



ROCKWALL CITY COUNCIL MEETING

Monday, August 5, 2024 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding status of City of Rockwall vs. Richard Brooks & Lake Pointe Health Science Center, pursuant to §551.071 (Consultation with Attorney)
2. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the downtown area, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
4. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Mayor Pro Tem Jorif

VI. Appointment Items

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

VII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the July 15, 2024 city council meeting, and take any action necessary.
2. **P2024-026** - Consider a request by Brian Berry of PR BBS, LLC for the approval of a Final Plat for Lot 1, Block A, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.
3. **Z2024-028** - Consider a request by David Naylor of Rayburn Electric Cooperative for the approval of an **ordinance** for a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary **(2nd Reading)**.
4. **Z2024-030** - Consider a request by David Bohorquez for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary **(2nd Reading)**.

X. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. **Z2024-029** - Discuss and consider a request by Ben Lewis for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary **(2nd Reading)**.
2. **MIS2024-016** - Discuss and consider a request for an appeal of a decision by the Planning and Zoning Commission concerning a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an *Exception* to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

3. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.
4. Discuss and consider possible amendments to the City Charter and associated process, and take any action necessary.

XI. 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
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

XII. 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 2nd day of August 2024, at 5PM 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 MEETING

Monday, July 15, 2024 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor Johannesen called the public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif, and Councilmembers Mark Moeller, Anna Campbell, Dennis Lewis, and Tim McCallum. Also present was City Manager Mary Smith. Councilmember Sedric Thomas and Assistant City Manager, Joey Boyd were absent from the meeting. City Attorney Frank Garza was not present in person but listened in on the meeting remotely.

Mayor Johannesen read the below-listed discussion item into the record before recessing the public meeting to go into Executive Session.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:40 p.m.

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

Mayor Johannesen reconvened the meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Moeller

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

VI. Appointment Items

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

No one was present for this item, so it was not addressed.

VII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to speak at this time.

Dr. Joan Terry
1530 Meadows Circle

Rockwall, TX 75087

Dr. Terry came forth and called out the names of numerous city staff members who participated in helping honor the late Claudette Hatfield. She indicated that these staff members all came together to collaborate and pull together a very wonderful celebration in honor of Claudette for all the work she has done over the years for the very successful Farmers Market event. She shared that in addition to the celebration in person, it was also decided that a beautiful park bench, including a stone wall that is very much a 'work of art' that surrounds the park bench, would be installed. Dr. Terry shared that the bench and its surroundings are absolutely phenomenal. She expressed huge gratitude to the following staff members, who she particularly wanted to be specifically named within the official minutes:

- From City Administration – Mary Smith (City Manager); Joey Boyd (Asst. City Manager); David Sweet (Director of Admin. Services); Bethany Browning (Main St. Manager); and Laura Perez (Executive Assistant);
- From the Parks Department – Travis Sales (Director of Parks & Recreation); Antero Ramos; Carlos Romero; Cory Mueller; Brandon Rose; Sergio Escobar; Daniel Norrell, Trenton Scruggs; Brian Sartain; and Kyle Pullen;
- From the Recreation Department – Kraigen Eisaman; Cash Quinton; and Baylee Raymond.

She expressed that there are individuals in life that come along who you wish you had thanked in the moment but inadvertently failed to do so. She went on to explain a personal story about a problem she was dealing with at the rear of her home. She shared that she did not know what to do or who to call in the moment, so she called the city. She explained how the three staff members named below deserve huge accolades for then showing up at her home that day and helping her by moving a very large item from the rear of her home to the front of her home. She was so incredibly grateful for these staff members, and she wants to ensure they are properly thanked for their kind assistance that day.

- From the Utilities Department – Aaron Morris; Randy Slayden and Jesse Rios.

She shared how grateful she has been for these city staff members and thanked Council for taking time to listen to her this evening.

Bob Wacker
309 Featherstone
Rockwall, TX 75087

Mr. Wacker came forth to briefly share that he recently attended a debate rally, and the topic of 'affordable housing' came up. He shared that his daughter is a teacher and would like to have some 'affordable housing' so she could live here in Rockwall; however, that is not currently possible. He shared that he is going to support election candidates who ensure that future development retains its value and that whatever gets built makes things better than they were before being built. He went on to provide various comments about lot sizes as related to developments. He reminded that the 'community' is mainly its residents (not its businesses). He wants to make sure that the city council does not degrade our environment and that proper infrastructure is in place when Council reviews and approves developments. Also, he encouraged Council to ensure that whatever is proposed meets the city's Comp Plan and UDC.

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

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to appoint John Hagaman to fill the vacant Planning & Zoning Commission seat with a (partial) term to expire in August of 2025. Councilmember McCallum seconded the motion, which passed unanimously (6 ayes with Thomas being absent).

IX. Consent Agenda

1. Consider approval of the minutes from the July 1, 2024, city council meeting, and take any action necessary.
2. **2024-024** - Consider a request by Samuel F. Sofronie for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.3620-acre parcel of land identified as Lot 9 of the Greenlee Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 9 Amity Lane, and take any action necessary **(2nd Reading)**.
3. **2024-025** - Consider a request by Teshia Brown on behalf of Justin Ripp for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Solar Energy Collector Panels* on the roof of an existing *Commercial Indoor Amusement* facility (i.e. *Shenanigans*) situated on a five (5) acre parcel of land identified as Lot 2, Block A, Park Place Business Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1290 E. IH-30, and take any action necessary **(2nd Reading)**.
4. **2024-026** - Consider a request by Ryszond Waszczvk for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* on a 0.1450-acre parcel of land identified as Lot 9, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 711 Lamar Street, and take any action necessary **(2nd Reading)**.
5. **P2024-022** - Consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a Final Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.
6. Consider authorizing the City Manager to execute a purchase order to Cavender Grande Ford in the amount of \$290,118.00 for the purchase of a new brush truck to replace a 20+ year old brush truck, to be funded out of the Fire Equipment Fund Budget upon delivery, and take any action necessary.
7. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding funding for the Rockwall Economic Development Corporation (REDC) Team Texas Economic Summit in the amount of \$10,000 authorizing the City Manager to execute associated contracts, and take any action necessary.
8. Consider authorizing the city manager to execute a mutual aid interlocal agreement with the

City of Mesquite for fire protection services, and take any action necessary.

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

**CITY OF ROCKWALL
ORDINANCE NO. 24-27
SPECIFIC USE PERMIT NO. S-336**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.3620-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9 OF THE GREENLEE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 24-28
SPECIFIC USE PERMIT NO. S-337**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW *SOLAR ENERGY COLLECTOR PANELS* ON THE ROOF OF AN EXISTING BUILDING SITUATED ON A FIVE (5) ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK A, PARK PLACE BUSINESS CENTRE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 24-29
SPECIFIC USE PERMIT NO. S-338**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1450-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 111, B. F. BOYDSTUN 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 to approve passed by a vote of 6 ayes with 1 absence (Thomas).

X. Public Hearing Items

1. **Z2024-028** - Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Electric Cooperative for the approval of an **ordinance** for a Zoning Change from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. On November 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-058] to allow the construction of three (3) buildings, which were added to the Rayburn Electric Cooperative's corporate campus. The building elevations approved with this site plan were amended on July 25, 2023 (Case No. SP2023-023) and November 28, 2023 (Case No. SP2023-045). According to the Rockwall Central Appraisal District (RCAD) currently situated in Area A is the follow: [1] a 15,037 SF office building that was constructed in 2014, [2] a 9,280 SF office building that was constructed in 2018, [3] a 3,563 SF office building that was constructed in 2018, [4] a 26,909 SF storage/warehouse building that was constructed in 2018, [5] a 3,600 SF office building that was constructed in 1986, and [6] a 4,000 SF storage/warehouse building that was constructed in 1986. On June 14, 2024, the applicant -- *David Naylor of Rayburn Electric Cooperative* -- submitted a development application requesting to change the zoning of the subject property from Planned Development District 44 (PD-44), Heavy Commercial (HC) District, and Commercial (C) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. The applicant has stated that the purpose of the zoning change is create a Planned Development District that allows the land uses necessary to create a corporate campus for the Rayburn Electric Cooperative. The applicant's development standards are intended to maintain conformity with the existing corporate campus and -- *as a result* -- do not appear to increase the non-conformities that already exist on the site. With this being said, the proposed Planned Development District conforms to the City's code requirements, and only makes deviations to the land uses permitted within each of the areas designated on the *Concept Plan*. The applicant's proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments; however, a request for a Planned Development District ordinance is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. On July 9, 2024, the Planning and Zoning Commission approved the zoning change by a vote of 4-0, with Commissioners Deckard and Womble absent and one (1) vacant seat. In addition, staff mailed 128 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Meadow Creek Estates, Flagstone Estates, and Lynden Park Homeowner's Associations (HOAs). No notices were received back by staff.

Mayor Johannesen 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 Lewis moved to approve Z2024-028. Mayor Pro Tem Jorif seconded the motion. Councilmembers Lewis and McCallum sought and received various clarifications from Mr. Miller concerning this proposal.

The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 24-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [ORDINANCE NO.'S 97-28 & 09-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve the case passed unanimously of those present (6 ayes, 0 nays, and 1 absence (Thomas)).

2. **Z2024-029** - Hold a public hearing to discuss and consider a request by Ben Lewis for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Detached Garage* that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director shared details of this request, indicating that the applicant is seeking to obtain an SUP for the purpose of constructing a 920 ft. detached garage / accessory building that will be 20 ft. in height in the rear of his residential home. Mr. Miller explained that the proposed structure exceeds the city's maximum allowable size by 285 sq. feet and the maximum allowable height by 5 feet. He went on to explain that staff assessed other accessory buildings / detached garages in this area. While this one does exceed size and height requirements, it will not be very visible to passersby. Staff sent out 103 notices to adjacent property owners and occupants within 500' of the subject property. Staff received back one notice in favor and one notice in opposition.

Mayor Johannesen 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 Lewis moved to approve Z2024-029. Councilmember Moeller seconded the motion.

Mayor Pro Tem Jorif sought and received clarification on an existing structure that's currently located on this portion of the property. He expressed concern that, if the Council approves this request, someone else who lives nearby may come along and want to build an even bigger one at their location in the future. Councilmember McCallum pointed out that the closest neighbor did reply to the zoning notification and expressed having no concerns with the SUP being approved. Following brief, additional comments, the ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 24-XX
SPECIFIC USE PERMIT NO. S-3XX**

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 A *DETACHED GARAGE* THAT EXCEEDS THE MAXIMUM SIZE AND HEIGHT ON A 0.3168-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK 5, GARNER 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, 1 nay (Jorif), and 1 absence (Thomas).

3. **Z2024-030** - Hold a public hearing to discuss and consider a request by David Bohorquez for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. The subject property is addressed as 329 Harborview Drive, and the applicant is seeking approval for an SUP in order to construct a two-story 5,086 square foot residential home. In this case, the applicant is proposing a single-family home that is non-conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

- (1) ***Garage Orientation***. According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages ..." In this case, the proposed garage is located approximately four (4) feet in front of the front façade of the single-family home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Harbor Landing Subdivision extends from 1992-2021, there are several examples of houses in this area that have a similar garage configuration.
- (2) ***Roof Pitch***. According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the

applicant is requesting a single-family home with roof pitches of 1¼ :12 and 2:12. Staff should point out that there are other homes in this phase of the Harbor Landing Subdivision with roofs that are similar to the roof design being proposed by the applicant.

Following Mr. Miller's comments, Mayor Johannesen 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 Lewis moved to approve Z2024-030, commenting that the proposed home does match nearby houses. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 24-XX
SPECIFIC USE PERMIT NO. S-3XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2273-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK B, OF THE HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 6 ayes, 0 nays, and 1 absence (Thomas).

XI. Adjournment

Mayor Johannesen adjourned the meeting at 6:39 p.m.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS
5th DAY OF AUGUST, 2024.**

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY



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 5, 2024
APPLICANT: Brian Berry; PR BBS, LLC
CASE NUMBER: P2024-026; *Final Plat for Lot 1, Block A, Vigor Way Plaza Addition*

SUMMARY

Consider a request by Brian Berry of PR BBS, LLC for the approval of a Final Plat for Lot 1, Block A, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Final Plat for a 1.74-acre parcel of land (*i.e. Lot 1, Block A, Vigor Way Plaza Addition*) for the purpose of establishing the required easements for the development of a two (2)-story *Office Building* on the subject property.
- ☑ Background. The subject property was annexed on November 7, 1960 by *Ordinance No. 60-04 [Case No A1960-004]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 *Historic Zoning Map*, at some point between the time of annexation and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to a Commercial (C) District. On August 4 2008, the City Council approved a Specific Use Permit (SUP) by *Ordinance No. 08-37 [Case No. Z2008-013]* to allow a *Hotel* in a Commercial (C) District and to allow a *Building Greater than 36-feet in Height* within the Scenic Overlay (SO) District. On October 14, 2008, the Planning and Zoning Commission approved a site plan [*Case No. SP2008-029*] for a four (4)-story hotel on the subject property. On July 6, 2009, the City Council approved a replat [*Case No. P2009-013*] to establish the necessary easements for the four (4)-story hotel. Ultimately, this Specific Use Permit (SUP) and site plan expired in accordance with the requirements of the Unified Development Code (UDC). On March 3, 2017, the City Council approved another Specific Use Permit (SUP) [*Ordinance No. 17-12; S-163*] to allow for a *Hotel/Residency Hotel* in a Commercial (C) District and to allow a *Building Greater than 36-feet in Height* within the Scenic Overlay (SO) District. Following this approval, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-019*] for the *Hotel* on August 25, 2017; however, the *Hotel* was never constructed, and the Specific Use Permit (SUP) and site plan expired on August 25, 2019. On March 12, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-004*] for a two (2)-story *Office Building* on the subject property.
- ☑ Conformance to the Subdivision Ordinance. 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. 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 for *Lot 1, Block A, Vigor Way Plaza 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 the filing of this Final Plat; and,
- (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 30, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioner Hustings absent and one (1) seat open.



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

Vigora Way

SUBDIVISION

Comfort Inn & Suites

LOT

1

BLOCK

A

GENERAL LOCATION

Vigora Way

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

C2

CURRENT USE

VACANT

PROPOSED ZONING

PROPOSED USE

OFFICE

ACREAGE

1.74

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☒ OWNER

PR BBS, LLC

☐ APPLICANT

CONTACT PERSON

Brian Berry

CONTACT PERSON

ADDRESS

2 ESSEX CT

ADDRESS

CITY, STATE & ZIP

Heath, TX 75032

CITY, STATE & ZIP

PHONE

469-583-5976

PHONE

E-MAIL

bberry@lonefirm.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Berry [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 \$ 334.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF July, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

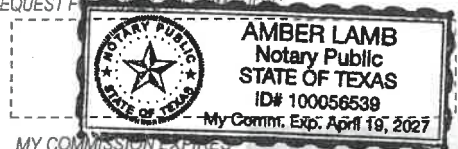
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF July, 2024

OWNER'S SIGNATURE

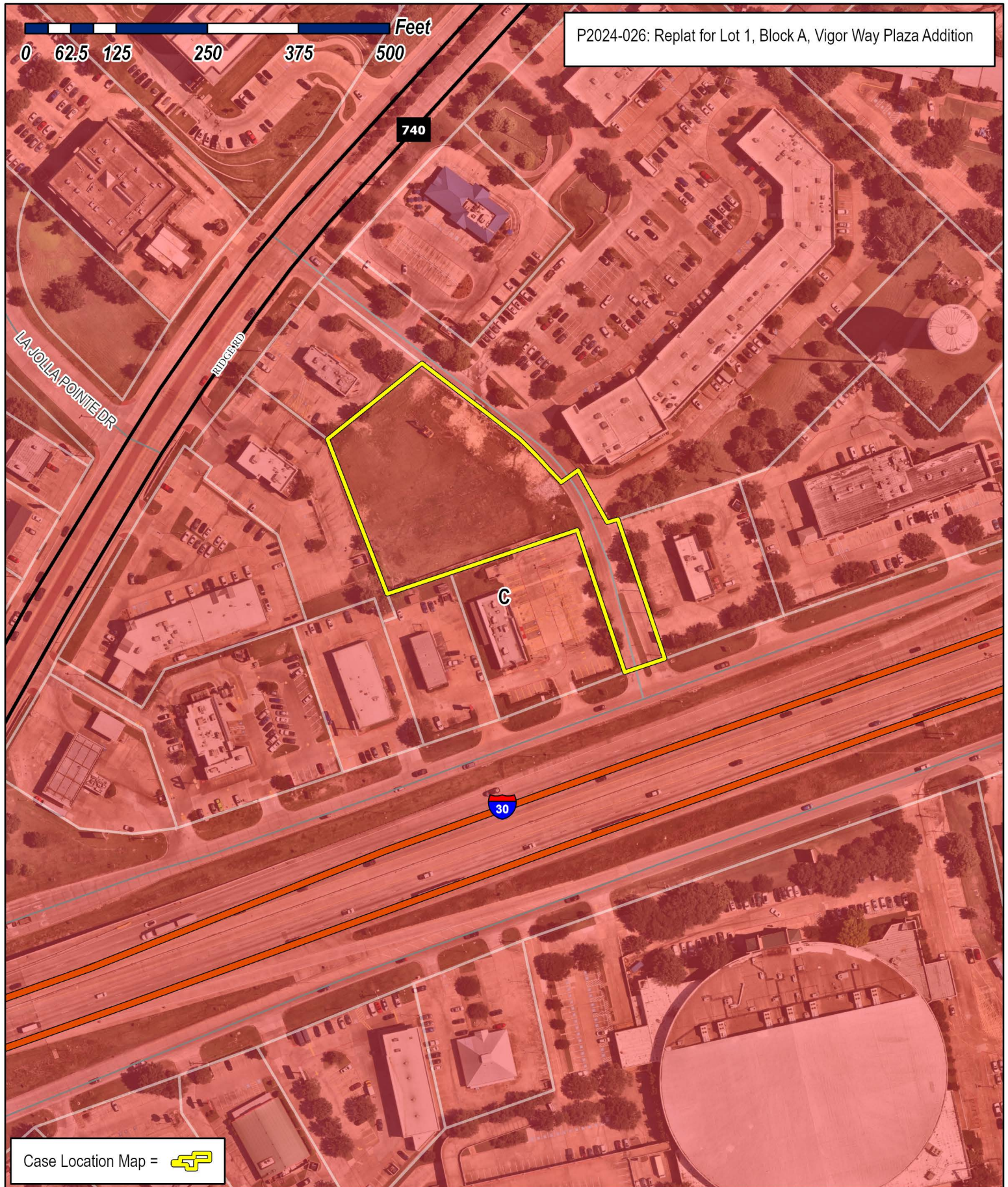
B.B.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Amber Lamb



4/19/2027



Case Location Map = 

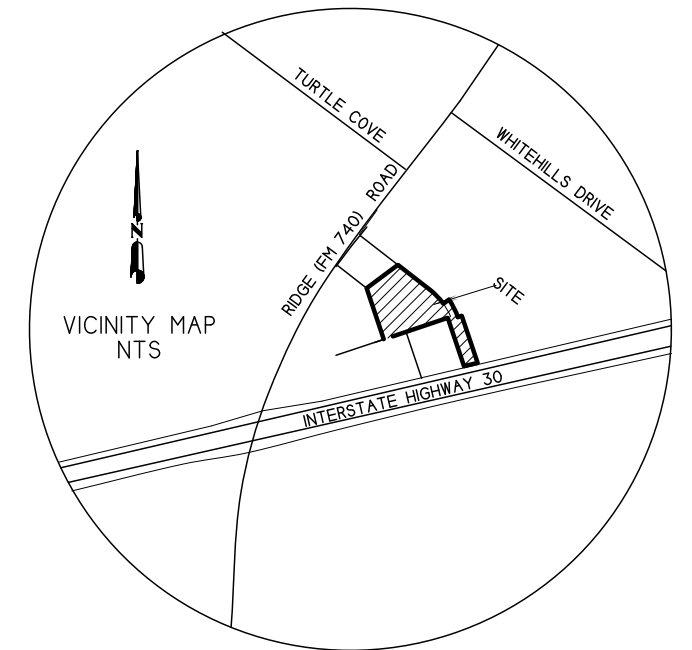
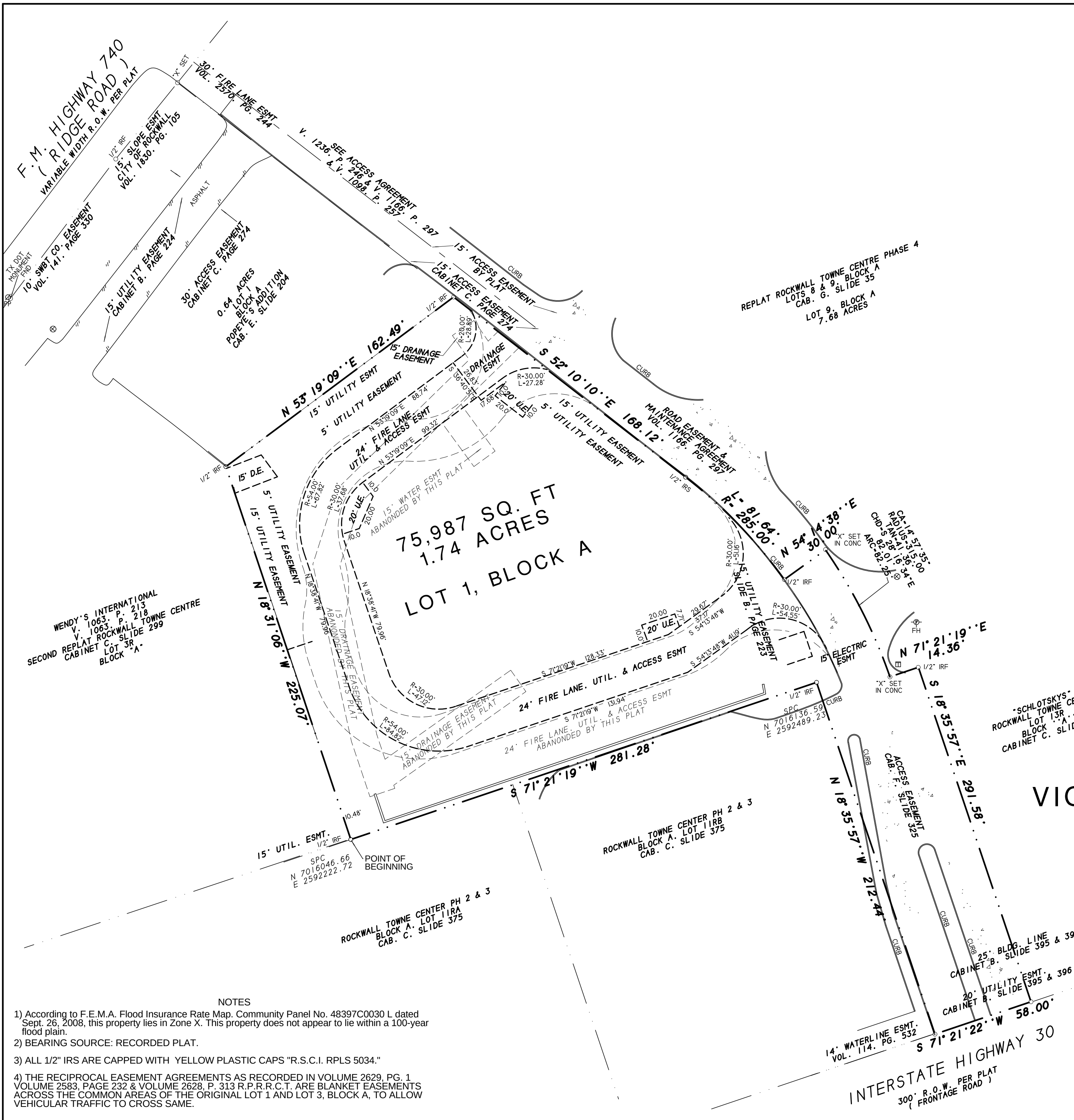


City of Rockwall

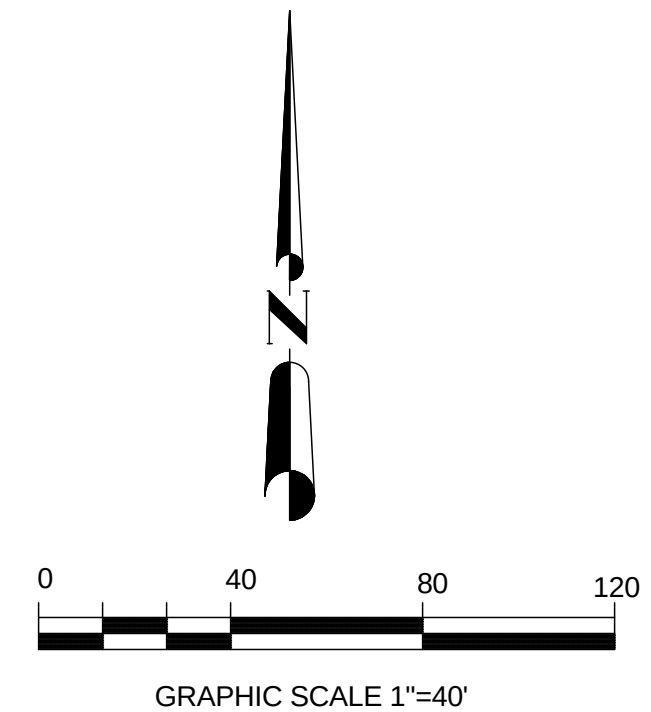
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





