28.14, (PT OF 485.72 AC TR)	BROOKS ZULA W ZOLLNER FAMILY TR	AG
11	0203-0000-0004-00-0R A0203 J T SPILLERS, TRACT 4, ACRES 72.68	BROOKS ZULA W ZOLLNER FAMILY TR	AG

City of Rockwall
DECEMBER 19, 2008

1 inch = 800 feet

DATA SOURCE: ROCKWALL COUNTY ASSESSOR'S OFFICE, ROCKWALL COUNTY APPRAISAL DISTRICT, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS, CITY OF ROCKWALL RECORDING INFORMATION SYSTEMS

REMAINING ACREAGE - ZOLLNER FAMILY PROPERTIES



UID	RCAD ACCT	LEGAL DESCRIPTION	OWNER NAME	EXEMPTIONS
1	0182-0000-0001-00-0R	AQ182 J H ROBINETT, TRACT 1, ACRES 5, FARM PROGRAM (PT OF 485.72 AC TR)	ZULA M ZOLLNER BROOKS FAMILY TR	AG
2	0137-0000-0017-01-0R	AQ137 J LOCKHART, TRACT 17, ACRES 95.2, (PT OF 485.72 AC TR)	BROOKS ZULA M ZOLLNER FAMILY TR	AG
3	0137-0000-0007-00-0R	AQ137 J LOCKHART, TRACT 17, ACRES 5, (PT OF 485.72 AC TR)	BROOKS ZULA MAXINE ZOLLNER	AG / HS
4	0137-0000-0001-01-0R	AQ137 J LOCKHART, TRACT 17, ACRES 1.275	ZOLLNER BENJAMIN H TR & MAXINE BROOKS	AG
5	0022-0000-0008-00-0R	AQ022 J H BAILEY, TRACT 6, ACRES 40, (PT OF 485.72 AC TR)	BROOKS ZULA M ZOLLNER FAMILY TR	AG
6	0022-0000-0003-00-0R	AQ022 J H BAILEY, TRACT 3, ACRES 58.6, (PT OF 485.72 AC TR)	ISBELL ANNIE ZOLLNER ESTATE & ZOLLNER BENJAMIN H IRR TR	AG
7	0022-0000-0007-00-0R	AQ022 J H BAILEY, TRACT 7, ACRES 83, (PT OF 485.72 AC TR)	BROOKS ZULA M ZOLLNER FAMILY TR	AG
8	0031-0000-0022-00-0R	AQ031 W M BRISCOE, TRACT 22, ACRES 171.5, (PT OF 485.72 AC TR)	BROOKS ZULA M ZOLLNER FAMILY TR	AG
9	0114-0000-0001-00-0R	AQ114 T HEATH, TRACT 1, ACRES 47.42, (PT OF 485.72 AC TR)	BROOKS ZULA M ZOLLNER FAMILY TR	AG
10	0152-0000-0004-00-0R	AQ152 J F WARRS, TRACT 4, ACRES 106, HOWELL FARM	BROOKS ZULA M ZOLLNER FAMILY TR	AG
11	0203-0000-0004-00-0R	AQ203 J T SPILLERS, TRACT 4, ACRES 72.88	BROOKS ZULA M ZOLLNER FAMILY TR	AG

EXHIBIT B-1
Legal Description

BEING a 46.42 acre tract of land situated in the J. Lockhart Survey, Abstract No. 137 in the County of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a point in the Southeastern corner of Abstract 137 J LOCKHART, Tract 17-01, Acres 95.2;

THENCE S 89° 22' 13.458" W following along said Tract 17-01 southern property line for a distance of 780.116 feet to a point;

THENCE S 89° 22' 13.5" W following along said Tract 17-01 southern property line for a distance of 595.878 feet to a point;

THENCE S 89° 8' 56.719" W following along said Tract 17-01 southern property line for a distance of 392.875 feet to a point;

THENCE N 1° 6' 11.797" W departing Tract 17-01 southern property line for a distance of 1293.723 feet to a point;

THENCE N 89° 22' 13.501" E following along said Tract 17-01 northern property line for a distance of 534.17 feet to a point;

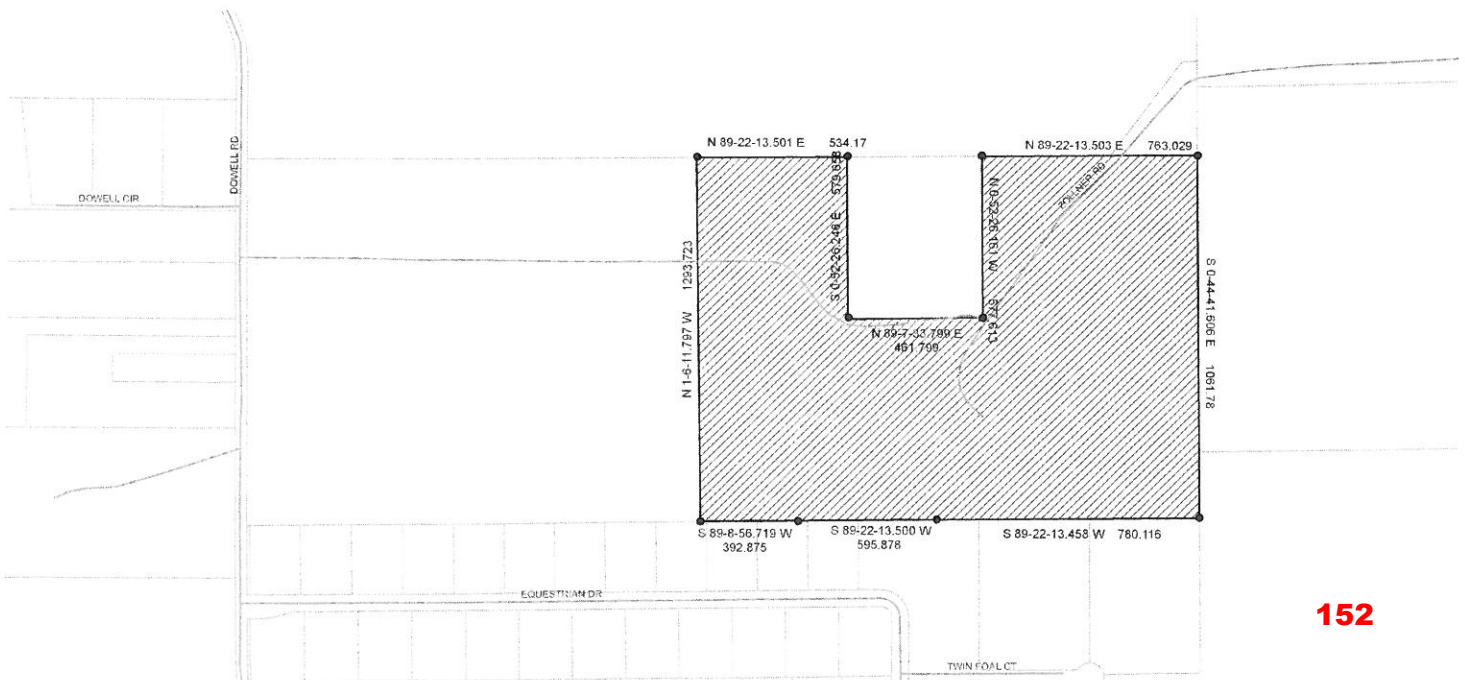
THENCE S 0° 52' 26.246" E following along adjacent Tract 17 western property line for a distance of 579.658 feet to a point;

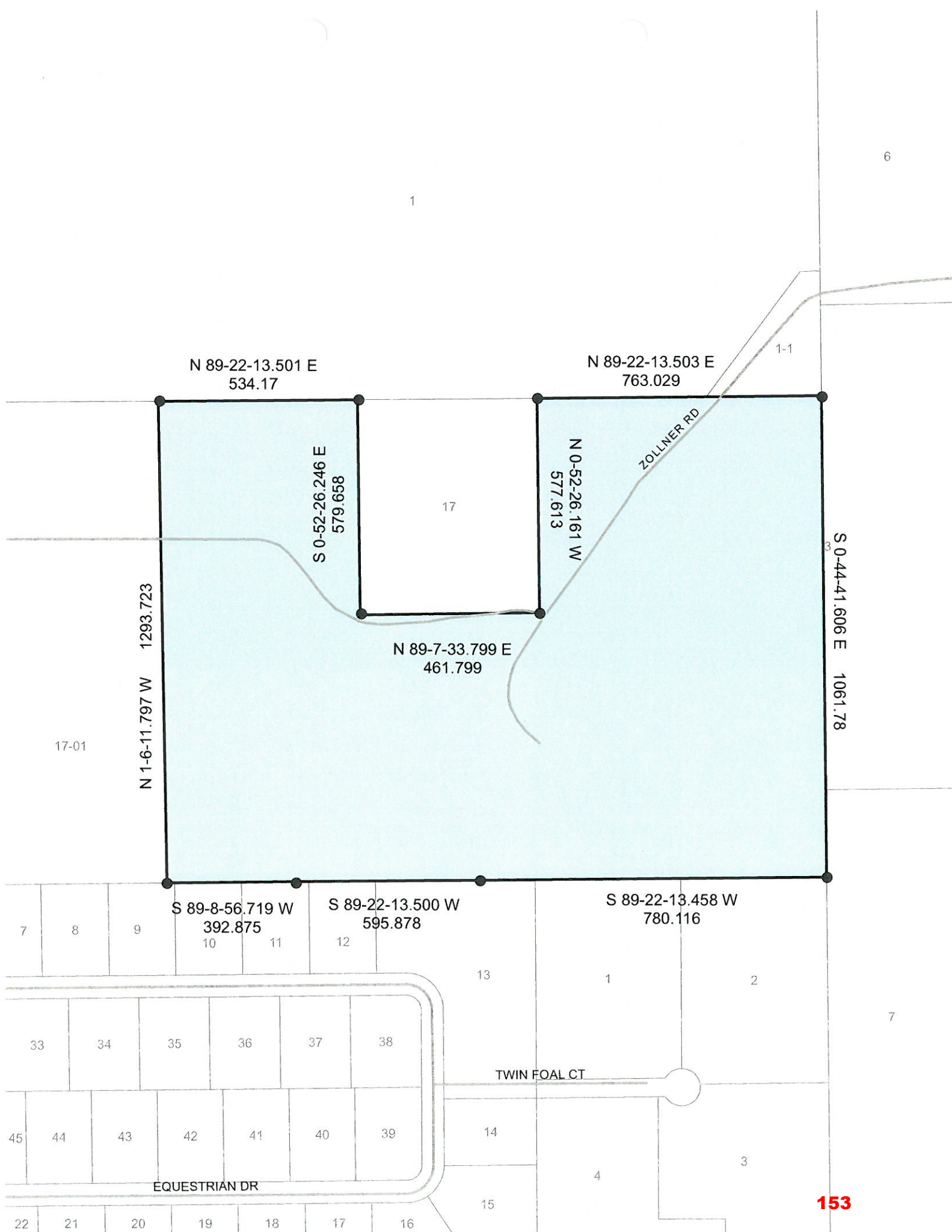
THENCE N 89° 7' 33.799" E following along said Tract 17 southern property line for a distance of 461.799 feet to a point;

THENCE N 0° 52' 26.161" W following along said Tract 17 eastern property line for a distance of 577.613 feet to a point;

THENCE N 89° 22' 13.503" E following along said Tract 17-01 northern property line for a distance of 763.029 feet to a point;

THENCE S 0° 44' 41.606" E following along said Tract 17-01 eastern property line for a distance of 1061.78 feet to a point to the Point of Beginning and containing **46.42** acres of land (2022379.378 square feet) more or less.





