AGENDA

ROCKWALL CITY COUNCIL MEETING

Tuesday, September 3, 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 Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

2. Discussion regarding the process associated with the appointment and/or removal of board members, pursuant to §551.071 (Consultation with Attorney)

3. 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 - Councilmember Lewis

VI. 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.

VII. Take Any Action as a Result of Executive Session

VIII. 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 August 19, 2024, city council meeting, and take any action necessary.

2. Consider approval of the minutes from the August 20, 2024 Special Council Mtg. - Budget Work Session, and take any action necessary.

3. Consider authorizing the City Manager to execute a facilities agreement with Arcadia Lakes of Somerset Holdings, LLC, for the reimbursement of the cost of the oversizing of the sanitary sewer line through Phase 2 of the Somerset Park Addition, to be funded through the Sewer Department's operations, and take any action necessary.

4. **Z2024-031** - Consider a request by Paul and Dioselina Curbow for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary **(2nd Reading).**

5. **Z2024-032** - Consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [*FM-3097*], and Tubbs Road, and take any action necessary **(2nd Reading)**.

6. **P2024-028** - Consider a request by Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a *Replat* for Lots 3 & 4, Block A, Rockwall County Courthouse Addition being a 12.789-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

7. **P2024-029** - Consider a request by Justin Toon of Reserve Capital – Rockwall Industrial SPE for the approval of a *Final Plat* for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

8. **MIS2024-018** - Consider a request by Mike Feather of Kimley-Horn on behalf of John Wardell of Lakepointe Church for the approval of a *Miscellaneous Case* for an *Alternative Tree Mitigation Settlement Agreement* on a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 701 E. IH-30, and take any action necessary.

9. Consider authorizing the City Manager to execute an interlocal agreement with the Rockwall ISD for School Resource (Police) Officers / services, and take any action necessary.

IX. Public Hearing Items

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

1. Hold a public hearing to receive comments regarding the proposed FY2025 City of Rockwall Budget and tax rate, and take any action necessary

X. 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

XI. 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 30th 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

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, August 19, 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 Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis, and Tim McCallum. Mayor Johannesen then read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

II. Executive Session

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of FM 552 & John King Blvd. and in the vicinity of Caruth Lane to the North Texas Municipal Water District pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

2. Discussion regarding process associated with possible City Charter amendments and related legal advice, pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding possible land lease agreement for a cellular communication tower on real property owned by the City of Rockwall in the vicinity of Yellowjacket Lane, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

4. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

5. Discussion regarding City of Rockwall vs. Richard Brooks & Lake Pointe Health Science Center, pursuant to §551.071 (Consultation with Attorney)

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

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:48 p.m.

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

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

V. Invocation and Pledge of Allegiance - Mayor Johannessen

Mayor Johannesen delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. **"Unit Citation" Recognition - Rockwall Fire Department** - Eng. 04, C Shift (Captain Jimmy Cowan,

Driver Engineer Justin Barker, Firefighter Michael Sauder, and Firefighter Luke Speaker) and
"Life Saving Award" - Rockwall Police Department (Sgt. Aaron Raymond)

A Unit Citation was issued to Fire Department personnel for the work they did to help with a patient needing CPR, resulting in the gentlemen's life being saved earlier this year in April. Sgt. Raymond, unfortunately, could not be present this evening, therefore, his award was not presented at this time.

2. **"Certificates of Merit"**
   Rockwall Police Department (Lt. Jeff Lutes, Lt. Aaron McGrew, Sgt. Craig Goff, Officer Collin Hartman, Officer Barrett Morris, Officer Gunnor McGee, Sgt. Cameron Parker, Officer Jason Blackwood, Officer Clayton Lamb, Officer Garrett Stewart, Det. Laurie Burks, Officer Dylan Sparks, SRO Gil Lombana, Officer Sonja Doss, Officer Aaron Woolverton, Sgt. James Watson, Sgt. Mathew Joseph, Officer Thomas Bruce)
   Rockwall County EMS (Tactical Dr. Adam Klaff, EMS Medic Seth Bogard, EMS Medic Russ Warren)

Rockwall SWAT team and EMS tactical team members were recognized for rescuing a hostage from a dangerous criminal during an event in which the SWAT team was assisting Rowlett Police Department back in June.

VII. Appointment Items

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

Derek Deckard, Chairman of the P&Z Commission came forth and briefed the Council on recommendations of the Commission concerning planning-related items on tonight's agenda. Council took no action as a result of his briefing.

VIII. Open Forum

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

There being no one indicating such, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to authorize the sale of a permanent easement, temporary construction and access easement to the North Texas Municipal Water District (NTMWD) for the Lavon #2 to Rockwall-Cash pipeline, identified as Parcel 5 in the amount of $82,949 and authorize the city manager to execute all necessary agreements on behalf of the City. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif moved to authorize the sale of a permanent easement, temporary construction and access easement to the North Texas Municipal Water District (NTMWD) for the Lavon #2 to Rockwall-Cash pipeline, identified as Parcel 6 in the amount of $3,341 and authorize the city manager to execute all necessary agreements on behalf of the City. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif moved to authorize the sale of a permanent easement, temporary construction and access easement to the North Texas Municipal Water District (NTMWD) for the Lavon #2 to Rockwall-Cash pipeline, identified as Parcel 12 in the amount of $140,768 and authorize the city manager to execute all

necessary agreements on behalf of the City. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Councilmember Lewis moved to reappoint to the ART Commission Ginger Womble, Brook Roy, and Christopher Kingsley (all two-year term appointments through August 2026) and newly appoint Heidi Howard (replacing Susan Guzman) and Michael Rohlf (replacing Kathy Howard) (both to fill unexpired (partial) terms through August of 2025). Councilmember Thomas seconded the motion, which passed unanimously of Council (7 ayes to 0 nays).

Councilmember Campbell moved to appoint Fran Webb to the Historic Preservation Advisory Board (to fill a vacant seat left by Brandon Litton, with a partial term to run through August 2025). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Councilmember Thomas moved to appoint Dennis Kirkpatrick to the Architectural Review Board, removing Taslow Roberts (term will expire August 2026). Councilmember Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Johannesen announced the Council will soon be forming a Charter Review Commission, and Councilmembers will come back to the next regular council meeting to discuss possible appointees on September 3. He encouraged those who may be interested in potentially serving on the Commission to be watching for details regarding how to apply.

Mayor Pro Tem Jorif moved to authorize the City Manager to negotiate and execute a land lease agreement for a cellular communications tower on city-owned real property located at Yellow Jacket Park. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

1. Consider approval of the minutes from the August 5, 2024 city council meeting, and take any action necessary.

2. Consider approval of an ***ordinance*** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2024 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.

3. **P2024-027** - Consider a request by James Murphey on behalf of John Arnold of Falcon Place SF, LTD for the approval of a *Replat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

4. **MIS2024-001** - Consider approval of a **resolution** establishing a public hearing date for the consideration of an updated Land Use Assumptions Report, Capital Improvements Plan, and the adoption of Roadway, Water, and Wastewater Impact Fees, and take any action necessary.

5. **SP2024-014** - Consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of an *Alternative*

Tree Mitigation Settlement Agreement in conjunction with an approved *Site Plan* for a *Retail Building* and *Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

6. Consider authorizing the City Manager to execute an Interlocal Cooperation Agreement with Rockwall County for $2,000,000 in funding associated with design planning/engineering related to State Highway 205 (SH 205), including authorizing staff to move forward with the Requests for Qualifications (RFQs) process, and take any action necessary.

Councilmember Thomas moved to approve the entire consent agenda. Councilmember Moeller seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 24-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

The motion to approve passed by a vote of 7 ayes to 0 nays.

Mayor Johannesen moved up Action Item #1 for discussion next on the agenda.

XI. Public Hearing Items

1. **Z2024-031** - Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. The property is located at the terminus of W. Kaufman Street and is zoned SF-10 within the city's SH-66 Overlay District. The applicant would like to obtain an SUP in order to construct a 4,221 square foot, two-story, single-family home at this location (510 W. Kaufman Street). He went on to share that the Council is being asked to consider the size, location and architecture of the proposed home when compared to existing homes in the area. Mr. Miller indicated the proposed home seems to be similar with the exception of its garage orientation. The city's Planning & Zoning Commission did review this request and has made a recommendation (by a vote of 5 to 0) to Council that it be approved, which is a discretionary decision on

the part of Council. Staff sent out sixty-three notices to adjacent land/property owners located within 500' of the subject property; one notice in opposition was received back by staff.

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

Councilmember Lewis then moved to approve Z2024-031. 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 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 0.2753-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF BLOCK 20 OF THE LOWE & ALLEN 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 then passed unanimously of Council (7 ayes to 0 nays).

2. **Z2024-034** - Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, shared background information concerning this agenda item. The property is located within the Windmill Ridge Subdivision at 161 Walnut Lane. The applicant -- Kari J'Layne -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a Short-Term Rental (Non-Owner-Occupied Single-Family Home) on the subject property that is located within 1,000-feet of an existing Short-Term Rental (Non-Owner-Occupied Single-Family Home). A recently passed ordinance of the city (in April 2024) established regulations for permit and registration requirements for STRs. The ordinance contains a rule that stipulates that no non-owner occupied STR may be located within 1,000 of another, existing non-owner occupied STR. Existing STRs had a certain, specified time period during which to register their STR with the city; however, this STR neglected to do so within the timeframe allotted (April 1 thru July 1). The applicant acknowledges having received the information about the need to register, but she did not do so within the necessary timeframe. As such, when she did apply (after July 1), her request was then considered to be a request for a "new" STR (rather than an existing one). As such, she is now having to be brought through the SUP process to ask for permission to allow her STR to remain, even though it does not meet the newly established distance requirements, a decision which Council may review and potentially approve on a case-by-case basis. When the applicant submitted her application, along with photographs, staff noted that two accessory structures appeared in the photos of the backyard, both of which were not

city permitted/approved structures. So those would have to be addressed if Council were to approve her current request for an STR permit. Mr. Miller went on to share that two police reports have been filed at this address, but they were not associated with the STR itself. Also, it was found that this STR has not paid its hotel occupancy taxes. On July 23, staff sent out 157 notices to property owners/occupants located within 500' of the subject property. Staff received nine notices back in opposition of this request. Furthermore, the city's Planning & Zoning Commission recently reviewed this case and recommended to Council that it be denied (vote was 4 to 1 (Hagaman against with Conway and Thompson being absent) in favor of a denial recommendation). Any potential approval of this request will require that six of the seven Councilmembers present tonight vote in favor of its approval in order for it to 'pass' tonight.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and sought clarification on whether or not the applicant is the owner or is a non-owner. Staff clarified that she is an owner but not an 'occupier.'

The owner, Ms. Mayfield, then came forth and shared that she was perhaps one of the first short-term rentals in the Rockwall area. She did so in order to be able to afford and justify a home that is probably more than she needed for herself after her daughter moved out. She went on to provide comments related to how she operates her Airbnb, explaining that she did not get her application in on time because she received the information on the ordinance, but she was confused by what she received in the mail, explaining that it was marked "DRAFT." So she thought it was something being considered by the city but had not yet been approved. She explained that right after she received the information from the city in the mail, a close family member was experiencing health issues, so she went to stay in Little Elm to assist that relative. As a result, she neglected her own responsibilities, and when she returned back home in June, she did attempt to ask questions of the City regarding some things such as insurance requirements. She explained she was unable to speak with the Planning Director, Ryan, until after the deadline had already passed. She went on to explain she does not allow 'one night stays' or parties at her STR, and she has great reviews from anyone who has ever stayed there. She explained that she maintains her home in an immaculate condition so that she can keep the value of her home up and for her home to show well and keep resulting in good reviews. She expressed she hopes the Council will show her grace so that she can afford to keep this home in her family.

Councilmember Campbell shared that the city did receive some notices in opposition from adjacent property owners, and some of them did indicate that parties have been held at Ms. Mayfield's home, and they were disturbing to the neighbors / the neighborhood. Ms. Mayfield shared that she has had one daytime party for a one year old, and she limited it to six cars, even ensuring to converse with her neighbor about it beforehand. Her Airbnb rules stipulate that if a party is held, the renter will be asked to leave immediately. Ms. Mayfield did say that her 20-year-old daughter may have done something when she was out of town, as a lot of teens / those in their young 20s might do; however, that won't happen anymore, as her daughter now lives in Austin. Councilmember Campbell proceeded to ask Ms. Mayfield questions and received explanations concerning various topics such as the gazebos on her back yard that were built without first obtaining permits, unpaid hotel/motel occupancy tax information, and failure to register her Airbnb with the city as was required after the city passed its new ordinance several months ago.

Councilmember Lewis asked Ms. Mayfield if this is her home, if she lives there. Ms. Mayfield explained that it is her home; however, if and when she has a renter she leaves and goes to her boyfriend's to stay. Lewis asked for clarification on her attempts to reach out to the city by phone for more information and clarification. Ms. Mayfield explained she was told Mr. Miller was on vacation and unavailable (would not be returning until after the deadline passed), and other staff members could not answer her questions. Ms. Mayfield went on to explain how listing her property as a '30 day only' property really limits her prospects for renters. She shared that she began renting her property perhaps around the year 2018.

Mr. Miller provided detailed clarification on the letter and informational package that was mailed out by staff to all known existing STR owners, and – as part of it – it explained that STR owners had a three-month period (from April 1 thru July 1) to come to the city and get their STR registered. Mr. Miller clarified that if Ms. Mayfield had registered with the city by the specified deadline, as was required under the newly adopted ordinance, she would have been 'grandfathered in.' Ms. Mayfield explained that she prefers to not list her rental as a "30 (+) day only" property on Airbnb and the various reasons why.

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

Councilmember Jorif asked a few, additional questions and received clarification from the applicant and staff. He then moved to deny Z2024-034. Councilmember McCallum seconded the motion to deny. He went on to share that citizens at past public hearings came forth and asked Council to expand the limitation from 500' to 1,000', so Council did so in response to the requests expressed at public meetings when the ordinance provisions were being considered and adopted.

The applicant asked if she can keep checking back to see if the other, nearby short-term rental (within 1,000 feet of hers) ceases to exist, and then – if so – can she reapply?

Mr. Miller shared that if Council denies this request this evening "with prejudice," she will not be able to potentially reapply for a period of at least one year.

Following the brief, additional comments, the motion to deny passed by a vote of 7 ayes to 0 nays

3. **Z2024-032** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [*FM-3097*], and Tubbs Road, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information regarding this case. He essentially explained that the purpose of this ordinance is to consolidate older, regulating ordinances (31 of them) into one, newer, more concise ordinance so that both members of the public and staff can more easily understand the regulations associated with PD-13. He went on to share that staff sent out 1,186 zoning notices to property / land owners located within 500' of the PD as well as nearby HOAs. Four notices were received back by staff from three property owners expressing they are 'in support' of this ordinance adoption. In addition, the city's Planning & Zoning Commission has recommended to Council approval of this ordinance.

Mayor Johannesen opened the public hearing, but no one indicated a desire to come forth speak. So he

closed the Public Hearing. Councilmember Campbell then moved to approve Z2024-032. Councilmember McCallum seconded the motion. 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 13 (PD-13) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 149.97-ACRE TRACT OF LAND SITUATED WITHIN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

4. **Z2024-033** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided extensive background information concerning this agenda item. The applicant is requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 960-lot single-family residential subdivision that will consist of seven (7) lot sizes (i.e. [A] 24, 185' x 200' lots; [B] 15, 100' x 200' lots; [C] 46, 100' x 140' lots; [D] 125, 82' x 125' lots; [E] 377, 72' x 125' lots; [F] 308, 62' x 125' lots; and, [G] 65, 52' x 120' lots). The subject property is generally located north and south of S. Goliad Street [SH-205]; with the northside being bounded by John King Boulevard, S. Goliad Street [SH-205], FM-549, and a property owned by the Rockwall Independent School District (RISD), and the southside being bounded by S. Goliad Street [SH-205], Lofland Circle, and the Lake Rockwall Estates Subdivision. Mr. Miller briefly mentioned the existing adjacent land uses next to the subject property. The concept plan shows that the 536.42-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~41.00-acres of land dedicated to limited General Retail (GR) District land uses and ~495.42-acres of land consisting of 960 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 960 single-family residential lots will consist of seven (7) lot types: [*1*] 24 *Type 'A'* lots that are a minimum of 185' x 200' or a minimum of 43,560 SF, [*2*] 15 *Type 'B'* lots that are a minimum of 100' x 200' or a minimum of 21,780 SF, [*3*] 46 *Type 'C'* lots that are a minimum of 100' x 140' or a minimum of 12,000 SF, [*4*] 125 *Type 'D'*

lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [*5*] 377 *Type 'E'* lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, [*6*] 308 *Type 'F'* lots that are a minimum of 62' x 125' or a minimum of 7,440 SF, and [*7*] 65 *Type 'D'* lots that are a minimum of 52' x 120' or a minimum of 6,000 SF. This translates to a gross density of *1.79* dwelling units per gross acre for the total development (*i.e. 1.94 dwelling units per acre less the ~41.00-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-conditioned space*) of the proposed home will range from 2,000 SF to 3,200 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single - Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 5.14-acres of amenity centers (which includes two [2] amenity centers), a 2.39-acre site for a future City water tower, and the proposed two (2) public parks consisting of 37.69-acres. This -- with the 79.85-acres of floodplain -- represents a total of 150.93-acres of open space, which translates to 28.14% (i.e. [79.85-acres of floodplain/2] + 65.78 + 5.14 + 2.39 + 37.69 = 150.93-acres/536.42-acres gross = 28.1356%) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 107.28-acres) by 8.14% (or ~43.64-acres). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) foot meandering trail for all residential adjacency to John King Boulevard, SH-205, and FM-549. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces, public parks, and non-residential developments. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and solid living screen consisting of evergreen trees along Lofland Circle (i.e. adjacent to the Oaks of Buffalo Way Subdivision). All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~41.00-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited these land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance that requires a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers) to be situated between the commercial and residential land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the General Overlay District Standards has been required.

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and the *Southwest Residential District* and is primarily designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation

facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the *gross* site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of *1.79* dwelling units per acre [*i.e. 960/536.42 = 1.7896 or 1.79*] (*or a gross residential density of 1.94 dwelling units per gross acre less the ~41.00-acre tracts of land designated for limited General Retail [GR] District land uses*). Based on this, the applicant's request is in conformance with the required density for the *Low Density Residential* land use. Even though the gross density meets the requirements of the Comprehensive Plan, staff should point out that the applicant is proposing to provide two (2) amenities centers on 5.14-acres of land, dedicate two (2) public parks on 37.69-acres of land, dedicate a site for a future public water tower on 2.39-acres of land, provide 65.78-acres of private open space, and is providing an excess of 43.64-acres of open space beyond the 107.28-acres of required open space. In addition, the applicant is proposing to construct ten (10) foot trails along John King Boulevard and FM-549, and eight (8) foot trails internal to the site. This coupled with the ~41.00-acres of land -- *28.65-acres of which is developable* -- dedicated to *Commercial/Retail* land uses, the applicant's request does appear to meet the criteria for increased amenity and a mix of land uses.

As previously stated, the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan designates the majority of the subject property for *Low Density Residential* land uses; however, there are areas adjacent to the intersection of John King Boulevard and S. Goliad Street [*SH-205*] that are designated for *Commercial/Retail* land uses. Currently, the concept plan only shows ~41.00-acres of land in this area that will be designated for limited General Retail (GR) District land uses. This represents a reduction of ~37.40-acres in the area designated for *Commercial/Retail* land uses. This reduction will require the City Council to change the Future Land Use Plan from the *Commercial/Retail* land use designation to a *Low Density Residential* land use designation. The proposed change in the Future Land Use Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
(2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of ~37.40-acre tracts of land from a Commercial/Retail designation to a Low Density Residential designation.
(3) Stableglen Drive shall be a divided roadway that matches the existing divided roadway section established with the Somerset Park Subdivision.
(4) A PD Development Plan for the ~41.00-acre tracts of Commercial land will be required prior to site plan. This PD Development Plan will be required to delineate the required pedestrian connectivity between the Residential and Commercial land uses.
(5) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with

all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Staff mailed out 551 public notices related to this zoning case. Mr. Miller shared that staff received an influx of notice responses from outside of the city limits, and some of them were believed to fraudulent. So, as best as staff has been able to tell, 366 notices were received from property owners who live within our city limits. Six of these responses were from property owners within the 500' notification buffer who were in favor of the applicant's request. Fifty-two were from property owners within the 500' notification buffer who were opposed to the applicant's request. One response was from a property owner outside of the 500' buffer who was in favor of the request, and 307 responses were from property owners outside of the 500' notification buffer who were opposed to the applicant's request. In addition, on August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 3 ayes to 2 nays, with Commissioners Hagaman and Hustings dissenting and Commissioners Conway and Thompson being absent.

Ryan Joyce, the applicant, then came forth to speak.
767 Justin Road
Rockwall, TX 75087

Mr. Joyce went on to provide a very lengthy, extensive PowerPoint presentation (40+ minutes long) describing in great detail the various aspects of this proposed development / this case.

Following Mr. Joyce's very lengthy presentation, Mayor Johannesen recessed the meeting and called for a break at 7:57 p.m. He called the public meeting back to order at 8:08 p.m. He then opened up the Public Hearing and asked if anyone would like to come forth and speak at this time.

Matthew Scott
4925 Bear Claw Lane
Rockwall, TX

Mr. Scott came forth and shared that he has concerns regarding infrastructure and roads, explaining a lot of times it takes 15 minutes just to drive a mile-and-a-half. He went on to express this proposal is not 100% compliant with the city's Comprehensive Plan. He does not believe 2 units per acre is 'low density.' He does not believe that the proposed homes are consistent with the existing housing product located adjacent to this development. He believes the city has an ability to say 'no' to this and other developments, as the city has a say-so when it makes zoning decisions. He went on to ask Council to please not approve this 'as written,' and tell the developer to go back and work with the concerned community, then bring back something everyone can live with.

Richard Henson
2424 S FM-549
Rockwall, TX

Mr. Hensen shared he works for a private equity firm out of downtown Dallas, so he is not 'against' developers. He shared a PowerPoint presentation, showing a history of how density in approved developments within the city has become more and more dense over time, just within the last twelve to fifteen years. He urged Council to vote 'no' tonight and send Mr. Joyce, the developer, back to the community to hear their concerns and rework his proposal.