VICINITY MAP



FINAL PLAT VIGOR WAY PLAZA ADDITION LOT 1, BLOCK A

BEING A REPLAT OF
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A

E.P.G. CHISUM SURVEY, A- 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR DEDICATION

OWNER:
PRBBS, LLC
2 ESSEX COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND									
TV	GAS	TEL	FH	PP	TV	GAS	TEL	FH	PP
CABLE RIBB	METER	WIRE	HYDRANT	POLE	CABLE RIBB	METER	WIRE	HYDRANT	POLE
ELEC	ELEC	WATER	WATER	WATER	ELEC	ELEC	WATER	WATER	WATER
PETER	BOX	PETER	PETER	PETER	PETER	BOX	PETER	PETER	PETER
JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION	JUNCTION
BOX	BOX	BOX	BOX	BOX	BOX	BOX	BOX	BOX	BOX
PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY
LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE
PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY	PROPERTY
LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE	LINE

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) THE RECIPROCAL EASEMENT AGREEMENTS AS RECORDED IN VOLUME 2629, PG. 1 VOLUME 2583, PAGE 232 & VOLUME 2628, P. 313 R.P.R.C.T. ARE BLANKET EASEMENTS ACROSS THE COMMON AREAS OF THE ORIGINAL LOT 1 AND LOT 3, BLOCK A, TO ALLOW VEHICULAR TRAFFIC TO CROSS SAME.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PRBBS, LLC BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, COMFORT INN & SUITES, ROCKWALL TOWN CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet H, Slide 25 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the West most Southwest corner of said Lot 1, Block A, and being at the East Southeast corner of Lot 3R, Block A of SECOND REPLAT ROCKWALL TOWNE CENTRE, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 299 of the Plat Records of Rockwall County, Texas;

THENCE N. 18 deg. 31 min. 06 sec. W. along the northeast line of Lot 3R, Block A, a distance of 225.07 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at an angle point at the South most corner of Lot 1, Block A, POPEYE'S ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 204, of the Plat Records of Rockwall County, Texas;

THENCE N. 53 deg. 19 min. 09 sec. E. a distance of 162.49 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Southwest line of a 15' access easement per plat recorded in Cabinet C, Slide 274;

THENCE S. 52 deg. 10 min. 10 sec. E. along the Southwest line of said 15' access easement, a distance of 168.12 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 16 deg. 24 min. 46 sec. , a radius of 285.00 feet, a tangent of 41.10 feet, a chord of S. 43 deg. 57 min. 45 sec. E., 81.36 feet, along said 15' access easement, an arc distance of 81.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 54 deg. 14 min. 35 sec. E. a distance of 30.00 feet to an "X" chisled in concrete for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 14 deg. 57 min. 35 sec. , a radius of 315.00 feet, a tangent of 41.36 feet, a chord of S. 28 deg. 16 min. 34 sec. E., 82.01 feet, along said 15' access easement, an arc distance of 82.25 feet to an "X" chisled in concrete for corner;

THENCE N. 71 deg. 21 min. 19 sec. E. a distance of 14.36 feet to a 1/2" iron rod found for corner;

THENCE S. 18 deg. 35 min. 57 sec. E. a distance of 291.58 feet to a P-K nail found in concrete for corner in the Northwest right-of-way line of Interstate Highway 30;

THENCE S. 71 deg. 21 min. 22 sec. W. along said right-of-way line, a distance of 58.00 feet to an "X" found in concrete for corner;

THENCE N. 18 deg. 35 min. 57 sec. W. a distance of 212.44 feet to a "X" found in concrete for corner;

THENCE S. 71 deg. 21 min. 19 sec. W. at 13.12 feet pass a 1/2" iron rod found for corner at an inner corner of said Lot 1, Block A, and continuing along the Southeast line of said Lot 1, a total distance of 281.28 feet to the POINT OF BEGINNING and containing 1.74 acres or 75,987 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, 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 subdivision have been notified and signed this plat.

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

We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 th eir 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/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 p rogress 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 exaction's made herein.

PRBBS, LLC

By: BRIAN BERRY

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of VIGOR WAY PLAZA ADDITION, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2024.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

City Engineer _____ Date _____

FINAL PLAT VIGOR WAY PLAZA ADDITION LOT 1, BLOCK A

BEING A REPLAT OF
COMFORT INN & SUITES
ROCKWALL TOWNE CENTRE
LOT 1, BLOCK A

E.P.G. CHISUM SURVEY, A- 64
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
PRBBS, LLC
2 ESSEX COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900

SYMBOL LEGEND											
TV TELEVISION CABLE RISER	GAS PETER	TEL PHONE RISER	PH FIRE HYDRANT	PP POWER POLE	2" BF BOX NO FOUND CORNER	LP LIGHT POLE	WV WATER METER	WV WATER JUNCTION BOX	ENC ELECTRIC METER	ENC ELECTRIC METER	ENC ELECTRIC METER
EASEMENT LINE											
PROPERTY LINES											
FENCE											
AIR COND. UNIT											
PROPANE TANK											

SURVEY DATE JUNE 20, 2024
SCALE 1" = 40'
FILE # 20011293-12RP
CLIENT PRBBS, LLC



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

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 w ater for personal use and fire protection within such plat, as required under Ordinance 83-54.

CITY OF ROCKWALL

ORDINANCE NO. 24-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [ORDINANCE NO.'S 97-28 & 09-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from David Naylor of Rayburn Electric Cooperative for the approval of a *Zoning Change* from a Heavy Commercial (HC) District and Commercial (C) District to Planned Development District 44 (PD-44) and for the purposes of amending the concept plan and development standards contained within Planned Development District 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] for a 90.37-acre tract of land identified as Lots 6, 7, 8 & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; Lot 1, Block A, Estep Addition; and Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, bounded by SH-205 to the east, Sids Road to the north, and Mims Road south and west, 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 44 (PD-44) [Ordinance No.'s 97-28 & 09-03] 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.'s 97-28 & 09-03*;

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

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

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

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

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), 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 5TH DAY OF AUGUST, 2024.

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A'
Legal Description

BEING 90.37 acres of land situated in Abstract 26, William N. Barnes Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Westernmost corner of the Rayburn Country Addition, Block A, Lot 9 (2019), *NAD83 Texas State Plane GPS Coordinate (Grid): E 2598018.94, N 7014699.27-feet;*

- 1 *THENCE* North 45°-09'-40" East, along the Southern Right of Way of Sids Road, a distance of 1166.39-feet to a corner;
- 2 *THENCE* South 45°-09'-07" East, following the boundary of the Pott Shrigley Addition (RCAD Account # 47004), a distance of 338.73-feet to a corner;
- 3 *THENCE* North 45°-09'-13" East, continuing along said boundary, a distance of 247.63-feet to a corner;
- 4 *THENCE* North 45°-02'-39" West, a distance of 338.69-feet to a corner;
- 5 *THENCE* North 45°-09'-41" East, a distance of 59.41-feet to a corner;
- 6 *THENCE* South 46°-05'-37" East, a distance of 10.654-feet for a corner;
- 7 *THENCE* North 44°-07'-04" East, following the boundary of the Helwig Addition (RCAD Account # 44046), a distance of 794.409-feet to a corner;
- 8 *THENCE* South 29°-54'-19" East, continuing along said boundary a distance of 734.37-feet to a corner;
- 9 *THENCE* South 30°-01'-35" East, along the West Right of Way of South Goliad St. (State Highway 205), a distance of 284.635-feet to a point;
- 10 *THENCE* South 30°-01'-35" East, continuing along said Right of Way, a distance of 297.94-feet to a point;
- 11 *THENCE* South 30°-01'-35" East, a distance of 449.71-feet to the beginning of a curve;
- 12 *THENCE* along said curve to the left having an angle of 09°-34'-15" and a radius of 5789.71-feet with a chord distance of 966.01-feet and a chord bearing of South 34°-48'-42" East, to the beginning of a curve;
- 13 *THENCE* along said curve to the right having an angle of 129°-16'-39" and a radius of 40.00-feet with a chord distance of 72.29-feet and a chord bearing of South 25°-02'-31" West, to a point;
- 14 *THENCE* South 89°-40'-52" West, along the North Right of Way of Mims Rd, a distance of 366.51-feet to a point;
- 15 *THENCE* South 89°-40'-52" West, continuing along said Right of Way, a distance of 849.66-feet to a point;
- 16 *THENCE* North 88°-36'-16" West, a distance of 1129.63-feet to the beginning of a curve;
- 17 *THENCE* along said curve to the right having an angle of 46°-17'-43" and a radius of 417.50-feet with a chord distance of 328.24-feet and a chord bearing of North 65°-27'-24" West, to a point;
- 18 *THENCE* North 42°-18'-34" West, a distance of 364.963-feet to a corner;
- 19 *THENCE* North 43°-30'-55" East, following the boundary of Abstract 26, Tract 3-7, a 1.5-acre tract (RCAD Account # 26918), a distance of 70.203-feet to a point;
- 20 *THENCE* North 45°-33'-50" East, continuing along said boundary, a distance of 99.73-feet to a corner;
- 21 *THENCE* North 45°-07'-43" West, a distance of 338.235-feet, to the *POINT OF BEGINNING AND CONTAINING* 90.37 acres of land (3,936,502.92 square-feet) more or less.

Exhibit 'B'
Survey

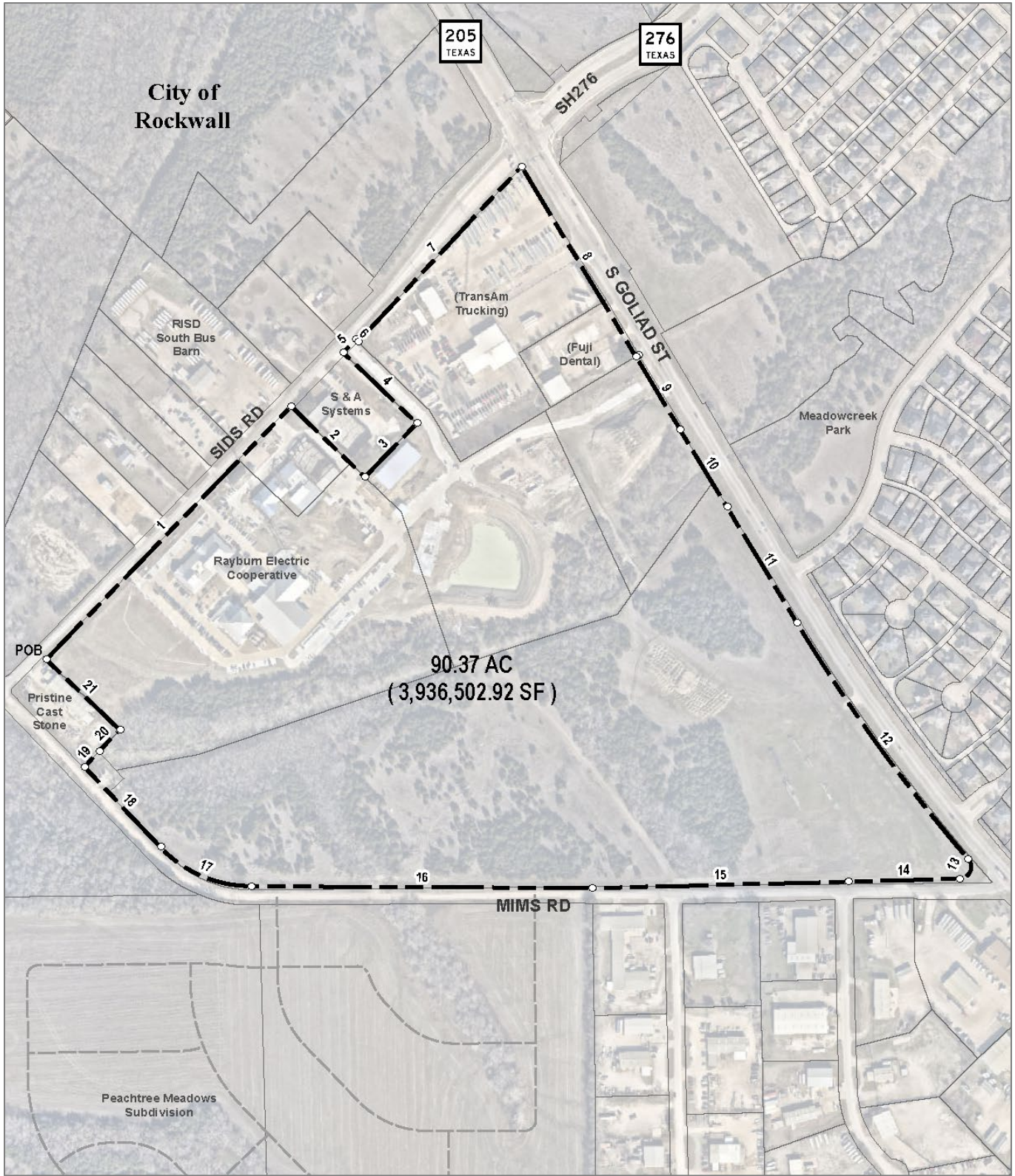


Exhibit 'C'
Concept Plan

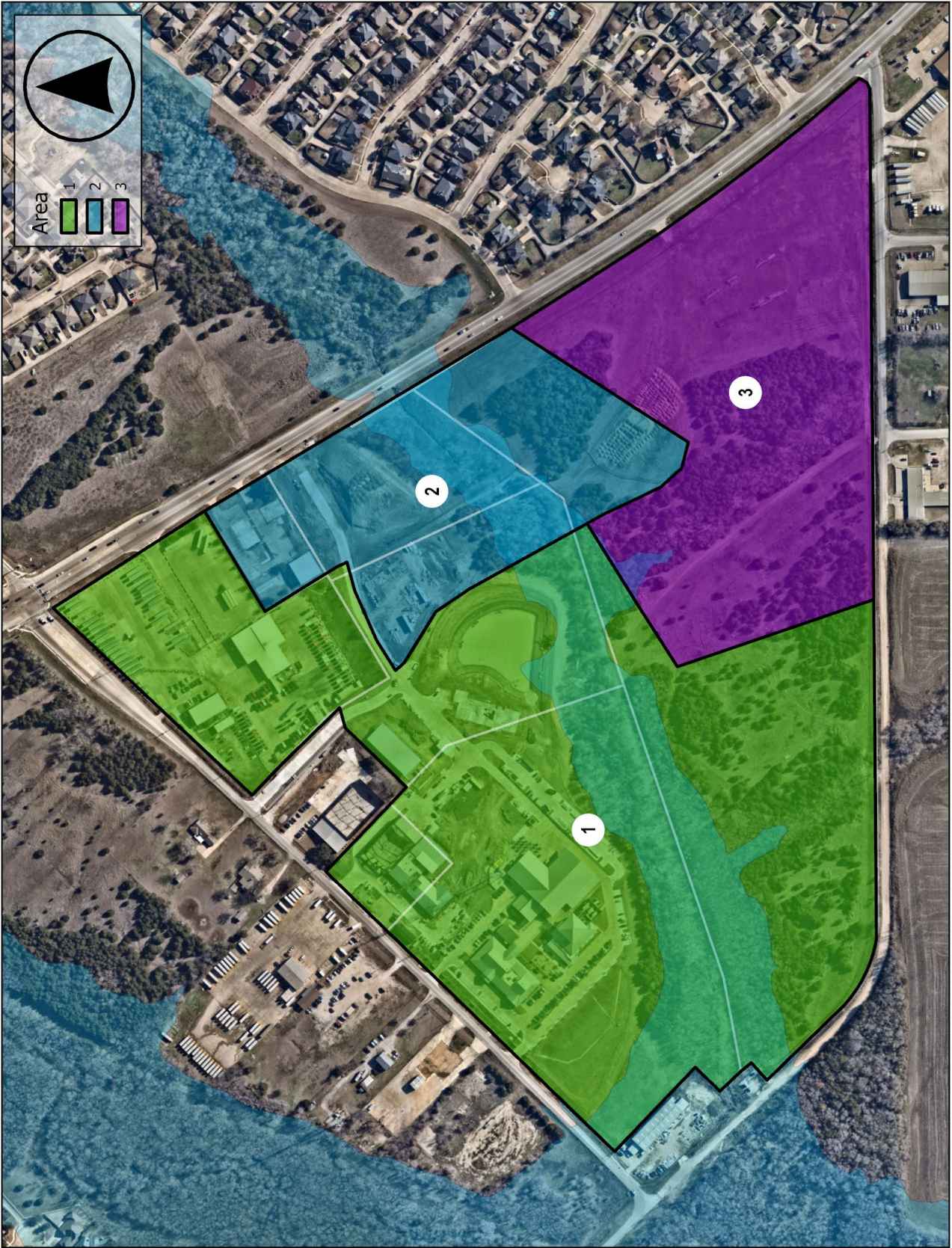


Exhibit 'D'
Development Standards

(A) PURPOSE.

The purpose of this Planned Development District ordinance is to provide flexible design standards to accommodate a commercial campus for the Rayburn Electric Cooperative that incorporates unique architecture and land uses that are otherwise not permitted in the Commercial (C) and Heavy Commercial (HC) Districts. These land uses include the existing offices and warehouse space, future amenities for employees and their guests (*e.g. a private indoor gun range and recreation area*), and community spaces (*e.g. recreational fields, soccer complex, playgrounds, etc.*).

(B) GENERAL STANDARDS FOR ALL AREAS.

- (1) Development Review Process. All development proposed for the *Subject Property* shall require site plan approval in accordance with the requirements and procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).
- (2) Development Standards. In addition to the standards stipulated for the underlying zoning district, *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the requirements of Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (3) Permitted Uses. Unless specifically provided for by this Planned Development District ordinance, the land uses permitted within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be determined by the underlying zoning district and additional land use provisions stated in Sections (C), (D), & (E) of this ordinance and as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following land uses shall be prohibited in all *Areas* of this Planned Development District:

- Animal Boarding/Kennel without Outside Pens
- Animal Clinic for Small Animals without Outdoor Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Daycare with Seven (7) or More Children
- Emergency Ground Ambulance Services
- Hospice
- Hospital
- Local Post Office

Exhibit 'D'
Development Standards

- Regional Post Office
- Temporary Carnival, Circus, or Amusement Ridge
- Private Country Club
- Private Club, Lodge or Fraternal Organization
- Theater
- Alcoholic Beverage Package Sales
- Alcoholic Beverage Store
- Antique/Collectible Store
- Brew Pub
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Craft/Micro Brewery, Distillery and/or Winery
- Incidental Display
- Garden Supply/Plant Nursery
- Hair Salon and/or Manicurist
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum or Art Gallery
- Night-Club, Discotheque, or Dance Hall
- Pawn Shop
- Permeant Cosmetics
- Pet Shop
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Restaurant with less than 2,000 SF with Drive-Through or Drive-In
- Restaurant with less than 2,000 SF without Drive-Through or Drive-In
- Restaurant with 2,000 SF or more with Drive-Through or Drive-In
- Restaurant with 2,000 SF or more without Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Secondhand Dealer
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Tattoo and/or Body Piercing
- Taxidermist Shop
- Bail Bond Service
- Commercial Cleaners
- Custom and Craft Work
- Electrical, Watch, Clock, jewelry and/or Similar Repair
- Feed Store or Ranch Supply
- Furniture Upholstery/Refinishing and Resale
- Gunsmith Repair and Sales
- Rental, Sales and Service of Heavy Machinery and Equipment
- Locksmith
- Medical or Scientific Research Lab
- Manufactured Home Sales
- Shoe and Boot Repair and Sales
- Trade School
- Major Automotive Repair Garage
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership

Exhibit 'D'
Development Standards

- Full Service Car Wash
- Self-Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking Lot
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Towing and Impound Yard
- Towing Service without Storage
- Truck Rental
- Truck Stop with Gasoline Sales and Accessory Services
- Carpet and Rug Cleaning
- Environmentally Hazardous Materials
- Food Processing with No Animal Slaughtering
- Light Assembly and Fabrication
- Heavy Manufacturing
- Light Manufacturing
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Printing and Publishing
- Salvage or Reclamation of Products Indoors
- Sheet Metal Shop
- Welding Repair
- Cold Storage Plant
- Mini-Warehouse
- Wholesale Showroom Facility
- Bus Charter Service and Service Facility
- Radio Broadcasting
- Recording Studio
- Trucking Company

(4) **Landscape Standards.** Unless specifically provided for by this Planned Development District ordinance, and in addition to the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the following requirements:

(a) **Landscape Buffer (SH-205).** A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-205 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum combined height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering five (5) foot sidewalk shall be constructed within the 25-foot landscape buffer.

(b) **Landscape Buffer (Mims Road and Sids Road).** A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Mims Road and Sids Road (*outside of and beyond any required right-of-way dedication*). In addition, one (1) canopy and one (1) accent trees shall be required to be planted per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(5) **Building and Design Standards.** All buildings proposed within *Areas 1, 2, & 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall incorporate complementary architectural styles, building materials, and colors. The Architecture Review Board (ARB) shall review all building elevations during the site plan process to ensure that a complementary design

Exhibit 'D'
Development Standards

scheme and building materials are being proposed, and that the design is consistent and complimentary to the existing buildings on the site. In addition, buildings that are adjacent to or that will be highly visibility from S. Goliad Street (SH-205) should generally conform to the *General Overlay District Standards*; however, buildings internal to the site should be given special consideration through the variance process to allow more functional buildings and building materials.

- (6) *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; however, in considering a variance to the standards of this ordinance the Architectural Review Board (ARB) and Planning and Zoning Commission shall consider the previous approvals and design schemes of the overall campus and look to create uniformity in design and aesthetics for the area.

(C) AREA 1.

- (1) *Permitted Uses*. *Area 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Heavy Commercial (HC) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 1*:

- (a) The following additional land uses shall be permitted *by-right*:

- Private Indoor Gun Range

NOTE: For the purposes of this Planned Development District ordinance, a *Private Indoor Gun Range* shall be defined as a gun range that is fully contained within an enclosed area (*i.e. all activities shall be done inside an indoor building*) that is intended for the private use of employees of Rayburn Electric Cooperative and their guests.

- (b) The following additional land uses shall be permitted as an accessory land use to an *Corporate Office Campus/Warehouse* land use:

- Major Automotive Repair Garage
- Service of Heavy Machinery and Equipment
- Self-Service Car Wash
- Welding Repair

- (2) *Development Standards*. Unless specifically provided for by this Planned Development District ordinance, the development standards for *Area 1* shall be those stipulated for properties in the Heavy Commercial (HC) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(D) AREA 2.

- (1) *Permitted Uses*. *Area 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to *Area 2*:

- (a) The following additional land uses shall be permitted *by-right*:

Exhibit 'D'
Development Standards

- Private Outdoor Recreation Facilities
- Banquet Facility/Event Hall

NOTE: For the purposes of this Planned Development District ordinance, the Private Outdoor Recreation Facilities land use shall be defined as private recreation facilities (e.g. pickleball courts, basketball courts, picnic areas, playgrounds, or similar uses) that are intended for the private use of employees of Rayburn Electric Cooperative and their guests.

- (2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 2 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

(E) AREA 3.