N 89-22-13.501 E
534.17

N 89-22-13.503 E
763.029

S 0-52-26.246 E
579.658

N 0-52-26.161 W
577.613

N 89-7-33.799 E
461.799

N 1-6-11.797 W
1293.723

S 0-44-41.606 E
1061.78

S 89-8-56.719 W
392.875

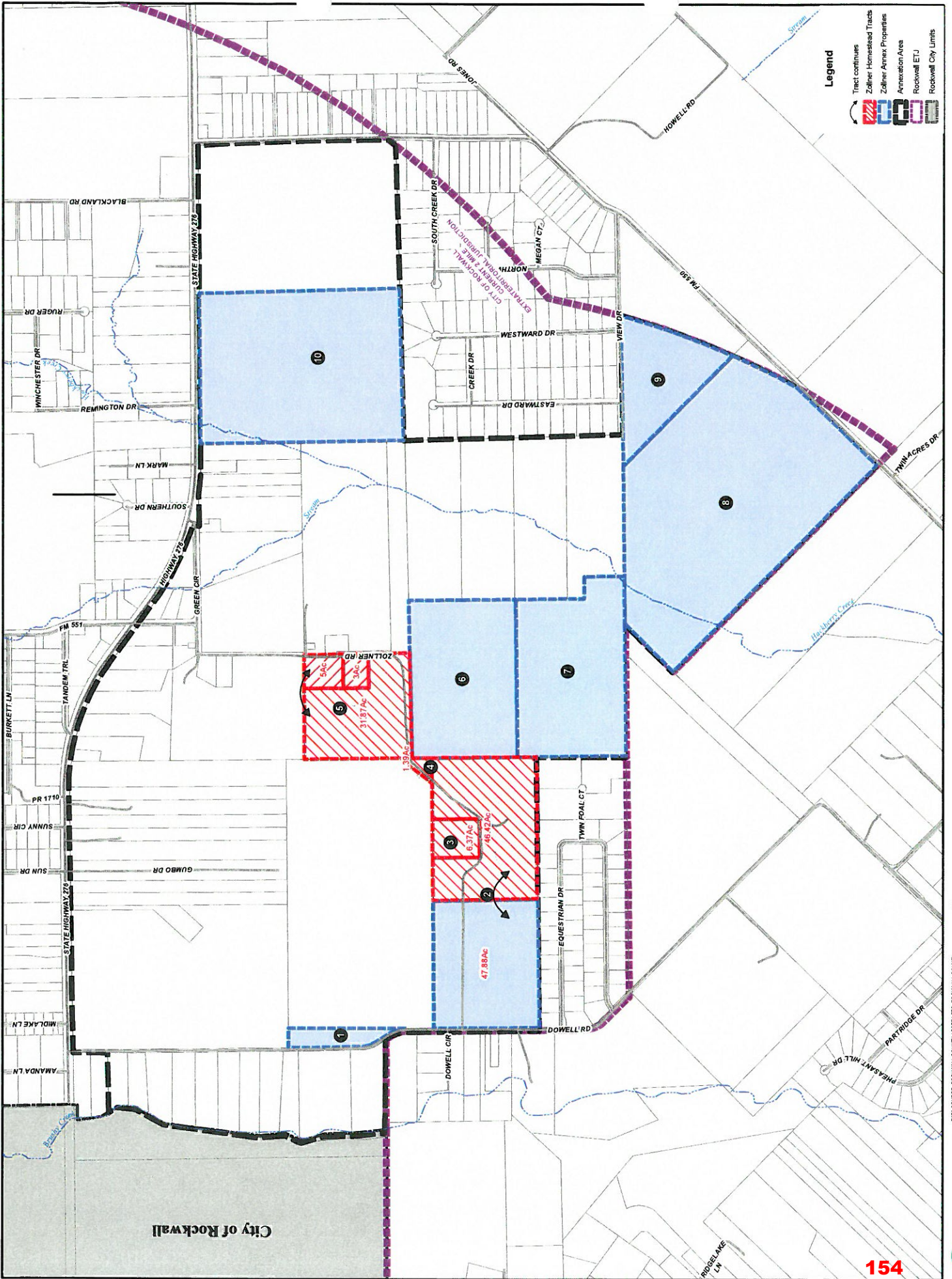
S 89-22-13.500 W
595.878

S 89-22-13.458 W
780.116

TWIN FOAL CT

EQUESTRIAN DR

153



Legend

- Tract continues
- Zollner Homestead Tracts
- Zollner Annex Properties
- Annexation Area
- Rockwall ETJ
- Rockwall City Limits

ANNEXATION A2008-003 - ZOLLNER FAMILY PROPERTIES

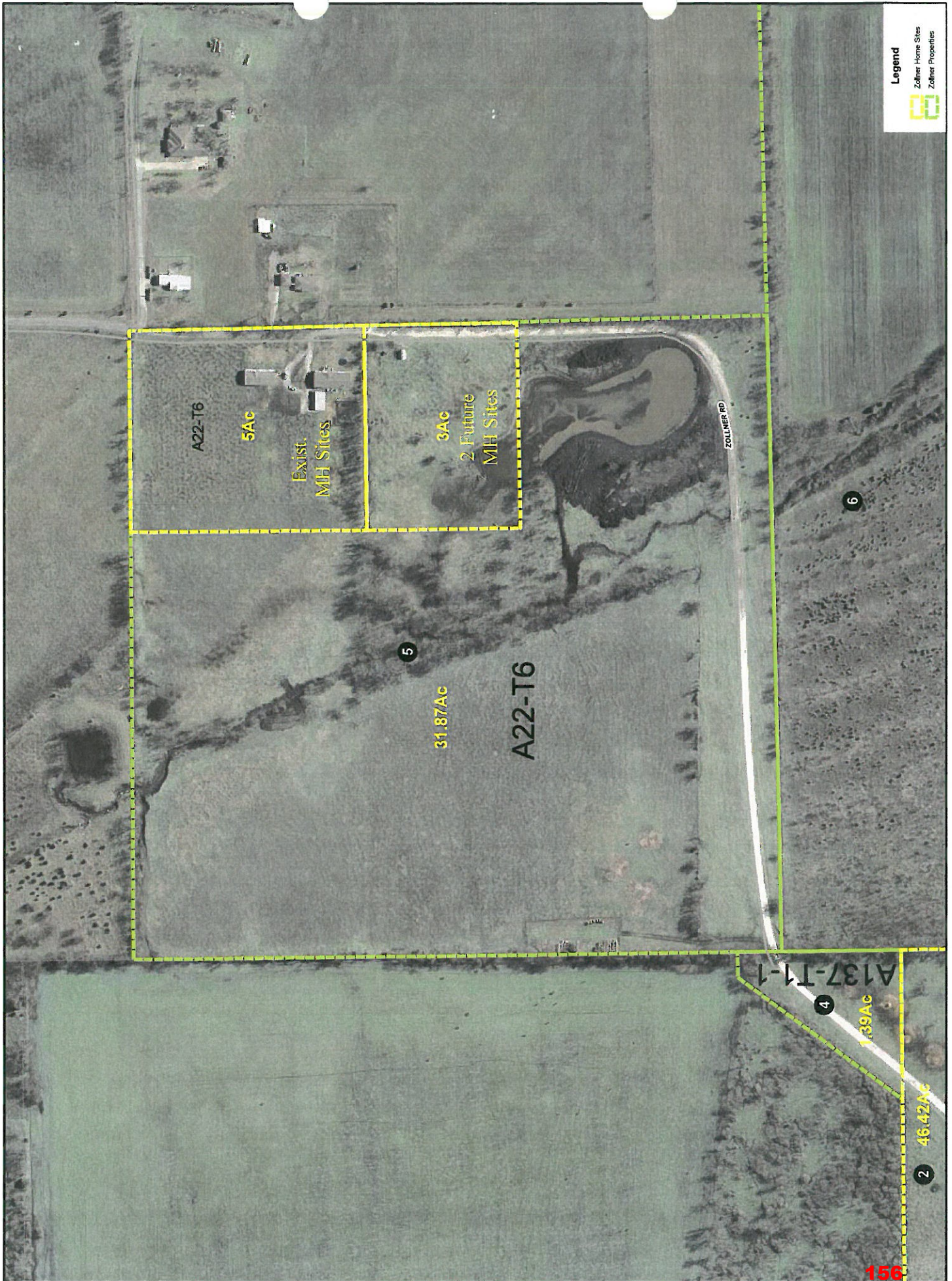


DATA SOURCE: ROCKWALL COUNTY ABSTRACTS, ROCKWALL COUNTY APPRAISAL DISTRICT, NORTH CENTRAL TEXAS COMMISSION OF GOVERNMENTS, CITY OF ROCKWALL
 0 300 600 900 1,200 1,500 Feet
 CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
 1 inch = 1,500 feet

Exhibit "D"

"HUD-code manufactured home"

- (A) means a structure:
- (1) constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development;
 - (2) built on a permanent chassis;
 - (3) designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities;
 - (4) transportable in one or more sections; and
 - (5) in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet;
- (B) includes the plumbing, heating, air conditioning, and electrical systems of the home; and
- (C) does not include a recreational vehicle as defined by Title 24 of the Code of Federal Regulations, Section 3282.8 (g):
- (g) Recreational vehicles. Recreational vehicles are not subject to this part, part 3280, or part 3283. A recreational vehicle is: (1) Built on a single chassis; (2) 400 Square feet or less when measured at the largest horizontal projections; (3) Self-propelled or permanently towable by a light duty truck; and (4) Designed primarily not for use a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.



Legend
 Zoller Home Sites
 Zoller Properties

ZOLLNER FAMILY PROPERTIES



DATA SOURCE: ROCKWALL COUNTY GIS DEPARTMENT, ROCKWALL, TEXAS
 APPRAISAL DISTRICT: NORTH CENTRAL LEASANT COUNCIL OF GOVERNMENTS
 CITY OF ROCKWALL GEOSPATIAL INFORMATION SYSTEMS
 CITY OF ROCKWALL GEOSPATIAL INFORMATION SYSTEMS
 1 inch = 250 feet



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

June 2022

Permits

Total Permits Issued:	467
Building Permits:	32
Contractor Permits:	435
Total Commercial Permit Values:	\$9,603,343.75
Building Permits:	\$6,389,061.00
Contractor Permits:	\$3,214,282.75
Total Fees Collected:	\$304,895.03
Building Permits:	\$225,526.97
Contractor Permits:	\$79,368.06

Board of Adjustment

Board of Adjustment Cases: 0

7/6/2022
8:59:52AM

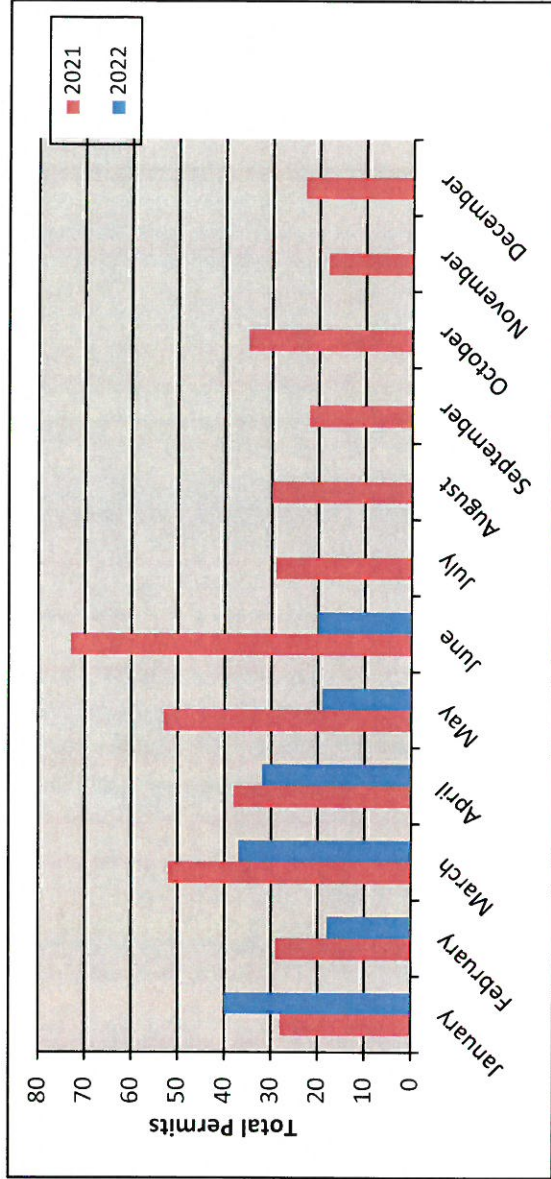
City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2022 to 6/30/2022