Christian Guevara
1905 Broken Lance Lane
Rockwall, TX

Ms. Guevara came forth and shared that she loves this community, and she is opposed to approval of this request. She encouraged Councilmembers to call upon logic and reason and to listen to their constituents. She is not against development; however, she believes this proposal (as is) will negatively impact the community and the 'quality of life.' She believes this has density that is beyond reason. She wants this proposed development to consist of fewer homes and be more in line with what the community wants.

Bob Lyon
1900 Broken Lance Lane
Rockwall, TX

Mr. Lyon shared that he is a trial lawyer by profession. He went on to share that a large number of the proposed lots within this development (over 71% of them, he stated) are not in compliance with the city's Comprehensive Plan. He also does not know how most individuals could be able to afford such expensive homes as those which are being proposed in this development. He urged Council to exercise its discretion wisely.

Monica Huerta
2040 Silver Hawk Court
Rockwall, TX

Ms. Huerta commented she lives in the Oaks of Buffalo Way subdivision. She commented she moved to Rockwall because it is close to Dallas and has a more country feel. She went on to comment that she breaks down property values on a daily basis. She believes the price of the proposed homes is essentially too high and unreasonable. She has concern about infrastructure, noise and pollution. She expressed that a lot of people love Rockwall because of its more 'country' feel, and this number of homes going in by her neighborhood reduces her and her neighbors' quality of life.

David Guevara
1905 Broken Lance Lane
Rockwall, TX

Mr. Guevara spoke against this development, encouraging it to be delayed for some time, especially considering that the infrastructure is not in place to accommodate this and other, additional developments, especially the roadways. There has been no traffic impact study done in order to determine the true impact of these proposed homes. He went on to express that adjacent communities have 'overbuilt,' and that has negatively impacted our city. He went on to express that the number one problem at the ballot box is an uninformed, uneducated electorate. He commits to ensuring that voters know which elected officials are actually in favor of supporting citizens' quality of life (which is impacted a lot by 'traffic') and which are not.

Jason Schuette
1925 Broken Lance Lane
Rockwall, TX

Mr. Schuette indicated he and his wife came from Garland, and they got out of that city as soon as possible. He seemed to speak unfavorably of Garland and Mesquite. He spoke in opposition of approval of this

proposed development this evening, rhetorically asking if Council would like to more so move in the direction of development characteristic of that found in Garland and Mesquite or more so of that found in Heath. He urged Council to carefully consider the direction it wants our city to go as far as development is concerned. He encouraged Council they can say "no" to this development, strongly urging a vote against approval of this proposal this evening.

Terrance Tippett
2060 Broken Lance Lane
Rockwall, TX

Mr. Tippett shared this proposed development backs up to his back yard, and he looks at it very morning off his back porch. He said the developer had one meeting with nearby residents. Residents gave suggestions, and the developer came back with some revisions; however, he did not seem willing to tweak things and meet again thereafter. He said that the developer hears the residents; however, he did not truly listen. He went on to speak in strong opposition of approval of this development. He is not against development, but he does not want this type of development – not like this.

Leslie Hope
530 Cullins Road
Rockwall, TX

Mrs. Hope shared a bit about a past experience she had watching the developer with High Gate trying to get approved in years past at a city council meeting. She believes that this tract of land will drastically impact this area and set the tone for the little bit of land that is left to be developed later on in the future. She urged Council to recognize they have a duty to handle this property very wisely. She has concerns about Pacesetter Homes potentially being one of the builders in this proposed community, and she wonders who the other, additional home builder (companies) would be. She spoke in strong opposition of approval of this development this evening as it is currently being proposed. She wants Council to 'send the developer back to the drawing board' and bring back something Council can be proud of.

Kristin Ash
599 Deverson Drive
Rockwall, TX

Mrs. Ash shared she now lives in the Stonecreek subdivision. She is in favor of development, as she acknowledged she would not have her own home if it weren't for development. She shared that, for a bit, when she first moved here (within a different neighborhood) back in 2008, a 7-11 went in nearby, and crime increased. She went on to say she moved here from the wealthiest community in California, and she had a mountain view there. When she first moved to her home, she had grass and cows and a view outside her home; however, due to the Saddlestar Development, her view was taken away. She does not believe that an $800,000 home is not a 'starter home,' especially not when it has carpet in the bathroom areas. She also believes there are not enough and not quality home inspectors in place. She spoke strongly in opposition of approval of this development, indicating that if it is approved she will have to move and leave her home.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared a PowerPoint with various reasons why Council should turn down this

proposal and not approve it this evening. He pointed out several aspects of this proposal that is not in compliance with the city's Comprehensive Plan. He believes Council should 'vote this down,' especially due to lack of adequate infrastructure.

Melba Jeffus
2606 Cypress Drive
Rockwall, TX

Mrs. Jeffus came forth and expressed that twenty years ago she began attending Planning & Zoning and City Council meetings and started fighting against this sort of thing. She passionately urged Council to vote this down this evening. She has huge concerns related to traffic and how long it takes drivers to drive to certain places within the city. She is not opposed to new homes, but she believes this will negatively impact the community and the nearby Oaks of Buffalo Way. She believes it will diminish the property values of those nearby homes. She expressed strong opposition to Council's approval of this request. She urged Council to recognize this is too dense and to table this and require the developer to modify what is being proposed.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX

Mr. Jeffus asked what is considered "high density." Mr. Miller, Planning Director shared that 35. Units (per acre) or higher is considered to be "high density." Mr. Jeffus went on to share that he believes this proposal equates to more houses per acre than that which would warrant it as "low density." He expressed the various ways in which he believes this proposal equates to "high-density," and too many houses will be stacked on top of each other, row after row after row. He does not believe open space (a park) should be included when calculating density. He believes what is being proposed is not aesthetically pleasing, it is totally 'off the wall,' and it does not conform to the density that's required. He knows this is not what the citizens of the city want. He urged Council to please stop over building and to ensure that subdivisions are aesthetically pleasing.

Erika Livingston
2235 Arrowhead Court
Rockwall, TX

Mrs. Livingston read a statement, sharing a love of Rockwall and pointing out various ways in which our community is vibrant and has thrived. She lives in the Oaks of Buffalo Way subdivision and believes that a developer wanting to build 900 new homes at her doorstep is not a good idea related to smart growth that promotes quality of life and positively impacts the future of our community. This development, if approved, will adversely impact infrastructure and traffic, as well as water/sewer systems, etc. She is not anti-development but she believes responsible growth is vital.

Markus Bader
1940 Broken Lance Lane
Rockwall, TX

Mr. Bader shared he is on the HOA in his neighborhood (the Oaks of Buffalo Way). He believes that not one person in his neighborhood believes this proposal is a good idea. He believes the proposal represents too much residential density. He urged Council to consider the greatest natural resource, which is water, and

this is a big consideration. He expressed he is opposed to this, but he is not opposed to actual development.

Richard Wilkinson
1970 Broken Lance Lane
Rockwall, TX

Mr. Wilkinson indicated his home backs up to this property, so this is something he would be looking at every day. He is not opposed to this property being built on. However, he is opposed to this development, pointing out the home sizes being proposed are the size that will require fire sprinkler systems to be installed. Fire sprinkler systems are not cheap to install or to maintain. He owns a fire sprinkler company, so he knows how expensive they are, and the city will have to deal with those systems quite a bit. He went on to point out that he and an entire room full of people are expressing they are opposed to this development, and he will appreciate if Council will listen to the people and what they've expressed tonight.

Ashley Krueger
1970 Broken Lance Lane
Rockwall, TX

Ms. Krueger shared that there are community members who had to leave because they have families and needed to get home to them. So she hopes they are not discounted even though they had to leave. She knows that "if we build it, they will come," but she encouraged Council to not allow them to be built. She has concerns that there no actual, retained builders – only speculation on who the builders might be. She believes these homes will devalue the properties within her neighborhood, the Oaks of Buffalo Way. She pointed out that many, many people are coming forth and saying 'no' to this development. She believes the lots are too small and now is not the right time either. She is in opposition of this development being approved this evening, and she gave many, impassioned reasons why.

Susan Langdon
5050 Bear Claw Lane
Rockwall, TX

Mrs. Langdon shared that she is in opposition of approval of this development request as it is being proposed this evening. She believes what is being proposed is far too dense, especially when compared to that which she and her neighbors are used to and enjoy within her own neighborhood (the Oaks of Buffalo Way), which does truly have large estate lots that have a country-like feel. She is concerned this developer has not worked with the community in order to come up with something that is acceptable to the community. She urged Council to consider all of the opposition and respect all the time that residents have put in to expressing their opposition to this request from the developer. She pointed out some concerned individuals were not able to stay and express their concerns this evening; however, their concerns should not be discounted.

Gregg Podleski
1950 Broken Lance Lane
Rockwall, TX

Mr. Podleski came forth and expressed he has been here since 1996 and used to serve on the school board. He has been here a long time, has a great love for this town, and he is not against development. He has a lot of respect and appreciation for our local police and fire personnel. He and his neighbors are totally against this particular development, and they are battling, asking for Council to listen to what he and others are

saying – "we don't want this." He is not against development; however, he wants it to be done in a wise fashion. He spoke in opposition of the approval of this request this evening.

Joe Ward
4920 Bear Claw Lane
Rockwall, TX

Mr. Ward knows the city does have high standards in place; however, he pointed out that right now the city is actually below the standard with regards to this developer and what is being proposed right now. There is not a lot of land remaining in Rockwall, and what the Council does right now will set a precedence. He is in opposition of approval of this request tonight.

John Hagaman
30 Shady Dale Lane
Rockwall, TX

Mr. Hagaman came forth and shared that he was one of two votes on the Planning & Zoning Commission that voted 'no' regarding this development. He pointed out he voted against this because it "meets *most* of the requirements." He is not okay with it not meeting ALL of the requirements. He and others do no desire to stop the bulldozers, but – rather- steer them. He pointed out there are a lot of people in opposition of this proposal, and all of those individuals have a right to be heard and have their representatives follow their direction. He urged Council to listen to the residents, especially since over three hundred of them have said 'no.'

Belinda Green
246 E FM-552
Rockwall, TX

Ms. Green shared she attended the recent P&Z meeting, which was her first, and this is her first council meeting too. She recently moved back to Rockwall last year. She is sad and fearful about the direction Rockwall is going, especially related to its standard of living. She went on to share that Rockwall does not have adequate resources / infrastructure to support this, especially related to roadways that are already inadequate. She believes the density equates to "dense," and it will cause a greater burden on existing residents. She urged Council to listen to the voice of the community, and she spoke in opposition of this request being approved.

There being no one else wishing to come forth and speak, Mayor Johannesen closed the public hearing and called the applicant forth again.

Mr. Joyce came forth and acknowledged a lot of notices have been received concerning this proposal. However, that is not the full story. He believes that 10% of residents who received a city notice in their mailbox returned one that said 'no.' He knows there are over 61k people on the Rockwalliian Facebook page, but there were only 350 notices that were received back by the city. He shared several comments, pointing out that several other steps have to take place such as flood analysis and traffic impact analysis. So, this is not exactly what necessarily will happen – rather, it's just an example of what could happen.

Councilmember Lewis shared that he knows there is no way for everyone to always be satisfied. He pointed out that he will never make any decision while serving on Council in response to a threat. He understands concerns that have been expressed, and he knows this development is massive. He wonders if Mr. Joyce

has considered building this out in phases rather than all at once. Mr. Joyce pointed out that there are phases that are planned for the development. Councilmember Lewis asked for clarification from Mr. Miller on how 'units per acre' is developed, which is by that which is defined within the city's Unified Development Code.

Councilmember McCallum asked Mr. Joyce to comment more on the proposed park land, asking to speak about development of the parkland area being cost-prohibitive. Councilmember McCallum had asked about expanding lots into the proposed parkland areas in order to make bigger lots, but Mr. Joyce had shared that to do so would make the cost of the lots cost prohibitive. McCallum shared that over 350 notices received back by the city is not a small number or a small response. In fact, that number represents the most responses received on a development case in the twelve years our current Planning Director has been here. He went on to comment on the proposed lot sizes and various things that nearby community residents had asked the developer to consider and adjust. He believes the goal post keeps on moving, and that this plan being proposed tonight is not even that which the P&Z was asked to consider. He pointed out that as the proposal has changed, sixteen of the lowest density lots were taken away. He does not think a lot of the residents do not want Mr. Joyce to develop this property. Rather, they just believe he is not listening to their desires.

Councilmember Campbell shared that in the two workshops and meetings that the developer has had with the community has resulted in community members repeatedly stating they feel they are not being listened to and their concerns are not being taken into consideration. She has concerns about what is proposed by a developer actually ending up being not near as good of a product as that which was originally proposed. She pointed out the residents want something nice, and she wonders why the developer is just not seeming to come close to what the community is asking for. Mr. Joyce pointed out a lot of the infrastructure that is required is very expensive, and there has to be a way to pay for all of that while giving an equivalent, if not better, product than what exists currently.

Councilmember Moeller spoke about the commercial / retail area that is proposed, pointing out the residents in Fontana Ranch do not want it there. He knows Mr. Joyce has done a lot to improve upon the original plan. He would rather scrap the entire plan and go with something more like the development known as Kingsbridge. He thinks the developer can do better and get a little closer to what the Oaks of Buffalo Way is like. He would like to see the developer address some more of the lots. He knows a lot of work has been done and a lot of concessions have been made by the developer; however, he believes more can be done.

Councilmember Thomas thanked the developer, city staff and all of the residents who have put work into this. He is grateful for the ability of citizens to be heard. Our country, state and community are a great place to live. He is from Mesquite previously, and since living in this community, he knows of the love both he and others have for this community. He highly praised city staff for their expertise in their various areas (police, fire, engineering, planning, etc.). He does not want to hear 'there is no more room for you here,' whether it's related to our city, a church or Heaven. He went on to share some of what he likes about the Oaks of Buffalo Way and the little enclave. He wonders if those homes within Mr. Joyce's proposal can be addressed and tweaked some. He does believe the developer could do some additional work to rework things even more and get a little closer to what the community has expressed it wants.

Mayor Pro Tem Jorif shared that he has taken time to go look into the project, visit the area, the nearby neighborhoods and visit with existing, nearby residents. He believes he and others have to look out for existing residents and also for the future of Rockwall. He went on to express that his vote is going to be 'no' tonight.

Mayor Johannesen shared that the land owner has not been mentioned once tonight, especially considering a land owner has property rights. If the future land use map is being met but we didn't like what the future land use map spells out, then we should have gone back and adjusted that document before this proposal came forth. He went on to say he has a hard time when the city sets a certain vision but then comes back later and disagrees with it (the future land use map). He would rather have seen that document amended rather than have a developer come in, meet what the document says, but then get beat up for what he is proposing. He believes that this proposal is not 'tract homes.' They are very nice homes with a trusted, good developer. It meets the city's future land use map standards. So he is having a very hard time, philosophically, on saying "no" to this land owner who wants to develop this property.

Councilmember McCallum shared that he believes Mr. Joyce is the right developer, but he believes that Pacesetter Homes is not the right potential builder. He pointed out that company gets poor / low reviews on the Better Business Bureau.

Councilmember McCallum then moved to deny this case without prejudice tonight, encouraging the developer to go back to do the homework he needs to do and to put in further effort, including working with the existing community members. Councilmember Moeller seconded the motion.

Councilmember Thomas shared he wants to make sure that – if this is the decision the Council moves forward with (with the motion that has been made) – that the applicant and property owner get fair, due process. He does not believe that what transpired on social media equated to 'due process.' He believes some of it was slanderous concerning what is being proposed. He wants to be sure everyone sticks to the facts and remains transparent in what our intentions are. He does not want to see our (Council's) involvement in the process with respect to the P&Z Commission. (i.e. going before P&Z speaking on behalf of Council) or influencing any motions towards the Council. He wants to make sure the body promotes due process and that things are done right on behalf of all citizens of Rockwall.

Councilmember Campbell thanked Mr. Joyce for the work he has done. She indicated that this is not a personal thing, and – even though a lot of work has been done – more is needed to be done. It is necessary to go back to the community and rework things and keep fighting for something that can be agreed upon, knowing that not everyone will ever be fully satisfied. She encouraged the developer and members of the community to go back and fight some more for the very best for the community as a whole. This is a large piece of property, and we need to be sure we do what is right.

Mayor Johannesen provided comments related to the issue of "sidewalks" being a big topic when he first came onto the council several years ago. He generally pointed out that the residents who were concerned about sidewalks at the time could never actually come to a mutual agreement on the topic. He pointed out that Council has 53k bosses, and sometimes councilmembers have to make hard decisions on behalf of everyone, especially in instances where others cannot come to an agreement. He, again, expressed major concern about this proposal meeting the city's Future Land Use map yet it getting scrutinized so much. If the desire was to have different density calculations and a different way for density to be calculated, then the future land use map should have been changed.

The motion to deny Z2024-033 without prejudice then passed by a vote of 6 ayes with 1 nay (Johannesen).

XII. Action Items

1. Discuss and consider a request from SPR Packaging, LLC regarding approval of a nominating resolution for participation in the Texas Enterprise Zone Program in the Office of the Governor Economic Development and Tourism, and take any action necessary.

Assistant City Manager, Joey Boyd provided background information on this agenda item, indicating that SPR is a local company in our city, and it is applying to be a participant in the TX Enterprise Program through the Office of the Governor. As part of the process, the local community must nominate the company for the program. A resolution to this end has been included in the Councilmembers' meeting packet for consideration. Caitlin Glenn with KE Andrews is present this evening to answer any questions Council may have concerning this request.

Ms. Glenn came forth and provided brief comments, indicating that this program provides accepted participants with a sales tax benefit in the form of state sales taxes being refunded for purchases made at the local facility (6.25% as opposed to the full 8.25%). Application submission initially requires 'nomination' by the local jurisdiction. The company plans to submit its application to the Governor's Office on September 3, and they are hoping the application will be successful.

Councilmember McCallum moved to approve the nominating resolution. Councilmember Thomas seconded the motion, which then passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

Mayor Johannesen adjourned the meeting at 10:03 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3rd DAY OF SEPTEMBER, 2024.

_____
TRACE JOHANNESEN, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

MINUTES

ROCKWALL CITY COUNCIL SPECIAL MEETING

BUDGET WORK SESSION

Tuesday, August 20, 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 Johannsen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd, the city secretary, and departmental directors.

II. Invocation and Pledge of Allegiance - Councilmember Campbell

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

III. Open Forum

Mayor Johannesen asked if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

IV. Work Session

1. Hold work session to discuss and consider the proposed City of Rockwall budget for the upcoming 2025 fiscal year.

City Manager (also serves as Finance Director), Mary Smith began the discussion, indicating that sales tax has been rocky this year, and – considering the economy and other factors – this was the most difficult budget proposal she has ever prepared in her tenure here at the City of Rockwall. She went on to share that, although Council will not be asked to consider any tax increase this year, this is something Council should begin thinking about.

Mrs. Smith briefed Council on the high points of the budget proposal. Thereafter, she indicated she is happy to go over the remainder of the budget proposal in more detail, based on whatever the Council desires she do.

Councilmember Lewis commented that he understands the budget is very, very lean, and he does understand why. He shared that he is not sure the city can continue to sustain its operations and needs while also staying at the current tax rate. He pointed out things like having noticed that some proposed police officer positions are not going to be able to be funded in this upcoming budget year.

Councilmember Thomas seemed to overall agree that he believes the city may need to discuss the possibility of increasing the tax rate the year after this particular (upcoming fiscal year) one.

Councilmember Campbell suggested that perhaps the city could focus a lot of effort on promoting and encouraging retail opportunities to try and encourage additional sales tax (such as at destination stores like Costco and the home improvement stores). Mrs. Smith pointed out that Forney is getting a Costco soon, and Royse City is getting a Home Depot. So, those new stores will have an impact on those store locations within our city, and sales tax related implications will likely be felt.

Councilmember Campbell offered brief, positive comments about the very small increase reflected in the budget proposal relative to the city's Youth Advisory Council (YAC) program. She thanked City Secretary, Kristy Teague, for her work with those students, indicating the program is going well and the students are engaged and enthusiastic about learning about local government.

Councilmember McCallum asked and received brief clarification about the city's debt service obligations. He went on to comment on the importance of the Rockwall Economic Development Corporation (REDC) and how the REDC's strategic plan and other efforts will be pivotal to attempts to keep our citizens' tax rates low and alleviate their personal tax burden as much as possible.

Councilmember McCallum went on to indicate he would like Mrs. Smith to go over brief high points relative to each departmental budget and each section within the budget proposal book / document. Mrs. Smith proceeded to do so, along with periodic input provided from the various departmental directors.

Following the discussion regarding the overview of each section of the proposed budget, Mrs. Smith shared that a public hearing will take place regarding the proposed budget and tax rate on Tues., Sept. 3 with a final adoption taking place on Sept.

V. Adjournment

Mayor Johannesen adjourned the meeting at 6:18 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3rd DAY OF SEPTEMBER, 2024.

_____
TRACE JOHANNESEN, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **September 3, 2024**

SUBJECT: **Facility Agreement for Somerset Park Phase 2**

The *Somerset Park Phase Two* development is located north of FM 549 and east of SH 205. As a requirement of the development, the Developer must install a 15-inch diameter sanitary sewer line to the northern boundary of the property. The City's Master Waste Water Plan requires a 15-inch diameter sanitary sewer line to be installed to meet future demands. Wherever the City requires a utility line greater than 12 inches in diameter to be installed with a development, the City pays the difference in cost of the two sanitary sewer line sizes.

The developer estimates the difference of cost will be $108,526.00. Funding is currently available to pay for the City's share of this construction.

Staff requests the City Council consider approving the facilities agreement for the *Somerset Park Phase 2 Project*, and authorize the City Manager to execute the agreement, in an amount of $108,526.00 to be paid for out of *Sewer Operations*, and take any action necessary.

If you have any questions, please advise.

STATE OF TEXAS
COUNTY OF ROCKWALL
CITY OF ROCKWALL

FACILITY AGREEMENT

This Agreement is entered into on the _____ day of _____ 2024, by and between the **City of Rockwall, Texas** ("City") and **Arcadia Lakes of Somerset Holdings, LLC.** ("Developer").