- (1) Permitted Uses. Area 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, the following additional land use provisions shall apply to Area 3:

(a) The following additional land uses shall be permitted *by-right*:

- Outdoor Commercial Amusement/Recreation
- Banquet Facility/Event Hall
- Solar Collector Energy Panels (*Ground Mounted*)¹

NOTES:

¹: The Solar Collector Energy Panels land use shall adhere to the following *Conditional Land Use Standards*:

- (1) The Solar Collector Energy Panels shall be required to be shown on a site plan that is approved by the Planning and Zoning Commission.
 - (2) The Solar Collector Energy Panels shall be fully screened from the public's view (*i.e. adjacent properties or rights-of-way*) by a solid masonry screening wall. As an alternative, the Planning and Zoning Commission may grant the use of three (3) tiered screening and berms where it is deemed to be an appropriate screening alternative.
 - (3) All ground mounted or pole mounted Solar Collector Energy Panels shall be located outside of any building setbacks or easements.
 - (4) The maximum overall height of ground mounted or pole mounted Solar Collector Energy Panels shall be eight (8) feet.
 - (5) Solar Collector Energy Panels shall meet all other pertinent requirements of the Unified Development Code (UDC).
- (2) Development Standards. Unless specifically provided for by this Planned Development District ordinance, the development standards for Area 3 shall be those stipulated for properties in the Commercial (C) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

CITY OF ROCKWALL

ORDINANCE NO. 24-32

SPECIFIC USE PERMIT NO. S-340

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2273-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK B, OF THE HARBOR LANDING, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by David Bohorquez for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.2273-acre parcel of land identified as Lot 5, Block B, of the Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and 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 Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and 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 *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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 Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, 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 single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

2.2 COMPLIANCE

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

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

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

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

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

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

force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 5th DAY OF AUGUST, 2024.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

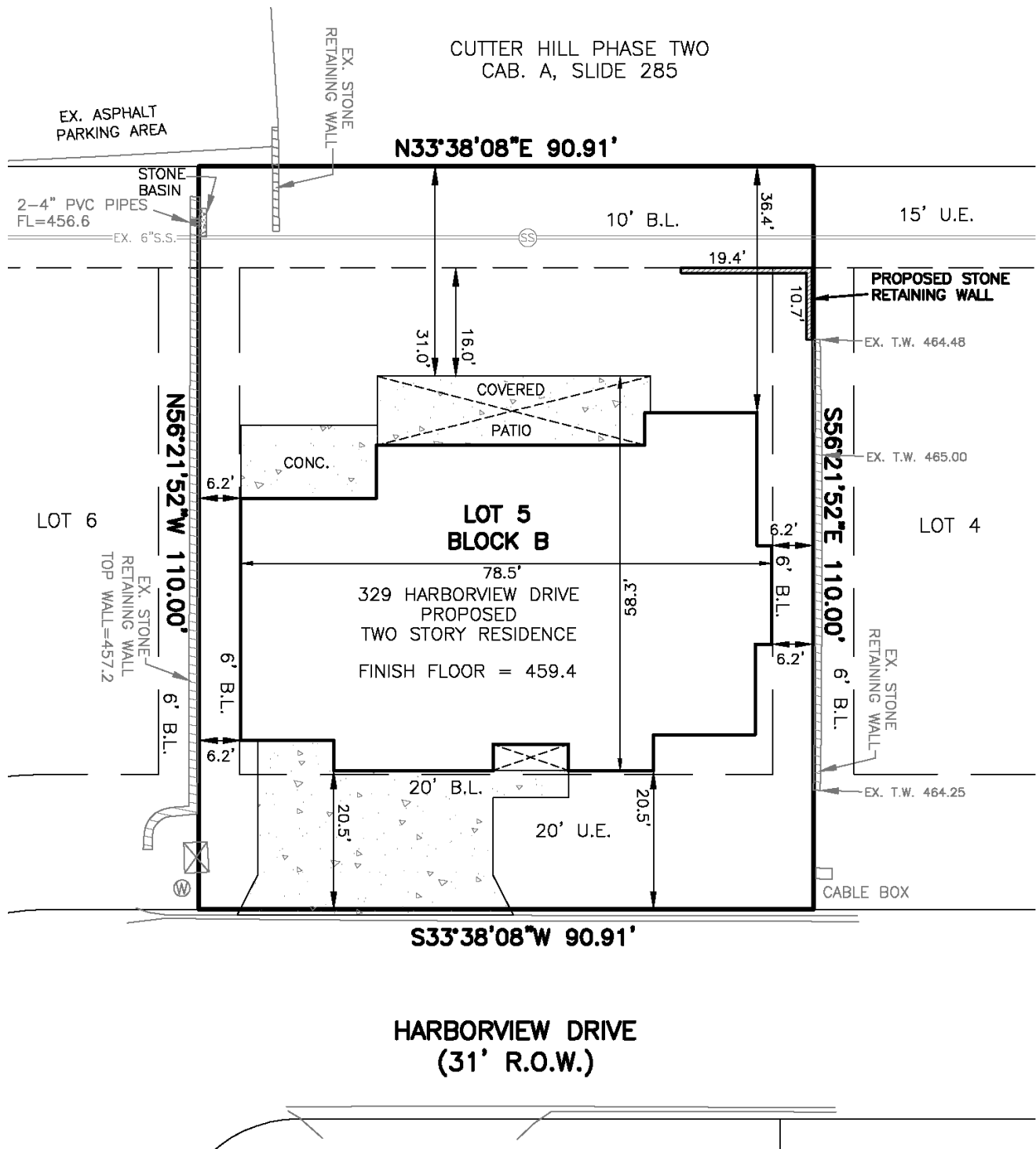
Exhibit 'A':
Location Map

Address: 329 Harborview Drive

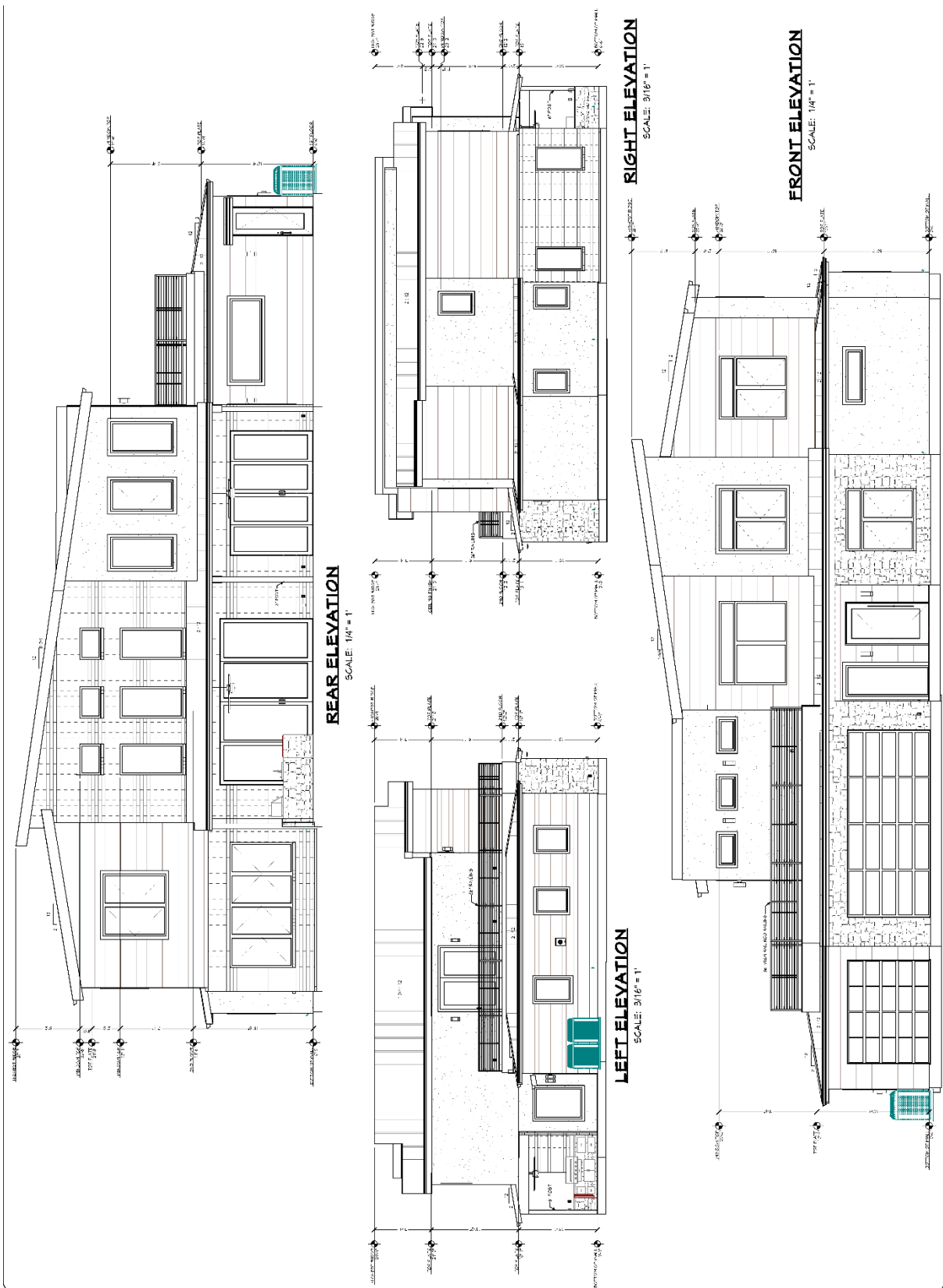
Legal Description: Lot 5, Block B, Harbor Landing Phase 2 Addition



Exhibit 'B':
Residential Plot Plan



**Exhibit 'C':
Building Elevations**



CITY OF ROCKWALL

ORDINANCE NO. 24-31

SPECIFIC USE PERMIT NO. S-339

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 A *DETACHED GARAGE* THAT EXCEEDS THE MAXIMUM SIZE AND HEIGHT ON A 0.3168-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK 5, GARNER 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 by Ben Lewis for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Road, 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 a *Detached Garage* that exceeds the maximum permissible size and height as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards* and Subsection 03.07, *Single-Family 10 (SF-10) 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 *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 *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum height of 20-feet.
- 4) The *Detached Garage* shall not exceed a maximum size of 910 SF.

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 5th DAY OF AUGUST, 2024.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: July 15, 2024

2nd Reading: August 5, 2024

Exhibit 'A':
Location Map

Address: 911 N. Alamo Road

Legal Description: Lot 3, Block 5, Garner Addition
Z2024-029: SUP for 911 N. Alamo Road_Z2024-029: SUP for 911 N. Alamo Road_



City of Rockwall

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

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Exhibit 'B':
Residential Plot Plan

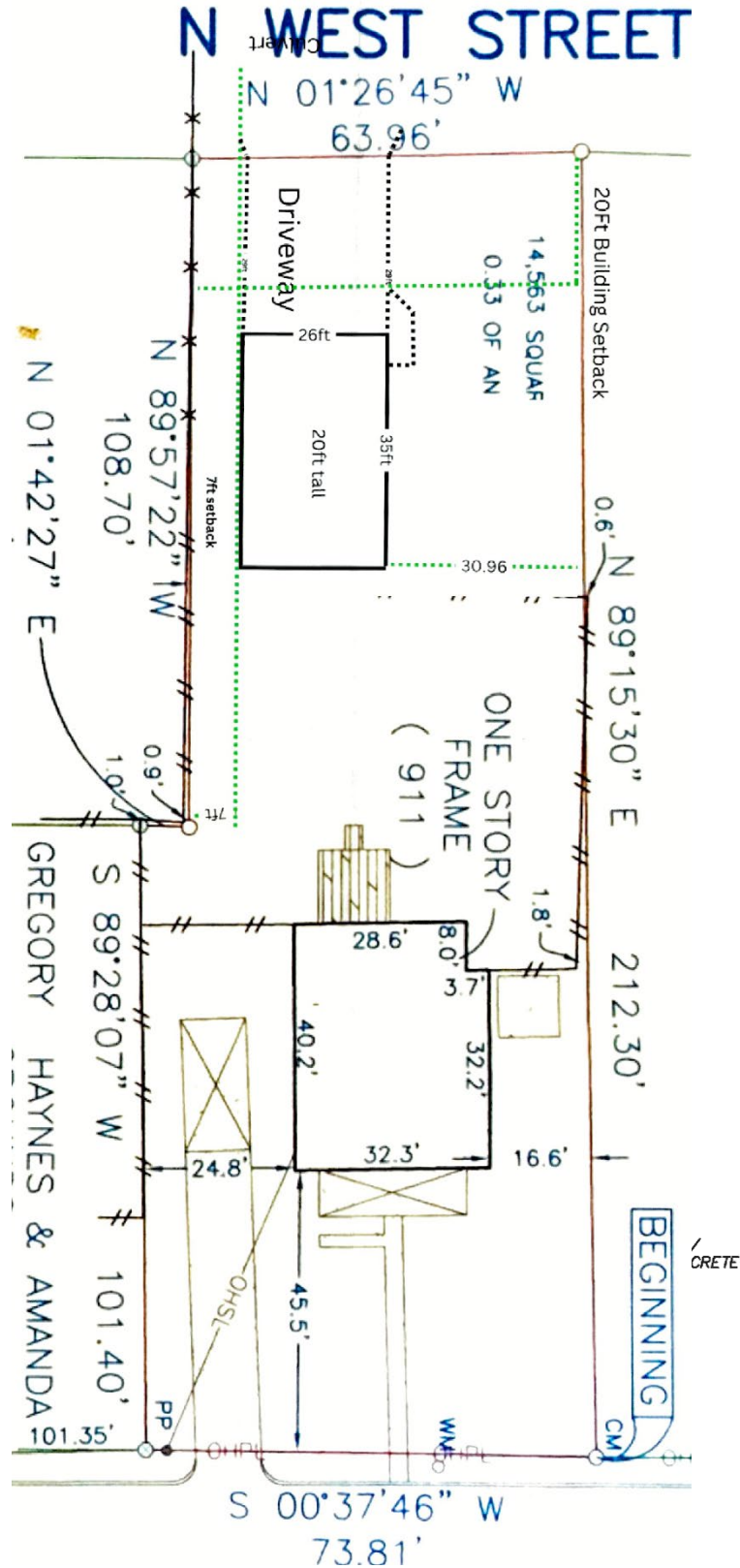
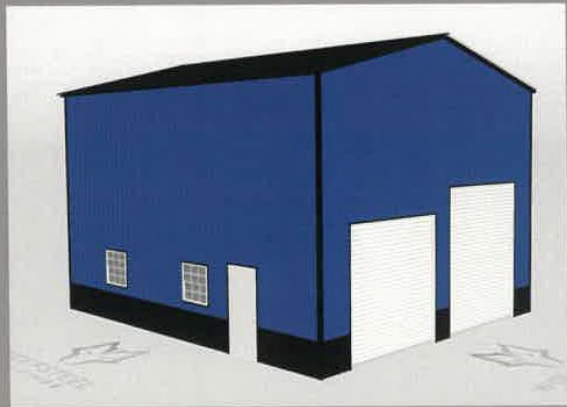


Exhibit 'C':
Building Elevations

Garage Doors Facing
the Ally



Portion Facing the
Home





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 5, 2024

SUBJECT: MIS2024-016; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

On June 14, 2024, the applicant -- *John Hagaman of Sabre Realty* -- submitted an application requesting an exception to allow artificial or synthetic plant materials (i.e. *artificial turf/grass*), that had been installed without a building permit, to remain on the subject property at 559 E. IH-30. The subject property -- *also known as Carlisle Plaza* -- is a 10.104-acre parcel of land (i.e. *Lot 3 of the Carlisle Plaza Addition*) that is zoned Commercial (C) District, and is situated in between Ridge Road and IH-30. With the submittal of this application, the applicant also included a letter stating that the artificial turf has helped in controlling the amount of dust coming into the businesses within the shopping center, and that it may be beneficial in controlling allergens and airborne bacteria normally associated with natural plantings. The applicant also indicated that it was a more visually appealing alternative to grass and/or the other substrates that were previously been installed in the landscape islands, and provided images of the four (4) parking lot islands [see *Figure 1*].

FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF



Through aerial imagery staff has verified that the artificial turf has been in place since at least January 2023. Staff should note that prior to June 2024 artificial or synthetic plant materials were prohibited on all residential and non-residential properties in the City of Rockwall; however, on June 3, 2024 the City Council adopted *Ordinance No. 24-21*, which allowed artificial or synthetic plant materials on residential properties under certain circumstances and granted the Planning and Zoning Commission the ability to grant exceptions for non-residential properties subject to certain criteria. Specifically for non-residential properties, Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) was changed to state that "(a)rtificial or synthetic plant materials (e.g. *artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property; however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use."

Based on this section of the Unified Development Code (UDC), staff brought the applicant's exception request forward to the Planning and Zoning Commission on June 25, 2024, and the Planning and Zoning Commission approved a motion to deny

the request without prejudice by a vote of 6-0 (*with one [1] open seat*). Since this case was denied without prejudice, the applicant was able to resubmit the original application without having to wait the one (1) year reapplication period, and on July 19, 2024 the applicant resubmitted the same application. The only new information provided by the applicant was a specification sheet/test report indicating that the installed product did not contain PFAS (*i.e. Perfluorinated Alkylated Substances*). This new application was presented to the Planning and Zoning Commission on July 30, 2024, and the Planning and Zoning Commission failed to pass a motion to approve the case by a vote of 3-2 (*with Commissioners Womble and Conway dissenting, Commissioner Hustings absent, and one [1] open seat*). No other motions were made after the failed motion, and -- *in accordance with the procedures of the Unified Development Code (UDC)* -- the case was deemed to be denied with prejudice. Staff should note that according to the procedures of Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) all exceptions require the approval of a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.

In response to this action and in accordance with the procedures of Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the applicant submitted an appeal to the Director of Planning and Zoning on July 31, 2024 requesting that the case to be heard by the City Council. According to the referenced section of the Unified Development Code (UDC), "(i)f the Planning and Zoning Commission denies a request for an exception, the applicant may appeal the decision to the City Council by filing a written appeal to the Director of Planning and Zoning or his/her designee. Approval of any exception to the requirements of this section by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval." In reviewing a request for an appeal, the City Council should consider the same criteria for granting an exception as the Planning and Zoning Commission [Section 09.03; UDC]. This criterion is as follows:

- (a) If the proposed compensatory measures sufficiently offset the requested variance or exception.
- (b) If such a request will substantially or permanently injure the appropriate use of adjacent property.
- (c) If such a request will adversely affect the health, safety, and/or general welfare of the public.
- (d) If such a request will be contrary to the public interest.
- (e) If such a request will authorize the operation of a use other than those uses specifically authorized for the district in which the subject property is located.
- (f) If such a request will be in harmony with the spirit and intent of the Unified Development Code (UDC), Comprehensive Plan, and/or other City policies.
- (g) If such a request will alter the essential character of the district in which the subject property is located.
- (h) If such a request will substantially weaken the general purpose of the zoning requirements established for the district in which the subject property is located.

In the attached packet, staff has included the previous packets from the June 25, 2024 and July 30, 2024 Planning and Zoning Commission meetings, which include all the documents and pictures submitted by the applicant for the requests along with staff's memorandums. Staff has also attached a copy of the applicant's request to appeal the case to the City Council. Should the City Council have any questions concerning this case, staff and the applicant will be available at the August 5, 2024 City Council meeting.

From: [John Hagaman](#)
To: [Miller, Ryan](#)
Cc: [Carla Visnick](#)
Subject: Rockwall Village Artificial Turf
Date: Wednesday, July 31, 2024 1:27:53 PM
Attachments: [Outlook-nv2thf3p.png](#)

Ryan,

I would like to formally appeal last night's decision to the City Council.

This artificial turf installation has been in the Rockwall Village shopping center since Fall of 2020. Although this was placed there before a variance was requested, I wish for it to remain in place. We have struggled for years to maintain adequate plant material in these islands based on irrigation and the amount of high traffic that this area receives. This center was built long before the current standards for percentage of landscaping for the amount of concrete parking area that is in this center. We never want to waste any of the small amount of green space that this center does have, with adding more hardscape materials. Grass that wouldn't grow and the mud that was created made these islands difficult for our maintenance teams.

The manufacturing process and quality of artificial turf over the years has drastically improved. The life span and maintenance requirements are much less today than they were just 5 years ago. Areas with turf installation require no irrigation. This is widely beneficial to our teams since there are no possible breaks, and beneficial to the Rockwall area in that water consumption is reduced. More commercial applications will be made in the future as this product continues to evolve. I urge the city to use this installation as a case study to evaluate how other areas could benefit from its use. From city and RISD properties, artificial turf has many advantages that more and more people are becoming aware of.

Since the installation of this turf, our tenants in this area of the center have noticed the reduced amount of dirt and debris that is tracked into their locations. We strive to create the best property for our tenants and thus this center has never been below 85% capacity. Additions like the turf continues to give the best landscaping appeal that we can to our tenants and their customers, given the external factors mentioned above.

I formally request that the city council grant the variance for this project.

Sincerely,

John Hagaman



john@gostaroutdoor.com - 877-467-8002 - gostaroutdoor.com

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Angelica Guevara, *Planning Technician*

DATE: July 30, 2024

SUBJECT: MIS2024-016; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

On June 25, 2024, the Planning and Zoning Commission denied a request by the applicant -- *John Hagaman of Sabre Realty* -- for an exception to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). In making the motion the Planning and Zoning Commission stipulated that the denial was without prejudice, and the motion passed by a vote of 6-0. Since the Planning and Zoning Commission indicated that the denial was without prejudice, the applicant was able to resubmit a new application at the following application deadline. Based on this, the applicant resubmitted a development application on July 19, 2024, requesting the approval of an exception to the landscape material requirements to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*), is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and is addressed as 559 E. IH-30. As part of the new application, the applicant submitted a letter stating that the artificial turf is currently installed on the parking lot islands and is making the request to allow it to remain in place [see *Figure 1*].



FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF

According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use.” As was stated in the letter, the applicant feels the artificial turf helps to control the amount of dust coming into the businesses and may be beneficial in controlling allergens and airborne bacteria normally associated with natural plantings. The applicant has also indicated that this creates a positive visual appeal to consumers visiting the local stores. In addition, the applicant stated that by approving this exception, the Planning and Zoning Commission may use this as a case study for additional requests within the City of Rockwall. In regard to this, the applicant provided a specification sheet for the existing artificial turf that shows that the product does not contain PFAS (*i.e. Perfluorinated Alkylated Substances*). With this being said, the approval of an exception to the landscape material requirements is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant’s request, staff will be available at the meeting on July 30, 2024.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/25/2024

PROJECT NUMBER: MIS2024-016
PROJECT NAME: Exception to Artificial Turf at 559 E. IH 30
SITE ADDRESS/LOCATIONS: 559 E. IH 30

CASE CAPTION: Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/24/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/24/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/24/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/23/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Angelica Guevara	07/25/2024	Approved w/ Comments
07/25/2024: Wrinkles in installation can be a trip hazard and possible heat island being surrounded by concrete.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	07/24/2024	Approved w/ Comments

07/24/2024: MIS2024-016; Exception for Artificial Turf at 559 E. IH-30

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

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email aguevara@rockwall.com.

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited on all non-residentially zoned property." In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

I.4 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on July 30, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



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

559 EAST 1-30

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

RIDGE @ 30 - ROCKWALL VILLAGE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

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]

☒ OWNER

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NABRE REALTY
JOHN HABIBIAN
30 GRADY DALE LANE
Rockwall TX 75087
972-835-0083
John@GOSAROUTDOOR.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Habibian [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."

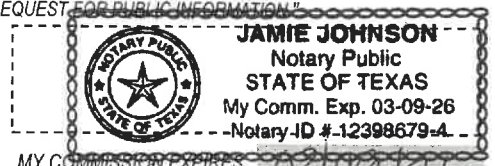
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 22 DAY OF July, 2024

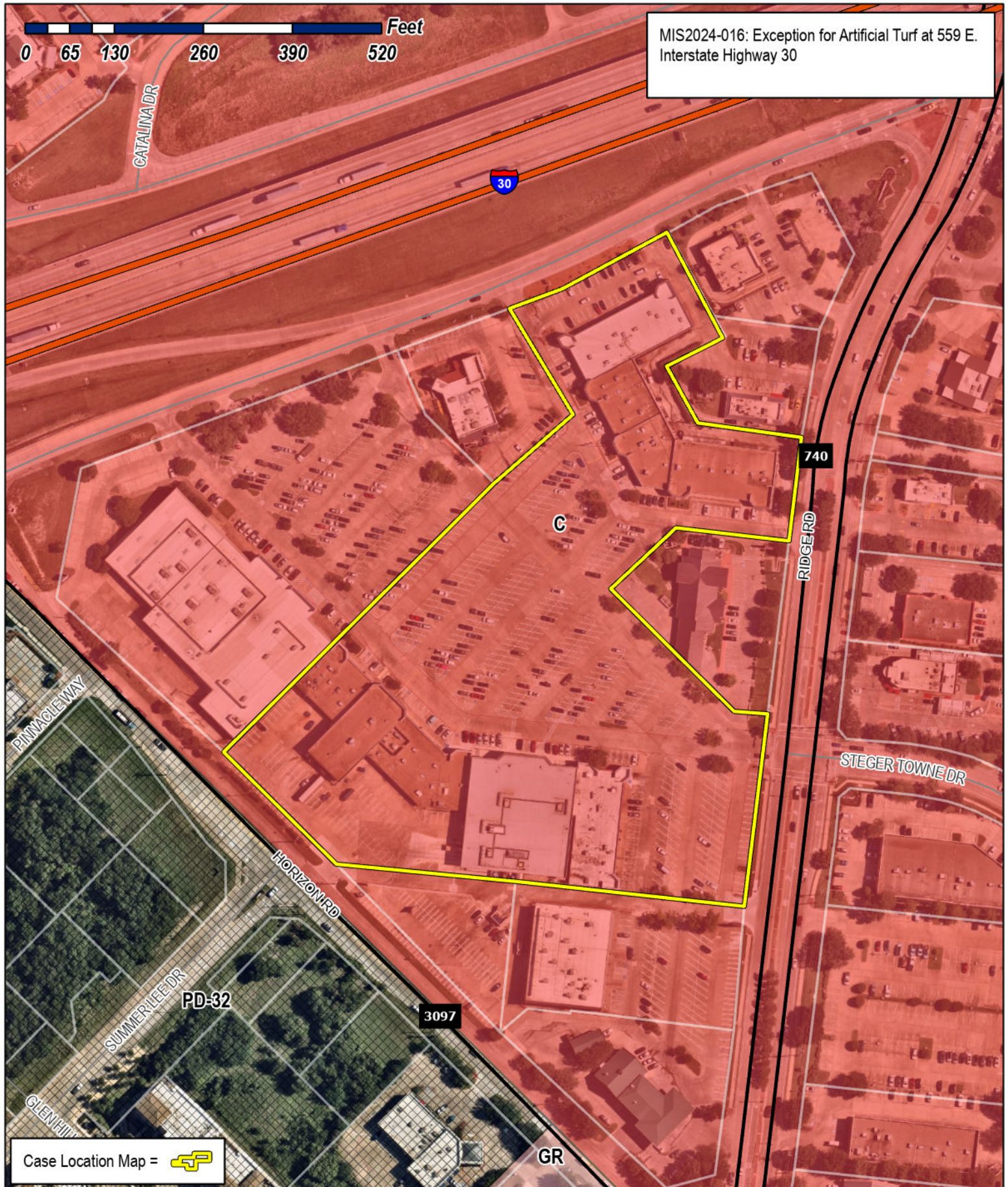
OWNER'S SIGNATURE

John Habibian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jamie Johnson





City of Rockwall

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

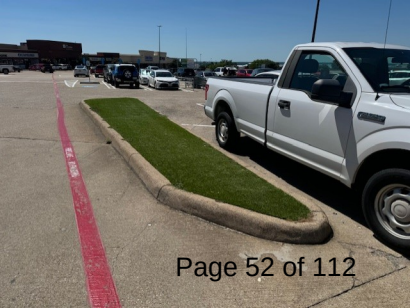
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City of Rockwall
Planning & Zoning

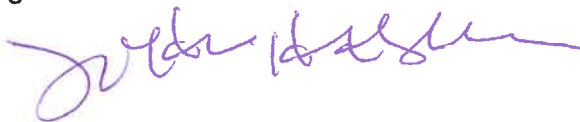
I request a variance for the application of artificial turf on parking lot islands in the Rockwall Village shopping center located on the corner of Ridge Road & Interstate 30.