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	71	\$9,603,343.75	\$140,745.30
Accessory Building Permit	1	87,561.00	\$939.67
Addition	1	1,500.00	\$82.11
Cell Tower Permit	1	40,000.00	\$565.33
Certificate of Occupancy	10		\$762.00
Demolition	2	5,000.00	\$101.00
Electrical Permit	12	45,649.00	\$1,364.80
Fence Permit	1	20,000.00	\$339.41
Irrigation Permit	3	1,730.00	\$17,834.48
Mechanical Permit	2	182,500.00	\$1,673.21
New Construction	2	6,300,000.00	\$94,770.37
Plumbing Permit	3	19,000.00	\$432.75
Remodel	13	2,782,680.00	\$19,773.54
Roofing Permit	2		\$153.00
Sign Permit	12	102,723.75	\$1,374.00
Small Cell Node	3	15,000.00	\$375.63
Temporary Certificate of Occupancy	1		\$0.00
Temporary Construction Trailer	2		\$204.00
Residential Building Permit	396		\$164,149.73
Accessory Building Permit	5		\$490.01
Addition	2		\$967.88
Concrete Permit	14		\$1,173.04
Deck Permit	4		\$507.50
Demolition	1		\$51.00
Driveway Permit	2		\$1,486.06
Electrical Permit	10		\$1,162.50
Fence Permit	73		\$3,680.00
Irrigation Permit	20		\$1,509.00
Mechanical Permit	24		\$2,754.00
New Construction	1		\$5,416.68
New Single Family Residential	19		\$122,732.75
Outdoor Kitchen Permit	2		\$176.00
Patio Cover/Pergola	15		\$1,466.91
Plumbing Permit	43		\$3,337.50
Pool	12		\$2,241.00
Remodel	3		\$713.48
Retaining Wall Permit	6		\$303.00
Roofing Permit	112		\$8,407.50
Solar Panel Permit	11		\$4,635.42
Takeline - Boat House	1		\$127.50
Window & Door Permit	16		\$811.00
Totals:	467		\$304,895.03

New Residential Permits

Calendar Year

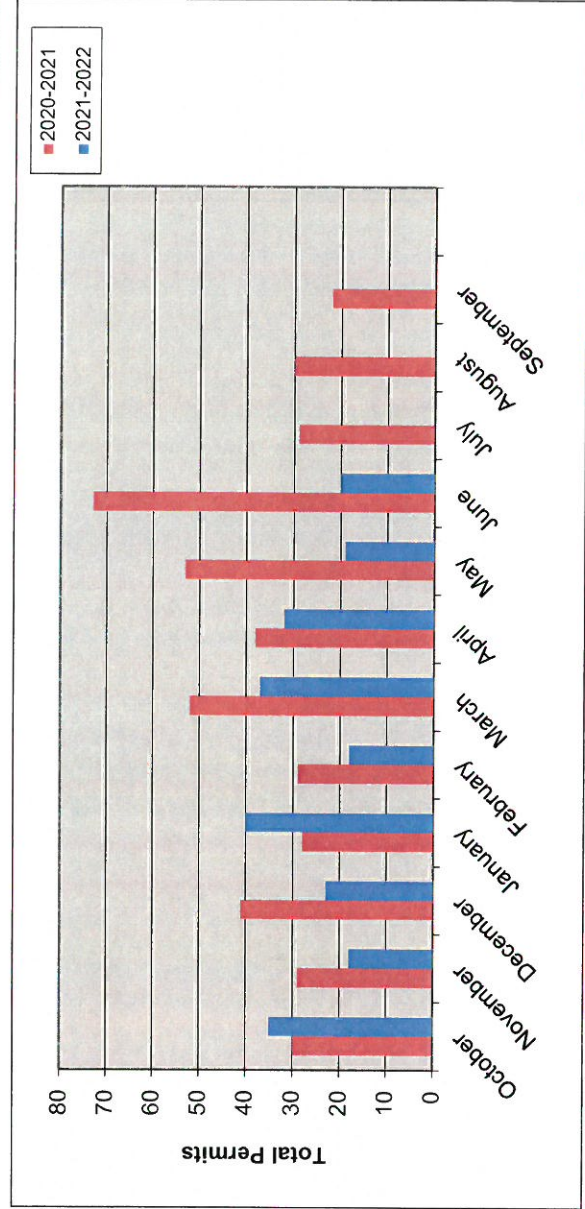
	Year	
	2021	2022
January	28	40
February	29	18
March	52	37
April	38	32
May	53	19
June	73	20
July	29	
August	30	
September	22	
October	35	
November	18	
December	23	
Totals	430	166



New Residential Permits

Fiscal Year

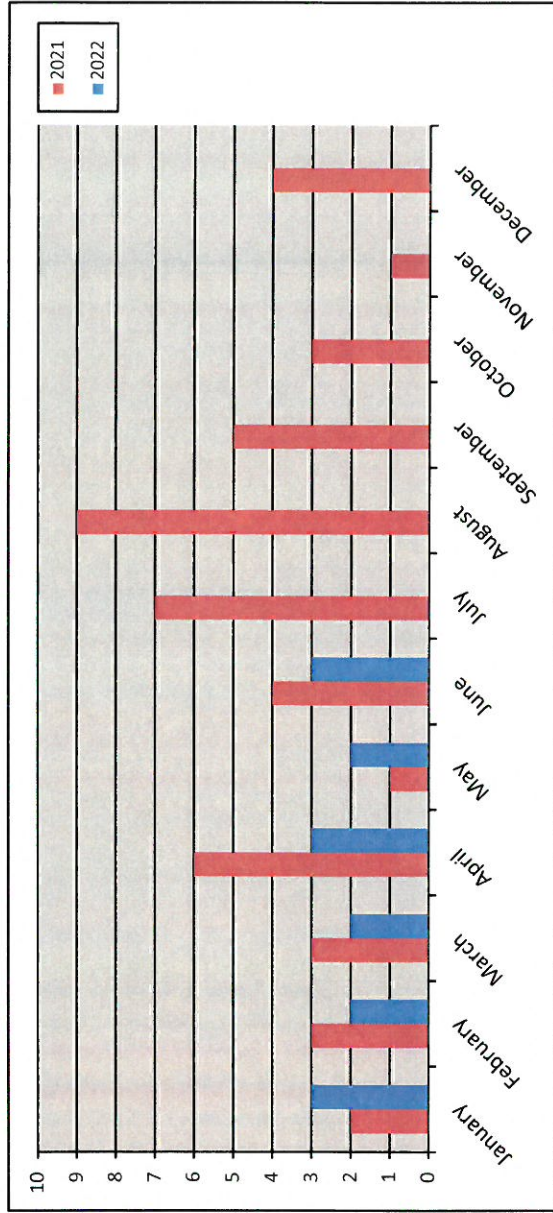
	Year	
	2020-2021	2021-2022
October	30	35
November	29	18
December	41	23
January	28	40
February	29	18
March	52	37
April	38	32
May	53	19
June	73	20
July	29	
August	30	
September	22	
Totals	454	242



Residential Remodel Permits

Calendar Year

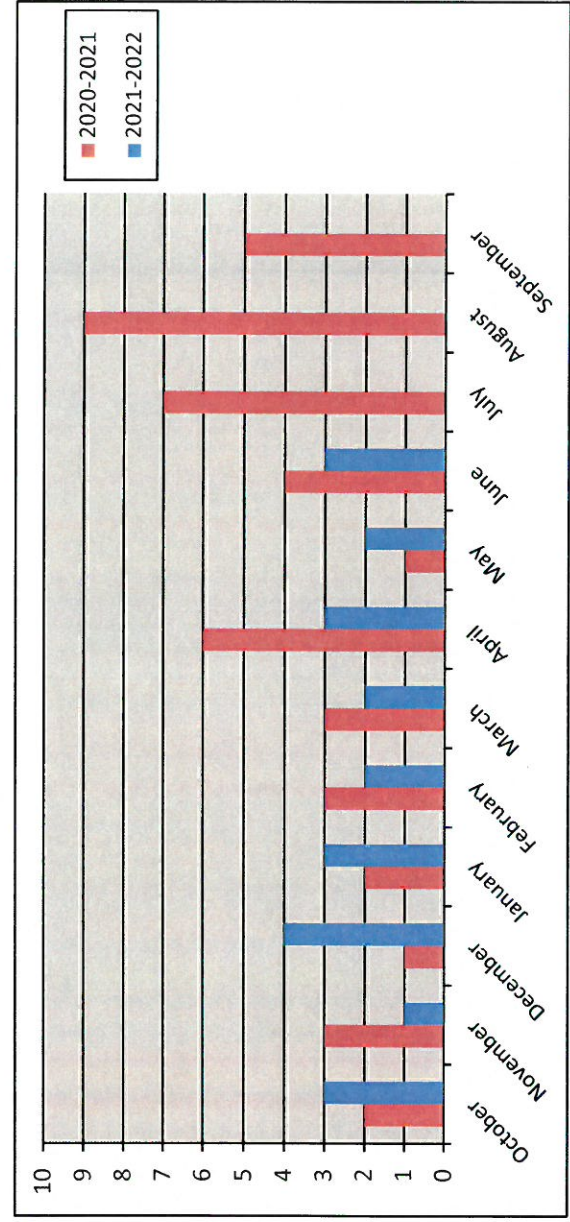
	Year	
	2021	2022
January	2	3
February	3	2
March	3	2
April	6	3
May	1	2
June	4	3
July	7	
August	9	
September	5	
October	3	
November	1	
December	4	
Totals	48	15