WITNESSETH:

Section 1. That in consideration of the construction of sanitary sewer improvements in conjunction with the Somerset Park Phase Two Development located in Rockwall, Texas, the parties agree as follows:

Developer agrees to the following:

a. To install the 15" diameter gravity sanitary sewer line through the Somerset Park Phase 2 Development per the City Master Plan and the City approved plans stamped April 19, 2022.

Section 2. The City agrees to the following:

a. Reimburse the Developer, the difference between the material cost for a 12" and 15" diameter gravity sanitary sewer line which equates to $108,526.00. The sanitary sewer line is fully installed, tested and accepted. The Somerset Gravity Sanitary Sewer Worksheet (Exhibit A) is attached and made part of this Agreement.

Section 3. Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

Section 4. Severability Clause. If any sections or provisions of this Ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affected 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 5. Venue for this agreement shall be in Rockwall County, Texas.

Section 6. Notice of this Agreement shall be in writing and addressed to the following:

City of Rockwall
385 South Goliad
Rockwall, Texas 75087
Attn: City Manager

Arcadia Lakes of Somerset Holdings, LLC
A Texas Limited Liability Company
c/o Arcadia Realty Corp.
5226 Kelsey Road
Dallas, Texas 75229
Attn: John Hodge, President

CITY OF ROCKWALL

By: _____
Mary Smith
City Manager

ACKNOWLEDGEMENTS

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on _____, 2024 Personally appeared, Mary Smith, City Manager of the City of Rockwall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said City.

_____

Signature of Notary Public

DEVELOPER

Arcadia Lakes of Somerset Holding, LLC
A Texas Limited Liability Company

By: _____
Arcadia Realty Corp., Manager
John Hodge, President

ACKNOWLEDGEMENTS

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on Aug 20, 2024 Personally appeared, John Hodge, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said Arcadia Lakes of Somerset Holding, LLC, a Texas Limited Liability Company.

PAULETTA RATLEY
My Notary ID # 131572207
Expires May 17, 2026

Signature of Notary Public

Date: 8-2024

EXHIBIT A

Gravity Sanitary Sewer Worksheet

Somerset Park Phase 2 - 12" & 15" PVC Sanitary Sewer Line

ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
12" PVC (SDR 26)	LF	1700	$ 52.00	$ 88,400.00
12" PVC (SDR 35)	LF	1533	$ 42.00	$ 64,386.00
TOTAL COST				**$ 152,786.00**

15" PVC (SDR 26)	LF	1700	$ 96.00	$ 163,200.00
15" PVC (SDR 35)	LF	1533	$ 64.00	$ 98,112.00
TOTAL COST				**$ 261,312.00**

DIFFERENCE IN TOTAL COST	**$ 108,526.00**

CITY OF ROCKWALL

ORDINANCE NO. 24-34

SPECIFIC USE PERMIT NO. S-341

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 0.2753-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF BLOCK 20 OF THE LOWE & ALLEN 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 Paul and Dioselina Curbow 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 0.2753-acre parcel of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 10 (SF-10) District land uses, addressed as 510 W. Kaufman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *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 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 3RD DAY OF SEPTEMBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: August 19, 2024

2nd Reading: September 3, 2024

Exhibit 'A':
Location Map

Address: 510 W. Kaufman Street

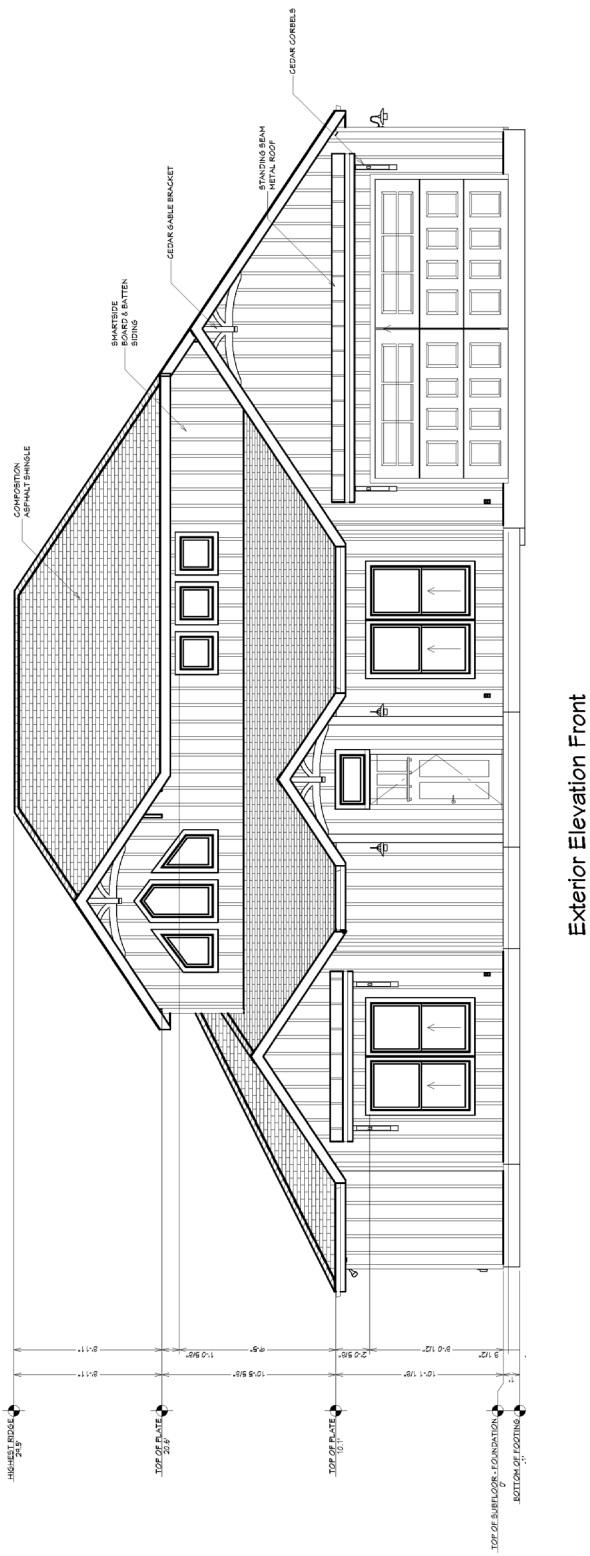
Legal Description: A portion of Block 20 of the Lowe & Allen Addition



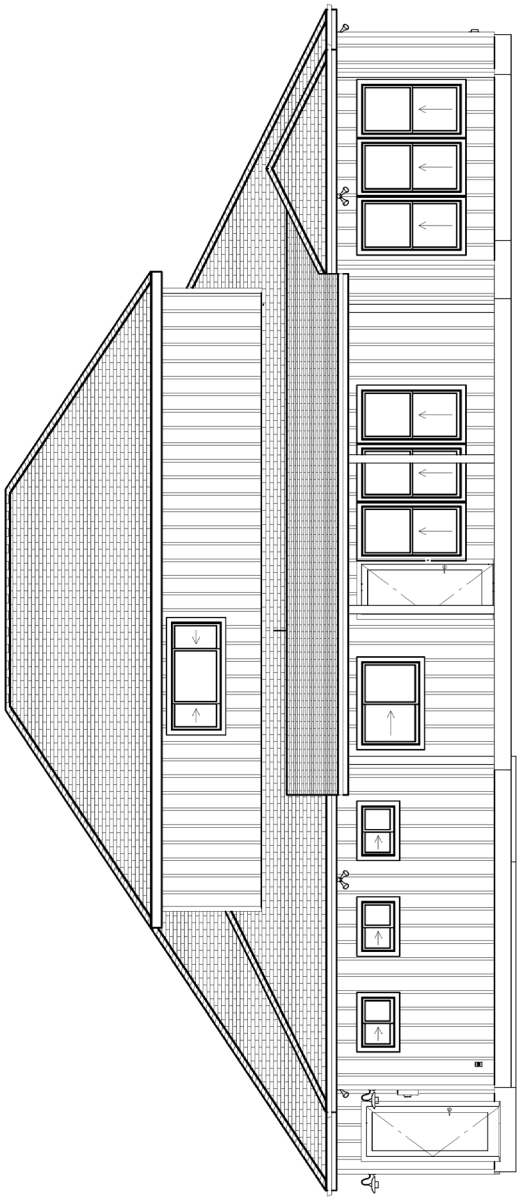
Exhibit 'B':
Residential Plot Plan



Exhibit 'C':
Building Elevations

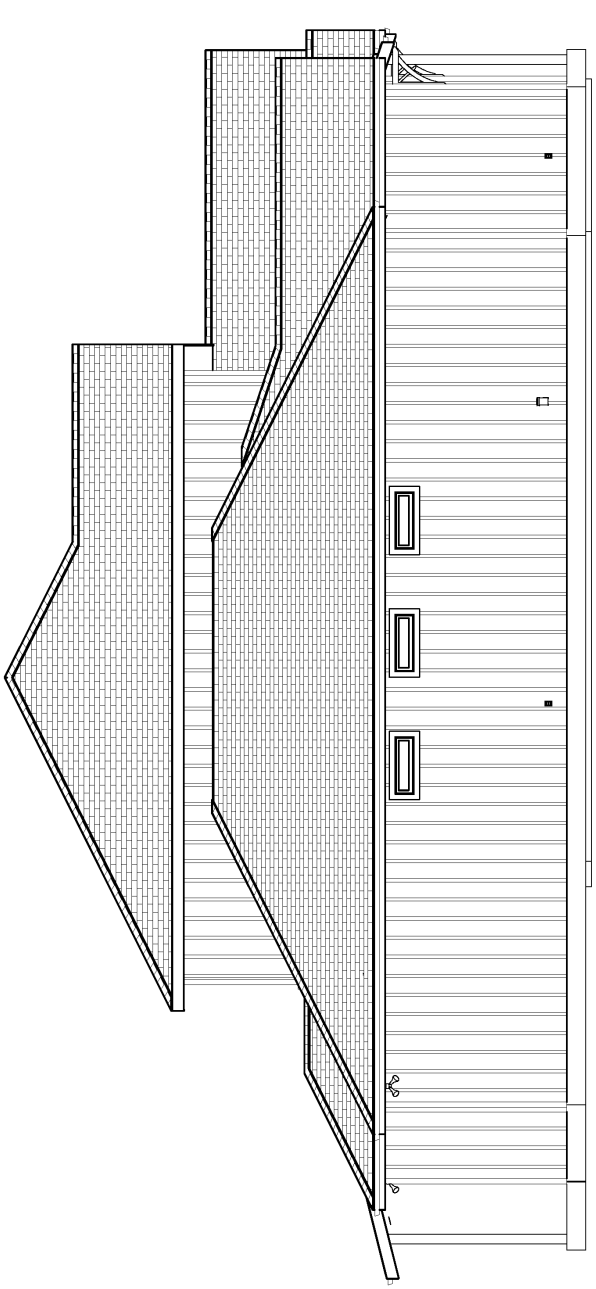


Exterior Elevation Front

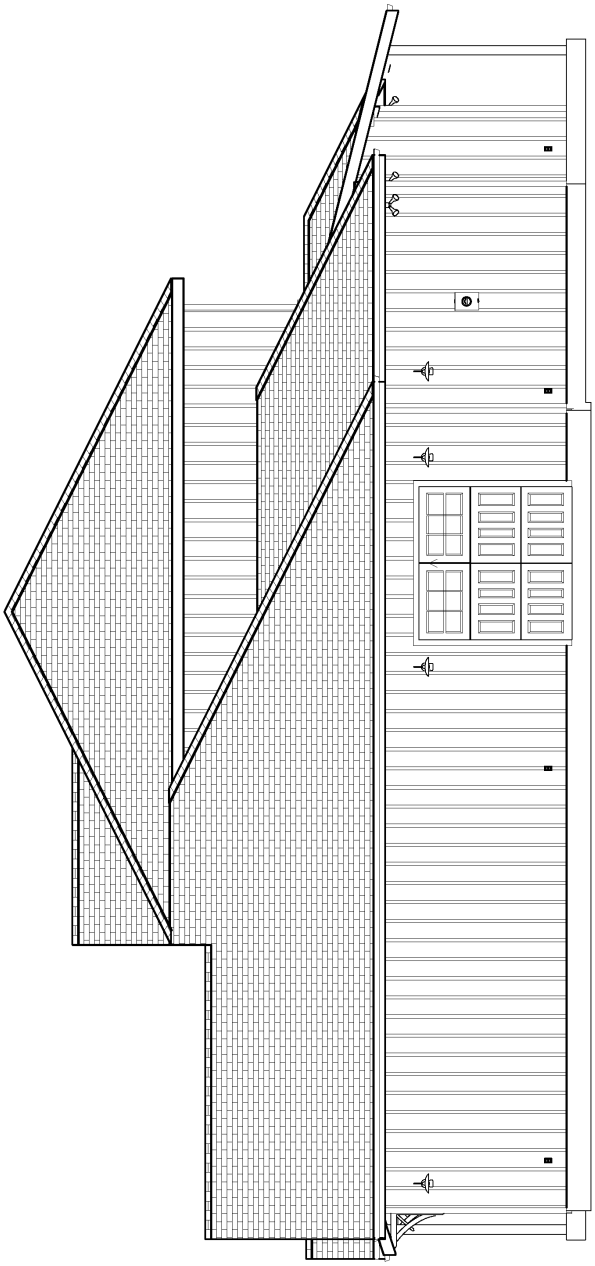


Exterior Elevation Back

Exhibit 'C':
Building Elevations



Exterior Elevation Left



Exterior Elevation Right

CITY OF ROCKWALL

ORDINANCE NO. 24-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 149.97-ACRE TRACT OF LAND SITUATED WITHIN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 13 (PD-13) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 81-05, 84-43, & 94-41*]; and,

WHEREAS, Planned Development District 13 (PD-13) is a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas and which is 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 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] 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 81-05, 84-43, & 94-41*;

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 maybe amended in the future;

SECTION 3. 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 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: August 19, 2024

2nd Reading: September 3, 2024

Exhibit 'A':
Legal Description

BEING 149.994 acres of land situated in Abstract 200, J. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northern-most corner of Lot 10, Block O, Windmill Ridge Estates Addition, Phase 3B, RCAD # 45325, and the Eastern Right of Way line of West Ralph Hall Parkway *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,593,950.407, N7,014,437.569 Feet);*

1 ***THENCE*** South 45°-32'-31" East, along the Northern boundary line of the Windmill Ridge Estates Addition, Phases 3B and 4B, a distance of 2,491.731 feet for a corner in the Centerline of the old Tubbs Road;

2 ***THENCE*** South 45°-18'-55" West, continuing along said Centerline, a distance of 2,644.100 feet for a corner;

3 ***THENCE*** North 44°-39'-26" West, along the North Right of Way line of Horizon Road (FM 3097) a distance of 2,488.097 feet for a corner;

4 ***THENCE*** North 45°-14'-29" East, along approximately the Centerline of West Ralph Hall Parkway, a distance of 2,605.634 feet to the *POINT OF BEGINNING AND CONTAINING* 149.994 acres of land (*6,533,734.133 square feet*) more or less.

Exhibit 'B':
Survey



Exhibit 'C':
Concept Plan

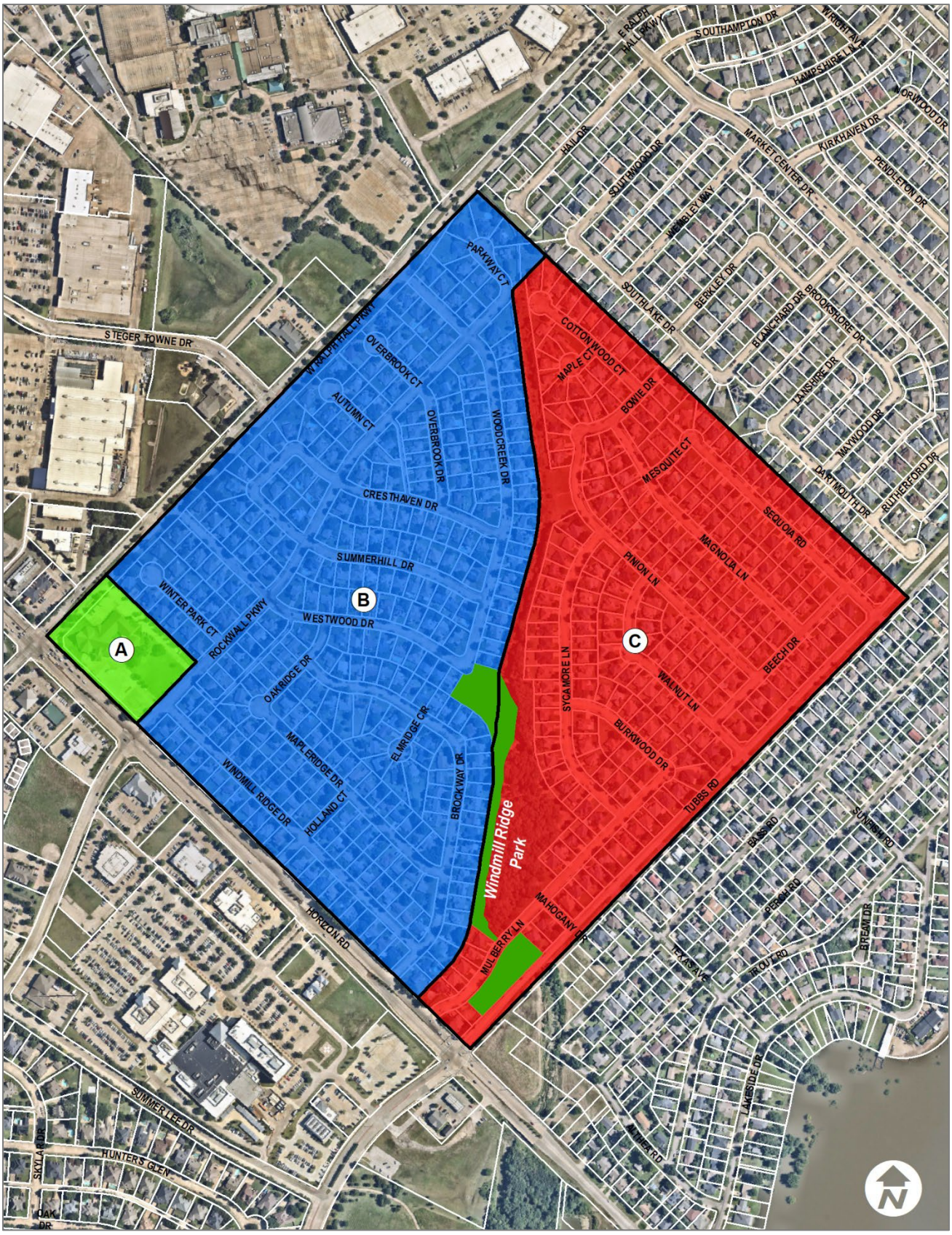


Exhibit 'D':
Density and Development Standards

(A) *TRACT A*. (*Our Savior Lutheran Church*)

(1) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



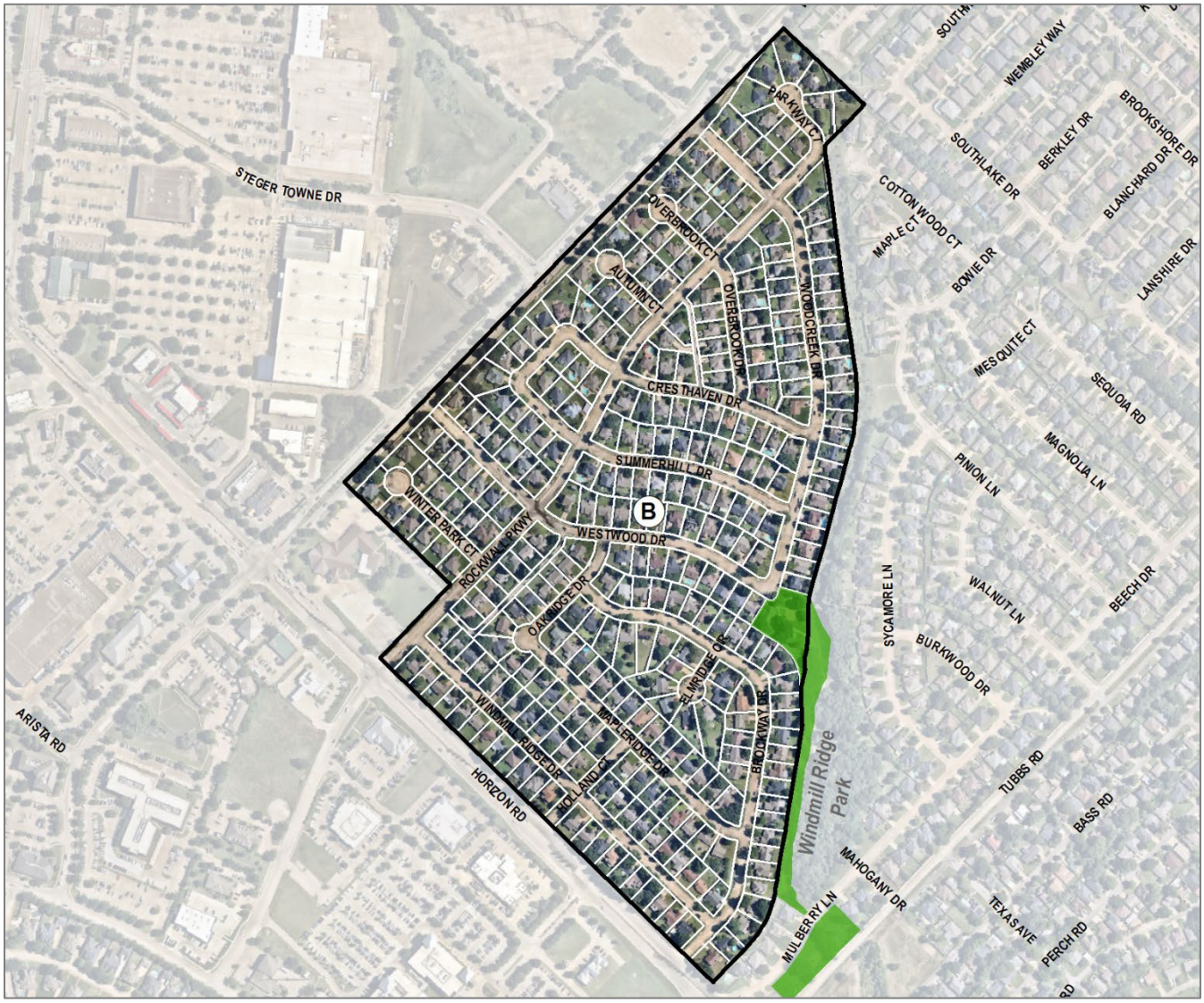
(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses stipulated for properties in a Neighborhood Services (NS) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional requirements stipulated for properties in a Neighborhood Services (NS) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(B) *TRACT B*. (*Windmill Ridge Estates, Phases 1A, 2A, 3A & 3B*)

(1) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 1*, which are as follows:

Exhibit 'D':
Density and Development Standards

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B*

LOT TYPE ►	**SINGLE-FAMILY**
MINIMUM LOT SIZE	6,600 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	110'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE [1]	35%
MAXIMUM BUILDING HEIGHT	2½-STORIES
MINIMUM NUMBER OF OFF-STREET PARKING SPACES	2

GENERAL NOTES:
[1]: Lot coverage is for primary and secondary structures.