The use of this material aids in the maintenance and cleanliness of not only the shopping center, but more importantly the cleanliness of the businesses in close proximity. Retail customers are no longer bringing in additional dust and debris into the suites. This is not only beneficial to the business but essential when it comes to controlling allergens and airborne bacteria that is normally associated with natural plantings. This also helps to create a lush landscape feeling which is part of the visual appeal to consumers spending their money in local stores, but to the owners themselves and seeing added value in executing and renewing leases in this location.

Although this application has already been installed I wish for the board to make an exception and use this location as a case study for additional requests in the future of Rockwall.

Sincerely,

John Hagaman





Test Report

No.: 70.431.23.16030.02

Date: 2023-11-10

Applicant: TURF DISTRIBUTORS
Address: 42505 RIO NEDO, TEMECULA, CA 92590
Product Name: ARTIFICIAL GRASS
Model No.: Eco 85 Silver Putt,Eco 48 Silver,Eco 108 Gold,Eco 59 Silver Hybrid,Eco 94 Gold,Eco 96 Gold,EVO001,EVO002,EVO003,EVO004,EVO005,EVO006,So Natural 70,Eco 72 Silver,Eco 74 Silver,Eco 82 Silver,So Natural 90,Eco 56 Silver,Natural 105
Receipt Date of Sample: 2023-10-24
Date of Testing: 2023-10-24 ~ 2023-11-10
Sample Submitted: The sample(s) was (were) submitted by applicant and identified.
Test Result: Refer to the data listed in following pages

Test Item

1. Client's Requirement- PFCAs Content

Conclusion

Pass

Remarks: 1. MDL = Method Detection Limit
 2. ND = Not Detected (<MDL)
 3. ≤ Less than
 4. 1 mg/kg = 1 ppm = 0.0001%

TÜV SÜD Certification and Testing (China) Co., Ltd. Shanghai Branch

Testing Center

Prepared by:

Jenny Yao

Jenny Yao
Technical Engineer

Authorized by:

Sawyer Tang

Sawyer Tang
Technical Manager

Note:

- (1) The TÜV SÜD Certification and Testing (China) Co., Ltd. "General Terms & Conditions" applied. Any use for advertising purposes must be granted in writing. This technical report may only be quoted in full. This report is the result of a single examination of the object in question and is not generally applicable evaluation of the quality of other products in regular production. For further details, please see "Testing and certification regulation", chapter A-3.4. For full version, please visit: EN : <https://www.tuvsud.cn/zh-cn/resource/terms-and-conditions-en> ; SCN: <https://www.tuvsud.cn/zh-cn/terms-and-conditions> ; TCN: <https://www.tuvsud.com/zh-tw/terms-and-conditions>
- (2) The results relate only to the items tested.
- (3) The test report shall not be reproduced except in full without the written approval of the laboratory
- (4) **Disclaimer Measurement Uncertainty:**
 Unless otherwise agreed upon, Pass or Fail verdicts are given based on the measured values without any considerations of measurement uncertainties. Please note, every test method has a measurement uncertainty which has been evaluated by the laboratory according to ISO/IEC 17025 requirements. By taking measurement uncertainties into account it might happen that measured values can neither be assessed as Pass nor as Fail.

Laboratory:
 TÜV SÜD Certification and Testing (China) Co., Ltd.
 Shanghai Branch, Testing Center
 Building B,C, No. 1999 and Building D, No. 2059,
 Duhui Road, Minhang District, Shanghai

Phone: +86 21 60376300
Fax: +86 21 60376350
<http://www.tuvsud.com>

Regd. Office:
 TÜV SÜD Certification and Testing (China) Co., Ltd.
 Shanghai Branch, TÜV SÜD Group
 Floor 11-12, No 151, Hengtong Road, Jing'an District, Shanghai

Page 1 of 44



Greater China

Test Report **No.: 70.300.23.10245.01 R1**

Dated: 2023-10-24

PFOS, its salts and related compounds

Perfluorooctanesulfonic acid (PFOS)	1763-23-1	mg/kg	0.01	ND
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Note 1

N-ethylperfluoro-1-octanesulfonamide (N-EtFOSA)	4151-50-2	mg/kg	0.01	ND
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N-methylperfluoro-1-octanesulfonamide	31506-32-8	mg/kg	0.01	ND
---------------------------------------	------------	-------	------	----

(N-MeFOSA)

2-(N-ethylperfluoro-1-octanesulfonamido)-ethanol	1691-99-2	mg/kg	0.01	ND
--	-----------	-------	------	----

(N-EtFOSE)

2-(N-methylperfluoro-1-octanesulfonamido)-ethanol	24448-09-7	mg/kg	0.01	ND
---	------------	-------	------	----

(N-MeFOSE)

Perfluorooctane Sulfonamide (PFOSA) Note 25	754-91-6	mg/kg	0.01	ND
--	----------	-------	------	----

Sum of Perfluorooctane sulfonates (PFOS) and its derivatives		mg/kg	-	ND
--	--	-------	---	----

PFOA, its salts

Perfluorooctanoic acid (PFOA) Note 2	335-67-1	mg/kg	0.01	ND
---	----------	-------	------	----

PFOA-related compound

1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3	39108-34-4	mg/kg	0.01	ND
--	------------	-------	------	----

Methyl perfluorooctanoate (Me-PFOA)	376-27-2	mg/kg	0.1	ND
-------------------------------------	----------	-------	-----	----

Ethyl perfluorooctanoate (Et-PFOA)	3108-24-5	mg/kg	0.1	ND
------------------------------------	-----------	-------	-----	----

1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)	27905-45-9	mg/kg	0.1	ND
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Note 3



Greater China

Test Report No.: 70.300.23.10245.01 R1

Dated: 2023-10-24

<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA) Note 3	1996-88-9	mg/kg	0.1	ND
Perfluoro-1-iodooctane (PFOI)	507-63-1	mg/kg	0.1	ND
2H,2H Perfluorodecane Acid (H ₂ PFDA / 8:2 FTCA) Note 3, Note 11	27854-31-5	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH) Note 3	678-39-7	mg/kg	0.1	ND
Sum of PFOA-related compounds		mg/kg	-	ND
C9-C14 PFCA, their salts				
Perfluorononane Acid (PFNA) Note 4	375-95-1	mg/kg	0.01	ND
Perfluorodecane Acid (PFDA) Note 4	335-76-2	mg/kg	0.01	ND
Perfluoroundecanoic Acid (PFUnDA) Note 22	2058-94-8	mg/kg	0.01	ND
Perfluorododecanoic Acid (PFDoDA) Note 4	307-55-1	mg/kg	0.01	ND
Perfluorotridecanoic Acid (PFTrDA) Note 24	72629-94-8	mg/kg	0.01	ND
Perfluorotetradecanoic Acid (PFTDA)	376-06-7	mg/kg	0.01	ND
Perfluoro-3,7-dimethyloctanoic Acid (PF-3,7-DMOA)	172155-07-6	mg/kg	0.01	ND
Sum of C9-C14 PFCA, their salts		mg/kg	-	ND
C9_C14_PFCA_related_substances				
Perfluorodecane sulfonic Acid (PFDS) Note 10	335-77-3	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluoro-1-dodecanol (10:2 FTOH)	865-86-1	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorododecylacrylate (10:2 FTA)	17741-60-5	mg/kg	0.1	ND
1-Iodo-1H,1H,2H,2H-perfluorodecane (8:2 FTI)	2043-53-0	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecyltriethoxysilane (8:2 FTSi(OC ₂ H ₅) ₃)	101947-16-4	mg/kg	0.1	ND
2H,2H,3H,3H-Perfluoroundecanoic Acid (H ₄ PFUnDA / 8:3 FTCA) Note 12	34598-33-9	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorododecyl methacrylate (10:2 FTMA)	2144-54-9	mg/kg	0.1	ND
1H,1H,2H,2H-perfluorotetradecan-1-ol(12:2 FTOH)	39239-77-5	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorododecane sulfonic acid (10:2FTS)	120226-60-0	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorododecyl iodide (10:2 FTI)	2043-54-1	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorotetradecyl iodide (12:2 FTI)	30046-31-2	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluorodecanesulfonic acid (8:2 FTS) Note 3	39108-34-4	mg/kg	0.01	ND



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Dated: 2023-10-24

<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H,1H,2H,2H-Perfluorodecyl acrylate (8:2 FTA)	27905-45-9	mg/kg	0.1	ND
Note 3				
1H,1H,2H,2H-Perfluorodecyl methacrylate (8:2 FTMA)	1996-88-9	mg/kg	0.1	ND
Note 3				
2H,2H Perfluorodecane Acid (H ₂ PFDA / 8:2 FTCA)	27854-31-5	mg/kg	0.01	ND
Note 3, Note 11				
1H,1H,2H,2H-Perfluoro-1-decanol (8:2 FTOH)	678-39-7	mg/kg	0.1	ND
Note 3				
Sum of C9-C14-related substances		mg/kg	-	ND
PFHxS, its salts				
Perfluorohexanesulfonic acid (PFHxS)	355-46-4	mg/kg	0.01	ND
Note 7				
PFHxS-related compounds				
N-Methylperfluoro-1-hexane sulfonamide (N-Me-FHxSA)	68259-15-4	mg/kg	0.01	ND
N-[3-(dimethylamino)propyl]tridecafluorohexanesulphonamide (N-AP-FHxSA)	50598-28-2	mg/kg	0.01	ND
Perfluorohexane sulfonamide (PFHxSA)	41997-13-1	mg/kg	0.01	ND
2-[methyl[(tridecafluorohexyl) sulphonyl]amino]ethyl acrylate)) (N-MeFHSEA)	67584-57-0	mg/kg	0.5	ND
Other PFAS				
Perfluorobutane acid (PFBA)	Note 13 375-22-4	mg/kg	0.01	ND
Perfluorobutanesulfonic acid (PFBS)	375-73-5	mg/kg	0.01	ND
Note 5				
1,1,2,2,3,3,4,4,4-nonafluoro-N-(2-hydroxyethyl)-N-methylbutane-1-sulphonamide (PFBS-NC ₃ H ₇ O)	34454-97-2	mg/kg	0.01	ND
Perfluoropentane acid (PFPeA)	Note 17 2706-90-3	mg/kg	0.01	ND
Perfluorohexane acid (PFHxA)	Note 6 307-24-4	mg/kg	0.01	ND
Perfluoroheptane acid (PFHpA)	Note 14 375-85-9	mg/kg	0.01	ND
Perfluoroheptanesulfonic acid (PFHpS)	375-92-8	mg/kg	0.01	ND
Note 8				
7H-Dodecafluoroheptane acid (7HPFHpA)	1546-95-8	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctanesulphonic acid (6:2 FTS)	Note 26 27619-97-2	mg/kg	0.01	ND
1H,1H,2H,2H-Perfluorooctylacrylate (6:2 FTA)	17527-29-6	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluoro-1-hexanol (4:2 FTOH)	2043-47-2	mg/kg	0.1	ND
1H,1H,2H,2H-Perfluoro-1-octanol (6:2 FTOH)	647-42-7	mg/kg	0.1	ND
2,3,3,3-tetrafluoro-2-(heptafluoropropoxy) propionic acid, its salts and its acyl halides (HPFO-DA)	13252-13-6	mg/kg	0.01	ND
Note 9				



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Dated: 2023-10-24

<u>Test Item(s)</u>	<u>CAS NO.</u>	<u>Unit</u>	<u>MDL</u>	<u>001</u>
1H, 1H, 2H, 2H-Perfluorohexanesulfonic Acid (4:2 FTS)	757124-72-4	mg/kg	0.01	ND
Perfluorooctane sulfonamidoacetic acid (FOSAA)	2806-24-8	mg/kg	0.01	ND
N-Methylperfluoro-1-octanesulfonamidoacetic acid (N-MeFOSAA)	2355-31-9	mg/kg	0.01	ND
N-Ethylperfluorooctane sulfonamidoacetic acid (N-EtFOSAA)	2991-50-6	mg/kg	0.01	ND
Perfluoropentane sulfonic acid (PFPeS)	2706-91-4	mg/kg	0.01	ND
Note 18				
Perfluorononane sulfonic acid (PFNS)	68259-12-1	mg/kg	0.01	ND
Note 19				
Perfluoroundecane sulfonic acid (PFUnDS)	749786-16-1	mg/kg	0.01	ND
Note 16				
Perfluorododecane sulfonic acid (PFDoDS)	79780-39-5	mg/kg	0.01	ND
Note 20				
Perfluorotridecane sulfonic acid (PFTrDS)	791563-89-8	mg/kg	0.01	ND
Note 21				
2-Perfluorohexyl ethanoic acid (6:2 FTCA)	53826-12-3	mg/kg	0.01	ND
3-Perfluoropentyl propanoic acid (5:3 FTCA)	914637-49-3	mg/kg	0.01	ND
Perfluorohexadecanoic Acid (PFHxDA)	67905-19-5	mg/kg	0.01	ND
Perfluorooctadecanoic Acid (PFODA)	16517-11-6	mg/kg	0.01	ND
bis(3,3,4,4,5,5,6,6,7,7,8,8,9,9,10,10,10-heptadecafluorodecyl) hydrogen phosphate (8:2 diPAP)	678-41-1	mg/kg	0.01	ND
Note 15				
1H,1H,2H,2H-Perfluorooctyl methacrylate (6:2 FTMA)	2144-53-8	mg/kg	0.1	ND
4,8-Dioxa-3H-perfluorononanoic acid (ADONA)	919005-14-4	mg/kg	0.01	ND
Perfluoro-3-methoxypropanoic acid (PFMPA)	377-73-1	mg/kg	0.01	ND
Perfluorodecyl iodide (PFDI)	423-62-1	mg/kg	0.1	ND
Perfluoro-4-methoxybutanoic acid (PFMBA)	863090-89-5	mg/kg	0.01	ND
Nonafluoro-3,6-dioxaheptanoic acid (NFDHA)	151772-58-6	mg/kg	0.01	ND
9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid (9Cl-PF3ONS)	756426-58-1	mg/kg	0.01	ND
11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid (11Cl-PF3OUdS)	763051-92-9	mg/kg	0.01	ND
Perfluoro(2-ethoxyethane)sulfonic acid (PFEEESA)	113507-82-7	mg/kg	0.01	ND
3-Perfluoropropyl propanoic acid (3:3FTCA)	356-02-5	mg/kg	0.01	ND
3-Perfluoroheptyl propanoic acid (7:3FTCA)	812-70-4	mg/kg	0.01	ND
Perfluoropentadecanoic Acid (PFPeDA)	141074-63-7	mg/kg	0.1	ND



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Test Item(s)	CAS NO.	Unit	MDL	001
1H,1H,2H,2H-Perfluorohexyl methacrylate (4:2 FTMA)	1799-84-4	mg/kg	0.1	ND
2-(N-ethylperfluorooctanesulfamido) ethyl acrylate (EtFOSAC)	423-82-5	mg/kg	0.1	ND
1H,1H,2H-Heptadecafluoro-1-decene (PFDE)	21652-58-4	mg/kg	0.1	ND
Perfluorooctyl triethoxysilane (POTS)	51851-37-7	mg/kg	0.1	ND
Perfluorododecyl iodide (PFDoDI)	307-60-8	mg/kg	0.1	ND
11H-Perfluoroundecanoic acid (11H-PFUnDA)	1765-48-6	mg/kg	0.1	ND

Note 23

Notes :

(1)PFOS refer to its salts/derivative including

- PFOS-K CAS No.: 2795-39-3
- PFOS-Li CAS No.: 29457-72-5
- PFOS-Na CAS No.: 4021-47-0
- PFOS-NH₄ CAS No.: 29081-56-9
- PFOS-NH₂(C₂H₅OH)₂ CAS No.: 70225-14-8
- PFOS-N(C₂H₅)₂ CAS No.: 56773-42-3
- PFOS-N(C₁₀H₂₁)₂(CH₃)₂ CAS No.: 251099-16-8
- POSF CAS No.: 307-35-7
- POSF-Mg CAS No.: 91036-71-4

(2)PFOA refer to its salts/derivative including

- PFOA-Na CAS No.: 335-95-5
- PFOA-K CAS No.: 2395-00-8
- PFOA-Ag CAS No.: 335-93-3
- PFOA-F CAS No.: 335-66-0
- APFO CAS No.: 3825-26-1
- PFOA-Li CAS No.: 17125-58-5

(3) PFAS classified as both PFOA-related compounds and C9-C14 PFCA-related substances.

- 8:2 FTS refer to its salts including
- 8:2 FTS-K CAS No.: 438237-73-1
- 8:2 FTS-NH₄ CAS No.: 149724-40-3
- 8:2 FTS-Na CAS No.: 27619-96-1

(4)PFNA refer to its salts including

- PFNA-Na CAS No.: 21049-39-8



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PFNA-NH₄ CAS No.: 4149-60-4

PFNA-K CAS No.: 21049-38-7

PFNA-Li CAS No.: 60871-92-3

PFNA-Ag CAS No.: 7358-16-9

(5)PFDA refer to its salts including

PFDA-Na CAS No. 3830-45-3

PFDA-NH₄ CAS No: 3108-42-7

PFDA-K CAS No: 51604-85-4

PFDA-Ag CAS No: 5784-82-7

PFDA-Li CAS No: 84743-32-8

(6)PFDoDA refer to its salts including

PFDoDA-NH₄ CAS No: 3793-74-6

PFDoDA-Na CAS No: 60872-01-7

(7)PFBS refers to its salts/derivative including

PFBS-K CAS No.: 29420-49-3

PFBS-H₂O CAS No.: 59933-66-3

PFBS-Li CAS No.: 131651-65-5

TPS-PFBS CAS No.: 144317-44-2

PFBS-S(CH₃)₂C₄H₉ CAS No.: 220133-51-7

PFBS-P(C₄H₉)₃ CAS No.: 220689-12-3

PFBS-N(C₂H₅)₃ CAS No.: 25628-08-4

PFBS-F CAS No.: 375-72-4

PFBS-NC₄H₉O CAS No.: 503155-89-3

PFBS-Mg CAS No.: 507453-86-3

PFBS-NH₄ CAS No.: 68259-10-9

PFBS-SC₁₈H₃₇O CAS No.: 209482-18-8

PFBS-Cl CAS No.: 2991-84-6

PFBS-NaCAS No.: 60453-92-1

PFBS-I(C₄H₉)₂(C₂H₅)₂ CAS No.: 194999-85-4

PFBS-NH(C₂H₅O)₂ CAS No.: 70225-18-2

(8)PFHxA refers to its salt including

APFHx CAS No.: 21615-47-4



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PFHxA-Na CAS No.: 2923-26-4

PFHxA-K CAS No.: 3109-94-2

PFHxA-F CAS No.: 355-38-4

PFHxA-Ag CAS No.: 336-02-7

PFHxA-Li CAS No.: 90430-61-8

(9)PFHxS refers to its salts including

PFHxS-Na CAS No.: 82382-12-5

PFHxS-K CAS No.: 3871-99-6

PFHxS-Li CAS No.: 55120-77-9

PFHxS-NH₄ CAS No.: 68259-08-5

PFHxS-BTPP CAS No.: 1000597-52-3

PFHxS-N(C₂H₅)₃ CAS No.: 108427-54-9

PFHxS-N(C₂H₅)₂ CAS No.: 108427-55-0

PFHxS-NC₄H₉ CAS No.: 1187817-57-7

PFHxS-(NC₁₀H₁₄)₃C₆H₅ CAS No.: 1310480-24-0

PFHxS-(NC₈H₁₇)₂C₁₂H₁₁ CAS No.: 1310480-27-3

PFHxS-(NC₈H₁₇)₂C₁₇H₁₃ CAS No.: 1310480-28-4

PFHxS-C₁₂H₂₇O₅ CAS No.: 1329995-45-0

PFHxS-C₁₈H₃₅O₆ CAS No.: 1329995-69-8

TPS-PFHxS CAS No.: 144116-10-9

PFHxS-C₁₄H₂₇N₃O₂ CAS No.: 1462414-59-0

PFHxS-I(C₆H₅)₂ CAS No.: 153443-35-7

PFHxS-TMA CAS No.: 189274-31-5

PFHxS-NH₂(CH₃)₂ CAS No.: 202189-84-2

PFHxS-I(C₆H₅)₂(C₆H₅)₂ CAS No.: 213740-81-9

PFHxS-Ga CAS No.: 341035-71-0

PFHxS-S(C₇H₇)₂C₆H₅ CAS No.: 341548-85-4

PFHxS-Sc CAS No.: 350836-93-0

PFHxS-Nd CAS No.: 41184-65-0

PFHxS-Y CAS No.: 41242-12-0

PFHxS-S₂(C₆H₅)₄(C₆H₅)₂ CAS No.: 421555-73-9

PFHxS-I(C₆H₅)₂(C₆H₁₁)₂ CAS No.: 421555-74-0

PFHxS-F CAS No.: 423-50-7

Laboratory:
TUV SUD Certification and Testing (China) Co., Ltd.
Shanghai Branch, Testing Center
No. 1359, De Hui Road, Minhang District, Shanghai

Phone : +86 21 60376300
Fax : +86 21 60376350
<http://www.tuvsud.com>

Regd. Office:
TUV SUD Certification and Testing (China) Co., Ltd.
Shanghai Branch, TUV SUD Group
Floor 11-12, No 151, Hengfeng Road, Jing'an District, Shanghai

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PFHxS-S(C₈H₁₇)₂(C₈H₁₇)₂ CAS No.: 425670-70-8

PFHxS-Zn CAS No.: 70136-72-0

PFHxS-NH(C₂H₅O)₂ CAS No.: 70225-16-0

PFHxS-N(C₂H₅)₂ CAS No.: 72033-41-1

PFHxS-I(C₈H₁₇)₂(C₈H₁₇)₂ CAS No.: 866621-50-3

PFHxS-S(C₈H₁₇)₂C₇H₇ CAS No.: 910606-39-2

PFHxS-S(C₈H₁₇)₂C₁₀H₁₈O₂ CAS No.: 911027-68-4

PFHxS-Cs CAS No.: 92011-17-1

PFHxS-SC₂₈H₅₈O₄ CAS No.: 928049-42-7

PFHxS-Cl CAS No.: 55591-23-6

(10) PFHpS refers to its salts including

PFHpS-Na CAS No.: 21934-50-9

PFHpS-K CAS No.: 60270-55-5

PFHpS-NH₄ CAS No.: 68259-07-4

PFHpS-Li CAS No.: 117806-54-9

(11) HFPO-DA refers to its salts including

HFPO-DA-NH₄ CAS No.: 62037-80-3

HFPO-DA-K CAS No.: 67118-55-2

HFPO-DA-F CAS No.: 2062-98-8

(12) PFDS refer to its salts including

PFDS-Na CAS No.: 2806-15-7

PFDS-K CAS No.: 2806-16-8

PFDS-NH₄ CAS No.: 67906-42-7

(13) H₂PFDA / 8:2 FTCA refer to its salt/derivative including

8:2 FTCA-P(C₈H₁₇)₄ CAS No.: 882489-14-7

(14) H₄PFUnDA/ 8:3 FTCA refer to its salts including

H₄PFUnDA-K CAS No.: 83310-58-1

(15) PFBA refers to its salts including

PFBA-NH₄ CAS No.: 10495-86-0

PFBA-Na CAS No.: 2218-54-4

PFBA-K CAS No.: 2966-54-3

PFBA-Ag CAS No.: 3794-64-7



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PFBA-Li CAS No.: 4146-76-3

(16) PFHpA refers to its salts including

PFHpA-Na CAS No.: 20109-59-5

PFHpA-K CAS No.: 21049-36-5

PFHpA-NH₄ CAS No.: 6130-43-4

PFHpA-Cs CAS No.: 171198-24-6

PFHpA-Ag CAS No.: 424-05-5

PFHpA-Li CAS No.: 60871-90-1

(17) 8:2diPAP refers to its salts including

8:2diPAP-Na CAS No.: 114519-85-6

(18) PFUnDS refers to its salts including

PFUnDS-Na CAS No.: 441296-91-9 (anion)

(19) PFPeA refers to its salts including

PFPeA-Na CAS No.: 2706-89-0

PFPeA-K CAS No.: 336-23-2

PFPeA-NH₄ CAS No.: 68259-11-0

PFPeA-Li CAS No.: 198482-22-3

PFPeA-Ag CAS No.: 2795-30-4

(20) PFPeS refers to its salts including

PFPeS-Na CAS No.: 630402-22-1

PFPeS-K CAS No.: 3872-25-1

PFPeS-NH₄ CAS No.: 68259-09-6

(21) PFNS refers to its salts including

PFNS-Na CAS No.: 98789-57-2

PFNS-NH₄ CAS No.: 17202-41-4

PFNS-K CAS No.: 29359-39-5

(22) PFDoDS refers to its salts including

PFDoDS-Na CAS No.: 1260224-54-1

(23) PFTrDS refers to its salts including

PFTrDS-Na CAS No.: 174675-49-1

(24) PFUnDA refers to its salts including

PFUnDA-Na CAS No.: 60871-96-7

PFUnDA-NH₄ CAS No.: 4234-23-5



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PFUnDA-K CAS No.: 30377-53-8

(25) 11H-PFUnDA refers to its salts including

11H-PFUnDA-K CAS No.: 307-71-1

11H-PFUnDA-NH₄ CAS No.: 5081-02-7

(26) PFTrDA refers to its salts including

PFTrDA-NH₄ CAS No.: 4288-72-6

(27) PFOSA refers to its salts including

PFOSA-Li CAS No.: 76752-79-9

(28) 6:2 FTS refers to its salts including

6:2 FTS-Na CAS No.: 27619-94-9

6:2 FTS-K CAS No.: 59587-38-1

6:2 FTS-NH₄ CAS No.: 59587-39-2

Remark: Unless otherwise stated, the decision rule for conformity reporting is based on Binary Statement for Simple Acceptance Rule (w = 0) stated in ILAC-G8:09/2019.