Residential Remodel Permits

Fiscal Year

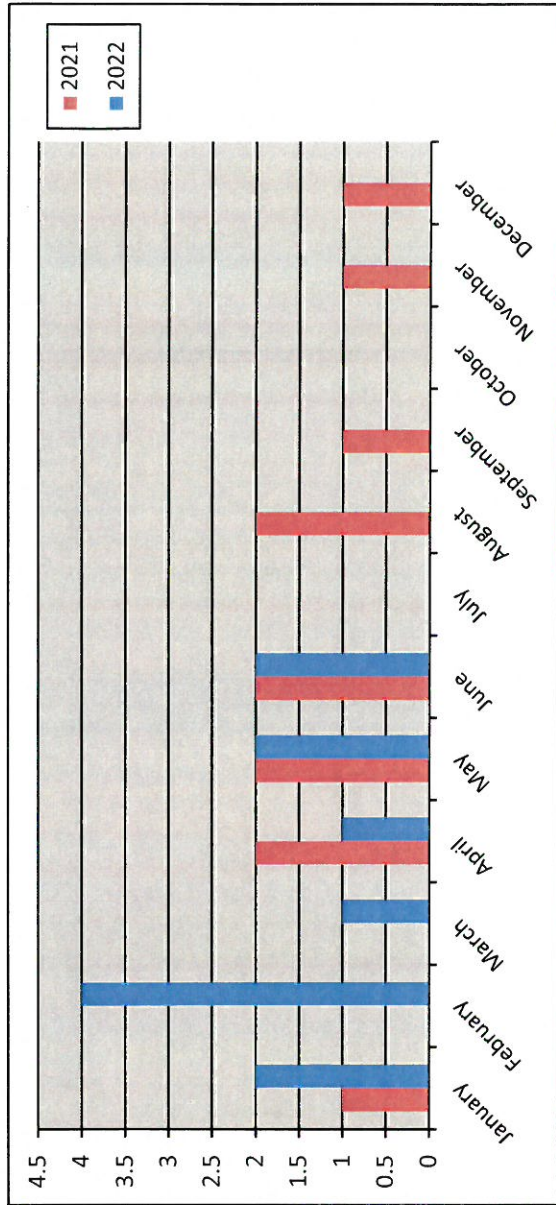
	Year	
	2020-2021	2021-2022
October	2	3
November	3	1
December	1	4
January	2	3
February	3	2
March	3	2
April	6	3
May	1	2
June	4	3
July	7	
August	9	
September	5	
Totals	46	23



New Commercial Permits

Calendar Year

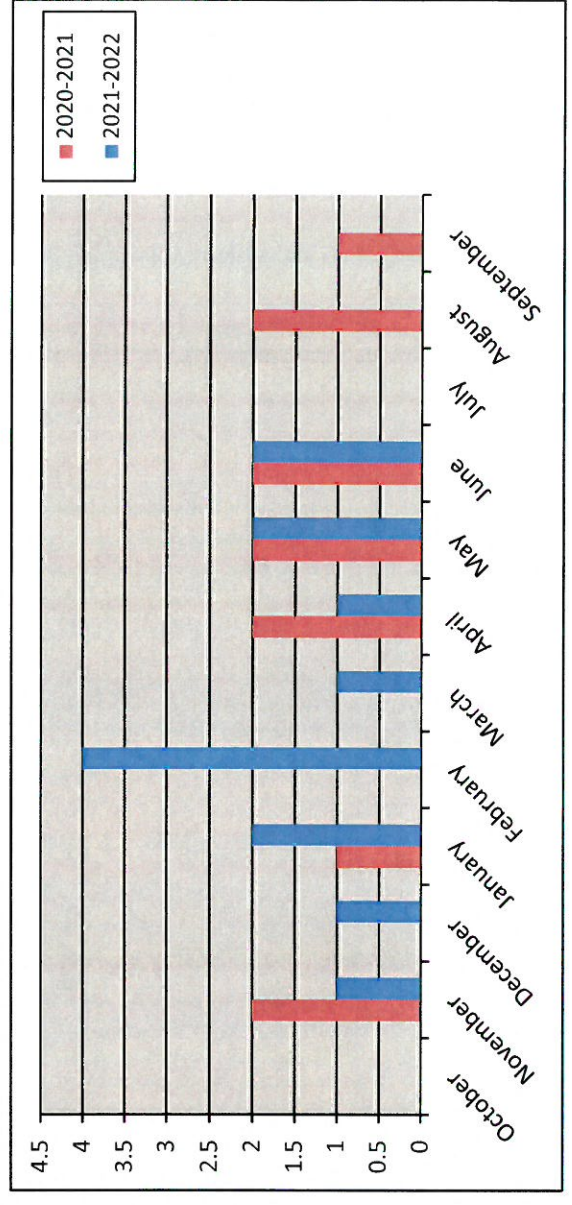
	Year	
	2021	2022
January	1	2
February	0	4
March	0	1
April	2	1
May	2	2
June	2	2
July	0	
August	2	
September	1	
October	0	
November	1	
December	1	
Totals	12	12



New Commercial Permits

Fiscal Year

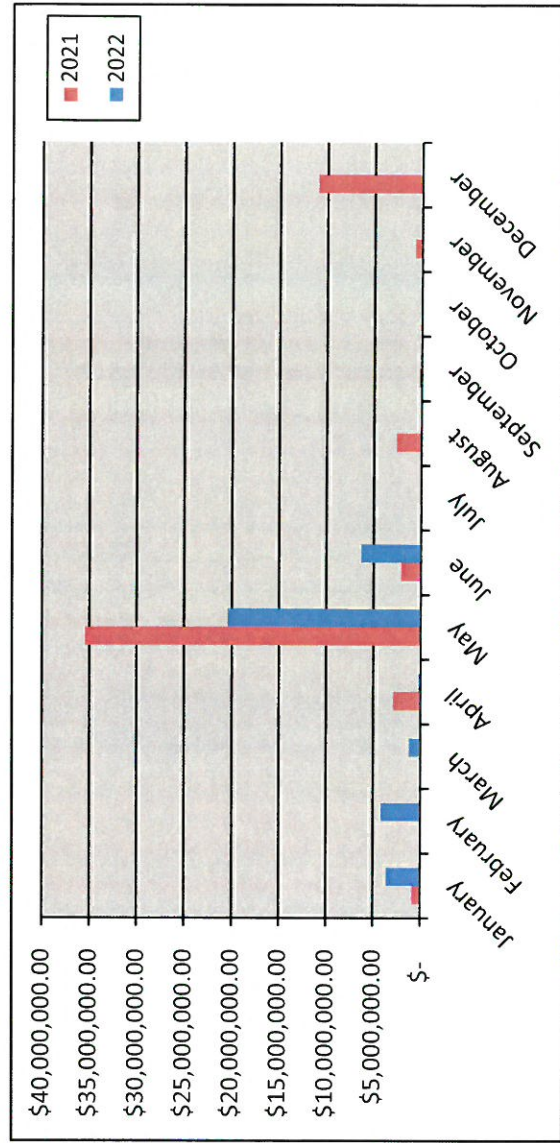
	Year	
	2020-2021	2021-2022
October	0	0
November	2	1
December	0	1
January	1	2
February	0	4
March	0	1
April	2	1
May	2	2
June	2	2
July	0	
August	2	
September	1	
Totals	12	14



New Commercial Value

Calendar Year

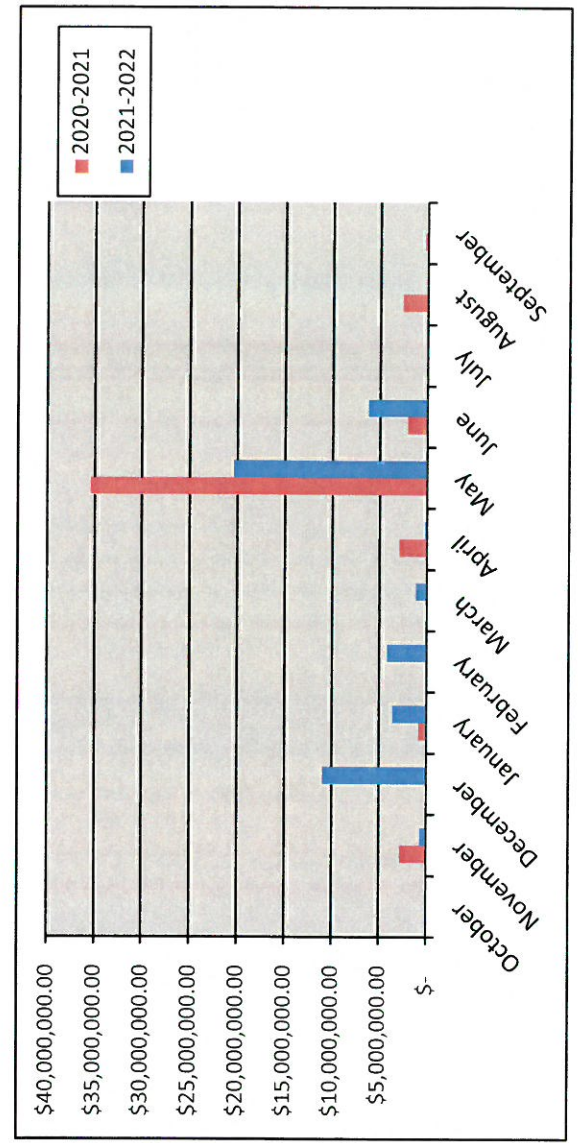
	Year	
	2021	2022
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	\$ 250,000.00
May	\$ 35,500,000.00	\$ 20,400,000.00
June	\$ 2,080,000.00	\$ 6,300,000.00
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
October	\$ -	
November	\$ 750,000.00	
December	\$ 11,000,000.00	
Totals	\$ 56,051,200.00	\$ 35,961,300.00



New Commercial Value

Fiscal Year

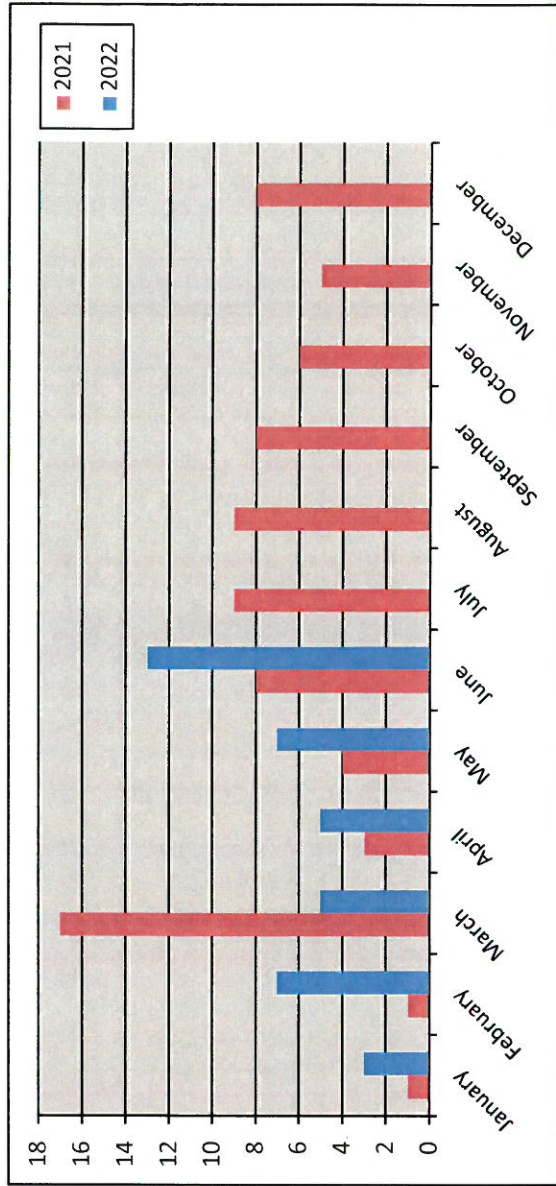
	Year	
	2020-2021	2021-2022
October	\$ -	\$ -
November	\$ 2,800,000.00	\$ 750,000.00
December	\$ -	\$ 11,000,000.00
January	\$ 885,000.00	\$ 3,625,000.00
February	\$ -	\$ 4,186,300.00
March	\$ -	\$ 1,200,000.00
April	\$ 2,900,000.00	\$ 250,000.00
May	\$ 35,500,000.00	\$ 20,400,000.00
June	\$ 2,080,000.00	\$ 6,300,000.00
July	\$ -	
August	\$ 2,650,000.00	
September	\$ 286,200.00	
Totals	\$ 47,101,200.00	\$ 47,711,300.00