(C) *TRACT C*. (*Windmill Ridge Estates, Phases 4 & 4B*)

(1) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract C* shall conform to the standards depicted in *Table 2*, which are as follows:

Exhibit 'D':
Density and Development Standards

TABLE 2: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT C*

LOT TYPE ►	**SINGLE-FAMILY**
MINIMUM LOT SIZE [1]	6,600 SF
MINIMUM DWELLING UNIT SIZE	1,400 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MAXIMUM BUILDING HEIGHT	32'

GENERAL NOTES:
[1]: With the average of all lots being 7,000 SF in size.

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:	September 3, 2024
APPLICANT:	Ben Sanchez; *Parkhill*
CASE NUMBER:	P2024-028; *Replat for 1111 E. Yellow Jacket Lane*

SUMMARY

Consider a request by Ben Sanchez of Parkhill on behalf of Frank New of Rockwall County for the approval of a *Replat* for Lots 3 & 4, Block A, Rockwall County Courthouse Addition being a 12.789-acre parcel of land identified as Lot 1, Block A, Rockwall County Courthouse Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30) District, addressed as 963 E. Yellow Jacket Lane, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting approval of a *Replat* for the 12.789-acre parcel of land (*i.e. Lot 1, Block A, Rockwall County Courthouse Addition*) for the purpose of subdividing the subject property and establishing new easements associated with the development of the subject property. The applicant's request meets all of the technical requirements outlined within the *Subdivision Ordinance* [*Chapter 38, Subdivisions, Municipal Code of Ordinances*].

☑ *Background.* The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the property was zoned from an Agricultural (AG) District to a Commercial (C) District. On May 17, 2010, the City Council approved a final plat [*Case No. P2010-007*] that established the subject property as Lot 1, Block A, Rockwall County Courthouse Addition. According to the Rockwall Central Appraisal District (RCAD), a 121,208 SF Government Facility (*i.e. Rockwall County Courthouse*) was constructed in 2011. On December 12, 2023, the Planning and Zoning Commission approved a motion to approve a site plan [*Case No. SP2023-034*] on the subject property.

☑ *Conformance to the Subdivision Ordinance.* The surveyor has completed the majority of the technical revisions requested by staff, and this *Replat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval.* Conditional approval of this *Replat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Replat* for *Lots 3 & 4, Block A, Rockwall County Courthouse 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 *Replat*; and,

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

PLANNING AND ZONING COMMISSION

On August 27, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

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	1111 E YELLOW JACKET LANE, ROCKWALL, TX 75087				
SUBDIVISION	ROCKWALL COUNTY COURTHOUSE ADDITION	LOT	1	BLOCK	A
GENERAL LOCATION	Grass area 300 ft NW of County Clerk Building				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	COMMERCIAL - C	CURRENT USE	VACANT
PROPOSED ZONING	NONE	PROPOSED USE	ROCKWALL COUNTY ANNEX BLDG
ACREAGE	1.853 (new development) 12.789 (lot)	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

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

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

☒ OWNER	ROCKWALL COUNTY	☒ APPLICANT	PARKHILL
CONTACT PERSON	JUDGE FRANK NEW	CONTACT PERSON	BEN SANCHEZ, P.E.
ADDRESS	1111 E YELLOW JACKET LANE	ADDRESS	3000 INTERNET BLVD, STE 550
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	FRISCO, TX 75034
PHONE	972-204-6000	PHONE	972-987-1670
E-MAIL	fnew@rockwallcountytexas.com	E-MAIL	BSANCHEZ@PARKHILL.COM

NOTARY VERIFICATION [REQUIRED]

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

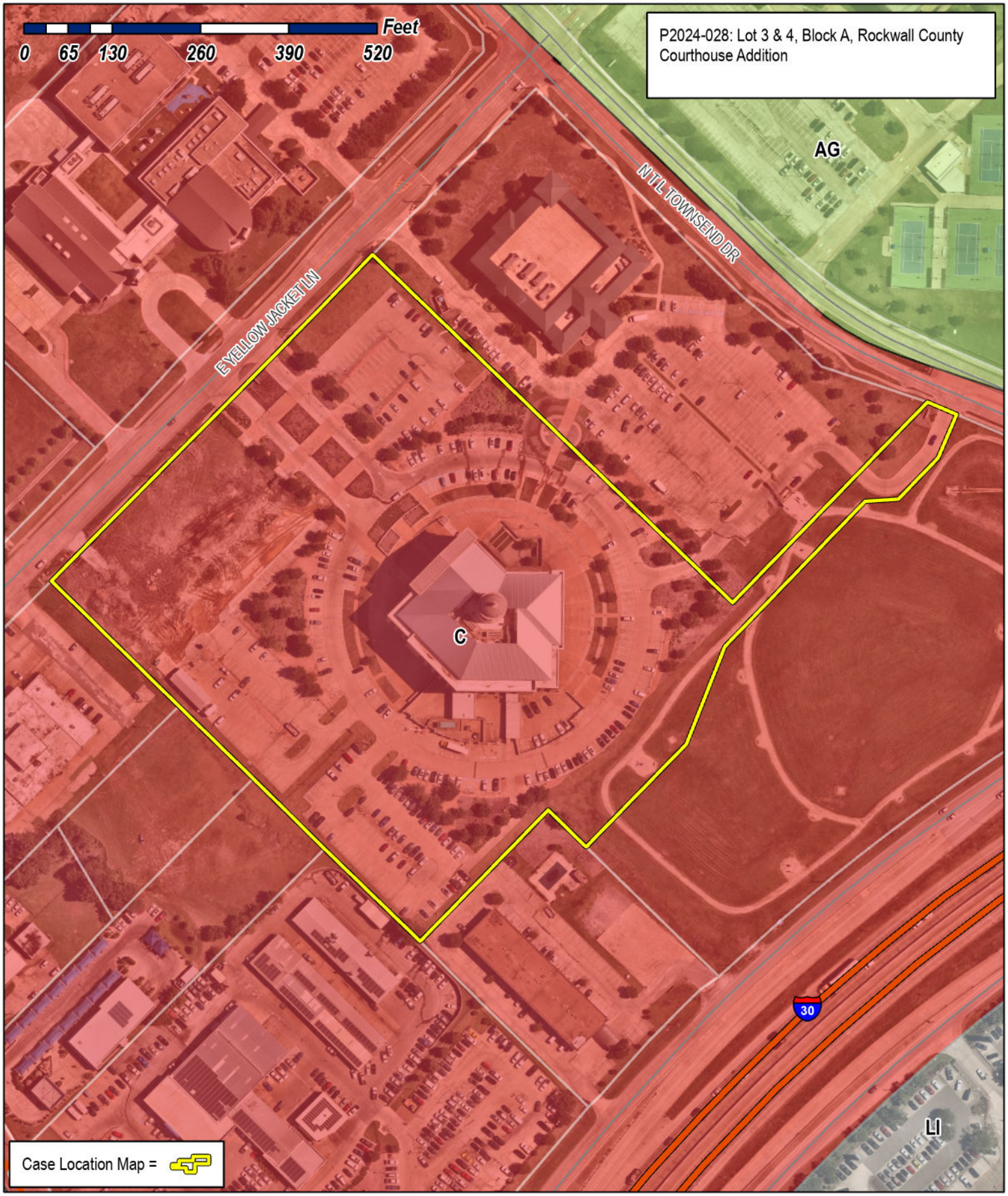
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION,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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 20____.

OWNER'S SIGNATURE

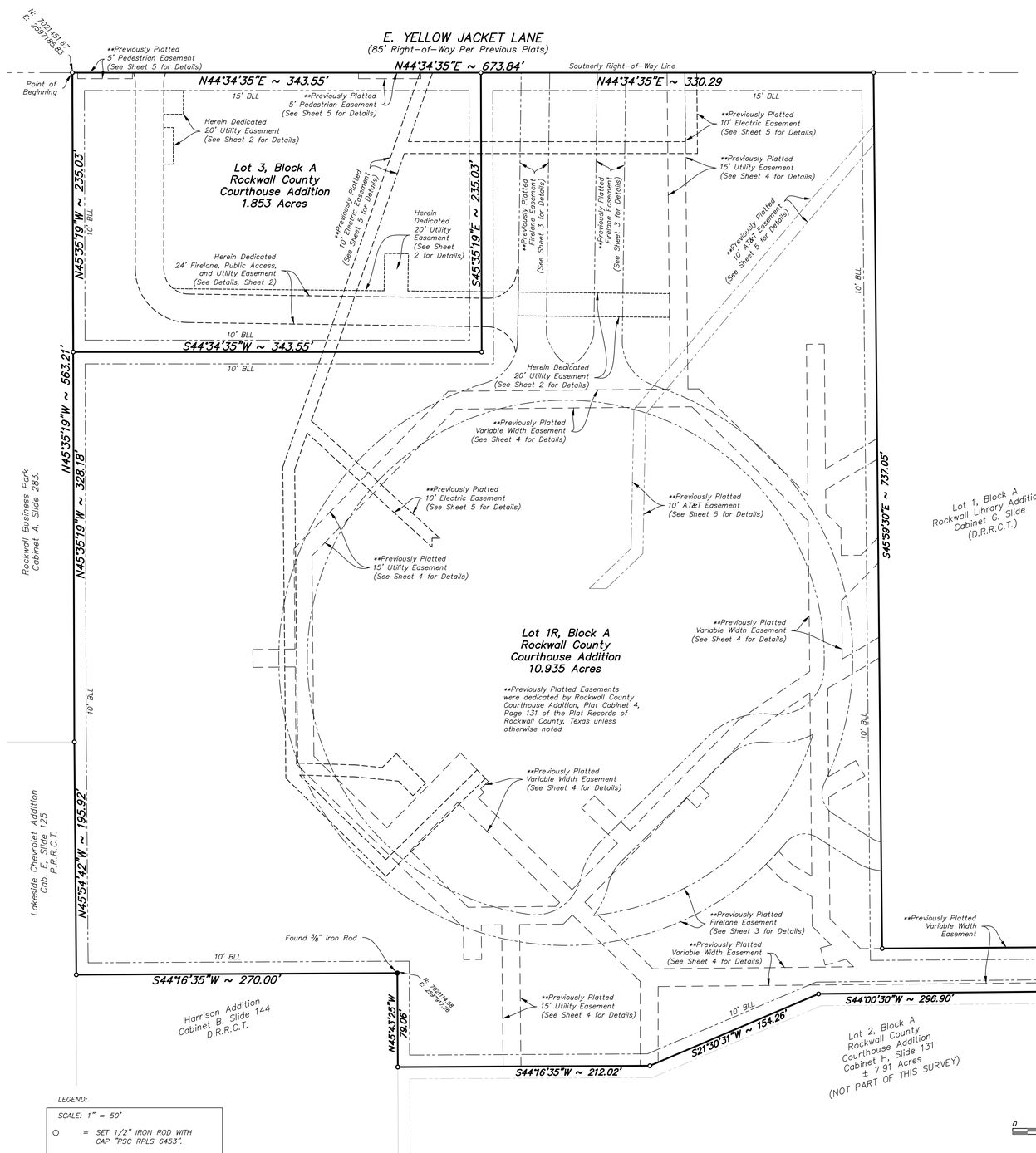
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



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



LEGEND:

SCALE: 1" = 50'

- ○ = SET 1/2" IRON ROD WITH CAP "PSC RPLS 6453".
- ● = FOUND 1/2" OR 3/8" IRON ROD (SEE PLAT FOR DETAIL)
- BLL = BUILDING SETBACK LINE

SURVEYOR'S NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83. DISTANCES REPORTED HEREON ARE AT SURFACE. AREAS REPORTED HEREON ARE BASED ON CALCULATIONS MADE AT SURFACE DISTANCES.
2. THIS SURVEY IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. RECORD DOCUMENTS OTHER THAN THOSE SHOWN MAY AFFECT THIS TRACT.
3. MONUMENTS INDICATED AS FOUND BY THIS SURVEY ARE NOT "PHYSICAL MONUMENTS OF RECORD DIGNITY" UNLESS SO NOTED. FOUND MONUMENTS ARE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.

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

WITNESS MY HAND THIS THE _____DAY OF _____, 20_____

FOR: ROCKWALL COUNTY

_____

BY (PRINT NAME):_____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SAMUEL WYATT DO HEREBY CERTIFY THAT THIS PLAT AND THE LEGAL DESCRIPTIONS MADE A PART THEREOF WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND MADE UNDER MY PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

DATED THIS THE 14TH DAY OF AUGUST, 2024

STATE OF TEXAS · REGISTERED · SAMUEL WYATT · 6453 · PROFESSIONAL · LAND SURVEYOR

_____

SAMUEL WYATT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6453

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROCKWALL COUNTY IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NO. 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119 , ROCKWALL COUNTY, TEXAS, BEING THE SAME CERTAIN TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORD IN CABINET H, SLIDE 131, MAP RECORDS ROCKWALL COUNTY, TEXAS, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

ALL OF LOT 1, BLOCK A, ROCKWALL COUNTY COURTHOUSE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN PLAT CABINET "H", SLIDE 131 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID LOT 1 BEING SITUATED IN THE JOSEPH CADLE SURVEY, ABSTRACT NUMBER 65 AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NUMBER 119, ROCKWALL COUNTY, TEXAS, SAID LOT 1 CONTAINS 12.789 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET IN THE SOUTHEAST RIGHT-OF-WAY LINE OF YELLOW JACKET LANE, FOR THE MOST WESTERLY CORNER OF LOT 1, SAID BEGINNING POINT HAVING COORDINATES OF NORTHING: 7,021,451.67 AND EASTING: 2,597,185.83, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983;

(1) THENCE NORTH 44 DEGREES 34 MINUTES 35 SECONDS EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID YELLOW JACKET LANE, A DISTANCE OF 673.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST NORTHERLY CORNER OF LOT 1;

(2) THENCE SOUTH 45 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 737.05 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(3) THENCE NORTH 44 DEGREES 10 MINUTES 13 SECONDS EAST A DISTANCE OF 411.66 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(4) THENCE SOUTH 66 DEGREES 56 MINUTES 47 SECONDS EAST A DISTANCE OF 47.81 FEET TO A PK NAIL WASHER MARKED "PARKHILL RPLS 6453" SET FOR THE MOST EASTERLY CORNER OF LOT 1;

(5) THENCE SOUTH 23 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 69.42 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(6) THENCE SOUTH 44 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 84.46 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(7) THENCE SOUTH 86 DEGREES 08 MINUTES 54 SECONDS WEST A DISTANCE OF 49.16 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(8) THENCE SOUTH 44 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 296.90 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(9) THENCE SOUTH 21 DEGREES 30 MINUTES 31 SECONDS WEST A DISTANCE OF 154.26 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(10) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECOND WEST A DISTANCE OF 212.02 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(11) THENCE NORTH 45 DEGREES 43 MINUTES 25 SECONDS WEST A DISTANCE OF 79.06 FEET TO A 3/8-INCH IRON ROD FOUND AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(12) THENCE SOUTH 44 DEGREES 16 MINUTES 35 SECONDS WEST A DISTANCE OF 270.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET FOR THE MOST SOUTHERLY CORNER OF SAID LOT 1;

(13) THENCE NORTH 45 DEGREES 54 MINUTES 42 SECONDS WEST A DISTANCE OF 195.92 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP MARKED "PARKHILL RPLS 6453" SET AT A POINT OF INTERSECTION FOR A CORNER OF LOT 1;

(14) THENCE NORTH 45 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 563.21 FEET TO THE POINT OF BEGINNING. BEARINGS AND COORDINATES CALLED IN THIS DESCRIPTION ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. DISTANCES CALLED IN THIS DESCRIPTION ARE AT SURFACE. AREAS CALLED IN THIS DESCRIPTION ARE BASED ON CALCULATIONS MADE FROM SURFACE DISTANCES.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____DAY OF _____, 20_____

_____
NOTARY PUBLIC, STATE OF TEXAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL COUNTY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATION THE HEREIN ABOVE DESCRIBED PROPERTY AS LIGHTHOUSE CHURCH ADDITION, LOT 2R, BLOCK A, AN ADDITION TO ROCKWALL COUNTY, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. ROCKWALL COUNTY DOES HEREIN CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED TO THE CITY OF ROCKWALL, TEXAS IN FEE SIMPLE FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY ROCKWALL COUNTY.
5. ROCKWALL COUNTY IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR MUTUAL USE AND ACCOMMODATION, OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND ROCKWALL COUNTY USE THEREOF
7. ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. ROCKWALL COUNTY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY METES OF PLAT AND APPROVED BY THE CITY OF ROCKWALL.
10. THE UNDERSIGNED COVENANTS AND AGREES THAT HE SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH THE CITY OF ROCKWALL (TOWN) STANDARDS AND THAT HE SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF THE FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO THE TOWN STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO TOWN STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES STATING "FIRE LANE, NO PARKING". THE POLICE OR THEIR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
11. THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT, AS HEREIN ABOVE DEFINED, UNLESS APPROVED BY THE TOWN ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERECT OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY DRAINAGE IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE TOWN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE EASEMENT.

CERTIFICATE OF APPROVAL

APPROVED THIS _____DAY OF _____, 20_____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS.

_____TOWN SECRETARY

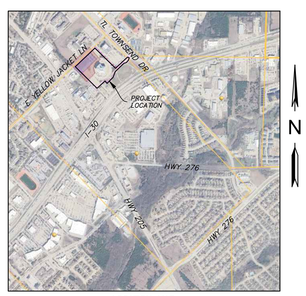
_____TOWN ENGINEER

_____
PLANNING DEPARTMENT

OWNER/APPLICANT: ROCKWALL COUNTY
101 E. RUSK STREET
ROCKWALL, TX 75087
P (972) 204-7000
CONTACT:

LAND SURVEYOR: PARKHILL
4222 85TH STREET
LUBBOCK, TX 79423
CONTACT: SAMUEL WYATT, RPLS

CIVIL ENGINEER: PARKHILL
3000 INTERNET BLVD. SUITE 550
FRISCO, TEXAS 75034
CONTACT: CHRIS SCHNITGER, P.E.



LOCATION MAP

REPLAT
ROCKWALL COUNTY COURTHOUSE ANNEX ADDITION

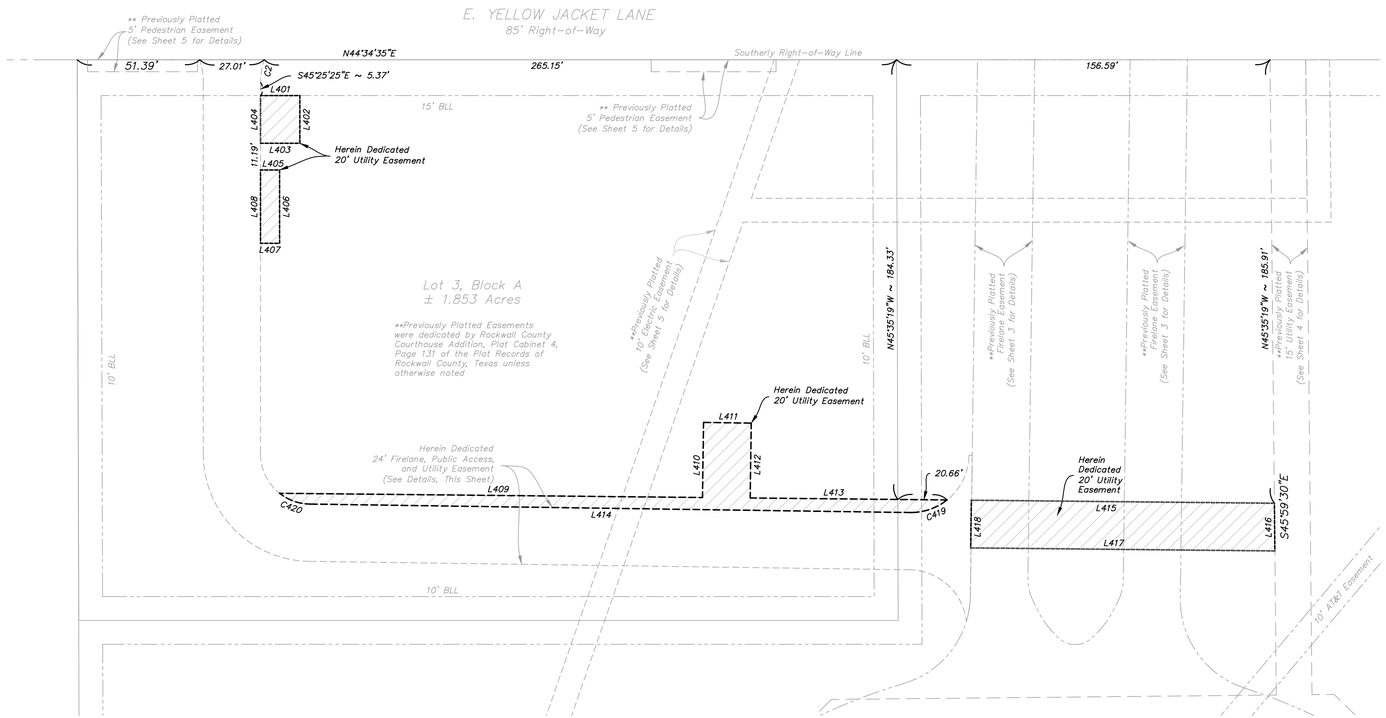
A REPLAT OF
12.789 ACRES BEING LOT 1, BLOCK A, FINAL PLAT OF
ROCKWALL COUNTY COURTHOUSE ADDITION