- End of Test Report -



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Angelica Guevara, *Planning Technician*

DATE: June 25, 2024

SUBJECT: MIS2024-013; *Exception Request for 559 E. IH-30 (i.e. Rockwall Village Shopping Center)*

The applicant, John Hagaman of Sabre Realty, is requesting the approval of an exception to the landscape material requirements stipulated by Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) to allow the installation of artificial or synthetic plant materials (*i.e. artificial turf/grass*). The subject property is located on a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*), is zoned Commercial (C) District, is situated within the IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, and is addressed as 559 E. IH-30. The applicant's letter indicates that artificial turf was installed in some areas on the subject property over two (2) years ago, and is requesting that these areas remain in place (*see Figure 1*).



FIGURE 1: PHOTOS PROVIDED BY THE APPLICANT OF THE AREAS WITH ARTIFICIAL TURF

According to Section 04, *Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited on all non-residentially zoned property however, the Planning and Zoning Commission can grant an *Exception* in accordance with the procedures contained in Article 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." As previously stated, the artificial turf was placed on the areas shown above approximately two (2) years ago due to the areas being high pedestrian traffic areas or unable where grass has been difficult to establish. The applicant has also indicated that this is more aesthetically pleasing and that water runoff has not been affected by the installation of the artificial turf. In addition, the applicant has stated that the artificial turf helps reduce the amount of dust and debris being brought into tenant's stores in the shopping center. With this being said, the approval of an exception to the landscape material requirements is a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on June 25, 2024.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/21/2024

PROJECT NUMBER: MIS2024-013
PROJECT NAME: Exception to Artificial Turf at 559 E I-30
SITE ADDRESS/LOCATIONS: 559 E INTERSTATE 30

CASE CAPTION: Discuss and consider a request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments
06/18/2024: Please provide a site plan showing where these artificial turf areas are located. Engineering will need to ensure they are not on top of utility easements.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved w/ Comments
06/17/2024: If approved will need to obtain a permit for the artificial turf with Building Inspection Department and must provide the specification sheets on the turf installed.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/13/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved w/ Comments
06/17/2024: Creates additional heat island and conflicts with the UDC			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments
06/19/2024: MIS2024-013; Exception Request for 559 E. IH-30			

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

I.1 This is a request by request by John Hagaman of Sabre Realty for the approval of a Miscellaneous Case for an Exception to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438, or email aguevara@rockwall.com.

I.3 According to Section 04, Approved Landscape Materials, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees shrubs) shall be prohibited on all non-residentially zoned property." In this case, you are requesting approval of artificial turf landscaping, which requires review by the Planning and Zoning Commission. The code goes on to state that an Exception may be granted by the Planning and Zoning Commission if it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. In this case, the artificial landscaping is currently installed and requires approval by the Planning and Zoning Commission to remain in place.

I.4 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on June 25, 2024 at 6:00 PM in the council chambers at City Hall.

I.5 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.



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 559 E 1-30 ROCKWALL

SUBDIVISION Rockwall Village

LOT _____

BLOCK _____

GENERAL LOCATION RIDGE AT 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

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]

☐ OWNER

SABRE REALTY

☐ APPLICANT

CONTACT PERSON

JOHN HUGHAMEN

CONTACT PERSON

ADDRESS

30 SHADY DALE

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

972 435 0043

PHONE

E-MAIL

JOHN@GOLFAROUTDOOR.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Hughamen [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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF June 2024. 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."

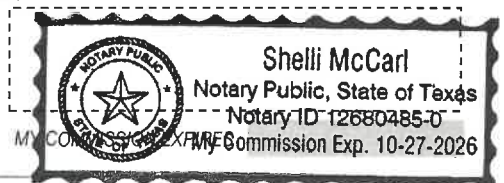
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June 2024

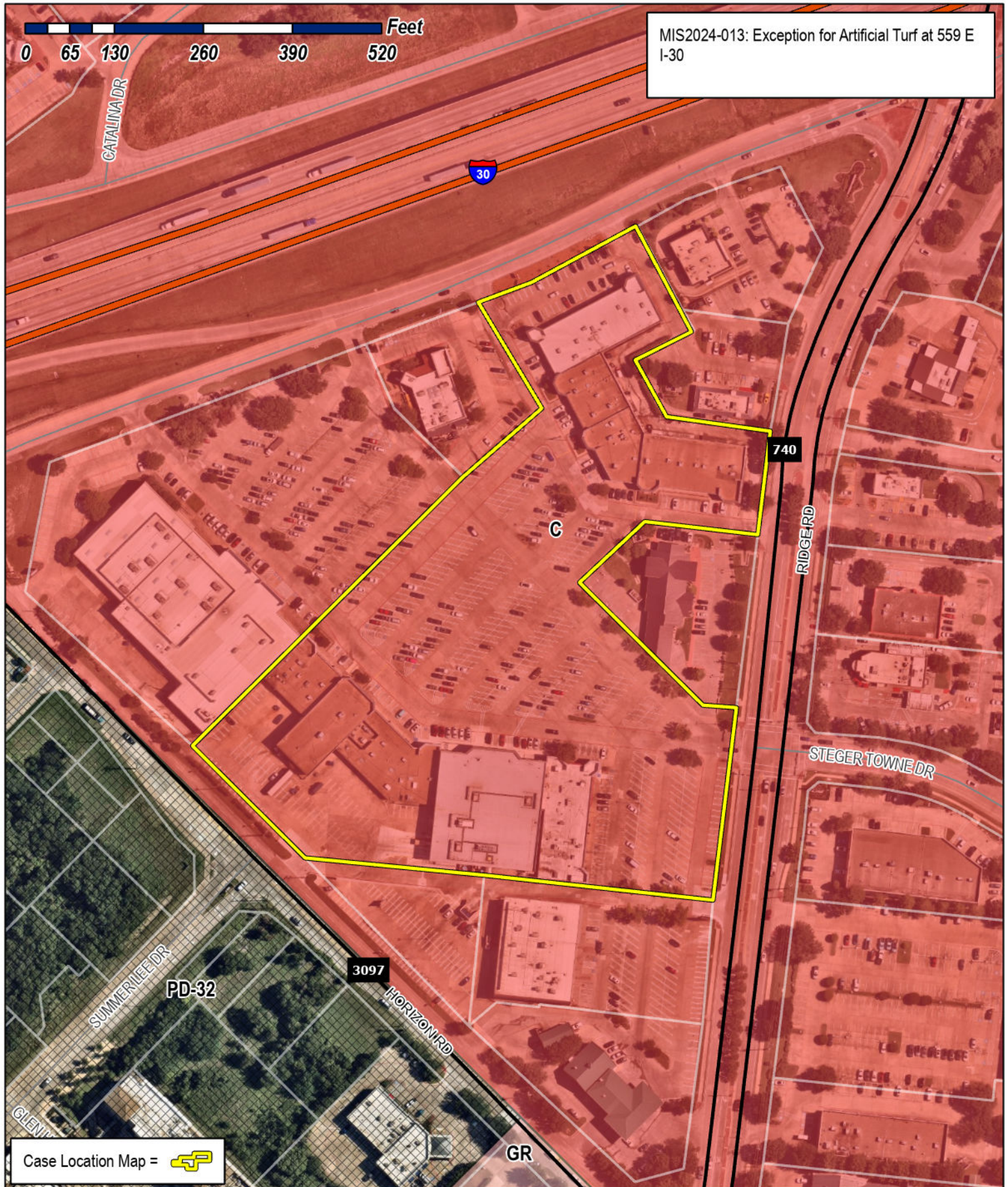
OWNER'S SIGNATURE

John Hughamen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shelli McCarl





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.



Star Outdoor
John Hagaman
30 Shady Dale Lane
Rockwall, Texas 75032

On behalf of Sabre Realty I request a variance for the artificial turf that was installed in the Rockwall Village shopping center 2 years ago. This was placed because the areas are either high traffic or unable to grow grass.

I request that the City of Rockwall grant a variance to allow this installation to remain. Not only is this aesthetically more pleasing than anything else that could be installed, but it also helps to keep down the amount and dust and debris that are tracked into several of our tenants locations. These pieces of turf are so small that run off water will not be affected by the materials to manufacture it.

John Hagaman
Star Outdoor
972-835-0083



Page 72 of 112



Page 73 of 112



Page 74 of 112





DATE: June 26, 2024

TO: John Hagaman
30 Shadydale Lane
Rockwall, TX 75032

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2024-013; *Exception for Artificial Turf at 559 E. IH-30*

Mr. Hagaman:

This letter serves to notify you that the above referenced case (*i.e. Miscellaneous Case*) that you submitted for consideration by the City of Rockwall was denied by the Planning and Zoning Commission on June 25, 2024. The following is a record of all recommendations and voting records:

Planning and Zoning Commission

On June 25, 2024, the Planning and Zoning Commission approved a motion to deny the Miscellaneous Case without prejudice by a vote of 6-0, with a vacant seat.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- *or any portion thereof* -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial, please feel free to contact me at (972) 771-7745.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department

QUARTERLY REPORT

APRIL - JUNE 2024



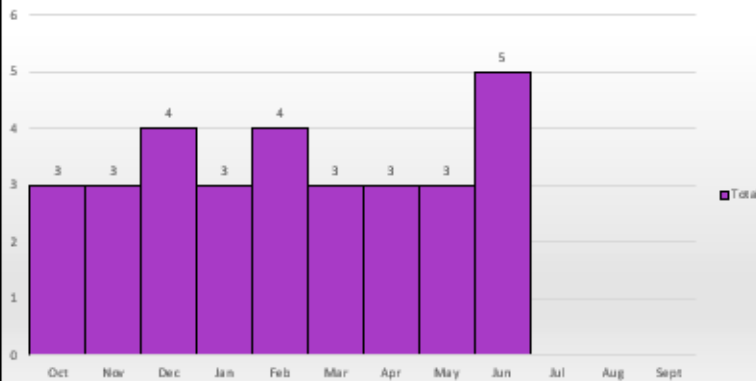
Jodi Willard
Director of Tourism

VisitRockwall.com

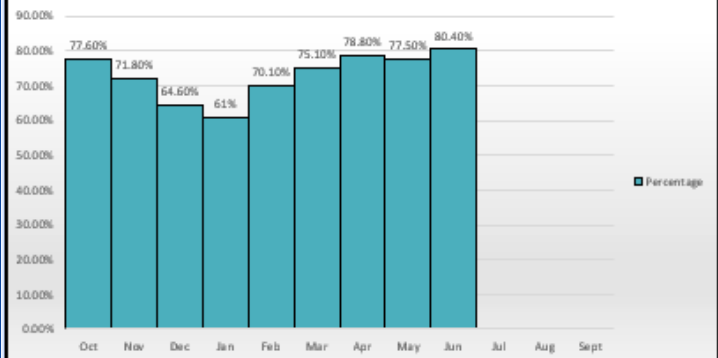
BY THE NUMBERS



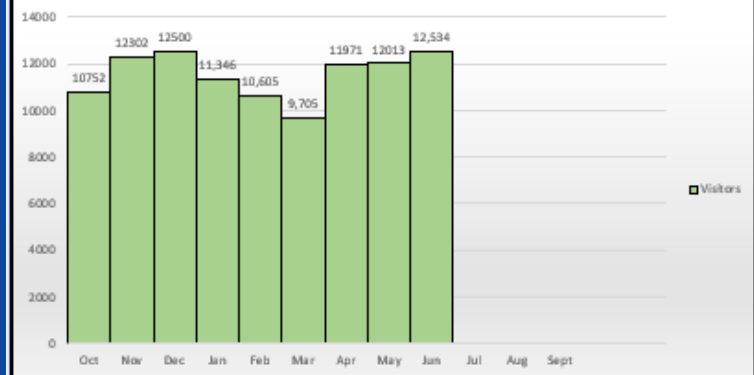
2023 - 2024 Groups/Events Assisted



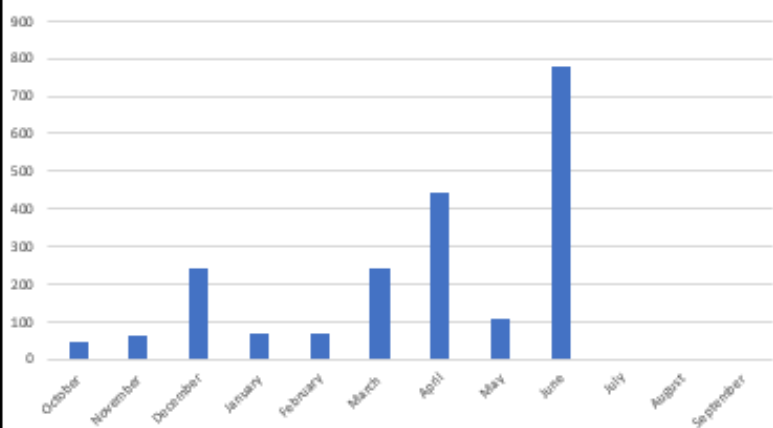
2023 - 2024 Monthly Room Occupancy



2023 - 2024 Monthly Website Traffic



2023 -2024 Visitors Brochures Distributed



SALES/SERVICING OPPORTUNITIES



Small & Boutique Meetings

Shows/Events Attended:

- Texas Travel Expo
 - Met one on one with travel information center representatives
- Small & Boutique Meetings Show
 - Met with multiple professional business meeting planners as they stopped by our table.
- Dallas Home & Garden Show
 - Partnered with Team Texas representatives promoting leisure tourism
- Ski Nautique Regatta
 - Hosted this conference for the fourth year at the Harbor.
- County Clerks Conference
 - Welcomed County and District Clerks from around the state.



Texas Travel Expo

Conferences Bid on this quarter:

- Prestige Worldwide Divers
- 2025 Pickleball Nationals
- 2025 Northstar Meetings Group
- South Central Association of Blood Banks

Upcoming Expo Shows:

- Texas Municipal League Conference Exhibitor Booth
- North Star Meetings Group



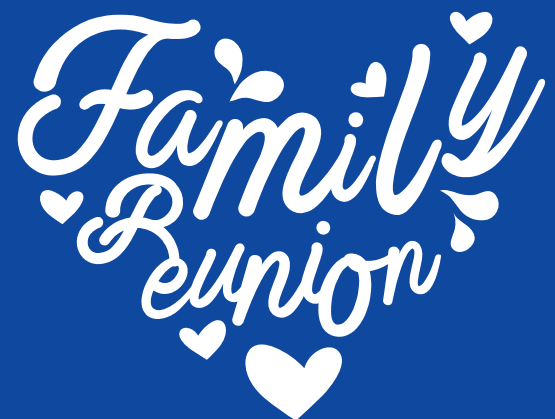


We were able to work with South Central Ski Nautique Regatta. Mayor Johanesen welcomed the group at their opening reception. Mayor Pro Tem Clarence Jorif and his daughter Sydney took a trip on Lake Ray Hubbard with world champion wake boarder, Rusty Malinoski.

The Rotary District Conference welcomed 175 attendees and each recipient received a welcome bag.

Rockwall hosted the County & District Clerks Conference. The conference brought 370 visitors.

HEB's relocation team requested 50 welcome packets to potential businesses for their upcoming tour.





PRINT ADVERTISING

Texas Society of Association Executives

Travel Taste & Tour

Rockwall, TX

IMMERSE YOURSELF IN THE VIBRANT ARTS AND ENTERTAINMENT SCENE, WHERE LIVE MUSIC, THEATER PRODUCTIONS, AND ART GALLERIES SHOWCASE THE TALENTS OF LOCAL ARTISTS AND PERFORMERS.

Discover the unique charm of Rockwall, Texas, where adventure meets tranquility in a breathtaking landscape nestled 25 miles east of Dallas. Escape the hustle and bustle of city life and immerse yourself in a world of natural wonders, rich history, and vibrant culture.

Rockwall boasts an array of outdoor activities sure to delight nature enthusiasts of all ages. Explore the stunning shores of Lake Ray Hubbard, where fishing, boating, and water sports await. Hike along scenic trails at Harry Myers Park or unwind with a leisurely picnic amidst lush greenery. History buffs will delight in Rockwall's storied past, where tales of settlements and pioneer life come to life.

Step back in time at the Rockwall County Historical Museum, where exhibits showcase the area's fascinating heritage. Wander through the charming streets of downtown Rockwall, lined with quaint shops, cozy cafes, and historic landmarks dating back to the 19th century.

Indulge your taste buds with an eclectic culinary scene that blends southern comfort with modern flair. Savor mouthwatering barbecue at local smokehouses, sample farm-to-table cuisine at trendy bistros, or sip on craft cocktails at bustling wineries and breweries.

Whether you're seeking adventure, relaxation, or a bit of both, Rockwall offers endless opportunities for unforgettable experiences. Plan your getaway today and discover the magic of this hidden gem in the heart of Texas.

Immerse yourself in the vibrant arts and entertainment scene, where live music, theater productions, and art galleries showcase the talents of local artists and performers. From lively music festivals, such as the Concert by the Lake Music Series and the San Jacinto Music Series, celebrating the best in music, and culture to intimate concerts under the stars, there's always something exciting happening in Rockwall.

2024 Issue
Audience: 855,000

ROCKWALL

Meetings and More!

BOATING. DINING. SHOPPING. LIVE MUSIC. AND MORE.

697 E I-30, Rockwall, TX 75087 •
comeseeus@visitrockwall.com • (972) 771-5733

Located 30 miles from Dallas on beautiful Lake Ray Hubbard!!

VisitRockwall.com

VisitRockwall

DFW Child

They're only young once

Childhood is a snapshot in time. Cherish this time with your children by visiting Rockwall where a variety of activities await for you to share with your children and make lasting memories. From live music, to playgrounds and parks to water activities, Rockwall has it all!

View all our parks by visiting
www.rockwall.com/parks

VisitRockwall

Visit ROCKWALL
Free Live Music Capital of North Texas

www.VisitRockwall.com

697 E I-30, Rockwall, TX 75087
comeseeus@visitrockwall.com • (972) 771-5733

Visit Yellowjacket Park which benefits those with special needs

Located 30 miles from Dallas on beautiful Lake Ray Hubbard!!

270,000 Print & Digital
copies distributed



PRINT ADVERTISING

D Magazine



June Editorial

403,000 Monthly Readership

61,176 Circulation

Meet Texas Ad



Texas Parks & Wildlife



Summer Editorial

Summer Editorial

48,000 Monthly Readership

80% Meeting/Event Planners

Tour Texas Q3 Report



Average economic impact for each Visitor Guide sent out is \$48.* TourTexas.com has facilitated **612** Visitor Guide requests to Texas travelers on your behalf.

Total Economic impact of those requests
= \$29,376

Total Actions Taken
68,097



567
Postal Requests



45
PDF Requests



1,502
Website Click-thrus



55,180
Page Views



225
Slideshow Views



1,241
Facebook Click-thrus



1,256
Instagram Click-thrus



1,188
Booking Click Thrus



807
Content Click Thrus



6,086
Article Views

BLOG RESULTS

Attractions in Rockwall (individual page)

Total Actions Taken
20,559



332
Website
Click-thrus



19,015
Page
Views



48
Slideshow
Views



274
Facebook
Click-thrus



274
Instagram
Click-thrus



263
Booking
Click Thrus



353
Content Click
Thrus

Rockwall (individual page)

Total Actions Taken
18,021



363
Website
Click-thrus



16,525
Page
Views



112
Slideshow
Views



281
Facebook
Click-thrus



281
Instagram
Click-thrus



274
Booking
Click Thrus



185
Content Click
Thrus

Events in Rockwall (individual page)

Total Actions Taken
9,511



306
Website
Click-thrus



8,126
Page
Views



9
Slideshow
Views



276
Facebook
Click-thrus



282
Instagram
Click-thrus



262
Booking
Click Thrus



250
Content Click
Thrus

Things to Do in Rockwall (individual page)

Total Actions Taken
12,743



322
Website
Click-thrus



11,514
Page
Views



56
Slideshow
Views



276
Facebook
Click-thrus



285
Instagram
Click-thrus

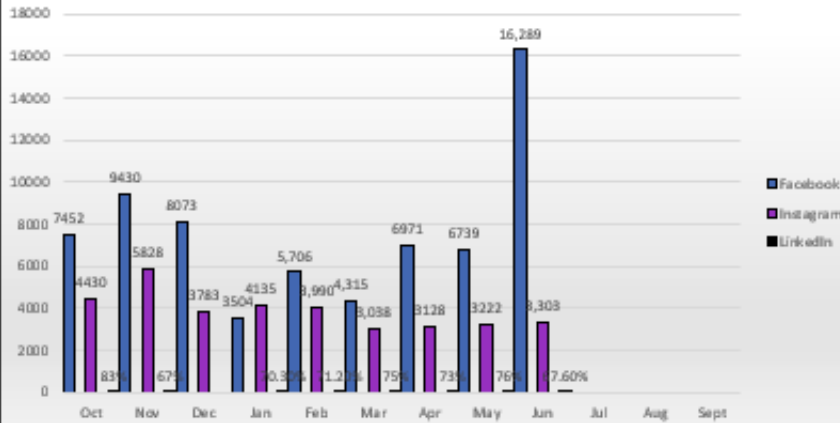


271
Booking
Click Thrus



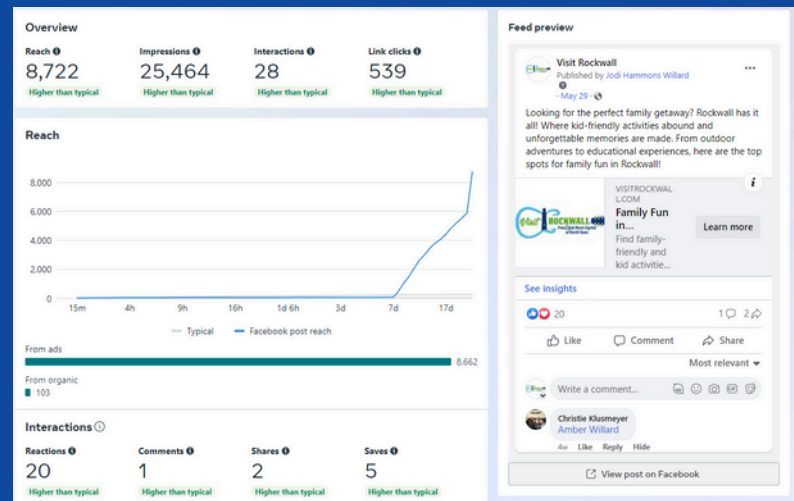
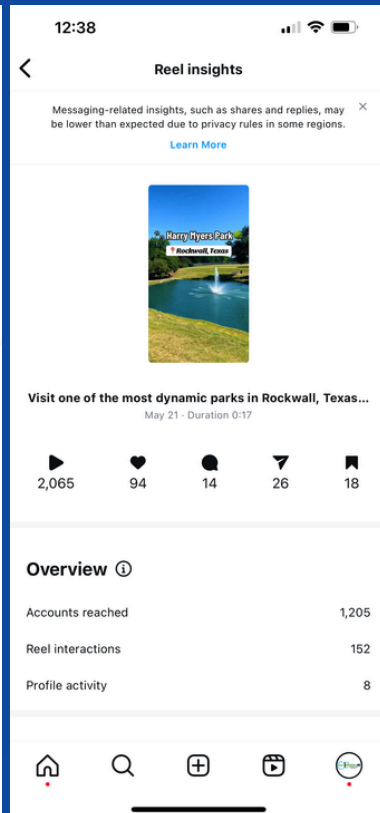
19
Content Click
Thrus

23 - 24 Monthly Social Platform Engagement



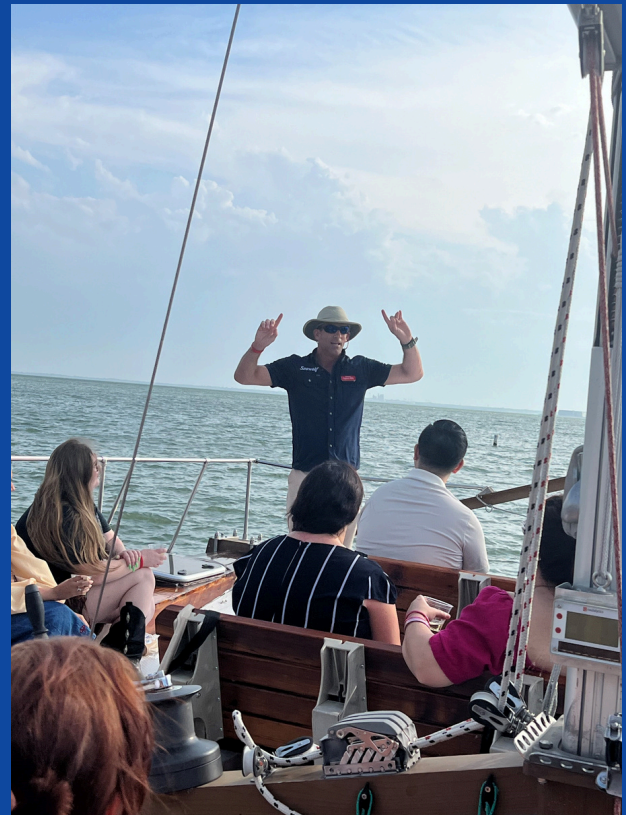
Current Social Media Platforms

- Facebook
- Instagram
- LinkedIn



Our top performing posts of Rockwall were location videos.