Commercial Remodel Permits

Calendar Year

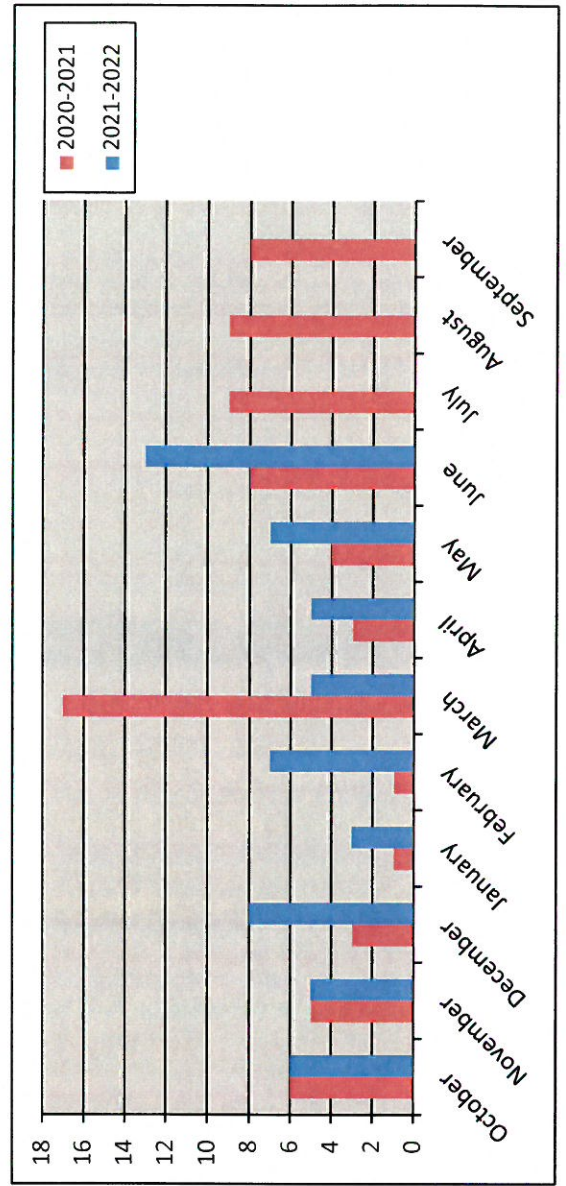
	Year		Totals
	2021	2022	
January	1	3	
February	1	7	
March	17	5	
April	3	5	
May	4	7	
June	8	13	
July	9		
August	9		
September	8		
October	6		
November	5		
December	8		
Totals	79	40	



Commercial Remodel Permits

Fiscal Year

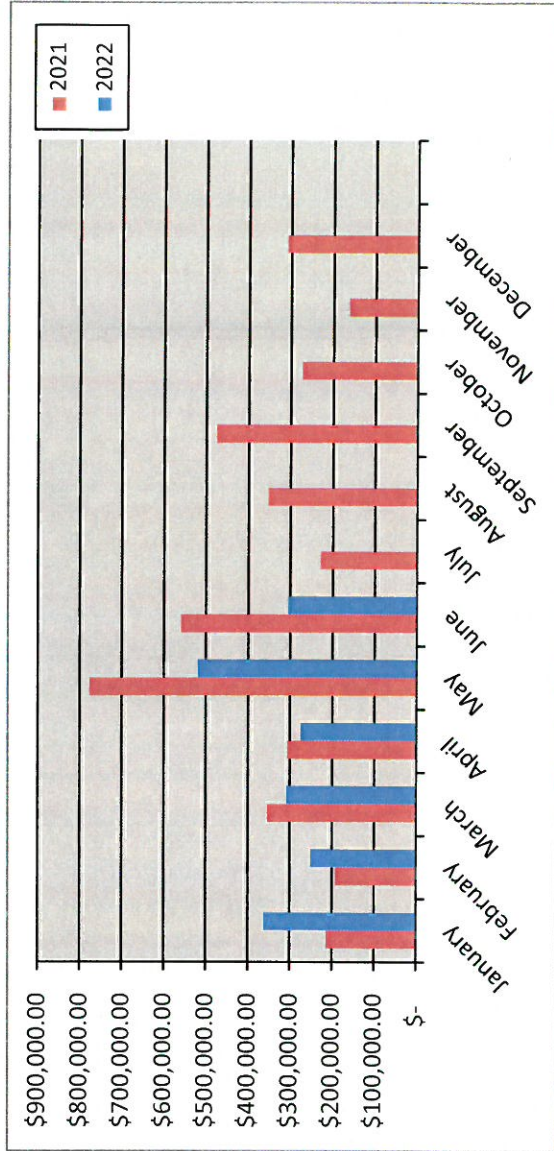
	Year		Totals
	2020-2021	2021-2022	
October	6	6	
November	5	5	
December	3	8	
January	1	3	
February	1	7	
March	17	5	
April	3	5	
May	4	7	
June	8	13	
July	9		
August	9		
September	8		
Totals	74	59	



Total Fees Collected

Calendar Year

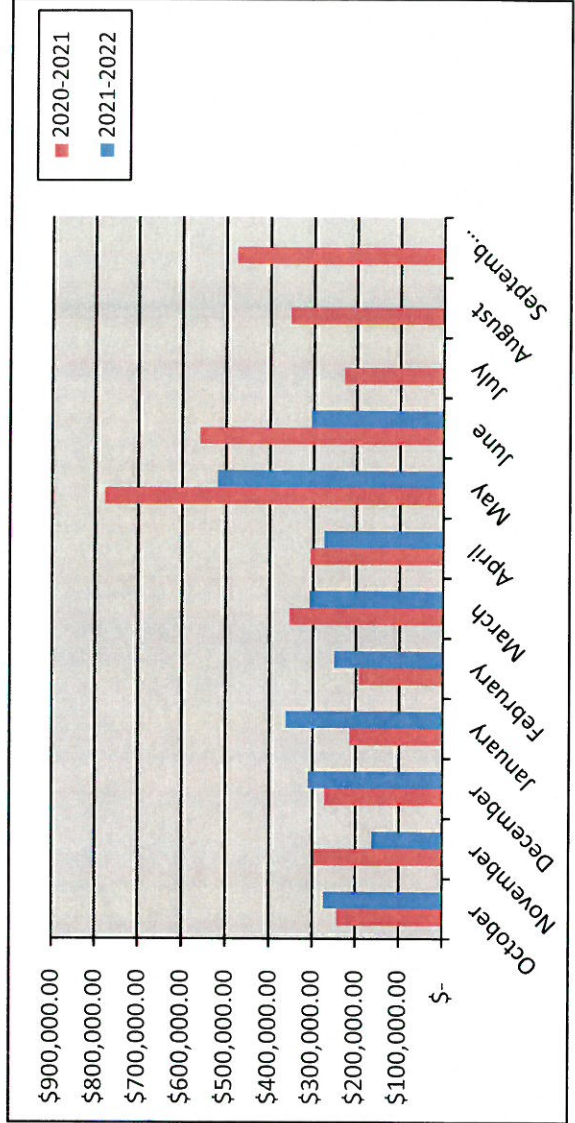
	Year	
	2021	2022
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	\$ 274,768.54
May	\$ 778,422.17	\$ 518,725.96
June	\$ 561,245.38	\$ 304,895.03
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
October	\$ 273,670.22	
November	\$ 163,206.06	
December	\$ 310,002.73	
Totals	\$ 4,214,924.85	\$ 2,017,621.29



Total Fees Collected

Fiscal Year

	Year	
	2020-2021	2021-2022
October	\$ 242,859.42	\$ 273,670.22
November	\$ 296,217.55	\$ 163,206.06
December	\$ 272,486.48	\$ 310,002.73
January	\$ 214,263.11	\$ 361,270.18
February	\$ 193,245.03	\$ 250,094.89
March	\$ 354,901.19	\$ 307,866.69
April	\$ 306,654.35	\$ 274,768.54
May	\$ 778,422.17	\$ 518,725.96
June	\$ 561,245.38	\$ 304,895.03
July	\$ 228,777.52	
August	\$ 353,601.69	
September	\$ 476,935.40	
Totals	\$ 4,279,609.29	\$ 2,764,500.30



PERMITS ISSUED

For the Period 6/1/2022 to 6/30/2022

Permit Number	Permit Type	Site Address	Total Fees	Fees Paid
Application Date	Subtype	Parcel Number		
Issue Date	Status of Permit	Subdivision Name	Valuation	Total SQFT
		Plan Number		
COM2022-1030	Commercial Building Permit			
03/03/2022	Certificate of Occupancy	2455 RIDGE RD, SUITE	\$75.00	\$75.00
06/28/2022	ISSUED	125 ROCKWALL, TX 75087	1,930.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	JACOB BOSSE 214-531-0667	2455 RIDGE RD., SUITE 125	Rockwall	TX	75087
Property Owner	SAM FAN	2701 CUSTER PKWY., SUITE 706	Richardson	TX	75080

Contractors

COM2022-1729	Commercial Building Permit			
04/04/2022	Certificate of Occupancy	2235 S GOLIAD ST #120	\$76.50	\$76.50
06/24/2022	ISSUED		4,000.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Torchy's Taco 512-441-8900	4501 Springdale Rd	Austin	TX	78723
Property Owner	Cienda Partners	4514 Travis St, Suite 326	Dallas	TX	75205

Contractors

COM2022-2103	Commercial Building Permit			
04/19/2022	Certificate of Occupancy	702 E RALPH HALL	\$76.50	\$76.50
06/29/2022	ISSUED	PKWY, ROCKWALL, 75032	3,844.00	

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	MARY COURTIN 214-471-3810	702 E RALPH HALL PKWY	ROCKWALL	TX	75032
Property Owner	MARY COURTIN	702 E RALPH HALL PKWY	ROCKWALL	TX	75032
Contact	Michelle Thompson				

Contractors

COM2022-2104	Commercial Building Permit			
04/19/2022	Certificate of Occupancy	423 E INTERSTATE 30,	\$76.50	\$76.50
06/13/2022	ISSUED	ROCKWALL, 75087	2,000.00	

For the Period 6/1/2022 to 6/30/2022

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name		Total SQFT	Fees Paid
		Plan Number	Valuation		
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	ZUNGTANG HU 719-947-5143	423 INTERSTATE30	Rockwall	TX 75087	
Property Owner	SABRE REALTY	16475 DALLAS PARKWAY SUITE 800	Addison	TX 75001	

Contractors

COM2022-2319	Commercial Building Permit				
04/26/2022	Certificate of Occupancy	901 Rockwall Pkwy, Rockwall, TX 75032		\$76.50	\$76.50
06/20/2022	ISSUED			5,883.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	BTDI JV, LLP/Touchstone 817-201-6298	2745 Dallas Parkway #380	Plano	TX 75093	
Property Owner	DAVID RAUER	2745 DALLAS PARKWAY #380	Rockwall	TX 75032	

Contractors

COM2022-2331	Commercial Building Permit				
04/26/2022	Certificate of Occupancy	6525 HORIZON RD #130, ROCKWALL, 75032		\$76.50	\$76.50
06/22/2022	ISSUED			1,145.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	ERIN & WILL KINCAID 972-834-9322	6525 HORIZON RD. SUITE 103	Rockwall	TX 75032	
Property Owner	DR. MINTH/MINTH 2911, LLC.	6525 FM 3097	Rockwall	TX 75032	

Contractors

COM2022-2511	Commercial Building Permit				
05/02/2022	Certificate of Occupancy	3084 N Goliad St, S. 124, Rockwall, TX 75087		\$75.00	\$75.00
06/07/2022	ISSUED			1,896.00	