OUT OF JOSEPH CADLE SURVEY, ABSTRACT NO. 65
AND THE FRANCIS R. HENDERSON SURVEY, ABSTRACT NO. 119
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Parkhill

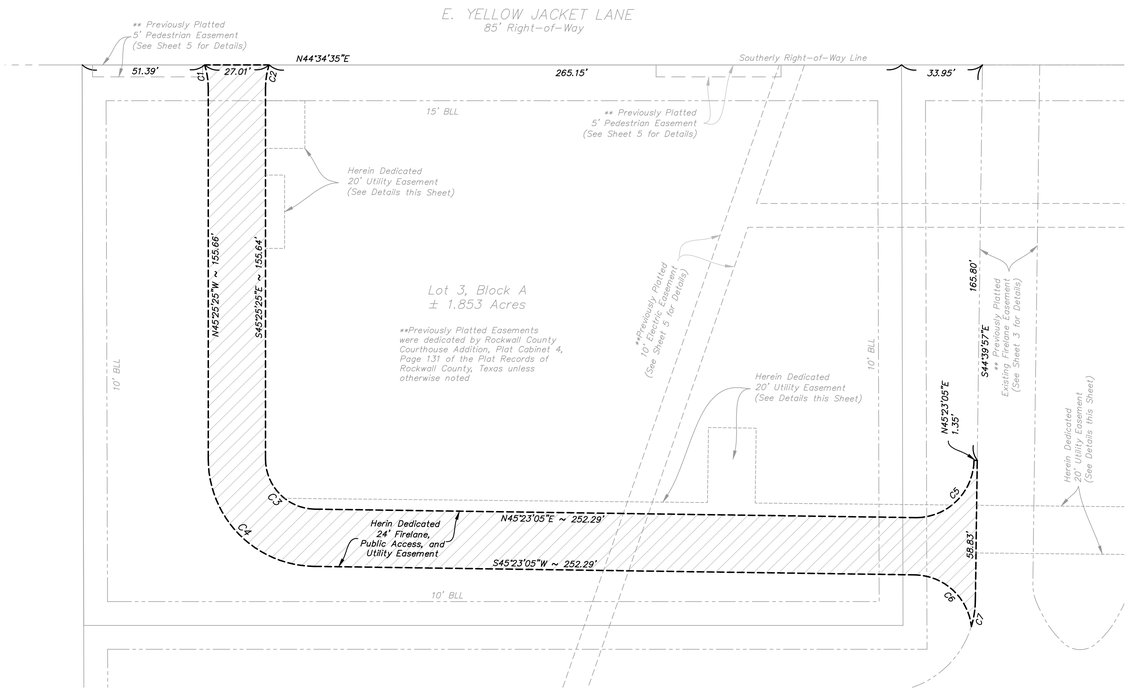
TBPELS FIRM REGISTRATION NO. 10194091

FP-1
SHEET 1 OF 5



20' UTILITY EASEMENT LINE TABLE		
Line #	Direction	Length
L401	S44°34'35"W	16.50'
L402	N45°25'25"W	20.00'
L403	N44°34'35"E	16.50'
L404	S45°25'25"E	20.00'
L405	N44°34'35"E	8.00'
L406	S45°25'25"E	30.76'
L407	S44°34'36"W	8.00'
L408	N45°25'25"W	30.76'
L415	S45°08'59"W	126.94'
L416	N45°59'30"W	20.01'
L417	N45°08'59"E	127.40'
L418	S44°39'57"E	20.00'
L409	N45°08'59"E	177.34'
L410	N44°36'55"W	31.48'
L411	N45°23'05"E	20.00'
L412	S44°36'55"E	31.40'
L413	N45°08'59"E	82.56'
L414	S45°23'05"W	252.29'

20' UTILITY EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C419	16.08'	24.37'	037°48'35"	N25°00'37"E	15.79'
C420	13.76'	21.00'	037°32'54"	N64°09'32"E	13.52'



FIRE LANE EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C1	9.76'	31.50'	017°44'28"	N54°17'39"W	9.72'
C2	9.78'	31.50'	017°47'41"	S36°31'34"E	9.75'
C3	32.70'	21.00'	089°11'30"	N89°58'50"E	29.49'
C4	70.06'	45.01'	089°11'30"	N89°58'50"E	63.20'
C5	37.68'	24.37'	088°35'37"	N00°22'54"W	34.04'
C6	34.63'	24.36'	081°26'45"	S87°22'19"W	31.78'
C7	10.97'	39.00'	016°07'20"	N36°36'17"W	10.94'

0 30' 60'

REPLAT

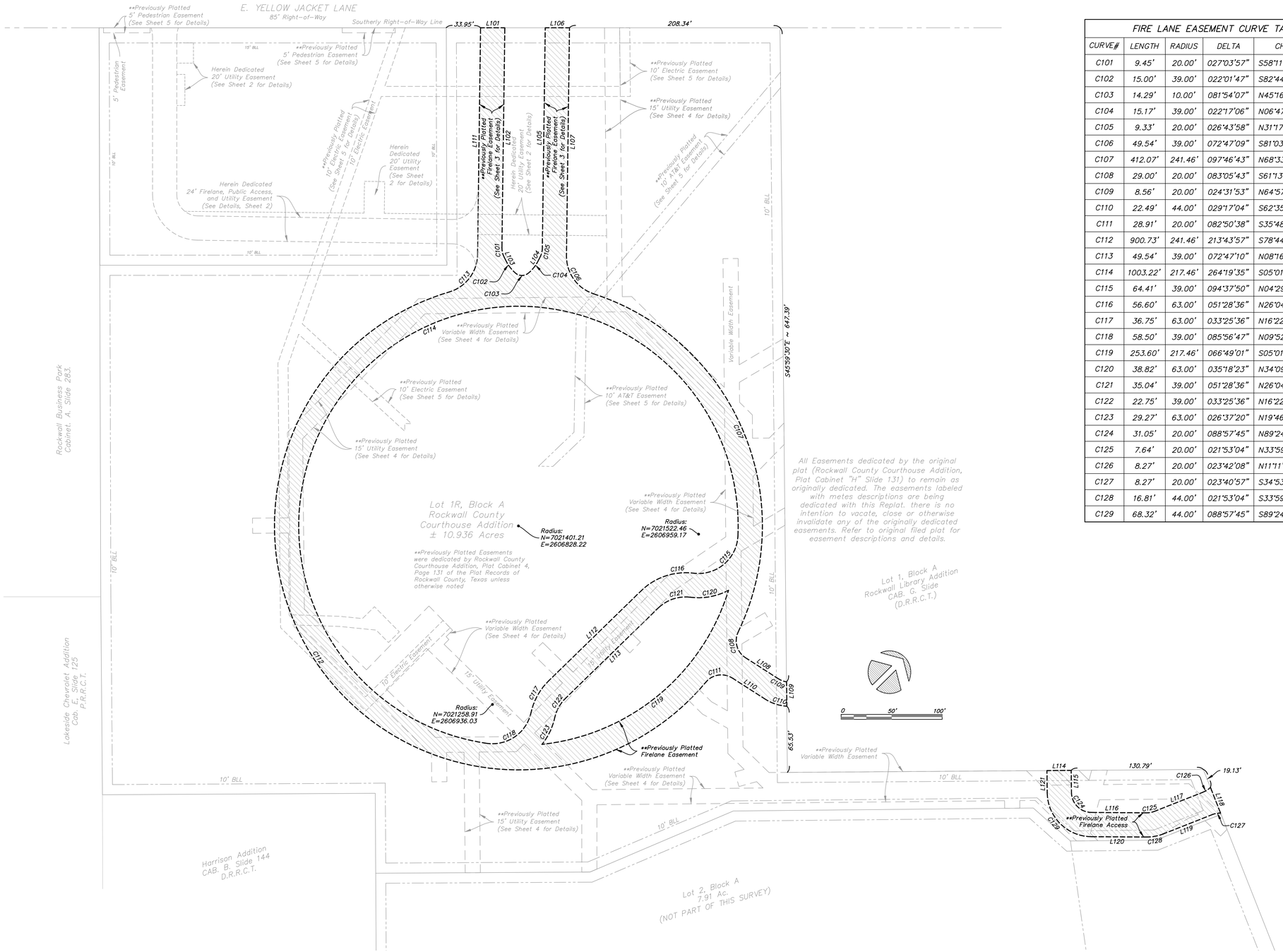
ROCKWALL COUNTY COURTHOUSE ANNEX ADDITION

FIRELANE & 20' UTILITY EASEMENT DETAILS

Parkhill

TBPELS FIRM REGISTRATION NO. 10194091

FP-2
SHEET 2 OF 2



FIRE LANE EASEMENT CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHB	CHL
C101	9.45'	20.00'	027°03'57"	S58°11'55"E	9.36'
C102	15.00'	39.00'	022°01'47"	S82°44'47"E	14.90'
C103	14.29'	10.00'	081°54'07"	N45°16'04"E	13.11'
C104	15.17'	39.00'	022°17'06"	N06°47'26"W	15.07'
C105	9.33'	20.00'	026°43'58"	N31°17'58"W	9.25'
C106	49.54'	39.00'	072°47'09"	S81°03'32"E	46.28'
C107	412.07'	241.46'	097°46'43"	N68°33'45"W	363.85'
C108	29.00'	20.00'	083°05'43"	S61°13'15"E	26.53'
C109	8.56'	20.00'	024°31'53"	N64°57'58"E	8.50'
C110	22.49'	44.00'	029°17'04"	S62°35'22"W	22.25'
C111	28.91'	20.00'	082°50'38"	S35°48'35"W	26.46'
C112	900.73'	241.46'	213°43'57"	S78°44'46"E	462.15'
C113	49.54'	39.00'	072°47'10"	N08°16'22"W	46.28'
C114	1003.22'	217.46'	264°19'35"	S05°01'06"W	322.38'
C115	64.41'	39.00'	094°37'50"	N04°29'48"E	57.34'
C116	56.60'	63.00'	051°28'36"	N26°04'25"E	54.72'
C117	36.75'	63.00'	033°25'36"	N16°22'41"W	36.24'
C118	58.50'	39.00'	085°56'47"	N09°52'55"E	53.17'
C119	253.60'	217.46'	066°49'01"	S05°01'06"W	239.47'
C120	38.82'	63.00'	035°18'23"	N34°09'32"E	38.21'
C121	35.04'	39.00'	051°28'36"	N26°04'25"E	33.87'
C122	22.75'	39.00'	033°25'36"	N16°22'41"W	22.43'
C123	29.27'	63.00'	026°37'20"	N19°46'49"W	29.01'
C124	31.05'	20.00'	088°57'45"	N89°24'41"E	28.03'
C125	7.64'	20.00'	021°53'04"	N33°59'16"E	7.59'
C126	8.27'	20.00'	023°42'08"	N11°11'39"E	8.21'
C127	8.27'	20.00'	023°40'57"	S34°53'12"W	8.21'
C128	16.81'	44.00'	021°53'04"	S33°59'16"W	16.70'
C129	68.32'	44.00'	088°57'45"	S89°24'41"W	61.66'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L101	N44°34'35"E	24.00'
L102	S44°39'57"E	217.51'
L103	S71°43'54"E	4.68'
L104	N17°55'59"W	4.42'
L105	N44°39'57"W	218.18'
L106	N44°34'35"E	24.00'
L107	S44°39'57"E	225.79'
L108	N77°13'54"E	38.73'
L109	S45°59'30"E	24.12'
L110	S77°13'54"W	38.87'
L111	N44°39'57"W	224.63'
L112	N00°20'07"E	127.69'
L113	N00°20'07"E	127.69'
L114	N44°10'13"E	24.00'
L115	S46°06'27"E	21.88'
L116	N44°55'48"E	54.69'
L117	N23°02'44"E	52.30'
L118	S66°56'47"E	27.37'
L119	S23°02'44"W	52.30'
L120	S44°55'48"W	54.69'
L121	N46°06'27"W	21.99'

REPLAT

ROCKWALL COUNTY COURTHOUSE ANNEX ADDITION

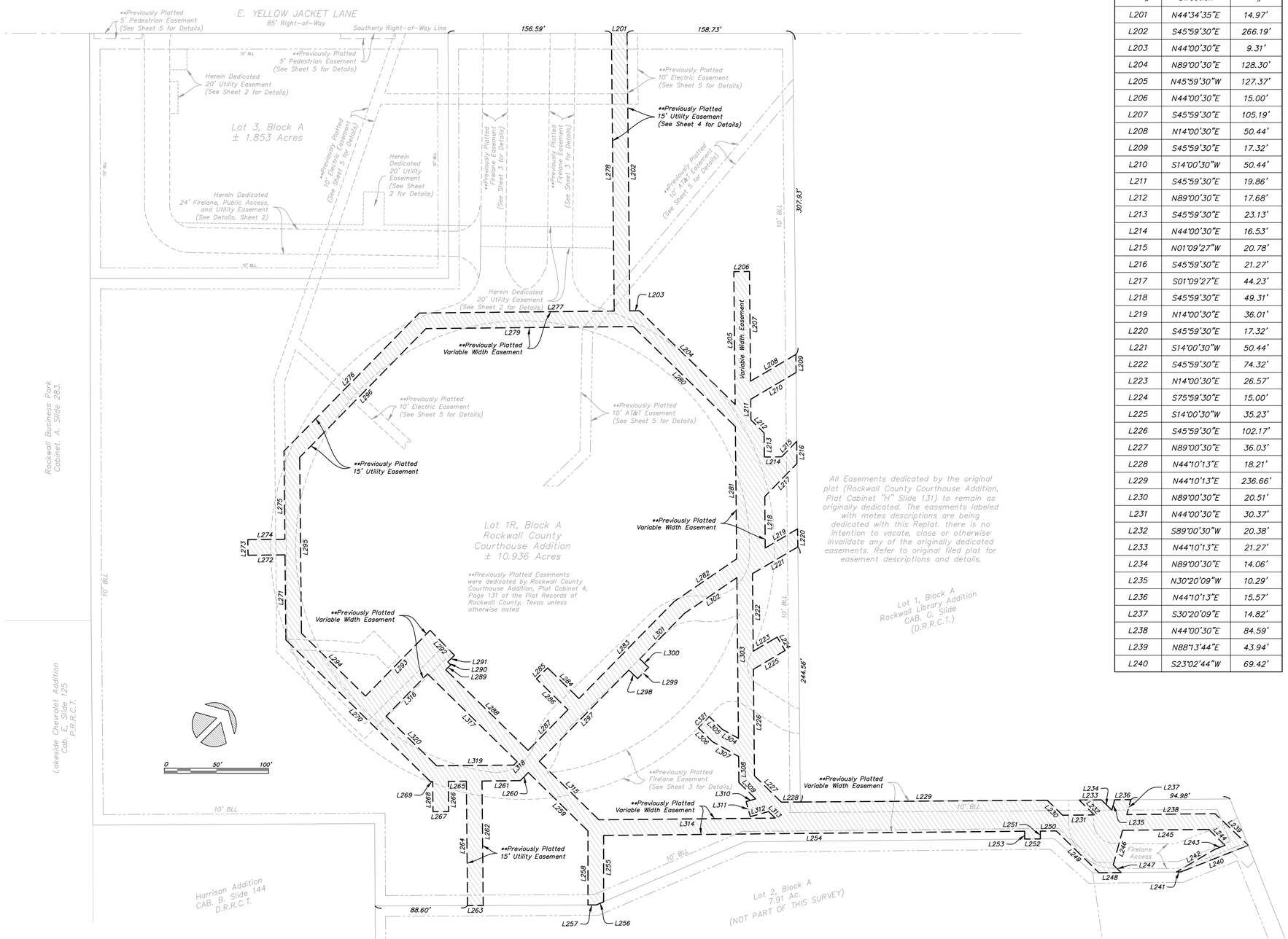
FIRELANE EASEMENT DETAILS

Parkhill

TBPELS FIRM REGISTRATION NO. 10194091

FP-3

SHEET 3 OF 3



FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L201	N44°34'35"E	14.97'
L202	S45°59'30"E	266.19'
L203	N44°00'30"E	9.31'
L204	N89°00'30"E	128.30'
L205	N45°59'30"W	127.37'
L206	N44°00'30"E	15.00'
L207	S45°59'30"E	105.19'
L208	N14°00'30"E	50.44'
L209	S45°59'30"E	17.32'
L210	S14°00'30"W	50.44'
L211	S45°59'30"E	19.86'
L212	N89°00'30"E	17.68'
L213	S45°59'30"E	23.13'
L214	N44°00'30"E	16.53'
L215	N01°09'27"W	20.78'
L216	S45°59'30"E	21.27'
L217	S01°09'27"E	44.23'
L218	S45°59'30"E	49.31'
L219	N14°00'30"E	36.01'
L220	S45°59'30"E	17.32'
L221	S14°00'30"W	50.44'
L222	S45°59'30"E	74.32'
L223	N14°00'30"E	26.57'
L224	S75°59'30"E	15.00'
L225	S14°00'30"W	35.23'
L226	S45°59'30"E	102.17'
L227	N89°00'30"E	36.03'
L228	N44°10'13"E	18.21'
L229	N44°10'13"E	236.66'
L230	N89°00'30"E	20.51'
L231	N44°00'30"E	30.37'
L232	S89°00'30"W	20.38'
L233	N44°10'13"E	21.27'
L234	N89°00'30"E	14.06'
L235	N30°20'09"W	10.29'
L236	N44°10'13"E	15.57'
L237	S30°20'09"E	14.82'
L238	N44°00'30"E	84.59'
L239	N88°13'44"E	43.94'
L240	S23°02'44"W	69.42'

UTILITY EASEMENT LINE TABLE		
Line #	Direction	Length
L241	S44°00'22"W	4.27'
L242	N14°00'30"E	42.80'
L243	N23°02'44"E	10.39'
L244	S89°00'30"W	21.73'
L245	S44°00'30"W	82.58'
L246	S30°20'09"E	34.32'
L247	N89°00'30"E	10.52'
L248	S44°00'22"W	21.21'
L249	S89°00'30"W	57.25'
L250	S44°00'30"W	15.34'
L251	S45°59'30"E	7.50'
L252	S44°00'30"W	15.00'
L253	N45°59'30"W	7.50'
L254	S44°00'30"W	403.45'
L255	S45°25'25"E	63.67'
L256	S21°30'31"W	7.50'
L257	S44°16'35"W	8.10'
L258	N45°25'25"W	70.92'
L259	S89°00'30"W	80.00'
L260	S00°59'30"E	10.86'
L261	S44°00'30"W	36.79'
L262	S45°59'30"E	119.34'
L263	S44°16'35"W	15.00'
L264	N45°59'30"W	119.27'
L265	S44°00'30"W	17.22'
L266	S45°59'30"E	29.00'
L267	S44°00'30"W	15.00'
L268	N45°59'30"W	29.00'
L269	S44°00'30"W	2.20'
L270	S89°00'30"W	193.95'
L271	N45°59'30"W	81.55'
L272	S44°00'30"W	35.47'
L273	N45°59'30"W	15.00'
L274	N44°00'30"E	35.47'
L275	N45°59'30"W	84.53'
L276	N00°59'30"W	185.36'
L277	N44°00'30"E	186.62'
L278	N45°59'30"W	266.33'
L279	N44°00'30"E	198.50'
L280	N89°00'30"E	137.08'

FIRE LANE EASEMENT LINE TABLE		
Line #	Direction	Length
L281	S45°59'30"E	126.80'
L282	S10°15'30"W	72.55'
L283	S00°59'30"E	130.29'
L284	S89°00'30"W	42.00'
L285	S00°20'05"W	15.00'
L286	N89°00'30"E	42.34'
L287	S00°59'30"E	54.62'
L288	S89°00'30"W	110.44'
L289	N00°00'00"E	6.67'
L290	N89°39'55"W	4.01'
L291	N00°11'18"E	9.04'
L292	N89°40'07"W	33.53'
L293	S00°59'30"E	88.39'
L294	S89°00'30"W	86.03'
L295	N45°59'30"W	168.64'
L296	N00°59'30"W	172.93'
L297	N00°59'30"W	122.67'
L298	N89°00'30"E	11.74'
L299	N00°59'30"W	15.00'
L300	S89°00'30"W	11.74'
L301	N00°59'30"W	60.76'
L302	N10°15'30"E	61.04'
L303	S45°59'30"E	154.09'
L304	S74°00'30"W	18.02'
L305	S89°07'18"W	17.21'
L306	N89°07'18"E	19.04'
L307	N74°00'30"E	28.67'
L308	S45°59'30"E	24.94'
L309	N89°00'30"E	22.51'
L310	S29°00'30"W	9.51'
L311	S60°59'30"E	15.00'
L312	N29°00'30"E	18.17'
L313	N89°00'30"E	8.93'
L314	S44°00'30"W	168.96'
L315	S89°00'30"W	80.03'
L316	N00°59'30"W	56.80'
L317	N89°00'30"E	120.16'
L318	S00°59'30"E	4.64'
L319	S44°00'30"W	73.77'
L320	S89°00'30"W	67.98'

UTILITY EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHB	CHL
C321	15.00'	241.42'	003°33'36"	N01°29'43"W	15.00'

REPLAT

ROCKWALL COUNTY COURTHOUSE ANNEX ADDITION

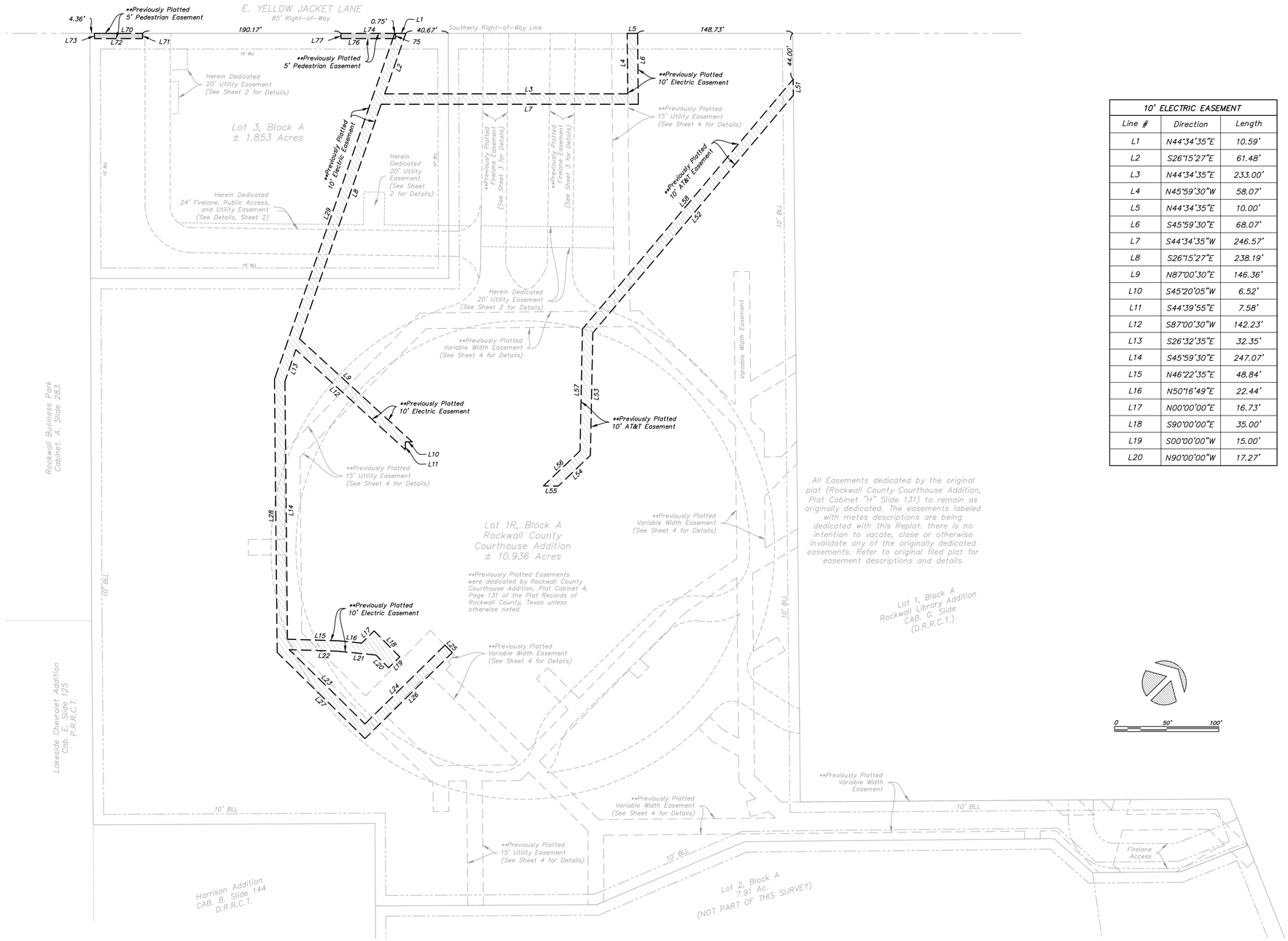
UTILITY EASEMENT DETAILS

Parkhill

TBPELS FIRM REGISTRATION NO. 10194091

FP-4

SHEET 4 OF 5



All Easements dedicated by the original plat (Rockwall County Courthouse Addition, Plat Cabinet "H" Slide 131) to remain as originally dedicated. The easements labeled with metes descriptions are being dedicated with this Replat. there is no intention to vacate, close or otherwise invalidate any of the originally dedicated easements. Refer to original filed plat for easement descriptions and details.