CITY LED INFLUENCER EVENT



We partnered with the City Leadership hosting Influencers at this year's Red Concert. We provided welcome bags and local information for each influencer.



For Immediate Release

Jodi Willard, Visit Rockwall
972-771-5733
jodi@visitrockwall.com

Rockwall Pursues Tourism Friendly Community Designation

Rockwall, Texas — June 14, 2024 — Visit Rockwall is excited to announce its pursuit of the Tourism Friendly Community designation, a new initiative designed to foster tourism as a vital economic development strategy across Texas. The Rockwall City Council will formally recognize this commitment with a proclamation at the upcoming City Council meeting on Monday June 17th, 2024.

The Tourism Friendly Certified Community Program, established by the State Tourism Office, aims to support and encourage communities to leverage tourism for economic growth. This program provides valuable resources and guidance throughout a yearlong certification process. Rockwall is currently at the City Proclamation Stage, with the goal of completing this step by July.

Visit Rockwall Director, Jodi Willard, expressed optimism about the designation, stating, "This initiative represents a fantastic opportunity to showcase Rockwall as a premier tourism destination. The resources and support from the State Tourism Office will be instrumental in highlighting the unique attractions and charm of our community."

The Office of the Governor will begin designating cities that complete the certification process starting January 2025. Rockwall is proud to be among the select cities working towards this prestigious recognition.

About Visit Rockwall

As the official Destination Marketing Organization (DMO) for Rockwall, Texas, Visit Rockwall is responsible for promoting the city as a premier leisure tourism destination.

For more information about the Tourism Friendly Certified Community Program and its goals, please visit <https://gov.texas.gov/travel-texas/tourism-friendly-texas>.

Visit Rockwall
972-771-5733 | VisitRockwall.com
ComeSeeUs@VisitRockwall.com | 697 E. Interstate 30, Rockwall, TX 75087

Rockwall, Texas Proclamation

Whereas, travel and tourism provide significant opportunities for the City of Rockwall; and

Whereas, gatherings, conferences, recreational activities, and sports-related travel are integral elements to the success of Rockwall's economy; and

Whereas, numerous small businesses in Rockwall significantly contribute to the city's distinct and unforgettable appeal as a unique and popular travel destination; and

Whereas, visitors relish Rockwall's many tourism offerings, especially related to Lake Ray Hubbard, Historic Downtown Rockwall, and The Harbor District, in addition to the city's wildly popular Farmer's Market and live music that can be enjoyed at the Concerts by the Lake Series and the San Jacinto Music Series; and

Whereas, in 2017 the 85th Texas State Legislature officially recognized the City of Rockwall as the Free Live Music Capital of North Texas, and the city is also in the process of becoming a Music Friendly Community through the Texas Music Office; and

Whereas, in 2023, direct travel spending in Rockwall, Texas reached \$20 million, supporting over 900 residents in tourism-related employment; and

Whereas, the timeless ethos of the travel industry has forever been and will continue to be the warm embrace extended to visitors everywhere, regardless of their proximity;

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, do hereby proclaim the City of Rockwall to be a

TOURISM FRIENDLY COMMUNITY

and urge all residents to join the city council, city staff and others in recognizing the positive impacts travel has on our nation, our state and on Rockwall's economic vitality and image.

In Witness Whereof, I hereunto affix my hand and official seal this 17th day of June, 2024.




Trace Johannesen, Mayor

Visit Rockwall is working with the State's Travel Texas Office to pursue the Tourism Friendly Designation. The certification is a year long process and Rockwall is proud to pursue this designation.

Rockwall Area Chamber of Commerce & Visitors Center
Hotel Occupancy Tax Financial Review
Program Year 2023-2024 Q1, Q2 & Q3

	Q3 Ending 06/30/2024	Q2 Ending 03/31/2024	Q1 Ending 12/31/2023	YTD	
	Actual	Actual	Actual	2023-2024	Awarded/Received
Program Year Revenues					
Money Awarded					465,000.00
Payments Received June 30, 2024					348,750.00
Expense					
Digital Advertising/Marketing	6,420.00	4,838.95	7,950.00	19,208.95	
Print Advertising/Marketing	27,213.30	8,543.43	1,767.69	37,524.42	
Misc Advertising/Marketing	7,111.95		3,131.96	10,243.91	
Sales/ Expo Travel	951.45	451.54	949.74	2,352.73	
Expo Registration Fees	4,265.13	5,150.00	1,125.00	10,540.13	
Conferences & Meetings	730.00				
Misc. Expenses			509.20	509.20	
Staffing	39,605.83	43,841.58	36,825.01	120,272.42	
Other Operational Expenses		499.42	4,433.25	4,932.67	
Events	7,319.73			7,319.73	
Professional Dues / Memberships		6,050.00	500.00	6,550.00	
Website Support	885.36	1,285.36	885.36	3,056.08	
Supplies	88.92	803.25	421.56	1,313.73	
Postage	1,212.40	1,428.30	912.30	3,553.00	
Total Expenses	95,804.07	72,891.83	59,411.07	228,106.97	228,106.97
Funds at end of Q3					120,643.03



City of Rockwall
The New Horizon

MEMORANDUM

TO: Honorable Mayor & City Council Members

FROM: Kristy Teague – City Secretary/Asst. to the City Manager

DATE: August 2, 2024

SUBJECT: Possible City Charter Amendments

Councilmember McCallum has expressed interest in possible amendments to the City Charter and recently inquired from the city attorney regarding the process. City Attorney Frank Garza has advised the following:

1. A charter amendment may be initiated by city council, which, on its own motion, may order an election for the purpose of submitting a proposed charter amendment to the qualified voters of the city per Section §9.004(a) Tex Loc Govt Code. This would be done by council adopting an ordinance calling for an election identifying the proposed charter, which would then go to the voters. Under this provision, there are no requirements for a Charter Commission.
2. A Charter Review Commission is established per City Charter and makes recommendations for Charter amendments. Those charter amendments would need council approval to call an election and send them to the voters.
3. A petition signed by at least five percent (5%) of the qualified voters of the city or 20,000 qualified voters, whichever number is less per Section §9.004(a) Tex Loc Govt Code. When the requirements of a petition are met, the proposed amendments must be put to a vote. Council has no option but to call the election if charter amendments were submitted by the voters.

Councilmember McCallum will be present at Monday's meeting to discuss in more detail the possible amendment(s) he has in mind. Also, City Attorney Frank Garza will be able to answer any questions Council may have related to the associated timeline and statutory requirements.

The City Charter was originally adopted in January of 1985 and was thereafter amended in May of 1988, 1993, 1996, 2005 and – most recently – in 2015. Each Charter (Amendment) Election has occurred after a Charter Review Commission* was established by Council, met and made recommendations to Council concerning Charter-related propositions that should then go on a ballot for voters to consider.

* Exception: A Charter Review Commission was established by City Council in the late 2008 to early 2009 timeframe; however, a Charter Amendment Election never ended up being called as a result of that Commission's work and associated recommendations at the time. All other times when the Council has formed a Charter Review Commission, a Charter Amendment Election has ultimately been called and held.



City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

June 2024

Permits

Total Permits Issued:	217
Building Permits:	16
Contractor Permits:	201
Total Commercial Permit Values:	\$40,015,846.78
Building Permits:	\$37,988,316.00
Contractor Permits:	\$2,027,530.78
Total Fees Collected:	\$137,783.50
Building Permits:	\$99,226.23
Contractor Permits:	\$38,557.27

Board of Adjustment

Board of Adjustment Cases:	0
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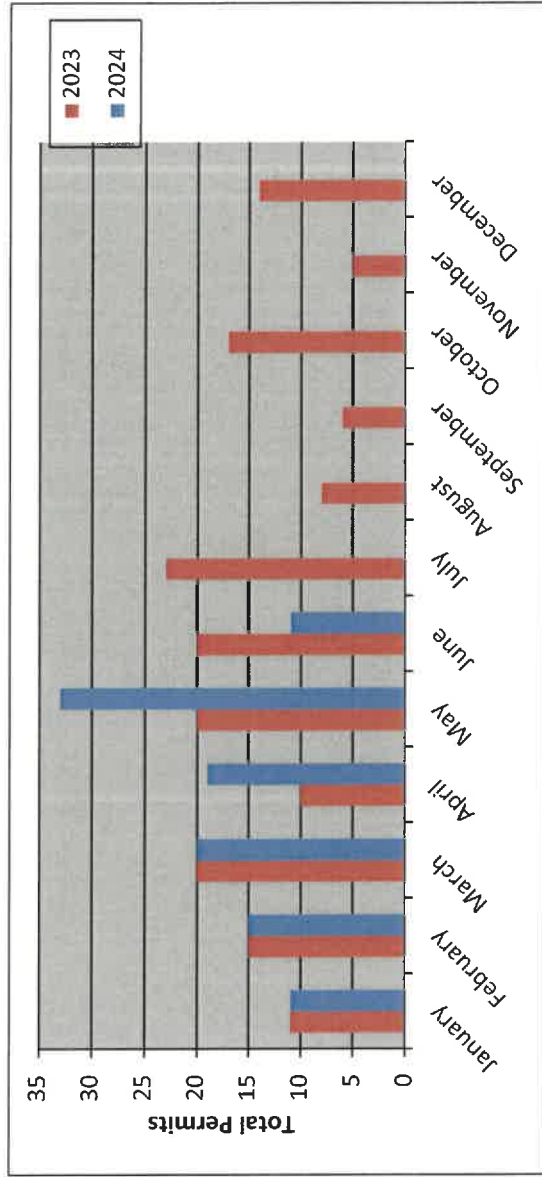
7/2/2024
6:59:49PM

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 6/1/2024 to 6/30/2024

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	45	\$40,015,846.78	\$36,897.95
Addition	2	37,988,316.00	\$13,443.35
Backflow Permit	1	5,000.00	\$125.21
Concrete Permit	1	39,000.00	\$51.00
Electrical Permit	12	15,300.61	\$667.18
Fence Permit	2	130,000.00	\$101.00
Irrigation Permit	1		\$8,973.24
Mechanical Permit	1	6,000.00	\$139.49
Plumbing Permit	3	83,001.00	\$1,082.99
Remodel	10	1,305,566.00	\$10,849.90
Roofing Permit	3	429,563.17	\$349.61
Sign Permit	7	14,100.00	\$612.00
Solar Panel Permit	1		\$400.98
Temporary Construction Trailer	1		\$102.00
Residential Building Permit	171		\$100,375.55
Accessory Building Permit	2		\$5,644.10
Artificial Turf	1		\$0.00
Backflow Permit	1		\$76.50
Concrete Permit	3		\$612.00
Driveway Permit	2		\$389.64
Electrical Permit	12		\$1,220.00
Fence Permit	20		\$1,013.00
Generator	4		\$609.00
Irrigation Permit	11		\$837.00
Mechanical Permit	22		\$2,593.00
New Single Family Residential	11		\$79,628.78
Outdoor Kitchen Permit	1		\$51.00
Patio Cover/Pergola	7		\$990.61
Plumbing Permit	16		\$1,275.00
Pool	9		\$1,377.00
Remodel	2		\$252.50
Roofing Permit	43		\$3,277.50
Solar Panel Permit	1		\$375.92
Takeline - Seawall	1		\$51.00
Window & Door Permit	2		\$102.00
Short Term Rental	1		\$510.00
Non-Owner-Occupied	1		\$510.00
Totals:	217		\$137,783.50

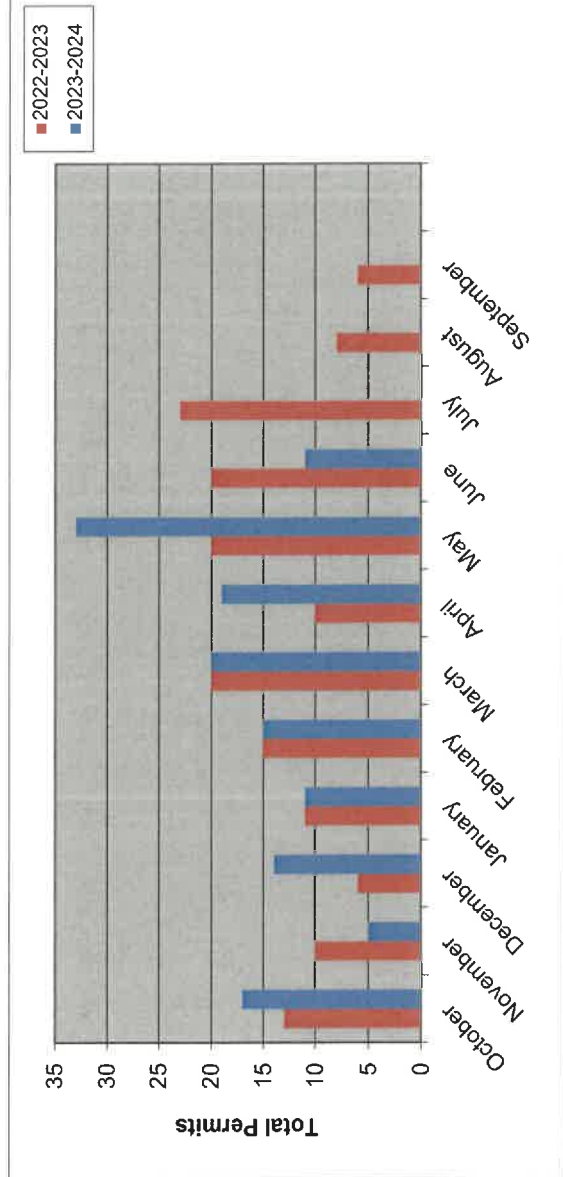
New Residential Permits Calendar Year

	Year	
	2023	2024
January	11	11
February	15	15
March	20	20
April	10	19
May	20	33
June	20	11
July	23	
August	8	
September	6	
October	17	
November	5	
December	14	
Totals	169	109



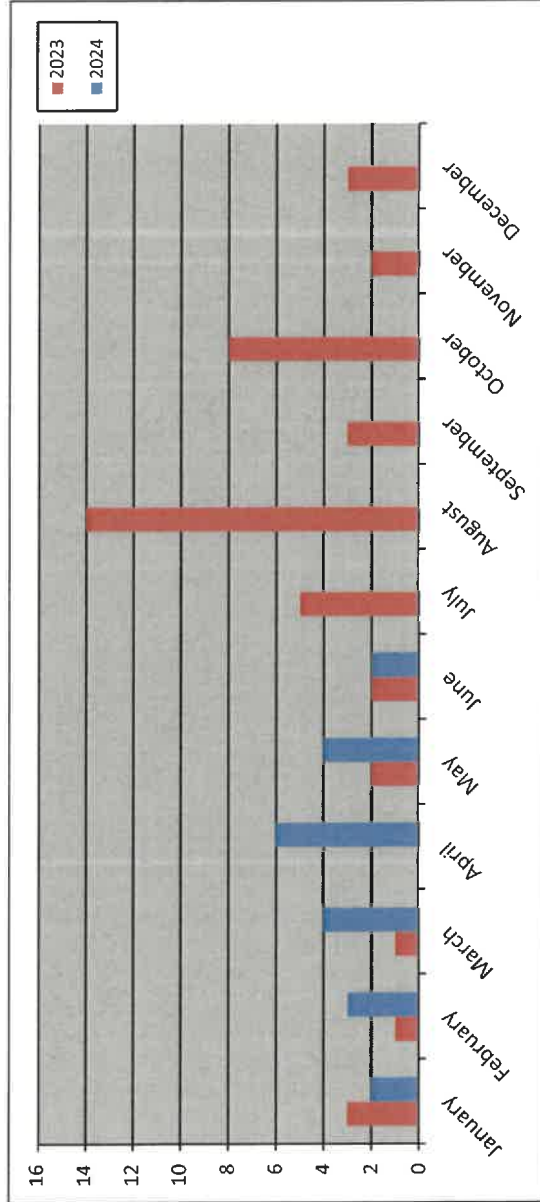
New Residential Permits Fiscal Year

	Year	
	2022-2023	2023-2024
October	13	17
November	10	5
December	6	14
January	11	11
February	15	15
March	20	20
April	10	19
May	20	33
June	20	11
July	23	
August	8	
September	6	
Totals	162	145



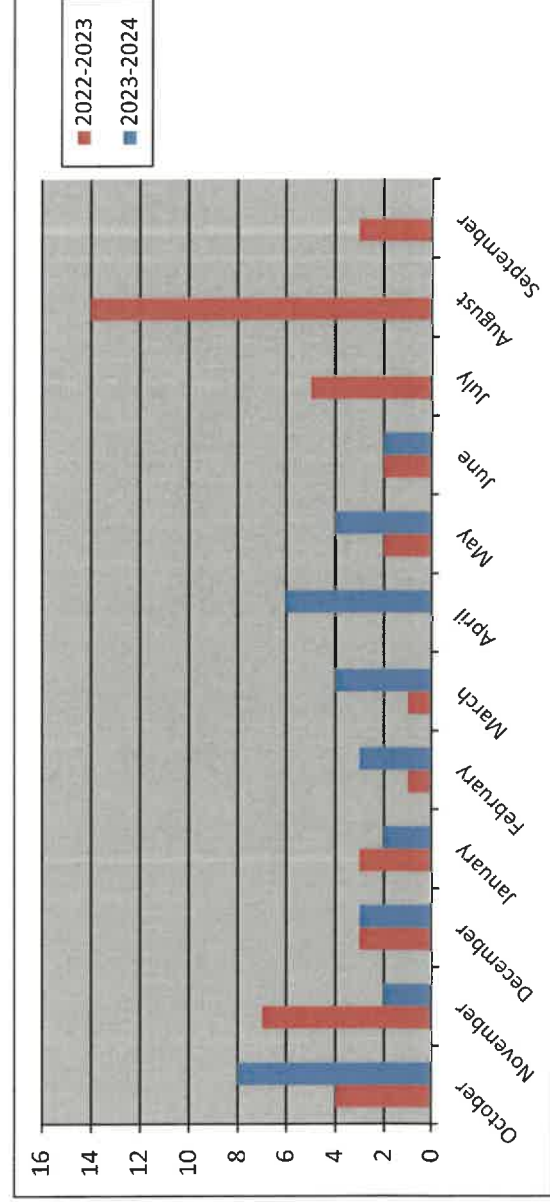
Residential Remodel/Additions Permits Calendar Year

	Year	
	2023	2024
January	3	2
February	1	3
March	1	4
April	0	6
May	2	4
June	2	2
July	5	
August	14	
September	3	
October	8	
November	2	
December	3	
Totals	44	21



Residential Remodel/Additions Permits Fiscal Year

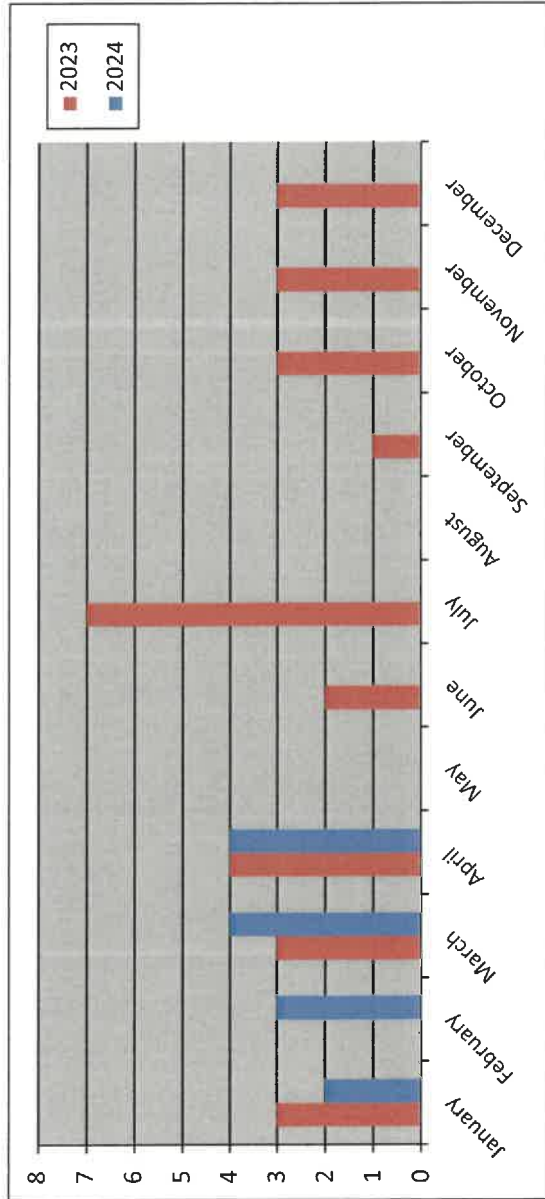
	Year	
	2022-2023	2023-2024
October	4	8
November	7	2
December	3	3
January	3	2
February	1	3
March	1	4
April	0	6
May	2	4
June	2	2
July	5	
August	14	
September	3	
Totals	45	34



New Commercial Permits

Calendar Year

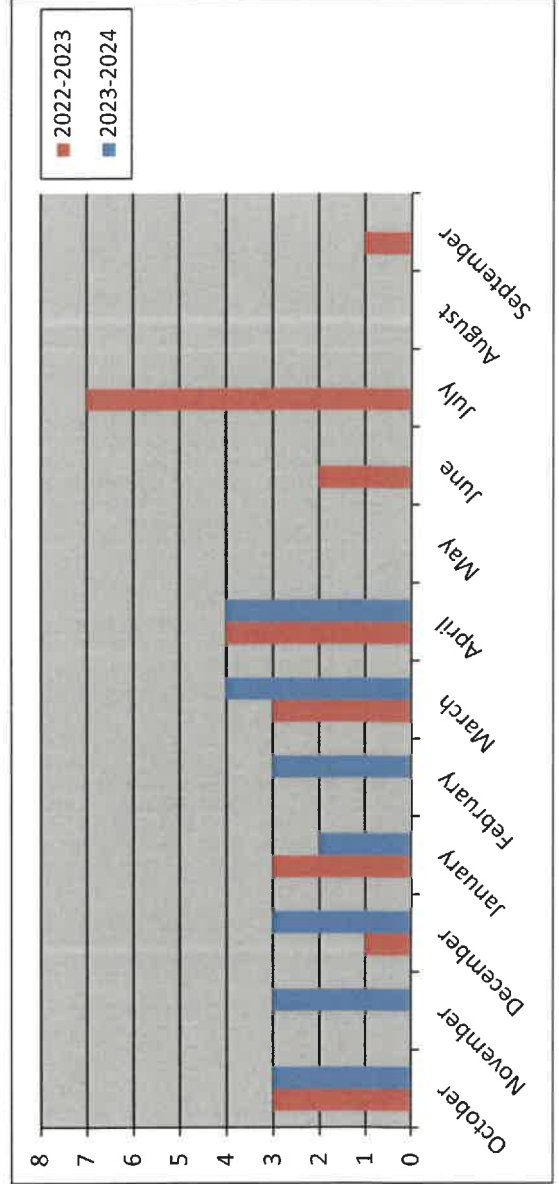
	Year	
	2023	2024
January	3	2
February	0	3
March	3	4
April	4	4
May	0	0
June	2	0
July	7	
August	0	
September	1	
October	3	
November	3	
December	3	
Totals	29	13



New Commercial Permits

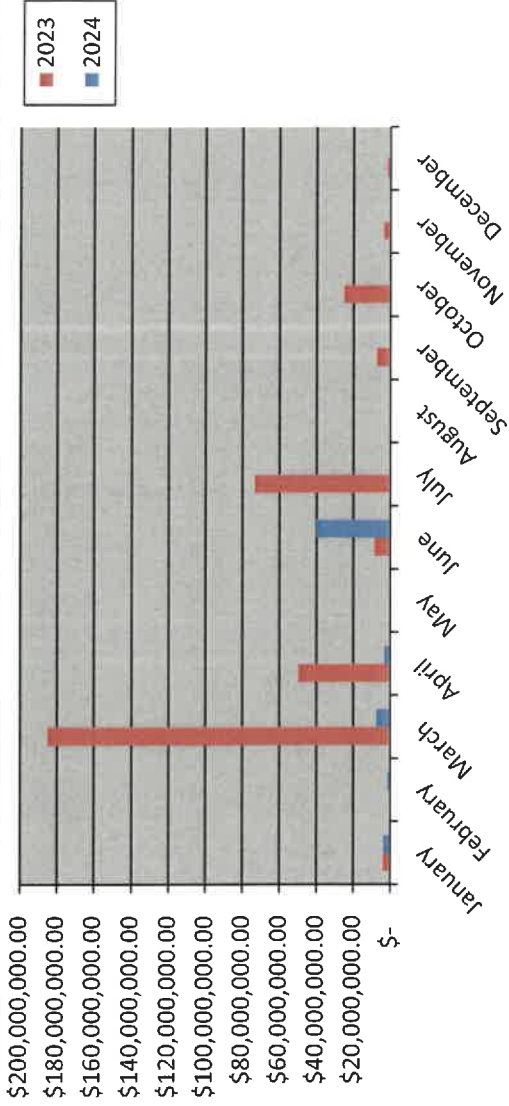
Fiscal Year

	Year	
	2022-2023	2023-2024
October	3	3
November	0	3
December	1	3
January	3	2
February	0	3
March	3	4
April	4	4
May	0	0
June	2	0
July	7	
August	0	
September	1	
Totals	24	22