PERMITS ISSUED

For the Period 6/1/2022 to 6/30/2022

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
Contact Type	Contact Name	Contact Address	Valuation	Total SQFT	Fees Paid
	Business Phone				
Business Owner	Abhinav Rastogi	3084 N Goliad St, S. 124	Rockwall	TX	75087
	972-512-4488				
Property Owner	Tim Thompson	12720 Hillcrest Rd, S. 650	Houston	TX	77032
Applicant	Katelyn Riddle for Abhinav Rastogi	3084 N Goliad St, S. 124	Rockwall	TX	75087
Contractors					
COM2022-3387	Commercial Building Permit				
06/06/2022	Certificate of Occupancy	894 Steger Towne Dr		\$76.50	\$76.50
06/21/2022	ISSUED	Rocwall TX 75032		1,200.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Phuong Pham Pitts	894 Steger Towne Dr	Rockwall	TX	75032
	501-908-1083				
Property Owner	Debbie Hobbs	2331 Gus Thomasson	Dallas	TX	75228
Contractors					
COM2022-3703	Commercial Building Permit				
06/16/2022	Certificate of Occupancy	1113 RIDGE RD,		\$76.50	\$76.50
06/28/2022	ISSUED	ROCKWALL, TX 75087		1,150.00	
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Jason Anderson	1113 Ridge Rd	Rockwall	TX	75087
	214-733-0294				
Property Owner	Benbrook Ridge Partners LP	c/o Pretium Property Management LLC	Fort Worth	TX	76102
Applicant	Kelly Anderson	1113 Ridge Rd	Rockwall	TX	75087
Contractors					
COM2022-4046	Commercial Building Permit				
06/29/2022	Temporary Certificate of Occupancy	408 S GOLIAD ST		\$300.00	\$0.00
06/29/2022	ISSUED			3,951.00	

For the Period 6/1/2022 to 6/30/2022

Permit Number	Permit Type	Site Address		Total Fees	
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
Contact Type	Contact Name	Contact Address	Valuation	Total SQFT	Fees Paid
	Business Phone				
Business Owner	Rockwall Rotary Foundation 214-715-7790	408 S Goliad	Rockwall	TX	75087
Property Owner	Rockwall Rotary Foundation	PO Box 446	Rockwall	TX	75087

Contractors

COM2022-975	Commercial Building Permit				
03/01/2022	Certificate of Occupancy	3084 N GOLIAD ST, S.	\$76.50		\$76.50
06/15/2022	ISSUED	120, ROCKWALL, TX 75087		1,528.00	

Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	SANDY LOMELI 469-769-7222	3084 N GOLIAD ST, SUITE 120	ROCKWALL	TX	75087
Property Owner	Crestview Real Estate	12720 Hillcrest Rd #650	Dallas	TX	75230
Contact	Elizabeth/Office Manager				

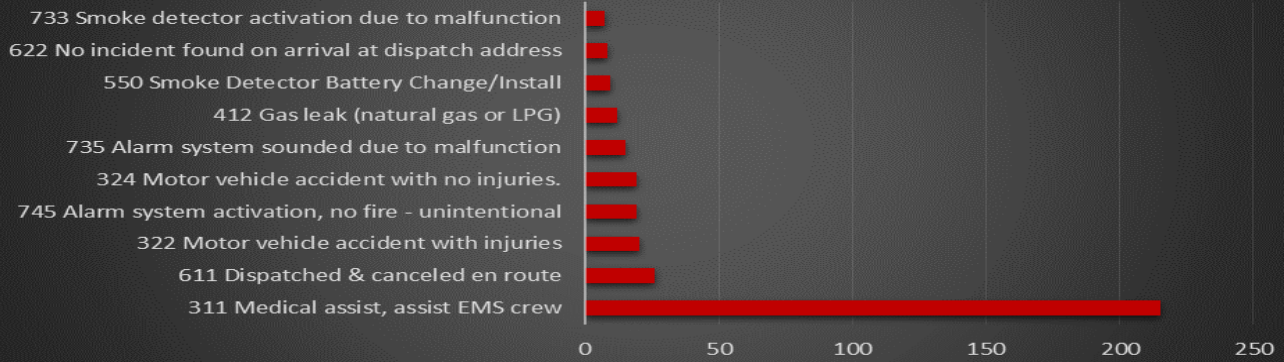
Contractors

Total Valuation:
Total Fees: \$1,062.00
Total Fees Paid: \$762.00



June 2022 Monthly Report

Top 10 NFIRS Call Types

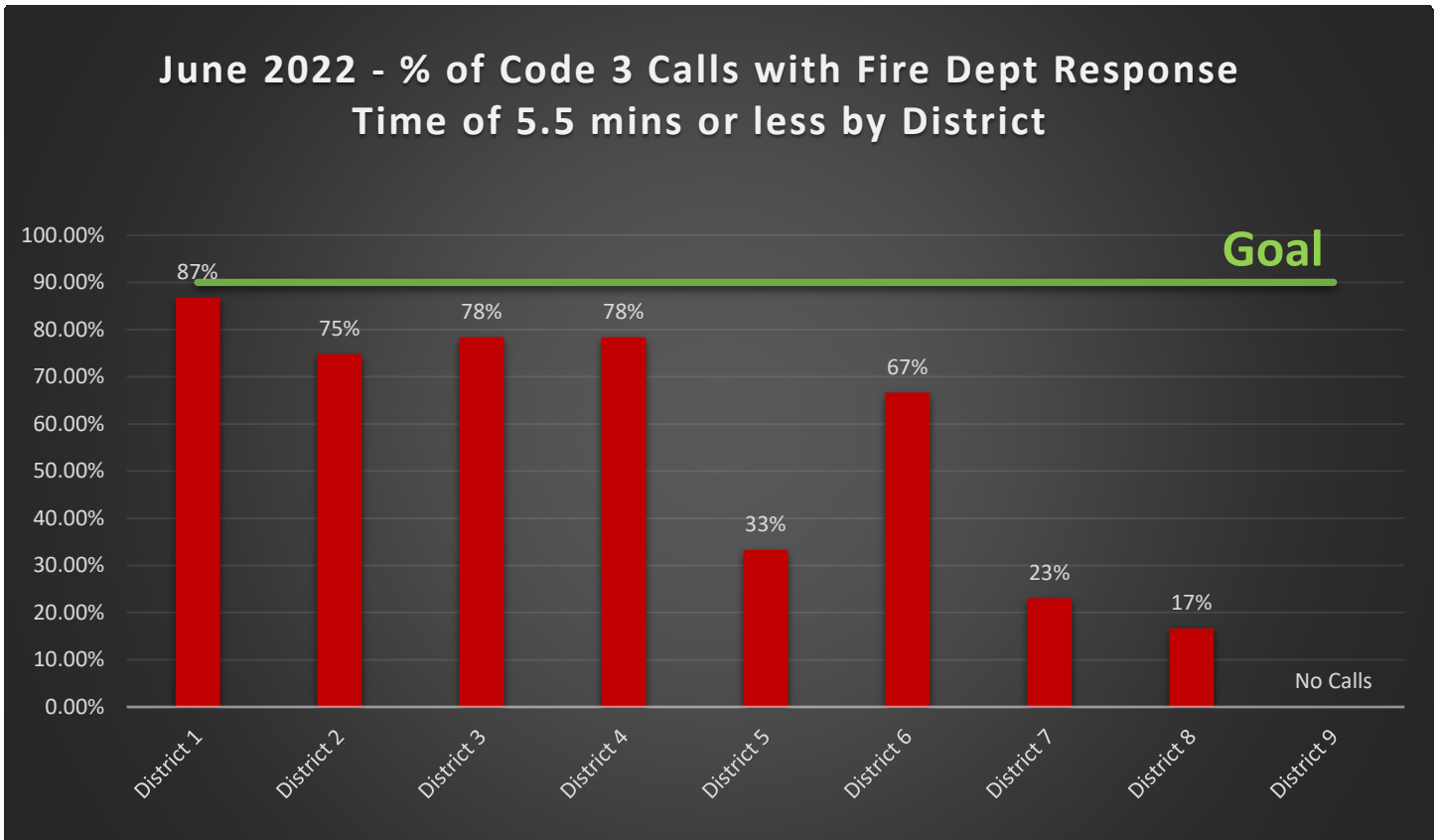


All Calls By NFIRS Call Type Incident Count

111 Building fire	5
118 Trash or rubbish fire, contained	1
130 OTHER-Mobile property (vehicle) fire	1
131 Passenger vehicle fire (cars, pickups, SUV's)	4
137 Camper or recreational vehicle (RV) fire	1
142 Brush or brush-and-grass mixture fire	3
143 Grass fire	3
151 Outside rubbish, trash or waste fire	1
160 Special outside fire, other	3
300 Rescue, EMS incident, other	1
311 Medical assist, assist EMS crew	215
322 Motor vehicle accident with injuries	20
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	19
342 Search for person in water	3
350 Extrication, rescue, other	2
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	1
361 Swimming/recreational water areas rescue	1
365 Watercraft rescue	2
381 Rescue or EMS standby	1
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	12
423 Refrigeration leak	1
424 Carbon monoxide incident	1
440 Electrical wiring/equipment problem, other	1
441 Heat from short circuit (wiring), defective/worn	2
442 Overheated motor	2
444 Power line down	1
445 Arcing, shorted electrical equipment	3
463 Vehicle accident, general cleanup	2
511 Lock-out	3
522 Water or steam leak	2
531 Smoke or odor removal	1
550 Public service assistance, other	1
550 Smoke Detector Battery Change/Install	9
553 Public service	1
554 Assist invalid	1
555 Defective elevator, no occupants	2
600 Good intent call, other	2
611 Dispatched & canceled en route	26
622 No incident found on arrival at dispatch address	8
651 Smoke scare, odor of smoke	5
730 System malfunction, other	2
733 Smoke detector activation due to malfunction	7
735 Alarm system sounded due to malfunction	15
736 CO detector activation due to malfunction	4
740 Unintentional transmission of alarm, other	4
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	4
745 Alarm system activation, no fire - unintentional	19
746 Carbon monoxide detector activation, no CO	1
813 Wind storm, tornado/hurricane assessment	1
Grand Total	434