10' ELECTRIC EASEMENT		
Line #	Direction	Length
L1	N44°34'35"E	10.59'
L2	S26°15'27"E	61.48'
L3	N44°34'35"E	233.00'
L4	N45°59'30"W	58.07'
L5	N44°34'35"E	10.00'
L6	S45°59'30"E	68.07'
L7	S44°34'35"W	246.57'
L8	S26°15'27"E	238.19'
L9	N87°00'30"E	146.36'
L10	S45°20'05"W	6.52'
L11	S44°39'55"E	7.58'
L12	S87°00'30"W	142.23'
L13	S26°32'35"E	32.35'
L14	S45°59'30"E	247.07'
L15	N46°22'35"E	48.84'
L16	N50°16'49"E	22.44'
L17	N00°00'00"E	16.73'
L18	S90°00'00"W	35.00'
L19	S00°00'00"W	15.00'
L20	N90°00'00"W	17.27'

10' ELECTRIC EASEMENT		
Line #	Direction	Length
L21	S50°16'49"W	36.85'
L22	S46°22'35"W	46.45'
L23	N89°00'30"E	101.67'
L24	N00°00'00"E	107.62'
L25	S89°40'07"E	10.00'
L26	S00°00'00"W	117.39'
L27	S89°00'30"W	117.95'
L28	N45°59'30"W	261.87'
L29	N26°15'27"W	351.30'

10' AT&T EASEMENT		
Line #	Direction	Length
L51	S45°59'30"E	15.33'
L52	S05°16'45"E	298.24'
L53	S44°18'34"E	117.39'
L54	S00°46'42"W	42.64'
L55	S45°20'05"W	14.25'
L56	N00°46'42"E	48.64'
L57	N44°18'34"W	116.78'
L58	N05°16'45"W	313.41'

5' PEDESTRIAN EASEMENT LINE TABLE		
Line #	Direction	Length
L70	N44°34'34"E	46.11'
L71	N45°25'25"W	5.00'
L72	N44°34'35"E	46.10'
L73	S45°32'59"E	5.00'
L74	N44°34'35"E	52.37'
L75	S45°25'25"E	5.00'
L76	S44°34'35"W	52.36'
L77	N45°32'59"W	5.00'

REPLAT

ROCKWALL COUNTY COURTHOUSE ANNEX ADDITION

ELECTRIC, AT&T, AND PEDESTRIAN EASEMENTS DETAILS

Parkhill

TBPELS FIRM REGISTRATION NO. 10194091

FP-5

SHEET 5 OF 5

Parkhill

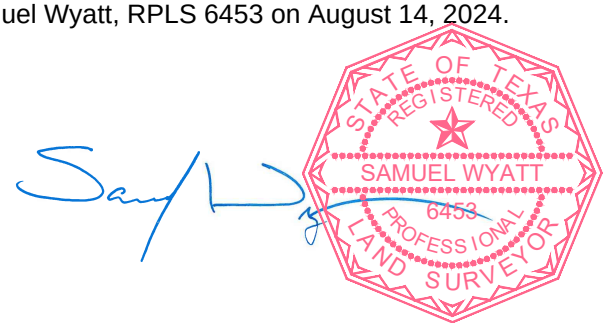
CLOSURE REPORT
LOT 1, BLOCK A,
ROCKWALL COUNTY COURTHOUSE ADDITION,
IN THE JOSEPH CADLE SURVEY, ABST. NO. 65 AND
THE FRANCIS R. HENDERSON SURVEY, ABST. NO. 119,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Closure Report

Bearing	Distance	Northing	Easting
		10000.00	10000.00
N44°34'35"E	673.84		
		10479.99	10472.94
S45°59'30"E	737.05		
		9967.91	11003.06
N44°10'13"E	411.66		
		10263.18	11289.90
S66°56'47"E	47.81		
		10244.46	11333.89
S23°02'44"W	69.42		
		10180.58	11306.71
S44°00'22"W	84.46		
		10119.83	11248.04
S86°08'54"W	49.16		
		10116.53	11198.99
S44°00'30"W	296.90		
		9902.99	10992.71
S21°30'31"W	154.26		
		9759.47	10936.15
S44°16'35"W	212.02		
		9607.67	10788.14
N45°43'25"W	79.06		
		9662.86	10731.53
S44°16'35"W	270.00		
		9469.55	10543.04
N45°54'42"W	195.92		
		9605.86	10402.32
N45°35'19"W	563.21		
		10000.00	10000.00

Closure Error Distance> 0.0016 Error Bearing> S59°16'34"W
Closure Precision> 1 in 2365743.9 Total Distance Inversed> 3844.77

This closure report does not constitute a survey made upon the ground, nor does it constitute a legal description.
For a signed and sealed survey, please refer to the plat prepared on August 14, 2024.
This report was reviewed by Samuel Wyatt, RPLS 6453 on August 14, 2024.



Texas Registered Surveying Firm # 10194091

Parkhill.com

CITY OF ROCKWALL

CITY COUNCIL COMMISSION 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:	September 3, 2024
APPLICANT:	Justin Toon, *Reserve Capital*
CASE NUMBER:	P2024-029; *Final Plat for Lot 1, Block A, Revelation Addition*

SUMMARY

Consider a request by Justin Toon of Reserve Capital – Rockwall Industrial SPE for the approval of a *Final Plat* for Lot 1, Block A, Revelation Addition being a 18.480-acre tract of land identified as Tracts 1, 1-3 & 1-7 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1725 SH-276, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting approval of a *Final Plat* for an 18.480-acre tract of land (*i.e. Tracts 1, 1-3, & 1-7 of the J.M. Allen Survey, Abstract No. 2*) for the purpose of establishing the required easements for the development of a *Warehouse/Distribution Center.*

☑ *Background.* The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's historic zoning maps, at some point between December 7, 1993 and April 5, 2005, the subject property was rezoned from Agricultural (AG) District and Light Industrial (LI) District. On November 20, 2000, the City Council approved a preliminary plat [*Case No. PZ2000-097-01*] for the subject property. This preliminary plat showed the alignment of Carrier Drive and that the subject property would be split into two (2) parcels of land. The preliminary plat expired on November 20, 2001, due to inactivity. A right-of-way plat [*Case No. P2010-013*] dedicating Carrier Drive was approved by the City Council on September 20, 2010. This right-of-way was abandoned by the City Council on May 2, 2016 through *Resolution No. 16-11*. A subsequent preliminary plat [*Case No. P2017- 051*] was submitted and approved by the City Council on November 20, 2017. This preliminary plat showed the subject property being subdivided into eight (8) lots to facilitate the development of an office park. This preliminary plat expired due to inactivity on November 20, 2018. On May 2, 2022, the City Council approved a preliminary plat [*Case No. P2022-021*] for the subject property to facilitate the development of a proposed industrial project. On July 26, 2022, the Planning and Zoning Commission approved a site plan for the purpose of establishing a *Warehouse/Distribution Center* on the subject property. On April 9, 2024, the Planning and Zoning Commission approved an amended site plan granting a variance to the berm requirements along SH-276.

☑ *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, Revelation 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 August 27, 2024, the Planning and Zoning Commission approved a motion to approve the *Final Plat* by a vote of 7-0.

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	1775 STATE HIGHWAY 276, ROCKWALL, TX 75032				
SUBDIVISION	REVELATION	LOT	1	BLOCK	1
GENERAL LOCATION	LAMBRETH TRACT EAST OF JOHN KING BETWEEN DISCOVERY BLVD. & SH 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL	CURRENT USE	LAND / AG		
PROPOSED ZONING	LIGHT INDUSTRIAL	PROPOSED USE	LIGHT INDUSTRIAL		
ACREAGE	18.48	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	Reserve Capital - Rockwall Industrial SPE	☐ APPLICANT	
CONTACT PERSON	Justin Toon	CONTACT PERSON	
ADDRESS	12404 Park Central Dr	ADDRESS	
	Ste 250 S		
CITY, STATE & ZIP	Dallas, TX 75251	CITY, STATE & ZIP	
PHONE	214-988-1360	PHONE	
E-MAIL	justin@reservecappartners.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clint Riley [*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 $669.60 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* August *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."*

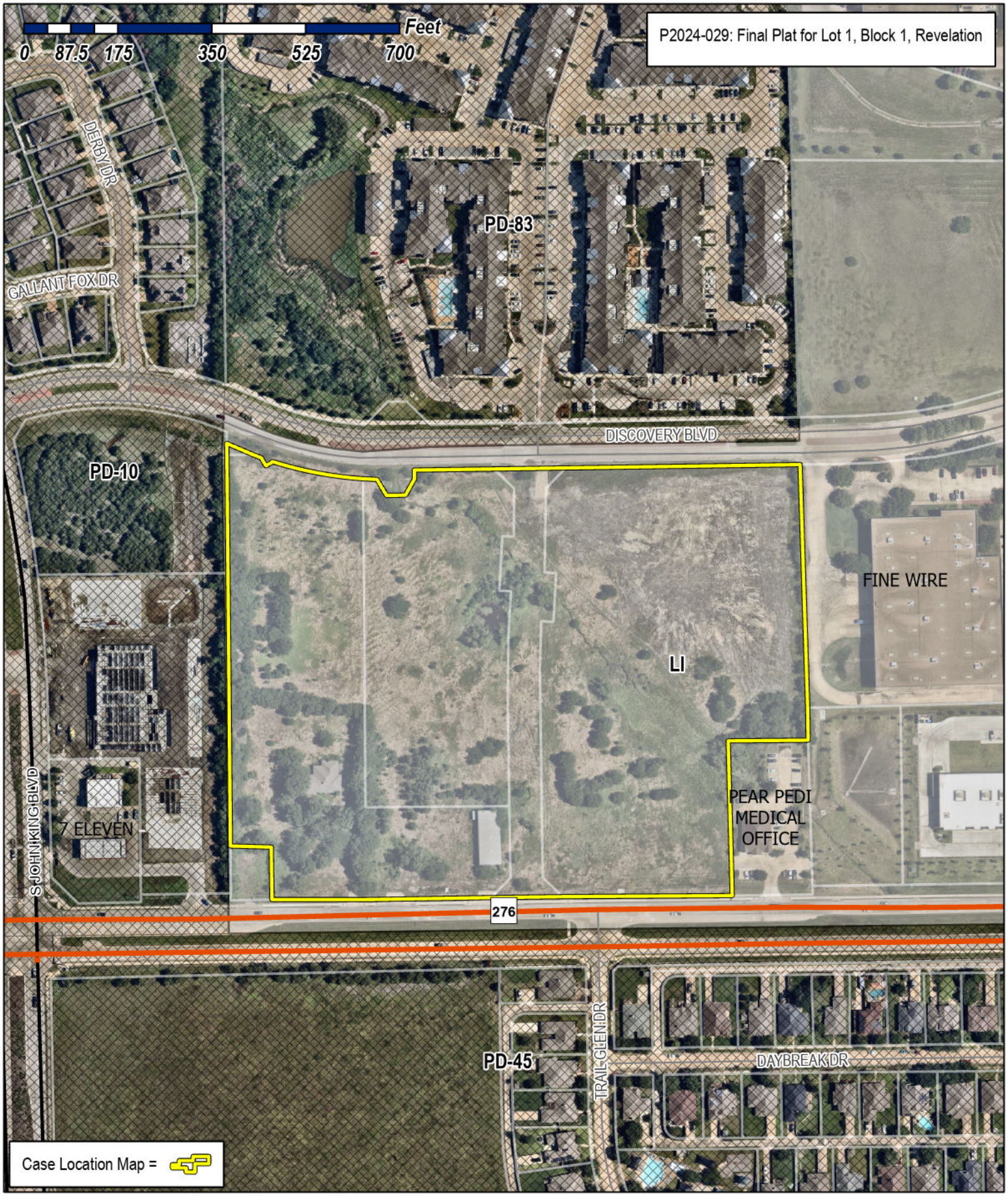
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* August *20*24.

JACKSON FREDERICK
Notary ID #134687908
My Commission Expires
December 20, 2027

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 12/20/2027



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.

DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)
VOL. 6169, PG. 198
O.P.R.R.C.T.

POINT OF BEGINNING
GRID COORDINATES
N: 7,019,922.48
E: 2,604,836.76

GRID COORDINATES
N: 7,019,912.54
E: 2,604,122.86

N 89° 12' 06" E 714.07'

S 01° 32' 40" E 511.33'

N 00° 31' 37" W 596.21'

842.47'

GROSS AREA
18.480 ACRES (804,976 SQ. FT.)

LOT 1, BLOCK 1
18.440 ACRES
(803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC
TRACT 1
INST. NO. 20230000005109
O.P.R.R.C.T.

RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC
TRACT 2
INST. NO. 20230000005109
O.P.R.R.C.T.

CAMBRIDGE
(VOL. 99, PG. 1022)
O.P.R.R.C.T.

GENE LAMBRETH, (PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 20220000006659
O.P.R.R.C.T.
(DEDICATED AS CARRIER DRIVE)
R.O.W. TO BE ABANDONED BY THIS PLAT

FALCON FINE WIRE & WIRE PRODUCTS
VOL. 1714, PG. 63

ADY ROCKWALL JOHN KING PROPERTY OWNER LLC
(INST. NO. 20230000001509)
O.P.R.R.C.T.

SEE SHEET 2 OF 3 FOR FIRE LANE, & UTILITY AND WATER EASEMENTS

SEE SHEET 2 OF 3 FOR FIRE LANE, & UTILITY AND WATER EASEMENTS

JAMES M. ALLEN SURVEY, ABSTRACT NUMBER 2

WILLIAM H. BAIRD SURVEY, ABSTRACT NUMBER 25

STATE HIGHWAY 276
(VOL. 45, PG. 603; VOL. 45, PG. 623; VOL. 73, PG. 206)
(VARIABLE WIDTH R.O.W.)

APPROXIMATE ABSTRACT LINE

R.O.W. DEDICATION
1,731 SQ. FT. OR 0.0397 AC.

S 89° 10' 54" W 515.20'
S 89° 09' 21" W 133.46'
N 44° 11' 09" E 20.63'
S 45° 48' 51" E 20.54'
S 89° 10' 54" W 314.25'
S 89° 42' 05" W 148.89'
S 01° 32' 38" E 274.54'

104.35'

PROPOSED STORM SEWER EASEMENT (BY THIS PLAT)
PROPOSED WATER EASEMENT (BY THIS PLAT)
PROPOSED FIRE LANE & UTILITY EASEMENT (BY THIS PLAT)
PROPOSED SANITARY SEWER EASEMENT (BY THIS PLAT)
PROPOSED DETENTION POND EASEMENT (BY THIS PLAT)
DRAINAGE EASEMENT CAB. H, SLD. 137 R.P.R.R.C.T. TO BE ABANDONED BY THIS PLAT
SANITARY SEWER EASEMENT TRACT 2 INST. NO. 20140000014521 O.P.R.R.C.T.
SANITARY SEWER EASEMENT TRACT 1 INST. NO. 20140000014520 O.P.R.R.C.T.
10' LANDSCAPE SETBACK (BY THIS PLAT)
25' LANDSCAPE SETBACK (BY THIS PLAT)
15' BUILDING SETBACK (BY THIS PLAT)
25' BUILDING SETBACK (BY THIS PLAT)
50' BUILDING SETBACK (BY THIS PLAT)
20' UTILITY AND PEDESTRIAN EASEMENT CAB. D, SLD. 220
VARIABLE WIDTH FIRE LANE EASEMENT D--220
20' DRAINAGE EASEMNT CAB. D, SLD. 221 P.R.R.C.T.
DRAINAGE EASEMENT CAB. I, SLD. 183
LOT 1, BLOCK A PEAK PEDI MEDICAL OFFICE - CAB. I, SLD 183 O.P.R.R.C.T.
24' ACCESS AND DRAINAGE/ DETENTION EASEMENT CAB. I, SLD. 183
7' DRAINAGE/ DETENTION EASEMENT CAB. I, SLD. 183
UTILITY EASMENET CAB. I, SLD. 183

5/8" FIR W/ "MS" CAP
5/8" FIR W/ "MS" CAP (C.M.)
1/2" FIR W/ 5/8" FIR W/ "MADDOX SURVEYING" CAP
1/2" FIR W/ "BURNS SURVEYING" CAP Bears=N56°35'W, 0.51'
1/2" SIR W/CAP
FND. TXDOT MON.
1/2" FIR

ROW (THE STATE OF TEXAS) (INST. NO. 20160000015467)
ROW (THE STATE OF TEXAS) (INST. NO. 20160000015091)
ROW (THE STATE OF TEXAS) (INST. NO. 20160000015096)

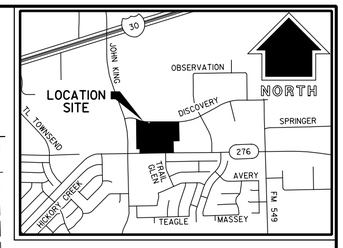
DETAIL NOT TO SCALE

STORM SEWER & DETENTION POND EASEMENT LINE TABLE		
LINE NO.	BEARING	DIST.
D1	N 87°45'41" E	150.39'
D2	S 47°01'36" E	32.57'
D3	S 41°46'29" W	30.90'
D4	N 89°34'57" W	117.51'
D5	N 67°12'39" W	26.69'
D6	N 89°09'38" E	36.32'
D7	S 89°09'38" W	46.03'
D8	S 44°09'38" W	17.28'
D9	S 89°09'38" W	51.23'
D10	N 45°50'22" W	39.31'
D11	N 00°50'22" W	34.47'
D12	S 00°50'22" E	19.02'
D13	S 45°50'22" E	49.81'
D14	N 89°09'38" W	49.78'
D15	N 89°09'38" E	19.00'
D16	S 00°50'22" E	30.00'
D17	S 89°09'38" W	19.00'

PROPERTY LINE CURVE TABLE
C1 Δ=05°23'06" R=657.50' L=61.79' CL=61.77' CB=S67°22'29"E
C2 Δ=16°36'36" R=657.50' L=190.61' CL=189.94' CB=S80°21'07"E

PROPERTY LINE LINE TABLE		
LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

LOCATION MAP
(NOT TO SCALE)



SCALE: 1"=60'

LOT 1
BLOCK B
ROCKWALL TECHNOLOGY PARK
CAB D, SLD 221
P.R.R.C.T.

FALCON FINE WIRE & WIRE PRODUCTS
VOL. 1714, PG. 63

LOT 2
BLOCK B
ROCKWALL TECHNOLOGY PARK
CAB H, SLD 221
P.R.R.C.T.

LEGEND	
SIR	1/2-INCH SET IRON ROD WITH A YELLOW PLASTIC
W/CAP	CAP STAMPED "HALFF" (UNLESS NOTED)
FIR	FOUND IRON ROD
1/2" FIR W/ "MS" CAP	5/8" FIR W/ "MADDOX SURVEYING" RPLS 5430" CAP
C.M.	CONTROLLING MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
CAB., SLD.	CABINET, SLIDE
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

DEVELOPER
INDUSTRIAL RESERVE
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

SURVEYOR
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ANDY SHAFER
PHONE: (214)-346-6200

FINAL PLAT
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2
BY

halff

1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
TBPLS FIRM NO. 10029600
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

1/3

(P2022-021)

PDF_2D_MON_FW_MR_600.plt
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Sheet
HALFF
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8/16/2024

DISCOVERY BLVD.