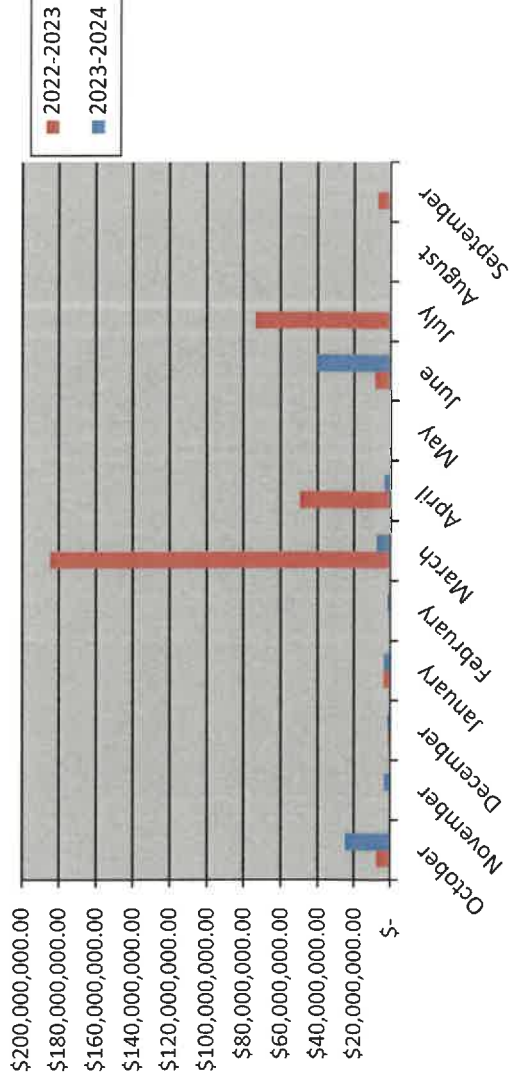
New Commercial Value Calendar Year

Year		
	2023	2024
January	\$ 3,684,500.00	\$ 3,628,000.00
February	\$ -	\$ 1,600,000.00
March	\$ 184,834,500.00	\$ 7,573,400.00
April	\$ 49,466,652.00	\$ 3,400,000.00
May	\$ -	\$ -
June	\$ 8,450,000.00	\$ 40,015,846.78
July	\$ 73,254,209.00	
August	\$ -	
September	\$ 7,200,000.00	
October	\$ 25,014,439.00	
November	\$ 3,500,000.00	
December	\$ 1,539,000.00	
Totals	\$ 356,943,300.00	\$ 56,217,246.78



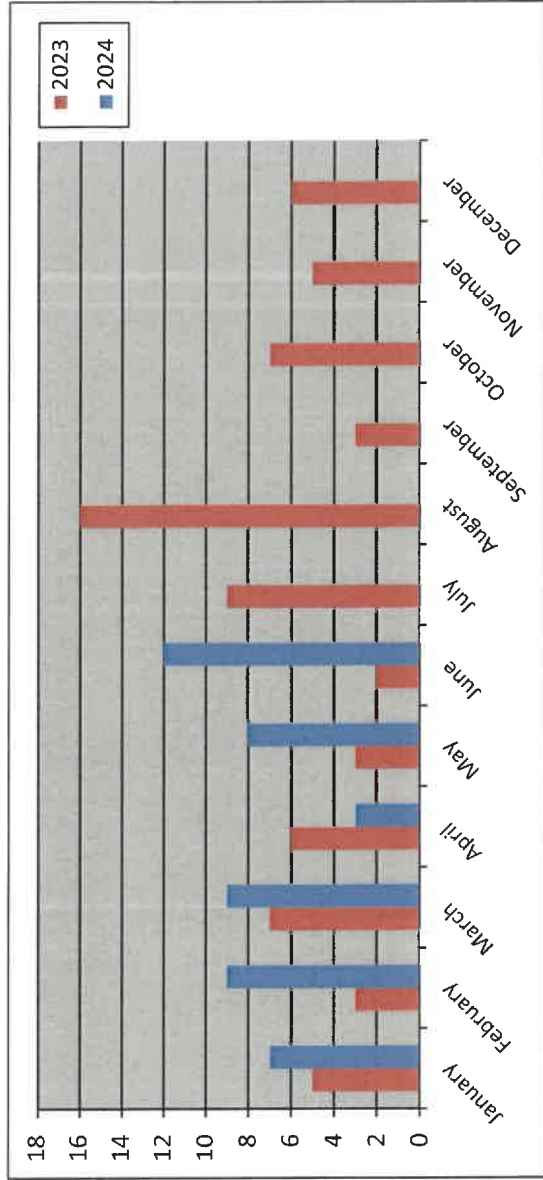
New Commercial Value Fiscal Year

Year		
	2022-2023	2023-2024
October	\$ 7,472,450.00	\$ 25,014,439.00
November	\$ -	\$ 3,500,000.00
December	\$ 1,000,000.00	\$ 1,539,000.00
January	\$ 3,684,500.00	\$ 3,628,000.00
February	\$ -	\$ 1,600,000.00
March	\$ 184,834,500.00	\$ 7,573,400.00
April	\$ 49,466,652.00	\$ 3,400,000.00
May	\$ -	\$ -
June	\$ 8,450,000.00	\$ 40,015,846.78
July	\$ 73,254,209.00	
August	\$ -	
September	\$ 7,200,000.00	
Totals	\$ 335,362,311.00	\$ 86,270,685.78



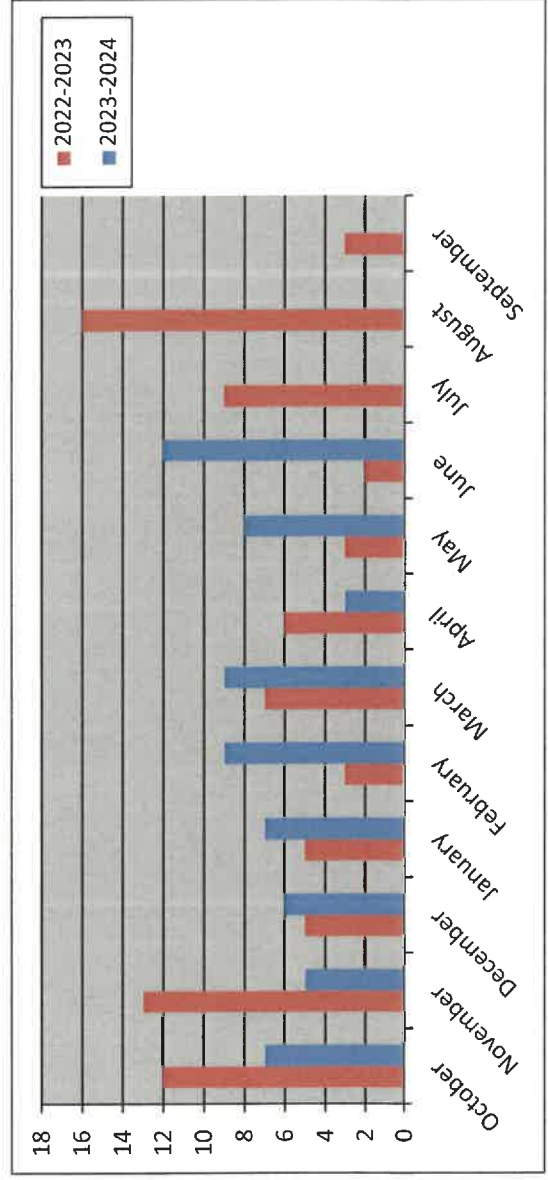
Commercial Remodel Permits Calendar Year

	Year	
	2023	2024
January	5	7
February	3	9
March	7	9
April	6	3
May	3	8
June	2	12
July	9	
August	16	
September	3	
October	7	
November	5	
December	6	
Totals	72	48



Commercial Remodel Permits Fiscal Year

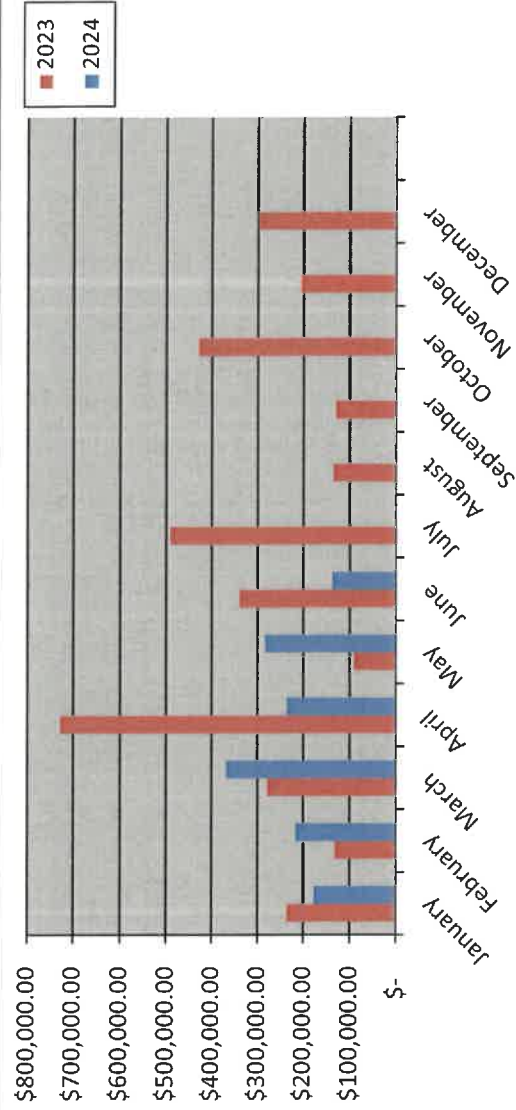
	Year	
	2022-2023	2023-2024
October	12	7
November	13	5
December	5	6
January	5	7
February	3	9
March	7	9
April	6	3
May	3	8
June	2	12
July	9	
August	16	
September	3	
Totals	84	66



Total Fees Collected

Calendar Year

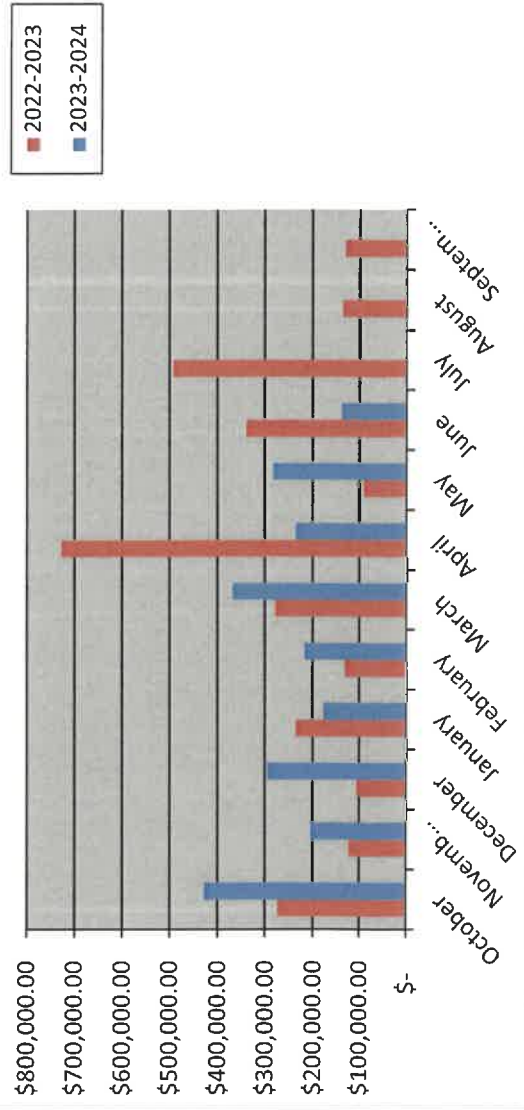
	Year	
	2023	2024
January	\$ 235,769.45	\$ 177,441.82
February	\$ 131,295.33	\$ 217,495.76
March	\$ 278,577.39	\$ 368,481.32
April	\$ 727,627.76	\$ 236,650.24
May	\$ 91,036.40	\$ 283,718.89
June	\$ 338,892.45	\$ 137,783.50
July	\$ 491,588.49	
August	\$ 135,201.61	
September	\$ 129,729.04	
October	\$ 428,622.49	
November	\$ 204,858.87	
December	\$ 295,452.22	
Totals	\$ 3,488,651.50	\$ 1,421,571.53



Total Fees Collected

Fiscal Year

	Year	
	2022-2023	2023-2024
October	\$ 274,314.07	\$ 428,622.49
November	\$ 122,821.42	\$ 204,858.87
December	\$ 105,480.50	\$ 295,452.22
January	\$ 235,769.45	\$ 177,441.82
February	\$ 131,295.33	\$ 217,495.76
March	\$ 278,577.39	\$ 368,481.32
April	\$ 727,627.76	\$ 236,650.24
May	\$ 91,036.40	\$ 283,718.89
June	\$ 338,892.45	\$ 137,783.50
July	\$ 491,588.49	
August	\$ 135,201.61	
September	\$ 129,729.04	
Totals	\$ 3,062,333.91	\$ 2,350,505.11



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2024 to 6/30/2024

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
CO2024-104	Certificate of Occupancy				
06/03/2024		103 S SAN JACINTO ST,		\$76.50	\$76.50
06/11/2024	ISSUED	ROCKWALL, TX 75087			
	Hazel & Olive				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Taylor Johnson	103 S San Jacinto St	Rockwall	TX	75087
Business Owner	Taylor Johnson 281-761-4549	103 S San Jacinto St	Rockwall	TX	75087
Property Owner	Greg Fox	160 Bay Crest Trail	Heath	TX	75087
Inspection Report C	Taylor Johnson	103 S San Jacinto St	Rockwall	TX	75087
Contractors					
CO2024-71	Certificate of Occupancy				
04/04/2024		2525 HORIZON RD,		\$76.50	\$76.50
06/13/2024	ISSUED	ROCKWALL, 75032			
	BLAST CARWASH				
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	ibrahim Kassem	2525 Horizon Road	Rockwall	TX	75032
Business Owner	IBRAHIM KASSEM	2525 HORIZON RD	ROCKWALL	TX	75032
Property Owner	ibrahim Kassem	2525 Horizon Road	Rockwall	TX	75032
Inspection Report C	IBRAHIM KASSEM	2525 HORIZON RD	ROCKWALL	TX	75032
Contractors					
CO2024-73	Certificate of Occupancy				
04/08/2024		1149 RIDGE RD,		\$76.50	\$76.50
06/17/2024	ISSUED	ROCKWALL, TX, 75087			
	HEALING TOUCH MASSAGE & SPA				

7/2/2024

City of Rockwall

Page 2

6:49:44PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2024 to 6/30/2024

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number		Total Fees	
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Hongyan Wei	1149 Ridge Rd	Rockwall	tx	75087
Business Owner	HONGYAN WEI	1149 RIDGE RD	ROCKWALL	Tx	75087
Property Owner	Benbrooke Ridge Partners,L.P.	C/O Pretium Property Management LLC ,Attn: Po Box 1630	Ft Worth	tx	76101
Inspection Report C	XIAOBIN GUO	842 DALMALLEY LN	Coppell	TX	75019

Contractors

CO2024-81	Certificate of Occupancy				
04/15/2024		320 DALTON RD,		\$76.50	\$76.50
06/10/2024	ISSUED	ROCKWALL, TX, 75087			
	Everbrook Academy				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Justin Horn	4747 Williams Dr	Georgetown	TX	78633
Business Owner	Everbrook Academy, LLC	21333 Haggerty Rd, Suite 300	Novi	MI	48375
Property Owner	National Retail Properties	450 South Orange Ave, Suite 900	Orlando	FL	32801
Inspection Report C	Justin Horn	4747 Williams Dr	Georgetown	TX	78633
Applicant	Rod Blight, Evergreen Academy	21333 Haggerty Road, Suite 300	Novi	MI	48375
Inspection Report C	Rod Blight, Evergreen Academy				

Contractors

CO2024-98	Certificate of Occupancy				
05/14/2024		1491 S T L TOWNSEND		\$76.50	\$76.50
06/04/2024	ISSUED	DR, 119, ROCKWALL,			
	Mota Holdings Inc DBA Robins Engineering	75032			

6:49:44PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2024 to 6/30/2024

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Samuel A. Mota	1557 Trowbridge Circle	Rockwall	TX 75032	
Business Owner	Samuel Alves Mota	1557 Trowbridge Circle	Rockwall	TX 75032	
Property Owner	Saro Partners LLC	1450 TL Townsend Drive, 100	Rockwall	TX 75032	
Inspection Report (	Samuel Mota	1557 Trowbridge Circle	Rockwall	TX 75032	

Contractors

TCO2024-109	Temporary Certificate of Occupancy				
06/12/2024		2210 RIDGE RD,		\$306.00	\$306.00
06/12/2024	ISSUED	ROCKWALL, 75087			
	Einstein Bagels #4249				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Weldon Spurgeon	1915 Westridge Dr	Irving TX	TX 75038	
Business Owner	Texas Bagels Inc. 972-550-1282	1915 Westridge Dr	Irving TX	TX 75038	
Property Owner	2210 Ridge Road LLC.	1915 Westridge	Irving	TX 75038	
Inspection Report (	Weldon Spurgeon	1915 Westridge Dr	Irving TX	TX 75038	

Contractors

TCO2024-110	Temporary Certificate of Occupancy				
06/12/2024		2224 Ridge Rd, Rockwall,		\$306.00	\$306.00
06/13/2024	ISSUED	TX, 75087			
	Qdoba Mexican Eats # 3030				

Contact Type	Contact Name Business Phone	Contact Address			
Applicant	Weldon Spurgeon	1915 Westridge Dr	Irving TX	TX 75038	
Business Owner	Southwest Mexican Eats #3030	2224 Ridge Rd	Rockwall	TX 75087	
Property Owner	2224 Ridge Road LLC.	1915 Westridge	Irving	TX 75038	
Inspection Report (	Weldon Spurgeon	1915 Westridge Dr	Irving TX	TX 75038	

Contractors

6:49:44PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 6/1/2024 to 6/30/2024

Permit Number	Permit Type	Site Address			
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name	Total Fees		
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
			Total Valuation:		
			Total Fees: \$994.50		
			Total Fees Paid: \$994.50		

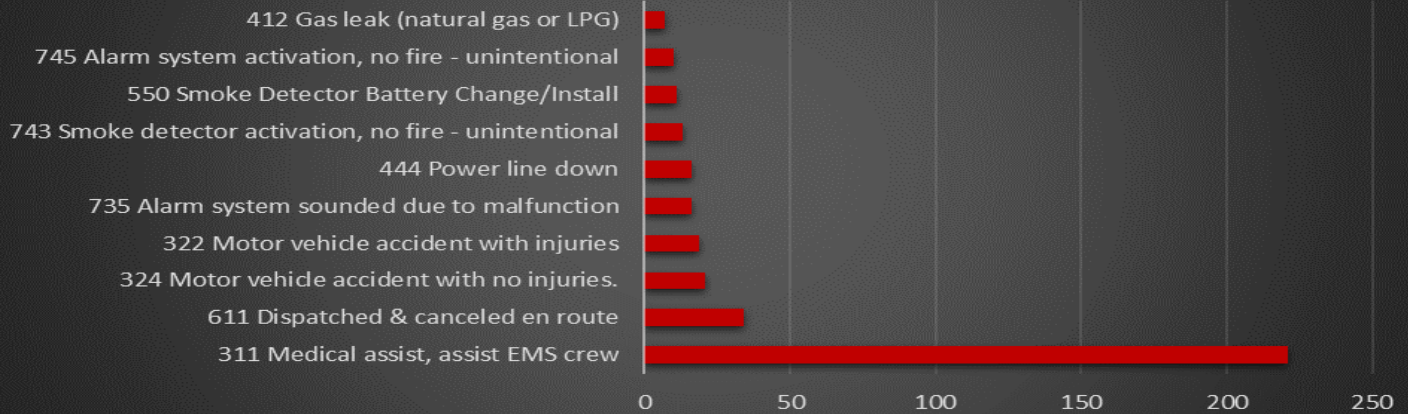
7



June 2024

Monthly Report

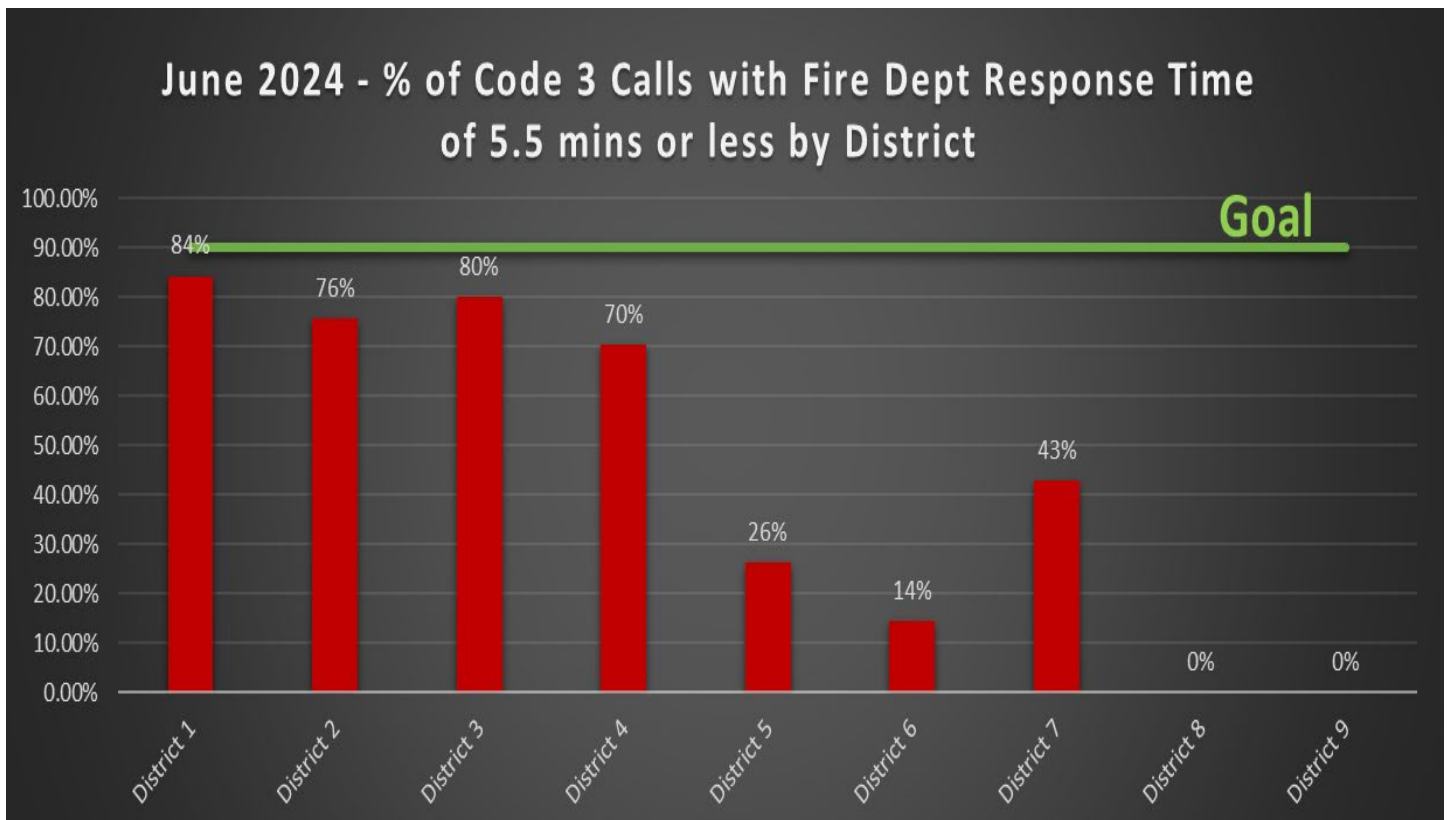
Top 10 NFIRS Call Types



All Calls By NFIRS Call Type	Incident Count
111 Building fire	2
118 Trash or rubbish fire, contained	1
131 Passenger vehicle fire (cars, pickups, SUV's)	2
142 Brush or brush-and-grass mixture fire	1
143 Grass fire	2
151 Outside rubbish, trash or waste fire	1
311 Medical assist, assist EMS crew	221
322 Motor vehicle accident with injuries	19
324 Motor vehicle accident with no injuries.	21
353 Removal of victim(s) from stalled elevator	2
360 Water & ice-related rescue, other	1
365 Watercraft rescue	1
411 Gasoline or other flammable liquid spill	3
412 Gas leak (natural gas or LPG)	7
422 Chemical spill or leak	1
424 Carbon monoxide incident	1
440 Electrical wiring/equipment problem, other	1
444 Power line down	16
445 Arcing, shorted electrical equipment	2
510 Person in distress, other	1
511 Lock-out	2
520 Water problem, other	4
522 Water or steam leak	2
531 Smoke or odor removal	1
542 Animal rescue	1
550 Smoke Detector Battery Change/Install	11
551 Assist police or other governmental agency	3
553 Public service	2
555 Defective elevator, no occupants	2
611 Dispatched & canceled en route	34
622 No incident found on arrival at dispatch address	7
631 Authorized controlled burning	1
651 Smoke scare, odor of smoke	6
652 Steam, vapor, fog or dust thought to be smoke	2
700 False alarm or false call, other	2
730 System malfunction, other	1
733 Smoke detector activation due to malfunction	6
735 Alarm system sounded due to malfunction	16
736 CO detector activation due to malfunction	3
740 Unintentional transmission of alarm, other	1
741 Sprinkler activation, no fire - unintentional	1
743 Smoke detector activation, no fire - unintentional	13
745 Alarm system activation, no fire - unintentional	10
746 Carbon monoxide detector activation, no CO	1
814 Lightning strike (no fire)	1
Grand Total	439