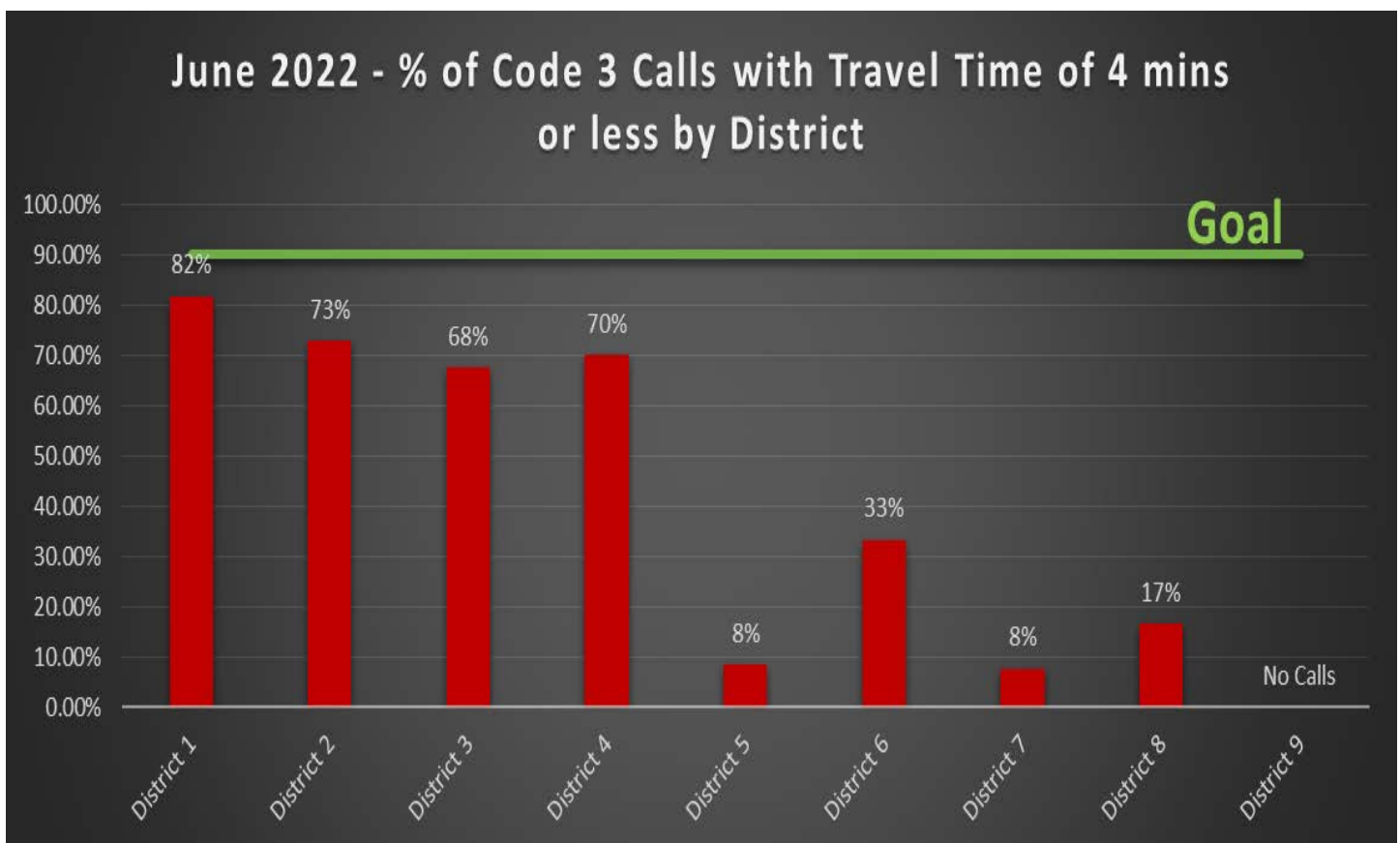
June 2022 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	99	29%	86	0:04:27	87%	90%
District 2	107	32%	80	0:04:32	75%	90%
District 3	37	11%	29	0:04:49	78%	90%
District 4	60	18%	47	0:04:42	78%	90%
District 5	12	4%	4	0:06:08	33%	90%
District 6	3	1%	2	0:05:48	67%	90%
District 7	13	4%	3	0:06:00	23%	90%
District 8	6	2%	1	0:09:50	17%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	337	100%	252	0:04:47	75%	90%



June 2022 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	99	29%	81	0:03:24	82%	90%
District 2	107	32%	78	0:03:29	73%	90%
District 3	37	11%	25	0:03:48	68%	90%
District 4	60	18%	42	0:03:40	70%	90%
District 5	12	4%	1	0:04:55	8%	90%
District 6	3	1%	1	0:04:55	33%	90%
District 7	13	4%	1	0:05:05	8%	90%
District 8	6	2%	1	0:08:40	17%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	337	100%	230	0:03:45	68%	90%





Total Dollar Losses

June 2022



City of Rockwall
The New Horizon

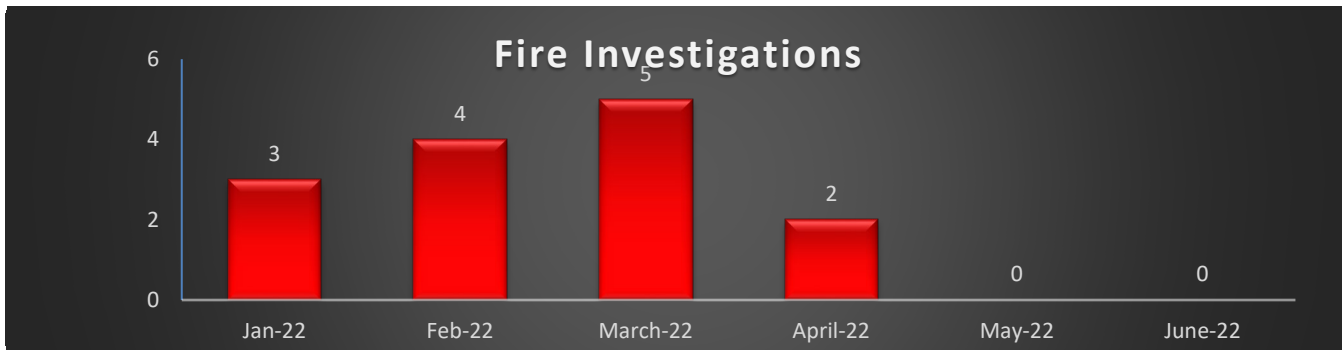
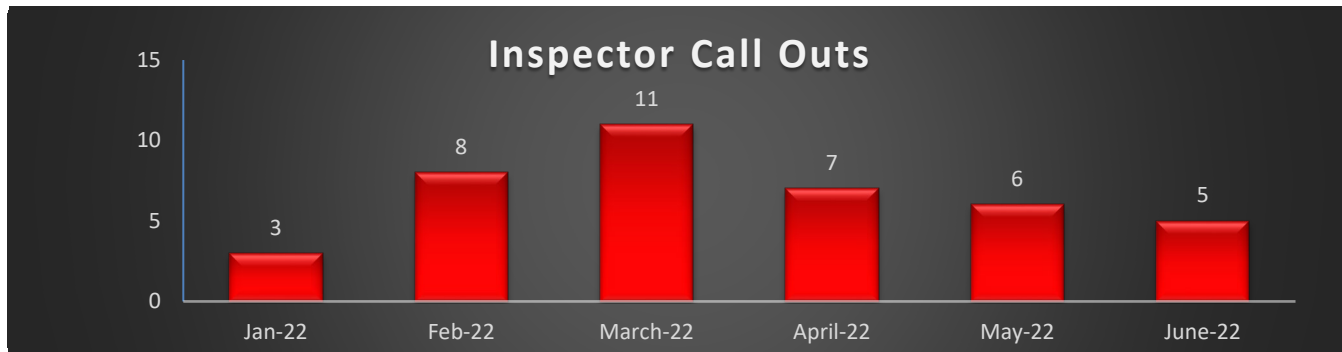
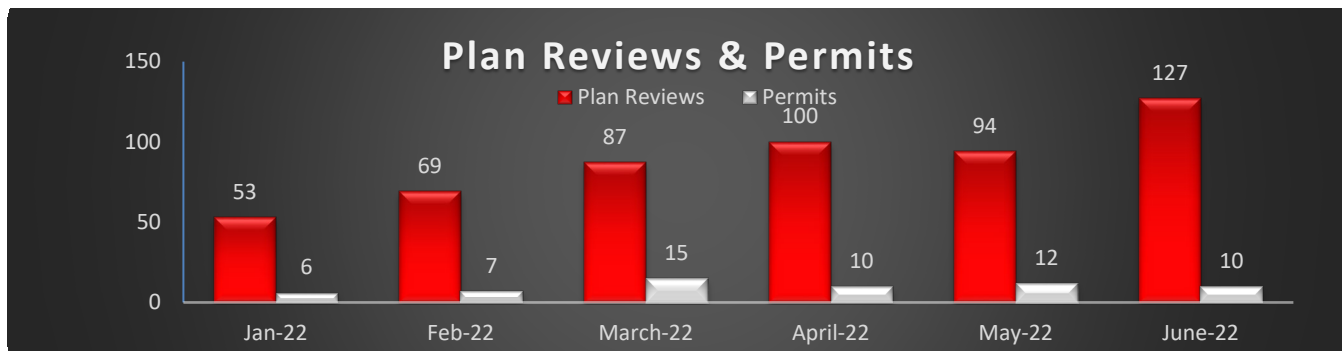
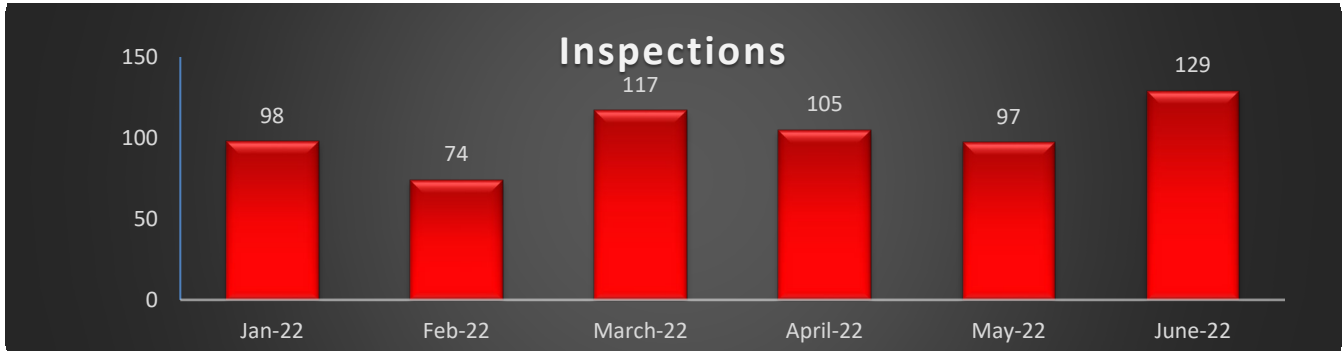
Rockwall Fire Department

Print Date/Time: 07/11/2022 09:38
Login ID: rck\ldgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$4,000.00	\$0.00	\$0.00	\$861,720.00	\$214,350.00
Total Content Loss:	\$0.00	\$0.00	\$0.00	\$845,000.00	\$79,600.00
Total Property Pre-Incident Value:	\$0.00	\$0.00	\$0.00	\$60,485,410.00	\$27,603,129.00
Total Contents Pre-Incident Value	\$0.00	\$0.00	\$0.00	\$21,740,000.00	\$11,107,699.60
Total Losses:	\$4,000.00	\$0.00	\$0.00	\$1,706,720.00	\$4,000.00
Total Value:	\$0.00	\$0.00	\$0.00	\$82,225,410.00	\$38,710,828.60