(VARIABLE WIDTH R.O.W.)
VOL. 6169, PG. 198
O.P.R.R.C.T.

SCALE: 1"=60'

FIRE LANE & UTILITY EASEMENT CURVE DATA TABLE		
C1	C2	C3
Δ=99°46'16"	Δ=15°48'19"	Δ=17°48'49"
R=29.00'	R=80.00'	R=80.00'
L=34.42'	L=22.07'	L=24.87'
CL=44.36'	CL=22.00'	CL=24.77'
CB=S41°27'04"E	CB=N81°15'28"E	CB=N82°15'43"E
C4	C5	C6
Δ=68°28'50"	Δ=43°02'20"	Δ=16°58'31"
R=30.00'	R=20.00'	R=30.00'
L=35.86'	L=15.02'	L=8.89'
CL=33.76'	CL=14.67'	CL=8.86'
CB=N54°55'13"E	CB=N00°50'22"W	CB=N30°50'48"W
C7	C8	C9
Δ=38°38'01"	Δ=58°07'11"	Δ=55°46'53"
R=30.00'	R=30.00'	R=60.00'
L=20.23'	L=30.43'	L=58.42'
CL=19.85'	CL=29.14'	CL=56.14'
CB=S18°32'19"W	CB=S29°50'17"E	CB=S31°00'26"E
C10	C11	C12
Δ=90°00'04"	Δ=90°00'00"	Δ=90°00'00"
R=60.00'	R=30.00'	R=60.00'
L=94.25'	L=47.12'	L=94.25'
CL=84.85'	CL=42.43'	CL=84.85'
CB=S44°09'36"W	CB=S44°09'38"W	CB=S44°09'38"W
C13	C14	C15
Δ=90°00'00"	Δ=89°48'33"	Δ=90°00'00"
R=30.00'	R=30.00'	R=30.00'
L=47.12'	L=47.02'	L=47.12'
CL=42.43'	CL=42.36'	CL=42.43'
CB=S44°09'38"W	CB=N45°44'38"W	CB=S44°09'38"W
C16	C17	C18
Δ=03°09'41"	Δ=27°54'20"	Δ=27°54'20"
R=30.00'	R=56.00'	R=30.00'
L=1.66'	L=27.27'	L=14.61'
CL=1.66'	CL=27.01'	CL=14.47'
CB=N00°44'29"E	CB=N13°06'48"E	CB=N13°06'48"E
C19	C20	C21
Δ=90°00'00"	Δ=90°00'00"	Δ=28°59'47"
R=60.00'	R=30.00'	R=45.00'
L=94.25'	L=47.12'	L=22.77'
CL=84.85'	CL=42.43'	CL=22.53'
CB=N44°09'38"E	CB=N44°09'38"E	CB=N14°06'10"W

FIRE LANE & UTILITY EASEMENT CURVE DATA TABLE CONTINUE			
C22	C23	C24	C25
Δ=27°35'28"	Δ=114°25'14"	Δ=14°40'19"	Δ=14°40'19"
R=115.41'	R=25.00'	R=104.00'	R=80.00'
L=55.58'	L=49.93'	L=26.63'	L=20.49'
CL=55.04'	CL=42.03'	CL=26.56'	CL=20.43'
CB=N20°31'43"W	CB=N31°57'01"E	CB=N81°49'28"E	CB=N81°49'28"E
C26	C27	C28	C29
Δ=85°09'23"	Δ=90°00'00"	Δ=90°00'00"	Δ=90°00'00"
R=30.00'	R=30.00'	R=20.00'	R=20.00'
L=44.59'	L=47.12'	L=31.42'	L=31.42'
CL=40.60'	CL=42.43'	CL=28.28'	CL=28.28'
CB=S48°43'47"E	CB=S44°09'38"W	CB=N45°50'22"W	CB=S44°09'38"W
C30	C31	C32	C33
Δ=90°00'00"	Δ=26°43'10"	Δ=90°00'00"	Δ=90°00'00"
R=30.00'	R=30.00'	R=30.00'	R=30.00'
L=47.12'	L=13.99'	L=47.12'	L=47.12'
CL=42.43'	CL=13.86'	CL=42.43'	CL=42.43'
CB=N45°50'22"W	CB=N14°11'57"W	CB=S45°50'22"E	CB=N44°09'38"E
C34	C35	C36	C37
Δ=50°42'42"	Δ=50°42'42"	Δ=90°00'00"	Δ=90°00'00"
R=30.00'	R=30.00'	R=20.00'	R=20.00'
L=26.55'	L=26.55'	L=31.42'	L=31.42'
CL=25.69'	CL=25.69'	CL=28.28'	CL=28.28'
CB=N63°48'17"E	CB=N63°48'17"E	CB=S45°50'22"E	CB=N44°09'38"E
C38	C39		
Δ=90°00'00"	Δ=90°00'02"		
R=30.00'	R=30.00'		
L=47.02'	L=47.12'		
CL=42.36'	CL=42.43'		
CB=S45°50'22"E	CB=S44°09'38"W		

PROPERTY LINE LINE TABLE		
LINE NO.	BEARING	DIST.
L1	S 65°23'20" E	13.91'
L2	S 30°46'48" E	17.30'
L3	N 59°20'10" E	14.69'
L4	N 89°13'10" E	7.17'
L5	S 03°06'22" W	1.50'
L6	S 30°42'06" E	34.47'
L7	N 89°28'57" E	35.31'
L8	N 29°28'57" E	34.60'
L9	N 00°55'38" W	16.68'

PROPERTY LINE CURVE TABLE	
C1	C2
Δ=05°23'06"	Δ=16°36'36"
R=657.50'	R=657.50'
L=61.79'	L=190.61'
CL=61.77'	CL=189.94'
CB=S67°22'29"E	CB=S80°21'07"E

FIRE LANE & UTILITY EASEMENT LINE TABLE		
LINE NO.	BEARING	DIST.
F1	N 00°50'22" W	4.00'
F2	S 89°09'38" W	24.00'
F3	S 00°50'22" E	4.00'
F4	S 89°09'38" W	24.00'

WATER LINE EASEMENT LINE TABLE		
LINE NO.	BEARING	DIST.
W1	N 00°50'22" W	4.00'
W2	S 89°09'38" W	24.00'
W3	S 00°50'22" E	4.00'
W4	S 89°09'38" W	24.00'
W5	S 00°50'22" E	20.00'
W6	S 89°09'38" W	7.84'
W7	S 00°50'22" E	12.73'
W8	S 89°09'38" W	20.00'
W9	N 00°50'22" W	12.58'
W10	S 00°50'22" E	10.00'
W11	S 89°09'38" W	20.00'
W12	N 00°50'22" W	8.28'
W13	S 00°48'55" E	10.50'
W14	S 89°09'38" W	20.00'
W15	N 00°48'55" W	10.50'
W16	S 00°50'22" E	10.14'
W17	S 89°09'38" W	20.00'
W18	N 00°50'22" W	6.40'
W19	S 89°09'38" W	10.50'
W20	N 00°50'22" W	20.00'
W21	N 89°09'38" E	10.50'
W22	S 89°09'38" W	5.55'
W23	N 00°50'22" W	20.00'
W24	N 89°09'38" E	5.55'
W25	N 89°09'38" E	30.31'
W26	N 00°50'22" W	16.00'
W27	N 89°09'38" E	26.50'
W28	S 00°50'22" E	29.67'
W29	S 89°09'38" W	5.50'
W30	N 00°50'22" W	20.00'
W31	N 89°09'38" E	5.50'
W32	N 00°50'22" W	29.87'
W33	S 00°50'22" E	12.99'
W34	S 89°09'38" W	26.50'
W35	N 00°50'22" W	12.99'
W36	S 00°50'22" E	4.00'
W37	N 00°50'22" W	4.00'
W38	N 00°50'22" W	7.01'
W39	S 00°50'22" E	7.01'

SANITARY SEWER EASEMENT
INST. NO. 20140000014521
O.P.R.R.C.T.

SANITARY SEWER EASEMENT
TRACT 1
INST. NO. 20140000014520
O.P.R.R.C.T.

PROPOSED WATER EASEMENT (BY THIS PLAT)

PROPOSED FIRE LANE & UTILITY EASEMENT (BY THIS PLAT)

DRAINAGE EASEMENT
CAB. H, SLD. 137
R.P.R.R.C.T.
TO BE ABANDONED BY THIS PLAT

DRAINAGE EASEMENT
CAB. I, SLD. 183

24' ACCESS AND DRAINAGE/ DETENTION EASEMENT
CAB. I, SLD. 183

7' DRAINAGE/ DETENTION EASEMENT
CAB. I, SLD. 183

UTILITY EASMENET
CAB. I, SLD. 183

GROSS AREA
18.480 ACRES (804,976 SQ. FT.)

LOT 1, BLOCK 1
18.440 ACRES
(803,245 SQ. FT.)

RESERVE CAPITAL-ROCKWALL
INDUSTRIAL SPE, LLC
TRACT 1
INST. NO. 20230000005109
O.P.R.R.C.T.

RESERVE CAPITAL-ROCKWALL
INDUSTRIAL SPE, LLC
TRACT 2
INST. NO. 20230000005109
O.P.R.R.C.T.

GENE LAMBRETH,
(PRINCIPAL, BSKJ DEVELOPMENT)
INST. NO. 20220000006659
O.P.R.R.C.T.
(DEDICATED AS CARRIER DRIVE)
R.O.W. TO BE ABANDONED BY THIS PLAT

JAMES M. ALLEN SURVEY, ABSTRACT NUMBER 2

WILLIAM H. BAIRD SURVEY, ABSTRACT NUMBER 25

R.O.W. DEDICATION 1,731 SQ. FT. OR 0.0397 AC.

APPROXIMATE ABSTRACT LINE

STATE HIGHWAY 276
(VOL. 45, PG. 603; VOL. 45, PG. 623; VOL. 73, PG. 206)
(VARIABLE WIDTH R.O.W.)

DETAIL
NOT TO SCALE

FINAL PLAT
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2
BY

(P2022-021)

OWNER	DEVELOPER	SURVEYOR
RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE LLC 15110 DALLAS PKWY P O BOX 670551 DALLAS, TEXAS 75367 CONTACT: JUSTIN TOON C: (214)-577-6789	INDUSTRIAL RESERVE 15110 DALLAS PKWY P O BOX 670551 DALLAS, TEXAS 75367 CONTACT: JUSTIN TOON C: (214)-577-6789	HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 CONTACT: ANDY SHAFER PHONE: (214)-346-6200

halff

1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
TBPLS FIRM NO. 10029600
SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

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OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS RESERVE CAPITAL-ROCKWALL INDUSTRIAL SPE, LLC, IS THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the James M. Allen Survey, Abstract Number 2, City of Rockwall, Rockwall County, Texas, and being all of Tract 1 and Tract 2 as described in Special Warranty Deed to Reserve Capital-Rockwall Industrial SPE, LLC as recorded in Instrument Number 20230000005109 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod with plastic cap stamped "Maddox Surveying RPLS 5430" (hereinafter referred to as "with Maddox cap") at the northeast corner of said Tract 1, being the northwest corner of Lot 1, Block B, Rockwall Technology Park, an addition to the City of Rockwall recorded in Cabinet D, Slide 221 P.R.R.C.T. and being in the south right-of-way line of Discovery Boulevard as described in Special Warranty Deed to the City of Rockwall recorded in Volume 6169, Page 198 O.P.R.R.C.T.;

THENCE South 01 degree 32 minutes 40 seconds East, departing said south right-of-way line, with the east line of said Tract 1 and with the west line of said Rockwall Technology Park, passing at a distance of 452.28 feet a found 1/2-inch iron rod with plastic cap stamped Weir & Assoc. Inc." at the southwest corner of said Lot 1 and the northwest corner of Lot 2, of said Block B, and continuing, in all a total distance of 511.33 feet to a found 1/2-inch iron rod for the northeast corner of Lot 1 Block A, Peak Pedi Medical Office, an addition to the City of Rockwall recorded in Cabinet I, Slide 183 O.P.R.R.C.T.;

THENCE South 89 degrees 42 minutes 05 seconds West, with the north line of said Lot 1, Block A, a distance of 148.89 feet, to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A;

THENCE South 01 degree 32 minutes 38 seconds East, with the west line of said Lot 1, Block A, a distance of 274.54 feet to a found 5/8-inch iron rod with a pink plastic TxDot cap (hereafter referred to as "found TxDot Monument") for the southeast corner of the herein described tract, and being the northeast corner of a called 0.108 acre Right-of-Way dedication to the State of Texas for FM 276 (a variable width right-of-way) as recorded in Instrument Number 20160000015096 O.P.R.R.C.T.;

THENCE with the north right-of-way line of said FM 276 and south line of said Tract 1, the following courses and distances:

South 89 degrees 10 minutes 54 seconds West, a distance of 314.25 feet to a found TxDot Monument in the east line of an abandoned 1.2654 acre right-of-way formerly known as Carrier Drive, and the northwest corner of said 0.108 acre right-of-way dedication;

South 45 degrees 48 minutes 51 seconds East, with said east line and the west line of said 0.108 acre right-of-way dedication, a distance of 20.54 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Halff" for corner;

South 89 degrees 09 minutes 21 seconds West, a distance of 133.46 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Halff" for corner, being the southeast corner of a called 0.152 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015091 O.P.R.R.C.T., being the southwest corner of said abandoned Carrier Drive;

North 44 degrees 11 minutes 09 seconds East, with the east line of said 0.152 acre right-of-way dedication and west line of said abandoned Carrier Drive, a distance of 20.63 feet to a set 1/2-inch iron rod with a yellow plastic cap stamped "Halff" for the northeast corner of said 0.152 acre right-of-way dedication;

South 89 degrees 10 minutes 54 seconds West, departing said west line, with the north line of said 0.152 acre right-of-way dedication, passing at a called distance of 439.88 feet the northwest corner of said 0.152 acre right-of-way dedication, same being the southwest corner of said Tract 1, the southeast corner of said Tract 2 and the northeast corner of a called 0.026 acre Right-of-Way dedication to the State of Texas for FM 276 as recorded in Instrument Number 20160000015467 O.P.R.R.C.T., and continuing along the south line of said Tract 2 and north line of said 0.026 acre Right-of-way dedication, in all a total distance of 515.20 feet to the southwest corner of said Tract 2, being the northwest corner of said 0.026 acre Right-of-way dedication, and from which point a found 1/2-inch iron rod with a yellow plastic cap stamped "Burns Surveying" bears North 56 degrees 35 minutes West, 0.51 feet, and said point being on the east line of a called 3.682 acre tract of land described in Special Warranty Deed to ADV Rockwall John King Property Owner, LLC, as recorded in Instrument Number 20230000001509, O.P.R.R.C.T.;

THENCE North 00 degrees 31 minutes 37 seconds West, with the west line of Tract 2 and Tract 1 and the east line of said 3.682 acre tract, passing at a distance of 596.21 feet the northeast corner of said 3.682 acre tract, and continuing with said west line of Tract 2, in all a total distance of 842.47 feet to a found 5/8-inch iron rod with Maddox cap at the northwest corner of said Tract 1, and being in the south right-of-way line of said Discovery Boulevard;

THENCE with the south right-of-way line of said Discovery Boulevard and north line of said Tract 1, the following courses and distances:

South 65 degrees 23 minutes 20 seconds East, a distance of 13.91 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 05 degrees 23 minutes 06 seconds, an arc distance of 61.79 feet, and whose chord bears South 67 degrees 22 minutes 29 seconds East 61.77 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 46 minutes 48 seconds East, a distance of 17.30 feet to a found 5/8-inch iron rod with Maddox cap;

North 59 degrees 20 minutes 10 seconds East, a distance of 14.69 feet to a found 5/8-inch iron rod with Maddox cap at the beginning of a non-tangent curve to the left;

With said curve to the left, having a radius of 657.50 feet, through a central angle of 16 degrees 36 minutes 36 seconds, an arc distance of 190.61 feet and whose chord bears South 80 degrees 21 minutes 07 seconds East, a distance of 189.94 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 13 minutes 10 seconds East, a distance of 7.17 feet to a found 5/8-inch iron rod with Maddox cap;

South 03 degrees 06 minutes 22 seconds West, a distance of 1.50 feet to a found 5/8-inch iron rod with Maddox cap;

South 30 degrees 42 minutes 06 seconds East, a distance of 34.47 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 28 minutes 57 seconds East, a distance of 35.31 feet to a found 5/8-inch iron rod with Maddox cap;

North 29 degrees 28 minutes 57 seconds East, a distance of 34.60 feet to a found 5/8-inch iron rod with Maddox cap;

North 00 degrees 55 minutes 38 seconds West, a distance of 16.68 feet to a found 5/8-inch iron rod with Maddox cap;

North 89 degrees 12 minutes 06 seconds East, passing at a distance of 158.53 feet a found 5/8-inch iron rod with plastic cap stamped "Burns Surveying" at the northwest corner of said abandoned Carrier Drive, and continuing with the north line of said Tract 1, in all a total distance of 714.07 feet, to the **POINT OF BEGINNING AND CONTAINING** 804,976 square feet or 18.480 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

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

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

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

_____
Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

_____ _____
Notary Public in and for the State of Texas **My Commission Expires**

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

STATE OF TEXAS
COUNTY OF ROCKWALL

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

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

_____ _____
Notary Public in and for the State of Texas **My Commission Expires**

GENERAL NOTES:

1. This survey was performed without the benefit of a commitment for title insurance, the surveyor did not abstract the property for easements, rights-of-way or any other encumbrances.
2. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202). All distances shown hereon are surface distances.
3. By graphical plotting, this property lies within Zone "X" (Unshaded) based on the Flood Insurance Rate Map Rockwall County, Texas and Incorporated Areas, Panel No. 48397C0045L, dated September 26, 2008, published by the Federal Emergency Management Agency. Zone "X" (Unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain. The Surveyor utilizes the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
4. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
5. 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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
6. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
7. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
8. All decorative signed, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
9. The property is currently zoned L.I. (Light Industrial)

STANDARD CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman **Date**

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

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

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

_____ _____ _____
Mayor, City of Rockwall **City Secretary** **City Engineer**

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

_____
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017
TBPELS FIRM NO. 10029600

OWNER

RESERVE CAPITAL-
ROCKWALL INDUSTRIAL SPE LLC
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

DEVELOPER

INDUSTRIAL RESERVE
15110 DALLAS PKWY
P O BOX 670551
DALLAS, TEXAS 75367
CONTACT: JUSTIN TOON
C: (214)-577-6789

SURVEYOR

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: ANDY SHAFER
PHONE: (214)-346-6200

FINAL PLAT
OF
REVELATION
LOT 1, BLOCK 1
BEING AN
18.480 ACRES
ADDITION TO THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
JAMES M. ALLEN SURVEY,
ABSTRACT NO. 2
BY

halff
1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
TBPLS FIRM NO. 10029600

SCALE: 1"=60' (214)346-6200 AVO. 53955 AUGUST, 2024

(P2022-021)

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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, City Manager Joey Boyd, Assistant City Manager
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	September 3, 2024
SUBJECT:	MIS2024-018; *Alternative Tree Mitigation Settlement Agreement for 701 E. IH-30*

The applicant, Mike Feather of Kimley-Horn on behalf of John Wardell of Lakepointe Church, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is located on a 34.4904-acre parcel of land identified as Lot 3, Block A, Lake Pointe Baptist Church Addition, which is located on the southside of IH-30 and between Ridge Road [*FM-740*] and Market Center Drive. In July 2024 the property owner held a *Pre-Application Meeting* with staff to discuss improvements on the subject property. It was determined that an *Alternative Tree Mitigation Settlement Agreement* would be required for the proposed improvements. In accordance with staff comments the applicant submit an application, a letter, and a treescape plan on August 16, 2024.

The *Treescape Data Table* provided by the applicant indicates that 1,224-inches of trees will be removed from the subject property as a result of the proposed development. According to Subsection 05(F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "… (t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance …" In this case, the landscape table provided by the applicant indicates that 385 caliper inches will be planted on-site. With the planted trees, the remaining mitigation balance will be 839 inches (*i.e. 1,224 – 385 = 839*). The applicant's letter indicates that this is the first phase of the improvements proposed on the subject property. Given this, the applicant is requesting to defer the remaining balance until the next phase of the development in order to capture any additional plantings. According to Section 05(F), *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "(t)ree preservation credits may be purchased at a rate of $200.00 per inch for up to 20.00% of the total replacement inches…"; however, credits may be purchased at $100.00 per inch if new trees are planted on site. Based on the applicant's letter, they are requesting to pay the mitigation balance in full if the future phase does not complete a treescape plan by December 31, 2025. At that time, the mitigation fee will be $83,900.00 (*i.e. 839 caliper inches x $100.00 per caliper inch = $83,900.00*). Staff should note that this represents 68.60% of the total mitigation balance. The City Council – *pending a recommendation from the Planning and Zoning Commission* -- is charged with acting upon the proposed *Alternative Tree Mitigation Settlement Agreement*. On August 27, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 7-0. Should the City Council have any questions concerning the applicant's request, staff will be available at the meeting on *September 3, 2024*.