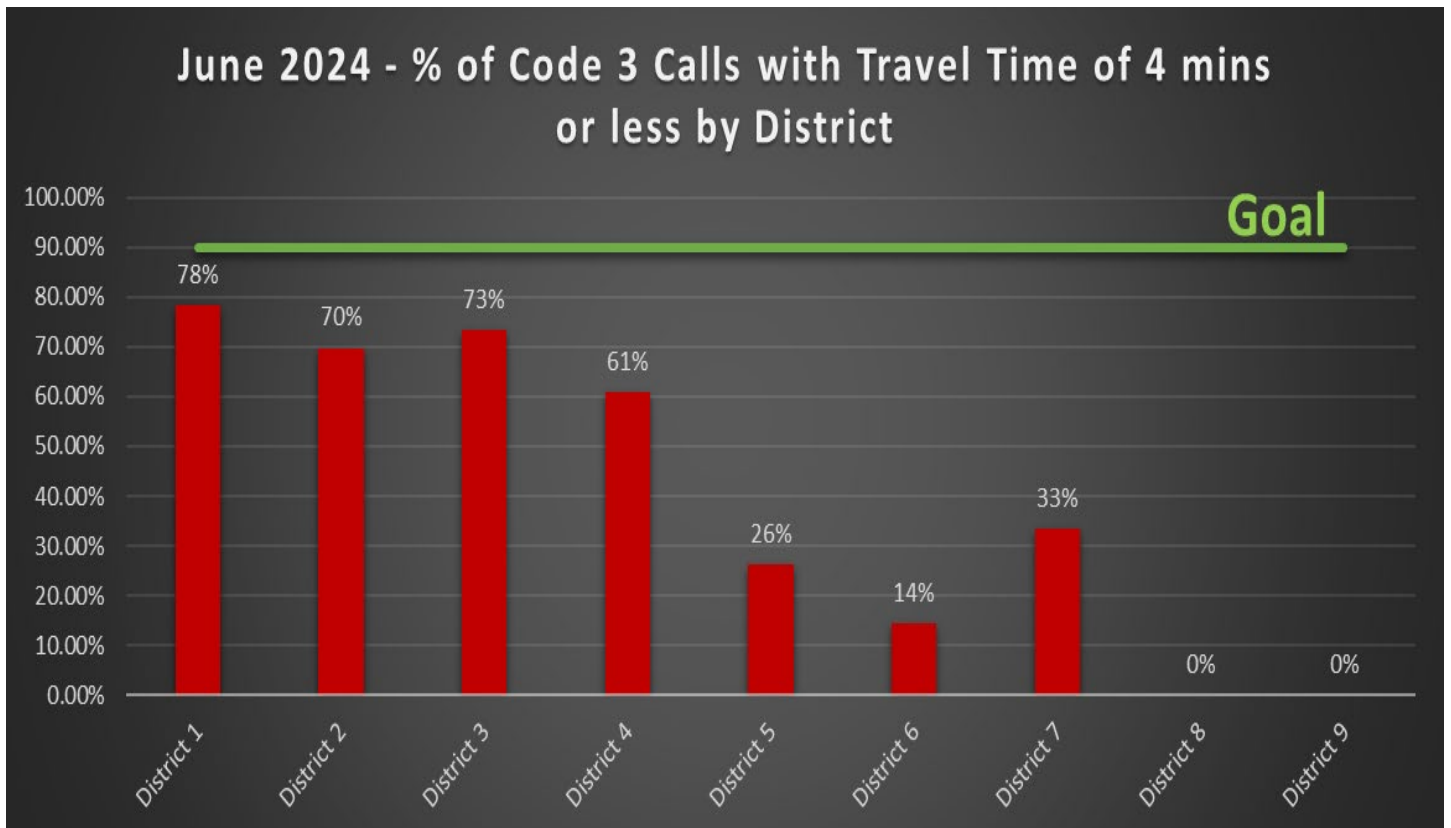
June 2024 Dispatch to Arrival Analysis

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	102	29%	86	0:04:06	84%	90%
District 2	86	25%	65	0:04:31	76%	90%
District 3	45	13%	36	0:04:34	80%	90%
District 4	64	18%	45	0:04:48	70%	90%
District 5	19	5%	5	0:06:28	26%	90%
District 6	7	2%	1	0:06:00	14%	90%
District 7	21	6%	9	0:05:25	43%	90%
District 8	3	1%	0	0:11:34	0%	90%
District 9	1	0%	0	0:06:40	0%	90%
Department	348	100%	247	0:04:43	71%	90%



June 2024 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	102	29%	80	0:03:12	78%	90%
District 2	86	25%	60	0:03:42	70%	90%
District 3	45	13%	33	0:03:34	73%	90%
District 4	64	18%	39	0:03:44	61%	90%
District 5	19	5%	5	0:05:11	26%	90%
District 6	7	2%	1	0:05:18	14%	90%
District 7	21	6%	7	0:04:29	33%	90%
District 8	3	1%	0	0:10:33	0%	90%
District 9	1	0%	0	0:05:22	0%	90%
Department	348	100%	225	0:03:46	65%	90%





Total Dollar Losses

June 2024



City of Rockwall
The New Horizon

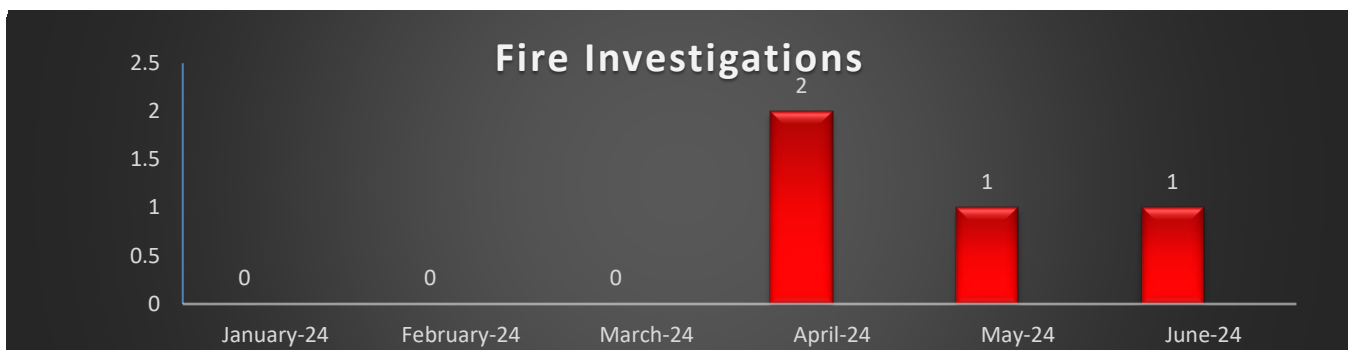
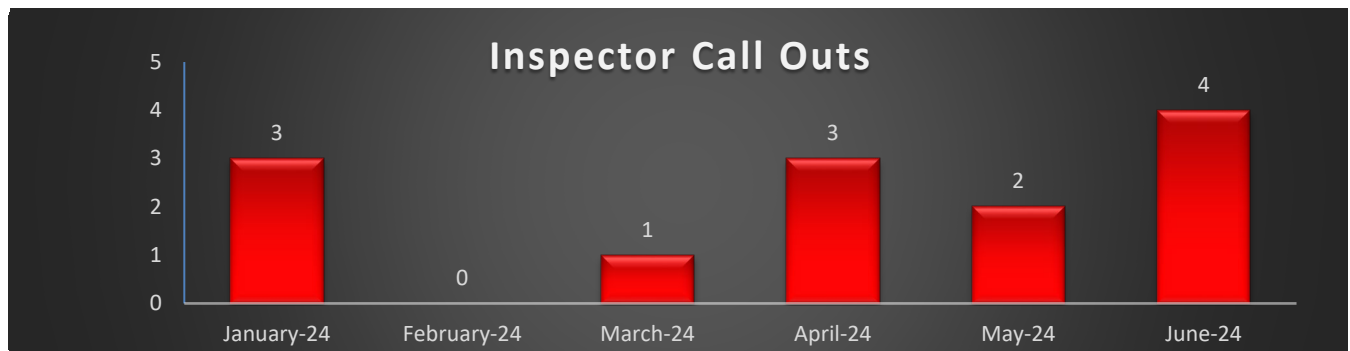
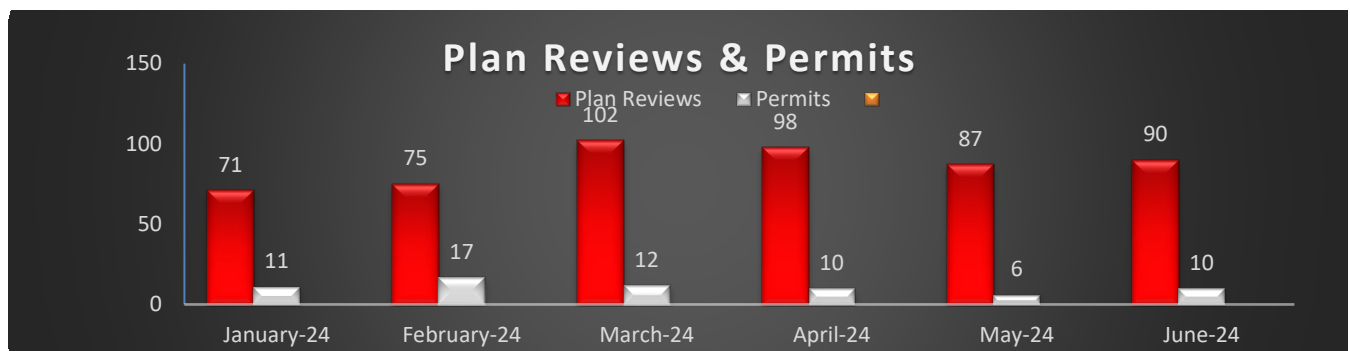
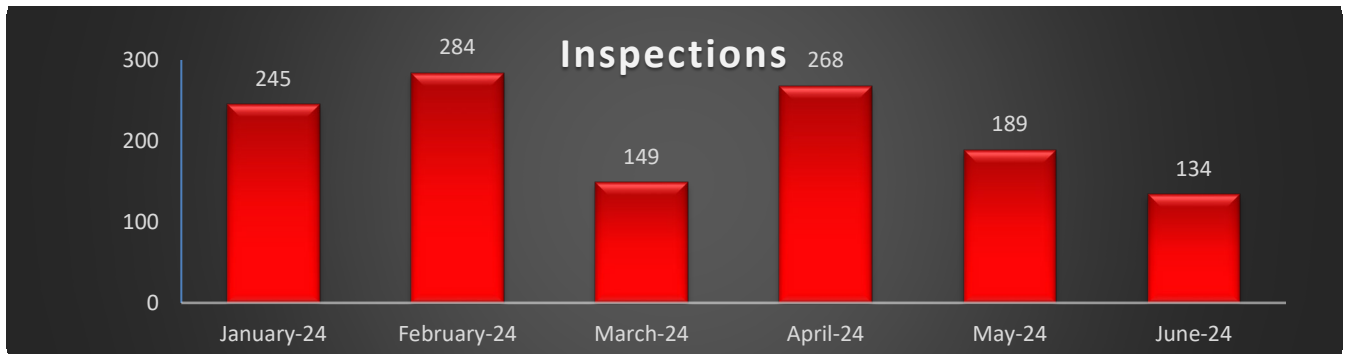
Rockwall Fire Department

Print Date/Time: 07/09/2024 09:46
Login ID: rck\dgang
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:	\$10,000.00	\$0.00	\$1,000.00	\$48,000.00	\$995,430.00
Total Content Loss:	\$1,000.00	\$0.00	\$1,000.00	\$14,000.00	\$1,715,100.00
Total Property Pre-Incident Value:	\$0.00	\$0.00	\$58,565,976.00	\$518,574.00	\$115,906,966.00
Total Contents Pre-Incident Value	\$0.00	\$0.00	\$10,000.00	\$35,000.00	\$24,223,828.00
Total Losses:	\$11,000.00	\$0.00	\$2,000.00	\$62,000.00	\$11,000.00
Total Value:	\$0.00	\$0.00	\$58,575,976.00	\$553,574.00	\$140,130,794.00

Fire Prevention, Education, & Investigations Division Monthly Report June 2024





Monthly Report June 2024



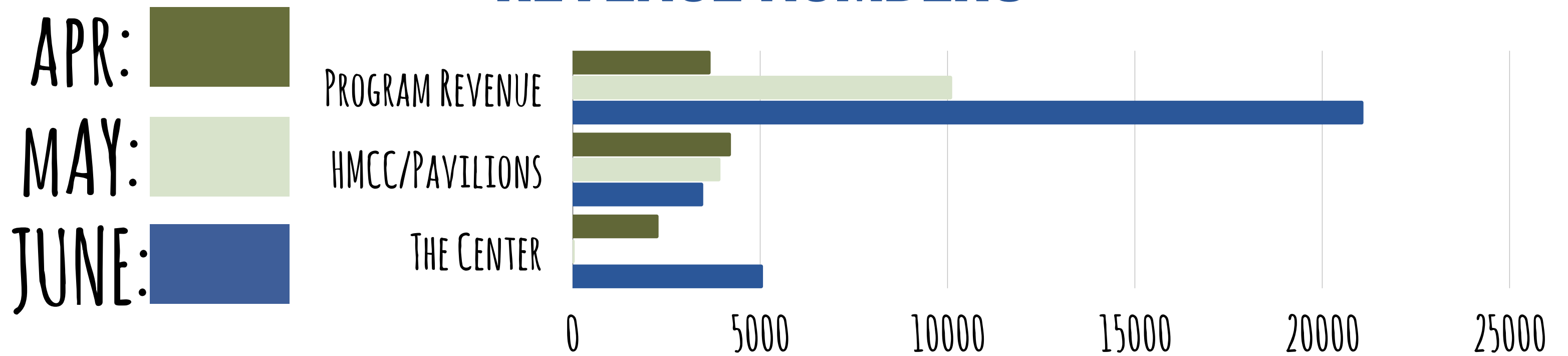
CONCERT BY THE LAKE
2000 ATTENDEES



JUNE SENIOR LUNCHEON
60 ATTENDEES



REVENUE NUMBERS



Upcoming:

RBSL games begin	August 26, 2024
Mother Son Dance	September 21, 2024

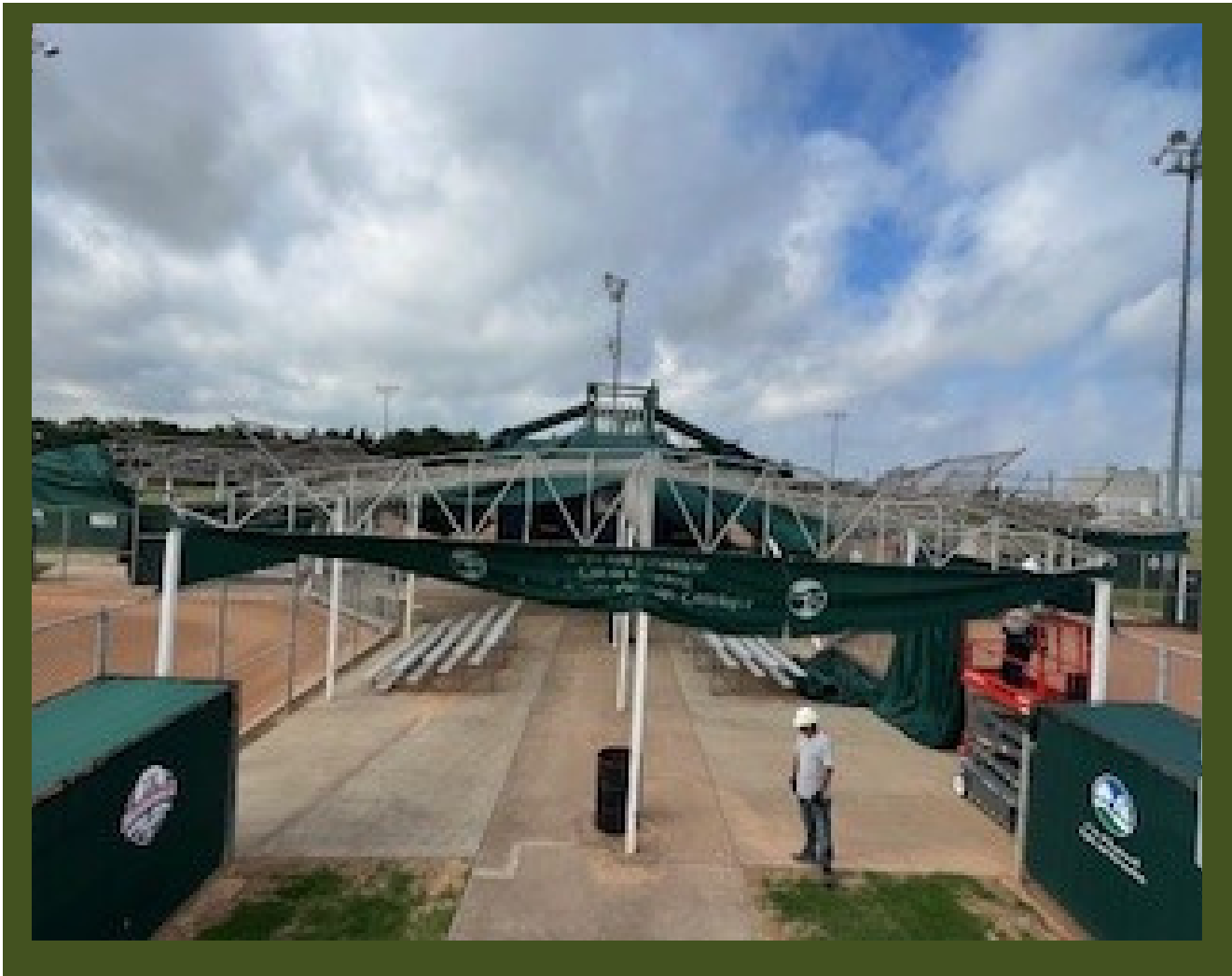
PARKS PROJECT UPDATE – JUNE 2024



MYERS STORM DAMAGE CLEAN UP



LOFLAND PAVILION REPAIRS



TUTTLE CANOPY CLEAN UP



GLORIA WILLIAMS PARK SIGN

Other Projects

PREP FOR JULY 4TH &
CONCERT BY THE LAKE

Rockwall Police Department

Monthly Activity Report

June-2024

ACTIVITY	CURRENT MONTH JUNE	PREVIOUS MONTH MAY	YTD 2024	YTD 2023	YTD % CHANGE
----------	-----------------------	-----------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	2	1	2	5	-60.00%
Robbery	0	1	4	7	-42.86%
Aggravated Assault	5	0	18	12	50.00%
Burglary	5	7	29	21	38.10%
Larceny	55	56	262	309	-15.21%
Motor Vehicle Theft	4	7	14	42	-66.67%
TOTAL PART I	72	65	329	396	-16.92%
TOTAL PART II	109	69	617	728	-15.25%
TOTAL OFFENSES	181	134	946	1124	-15.84%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	17	21	82	60	36.67%
D.W.I.	11	16	73	75	-2.67%

ARRESTS

FELONY	18	13	117	152	-23.03%
MISDEMEANOR	53	17	276	300	-8.00%
WARRANT ARREST	15	5	48	44	9.09%
JUVENILE	5	4	33	32	3.13%
TOTAL ARRESTS	91	39	474	528	-10.23%

DISPATCH

CALLS FOR SERVICE	2300	2378	14393	15194	-5.27%
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ACCIDENTS

INJURY	2	2	10	9	11.11%
NON-INJURY	107	102	761	512	48.63%
FATALITY	1	0	1	2	-50.00%
TOTAL	110	104	772	523	47.61%

FALSE ALARMS

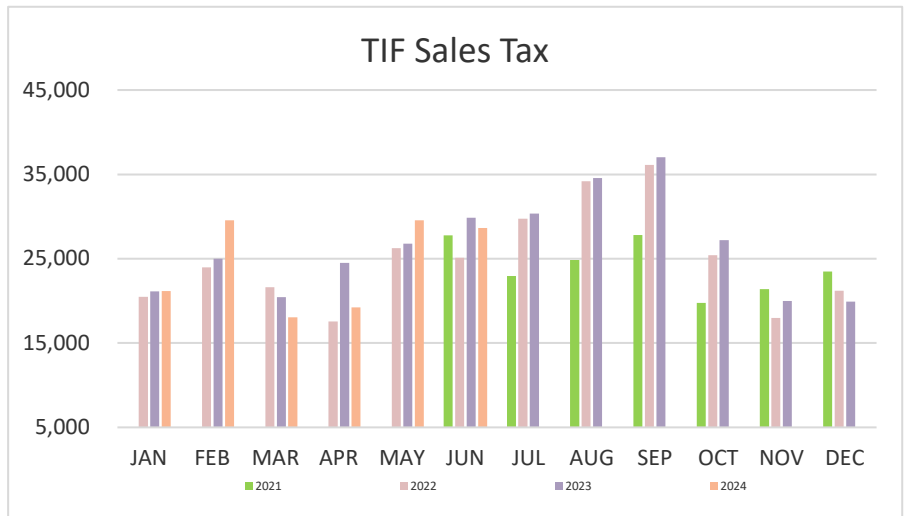
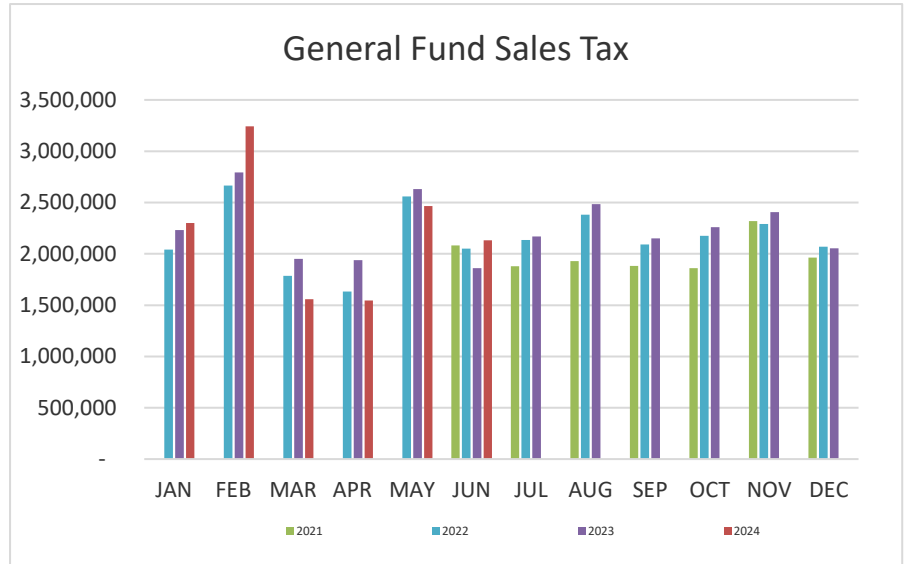
RESIDENT ALARMS	52	41	264	272	-2.94%
BUSINESS ALARMS	157	158	872	852	2.35%
TOTAL FALSE ALARMS	209	199	1136	1124	1.07%
Estimated Lost Hours	137.94	131.34	749.76	741.84	1.07%
Estimated Cost	\$3,281.30	\$3,124.30	\$17,835.20	\$17,646.80	1.07%

ROCKWALL NARCOTICS UNIT

	Number of Cases	1
	Arrests	0
	Arrest Warrants	0
	Search Warrants	0
	Seized	

Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	<u>Sales Tax</u>	<u>Sales Tax</u>
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	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,483,321	34,558
Sep-23	2,149,947	37,018
Oct-23	2,260,609	27,209
Nov-23	2,407,536	19,977
Dec-23	2,054,537	19,906
Jan-24	2,300,943	21,155
Feb-24	3,243,321	29,558
Mar-24	1,559,068	18,064
Apr-24	1,544,681	19,220
May-24	2,464,214	29,570
Jun-24	2,130,506	28,658



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-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
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822
Nov-23	307,169,395	10,238,981	12,875,885
Dec-23	277,770,415	8,960,337	13,375,678
Jan-24	326,749,166	10,540,296	21,931,696
Feb-24	236,310,098	8,148,624	10,720,500
Mar-24	270,997,608	8,741,858	10,729,160
Apr-24	292,285,444	9,742,848	11,333,764
May-24	314,251,314	10,137,140	13,475,962
Jun-24	452,670,816	15,089,026	22,364,746

Source: SCADA Monthly Reports generated at the Water Pump Stations