Fire Prevention, Education, & Investigations Division Monthly Report June 2022





Monthly Report June 2022



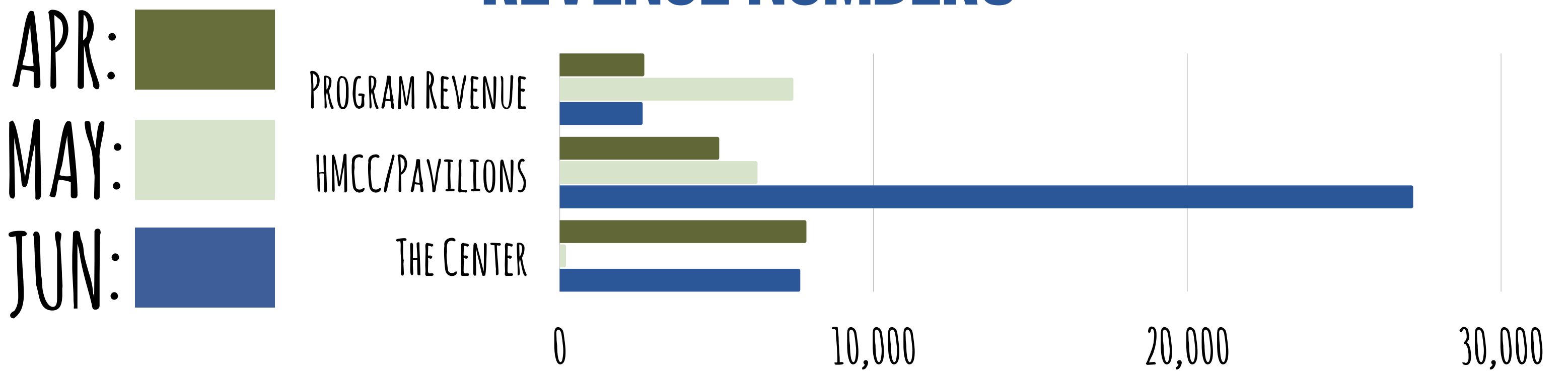
CONCERT BY THE LAKE
2000 ATTENDEES



FAMILY FUN FIRDAY
250 PARTICIPANTS



REVENUE NUMBERS

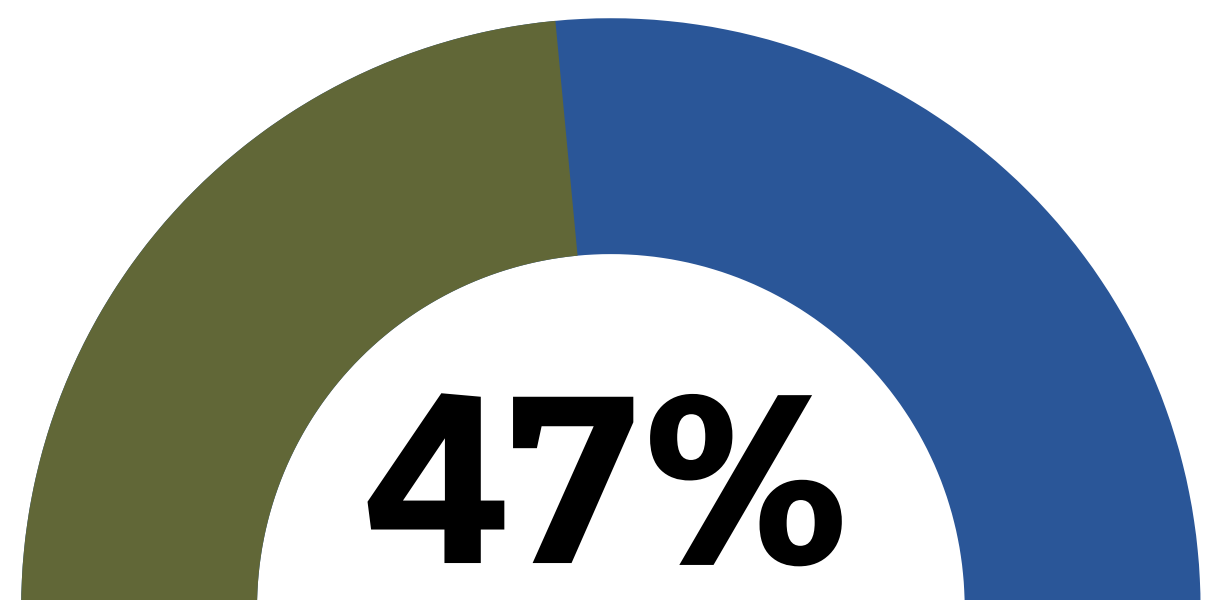


Upcoming:

Splash Days

Concert By The Lake Series

% of Resident Accounts
as of June 2022



PARKS PROJECT UPDATE – JUNE 2022



EAGLE SCOUT PROJEKT AT THE PARK
AT BREEZY HILL



JULY 4TH FIREWORKS



KIDZONE AUGUST GRAND OPENING



JULY 4TH PARADE/TOP GUN FLOAT



Rockwall Police Department

Monthly Activity Report

June-2022

ACTIVITY	CURRENT MONTH JUNE	PREVIOUS MONTH MAY	YTD 2022	YTD 2021	YTD % CHANGE
----------	-----------------------	-----------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	1	0	6	10	-40.00%
Robbery	1	0	7	3	133.33%
Aggravated Assault	1	2	16	17	-5.88%
Burglary	6	1	20	18	11.11%
Larceny	67	52	353	320	10.31%
Motor Vehicle Theft	9	5	26	28	-7.14%
TOTAL PART I	85	60	428	396	8.08%
TOTAL PART II	163	153	801	703	13.94%
TOTAL OFFENSES	248	213	1229	1099	11.83%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	6	10	48	68	-29.41%
D.W.I.	17	18	93	113	-17.70%

ARRESTS

FELONY	27	29	153	133	15.04%
MISDEMEANOR	57	51	334	280	19.29%
WARRANT ARREST	10	4	42	46	-8.70%
JUVENILE	6	8	53	12	341.67%
TOTAL ARRESTS	100	92	582	471	23.57%

DISPATCH

CALLS FOR SERVICE	2109	2156	11738	12164	-3.50%
-------------------	------	------	-------	-------	--------

ACCIDENTS

INJURY	2	2	24	25	-4.00%
NON-INJURY	69	88	430	427	0.70%
FATALITY	0	1	1	0	100.00%
TOTAL	71	91	455	452	0.66%

FALSE ALARMS

RESIDENT ALARMS	47	49	269	245	9.80%
BUSINESS ALARMS	168	166	924	826	11.86%
TOTAL FALSE ALARMS	215	215	1193	1071	11.39%
Estimated Lost Hours	141.9	141.9	787.38	706.86	11.39%
Estimated Cost	\$3,375.50	\$3,375.50	\$18,730.10	\$16,814.70	11.39%

ROCKWALL NARCOTICS UNIT

Number of Cases	5
Arrests	2
Arrest Warrants	1
Search Warrants	4
Seized	
Marijuana (ounces)	4818
Cocaine (grams)	7
Fentanyl (pills)	500
THC Oil (grams)	5730

Rockwall Police Department

Dispatch and Response Times

June 2022

Police Department

	Average Response Time	
Priority 1		Number of Calls 206
Call to Dispatch	0:00:40	
Call to Arrival	0:05:04	
% over 7 minutes	21%	
Priority 2		Number of Calls 654
Call to Dispatch	0:02:28	
Call to Arrival	0:09:29	
% over 7 minutes	23%	
Priority 3		Number of Calls 76
Call to Dispatch	0:03:32	
Call to Arrival	0:09:57	
% over 7 minutes	54%	

Average dispatch response time goals are as follows:

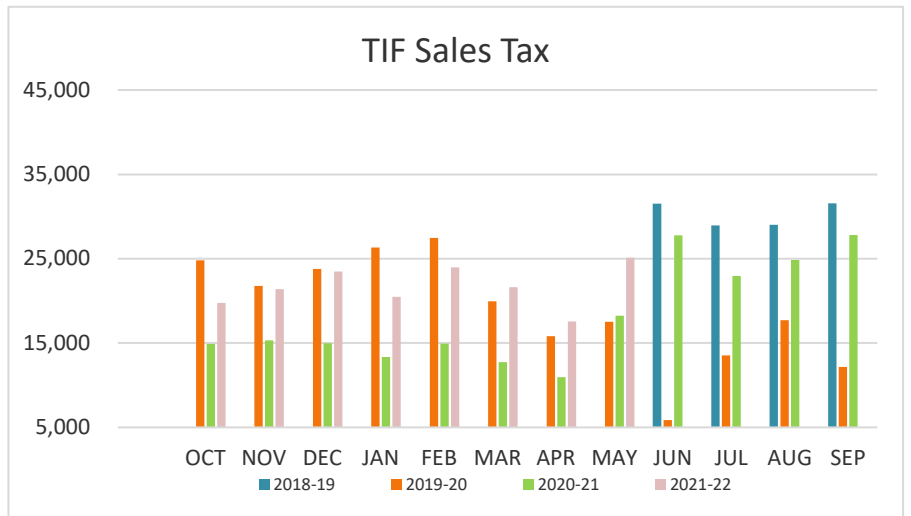
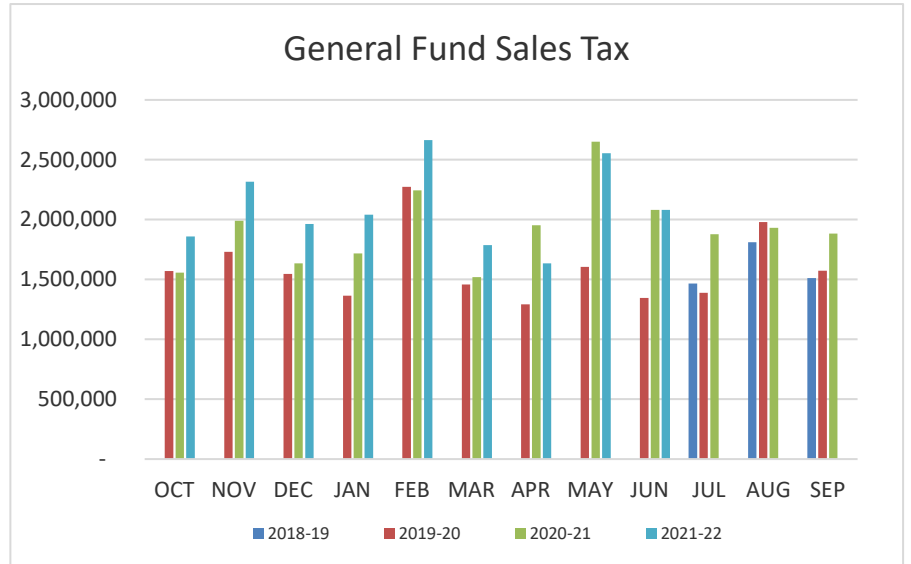
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	<u>General Fund</u> <u>Sales Tax</u>	<u>TIF</u> <u>Sales Tax</u>
May-19	1,679,076	24,582
Jun-19	1,420,483	31,523
Jul-19	1,467,376	28,951
Aug-19	1,810,970	29,022
Sep-19	1,478,622	31,577
Oct-19	1,565,868	24,818
Nov-19	1,730,541	21,787
Dec-19	1,547,746	23,781
Jan-20	1,365,040	26,330
Feb-20	2,273,520	27,472
Mar-20	1,458,193	19,955
Apr-20	1,292,639	15,829
May-20	1,605,986	17,538
Jun-20	1,345,598	5,881
Jul-20	1,376,026	13,529
Aug-20	1,979,539	17,706
Sep-20	1,573,352	12,179
Oct-20	1,558,570	14,888
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,553,774	25,126
Jun-22	2,080,719	TBD



Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Apr-20	226,508,245	7,550,275	10,263,848
May-20	317,650,425	10,246,788	13,193,218
Jun-20	455,022,410	15,167,411	20,100,668
Jul-20	511,667,880	16,505,415	20,073,454
Aug-20	590,693,550	19,054,630	22,031,522
Sep-20	363,112,688	12,103,756	14,870,959
Oct-20	397,801,934	12,832,320	15,751,199
Nov-20	295,091,494	9,836,383	11,452,738
Dec-20	179,571,968	7,371,629	8,653,526
Jan-21	157,800,928	6,718,182	7,179,987
Feb-21	199,821,312	8,288,901	17,044,360
Mar-21	230,130,315	7,423,560	9,739,996
Apr-21	289,545,756	9,651,525	12,683,656
May-21	247,421,005	7,981,324	10,400,411
Jun-21	342,904,230	11,430,141	16,988,604
Jul-21	446,687,809	14,409,284	17,918,524
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344

Source: SCADA Monthly Reports generated at the Water Pump Stations