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	701 E-I-30, Rockwall, TX 75087				
SUBDIVISION	LAKE POINTE BAPTIST CHURCH ADDITION	LOT	3	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD	CURRENT USE	CHURCH CAMPUS		
PROPOSED ZONING	N/A	PROPOSED USE	CHURCH CAMPUS		
ACREAGE	35.6	LOTS [CURRENT]	1	LOTS [PROPOSED]	N/A

☐ ***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	LAKEPOINTE CHURCH	☐ APPLICANT	KIMLEY-HORN
CONTACT PERSON	JOHN WARDELL	CONTACT PERSON	MIKE FEATHER
ADDRESS	701 E-I-30	ADDRESS	203 W NASH ST
			SUITE 100
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	TERRELL, TX 75160
PHONE	214-707-2732	PHONE	972-391-7414
E-MAIL	JOHN.WARDELL@LAKEPOINTE.CHURCH	E-MAIL	MIKE.FEATHER@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John P. Wardell [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 $100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19TH *DAY OF* AUGUST *20*24 *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."*

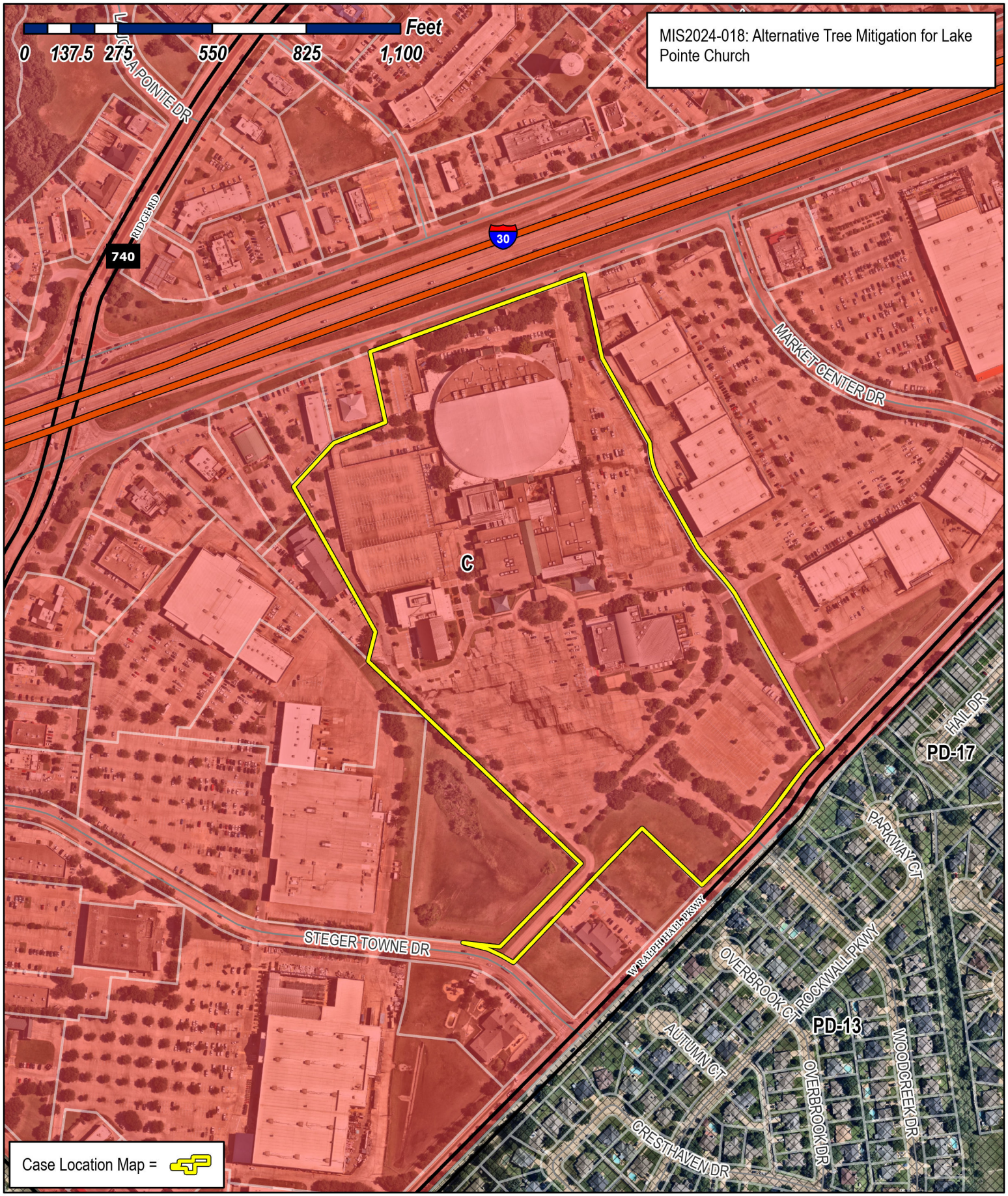
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 *DAY OF* August *20*24.

OWNER'S SIGNATURE John P. Wardell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristi Donaghey

KRISTI DONAGHY
Notary ID #132211284
My Commission Expires
October 15, 2027

MY COMMISSION EXPIRES 10/15/2027



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.

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I hearby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

_____ _____

Planning & Zoning Commission, Chairman ***Director of Planning and Zoning***



LANDSCAPE PLAN LAKEPOINTE CHURCH PARKING LOT EXTENSION

ADDRESS: 701 I30, TX
OVERLAY DISTRICT: IH-30, (PT OF 34.49 AC TR)
RCAD PROP ID: 53836
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
LAKEPOINTE CHURCH
701 E INTERSTATE 30,
ROCKWALL, TX 75087
(469) 698-2200

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC
6160 WAREN PKWY, SUITE 210
FRISCO, TX 75034
PHONE: 972-335-3580
CONTACT: NIK ADAMS, PLA.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

811 Know what's **below.** **Call** before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn

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6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
8/15/2024

KHA PROJECT	064608805
DATE	8/15/2024
SCALE:	AS SHOWN
DESIGNED BY:	CLW
DRAWN BY:	CLW
CHECKED BY:	NBA

OVERALL TREESCAPE PLAN

LAKEPOINTE RING ROAD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LT 1.00

Plotted By: Von Borstel, Sara Date: August 15, 2024 02:31:46pm File Path: K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 1.01.dwg
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LEGEND

OFF SITE TREE

TREE TO REMAIN

TREE TO BE REMOVED

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

15' WATER EASEMENT
INST. NO. 20180000008587

ONCOR ELECTRIC DELIVERY
COMPANY EASEMENT
INST. NO. 20180000017130

LOT 3, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
INST. NO. 20180000008587

LAKEPOINTE CHURCH, INC

WATER EASEMENT
INST. NO. 20180000008587

19870 19871 19872 19873 19874 19865 19868 19869 19866 19867 19864

19880 19879 19878 19881 19877 19875 19876

1726 1727

24' FIRE LANE, PUBLIC ACCESS
AND UTILTY EASEMENT
INST. NO. 20180000008587

15' WATER LINE EASEMENT
CAB. E, PG. 217

WATER EASEMENT
INST. NO. 20180000008587

19882

20254 20253 20252 20251 20258 20257 19712 20249 20248 19713 19714

10'x15' WATER EASEMENT
INST. NO. 20180000008587

24' FIRE LANE, PUBLIC ACCESS
AND UTILTY EASEMENT
INST. NO. 20180000008587

19711

MATCHLINE (SEE PAGE LT 1.05)

MATCHLINE (SEE PAGE LT 1.02)

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER L. WILLIAMS

8/15/2024

KHA PROJECT	064608805
DATE	8/15/2024
SCALE:	AS SHOWN
DESIGNED BY:	CLW
DRAWN BY:	CLW
CHECKED BY:	NBA

TREESCAPE PLAN

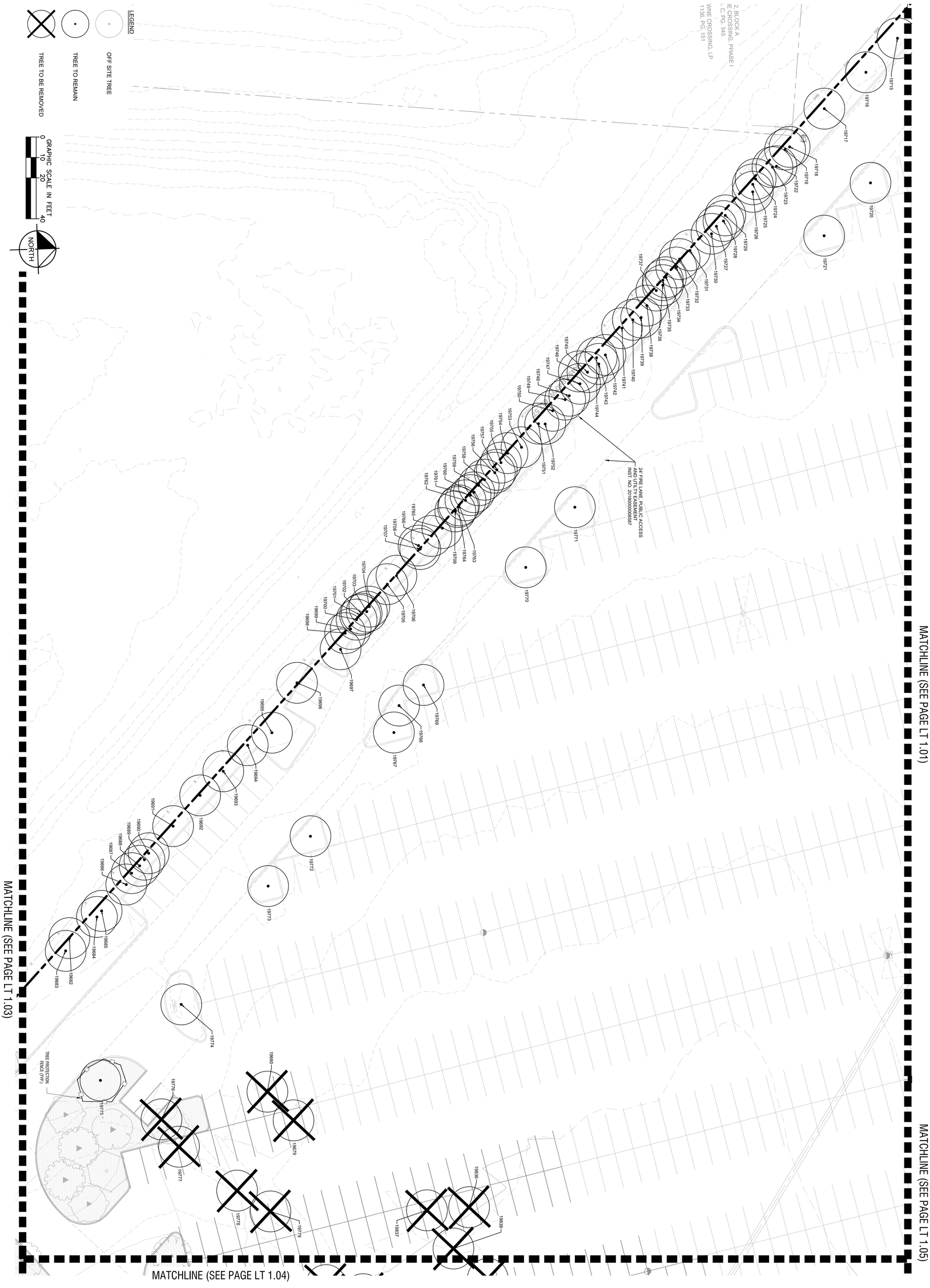
LAKEPOINTE RING ROAD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LT 1.01

Plotted By:Von Borstel, Sara Date:August 15, 2024 02:31:51pm File Path:K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 1.01.dwg
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SHEET NUMBER LT 1.02	LAKEPOINTE RING ROAD CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	TREESCAPE PLAN	KHA PROJECT 064608805 DATE 8/15/2024 SCALE: AS SHOWN DESIGNED BY: CLW DRAWN BY: CLW CHECKED BY: NBA	STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT 8/15/2024	Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	No.	REVISIONS / DATE / BY

Plotted By: Von Borstel, Sara Date: August 15, 2024 02:32:01pm File Path: K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 1.01.dwg
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MATCHLINE (SEE PAGE LT 1.02)

MATCHLINE (SEE PAGE LT 1.04)

TREE PROTECTION FENCE (TYP.)

19681

19826
19824
19825
19823
19822
19821
19820
19819
19818
19817
19815
19814
19813
19816
19812

FUTURE COMMON ACCESS EASEMENT CAB. E, PG. 301

N45°00'23"E 335.89'

19827

60' ACCESS EASEMENT VOL. 1199, PG. 238

19828

WATER EASEMENT CAB. E, PG. 301

DRAINAGE EASEMENT CAB. E, PG. 301

LOT 2, BLOCK A
LAKE POINTE BAPTIST
CHURCH ADDITION
CAB. E, PG. 217

LAKEPOINTE CHURCH, INC

N44°59'37"W 371.71'

35' DRAINAGE EASEMENT VOL. 136, PG. 277

CALLED 0.98 ACRES
DRAKE BUSINESS PROPERTIES LTD
VOL. 291, PG. 281

TREE PROTECTION FENCE (TYP.)

19811
19810
19809

15' TXU EASEMENT CAB. E, PG. 217

20' UTILTY EASEMENT CAB. B, PG. 84

10' WATER LINE EASEMENT VOL. 172, PG. 561

TREE PROTECTION FENCE (TYP.)

19804
19803
19805
19808
19806
19807

S44°59'37"E 371.71'

W RALPH HALL PKWY

LEGEND

OFF SITE TREE

TREE TO REMAIN

TREE TO BE REMOVED

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

No.	REVISIONS	DATE	BY

Kimley»Horn

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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS

8/15/2024

KHA PROJECT 064608805
DATE 8/15/2024
SCALE: AS SHOWN
DESIGNED BY: CLW
DRAWN BY: CLW
CHECKED BY: NBA

TREESCAPE PLAN

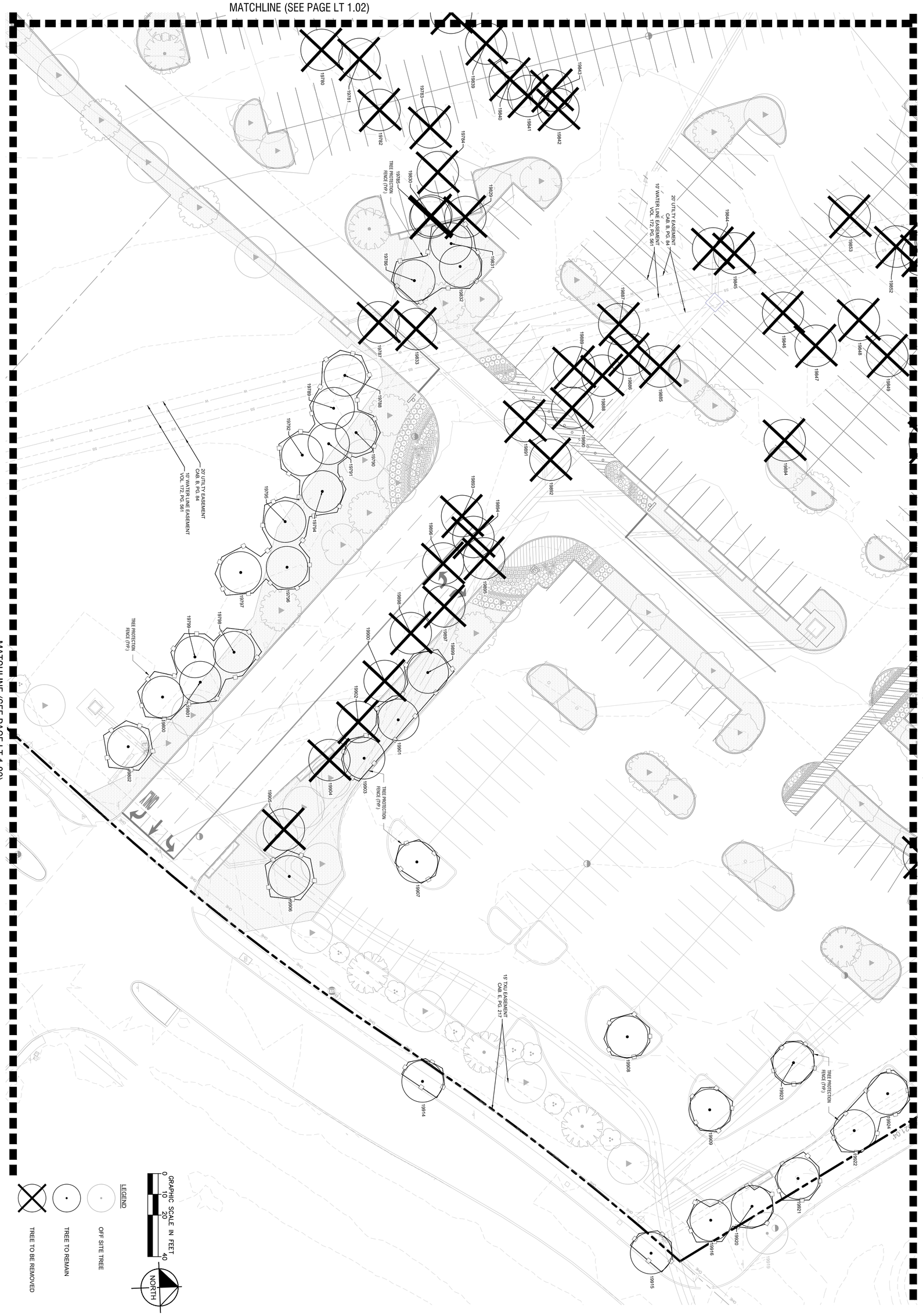
LAKEPOINTE RING ROAD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LT 1.03

Plotted By: Von Borstel, Sara Date: August 15, 2024 02:32:07pm File Path: K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 1.01.dwg
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MATCHLINE (SEE PAGE LT 1.02)
MATCHLINE (SEE PAGE LT 1.03)
MATCHLINE (SEE PAGE LT 1.05)



LAKEPOINTE RING ROAD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREESCAPE PLAN

SHEET NUMBER
LT 1.04

KHA PROJECT 064608805	
DATE	8/15/2024
SCALE:	AS SHOWN
DESIGNED BY:	CLW
DRAWN BY:	CLW
CHECKED BY:	NBA

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
8/15/2024

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No.	REVISIONS	DATE	BY

Plotted By: Von Borstel, Sara Date: August 15, 2024 02:32:12pm File Path: K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 1.01.dwg
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SHEET NUMBER LT 1.05	LAKEPOINTE RING ROAD CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	TREESCAPE PLAN	KHA PROJECT 064608805 DATE 8/15/2024 SCALE: AS SHOWN DESIGNED BY: CLW DRAWN BY: CLW CHECKED BY: NBA

STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT 8/15/2024

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Plotted By: Von Borstel, Sara Date: August 15, 2024 02:22:18pm File Path: K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 1.01.dwg
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LEGEND

OFF SITE TREE

TREE TO REMAIN

TREE TO BE REMOVED

MATCHLINE (SEE PAGE B/LT 1.06)

19998
20001
20000
20005
20007
20006
20008
20009
20010
20011
20012
20013
20014
20015
20016
20017
20019
20018
20020
20021
20022
20023
20027
20029
20033
19999
19997
19996
19995
19994
20042
20043
20048
20055

15' WATER EASEMENT
VOL. 203, PG. 241

20' UTILTY EASEMENT
CAB. B, PG. 84

S29°20'16"E 286.69'

10' WATER LINE EASEMENT
VOL. 172, PG. 561

15' WATER EASEMENT
VOL. 203, PG. 241

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

MATCHLINE (SEE PAGE A/LT 1.06)

TREESCAPE PLAN

Scale: 1:20

B

MATCHLINE (SEE PAGE LT 1.05)

20184
20185
20186

S29°20'16"E 227.00'

15' WATER EASEMENT
VOL. 203, PG. 241

15' WATERLINE EASEMENT
CAB. E, PG. 217

19990

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

TREESCAPE PLAN

Scale: 1:20

A

No.	REVISIONS	DATE	BY

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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT
8/15/2024

KHA PROJECT	064608805
DATE	8/15/2024
SCALE:	AS SHOWN
DESIGNED BY:	CLW
DRAWN BY:	CLW
CHECKED BY:	NBA

TREESCAPE PLAN

LAKEPOINTE RING ROAD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LT 1.06

Point Number	Name	DBH	Status	Protection Status	Mitigation Required	Credits
1726	Crepe Myrtle	5''	REMAIN	NOT PROTECTED		
1727	Oak	6"	REMAIN	PRIMARY PROTECTED		
19681	Cedar	18''	REMAIN	SECONDARY PROTECTED		
19682	Cedar	26''	REMAIN	FEATURED TREE		
19683	Elm	17''	REMAIN	PRIMARY PROTECTED		
19684	Hackberry	12''	REMAIN	NOT PROTECTED		
19685	Hackberry	12''	REMAIN	NOT PROTECTED		
19686	Hackberry	10''	REMAIN	NOT PROTECTED		
19687	Hackberry	15''	REMAIN	NOT PROTECTED		
19688	Hackberry	12''	REMAIN	NOT PROTECTED		
19689	Elm	9''	REMAIN	PRIMARY PROTECTED		
19690	Elm	10''	REMAIN	PRIMARY PROTECTED		
19691	Elm	6''	REMAIN	PRIMARY PROTECTED		
19692	Hackberry	15''	REMAIN	NOT PROTECTED		
19693	Cedar	16''	REMAIN	SECONDARY PROTECTED		
19694	Elm	24''	REMAIN	PRIMARY PROTECTED		
19695	Crepe Myrtle	10''	REMAIN	NOT PROTECTED		
19696	Cedar	15''	REMAIN	SECONDARY PROTECTED		
19697	Hackberry	14''	REMAIN	NOT PROTECTED		
19698	Elm	10''	REMAIN	PRIMARY PROTECTED		
19699	Elm	11''	REMAIN	PRIMARY PROTECTED		
19700	Hackberry	15''	REMAIN	NOT PROTECTED		
19701	Hackberry	6''	REMAIN	NOT PROTECTED		
19702	Hackberry	6''	REMAIN	NOT PROTECTED		
19703	Hackberry	14''	REMAIN	NOT PROTECTED		
19704	Hackberry	8''	REMAIN	NOT PROTECTED		
19705	Hackberry	9"	REMAIN	NOT PROTECTED		
19706	Hackberry	25''	REMAIN	NOT PROTECTED		
19707	Cedar	24''	REMAIN	SECONDARY PROTECTED		
19708	Cedar	12''	REMAIN	SECONDARY PROTECTED		
19709	Hackberry	8''	REMAIN	NOT PROTECTED		
19711	Crepe Myrtle	7''	REMAIN	NOT PROTECTED		
19712	Crepe Myrtle	10''	REMAIN	NOT PROTECTED		
19713	Crepe Myrtle	9''	REMAIN	NOT PROTECTED		
19714	Elm	9''	REMAIN	PRIMARY PROTECTED		
19715	Elm	11''	REMAIN	PRIMARY PROTECTED		
19716	Elm	16''	REMAIN	PRIMARY PROTECTED		
19717	Elm	18''	REMAIN	PRIMARY PROTECTED		
19718	Elm	15''	REMAIN	PRIMARY PROTECTED		
19719	Elm	11''	REMAIN	PRIMARY PROTECTED		
19720	Crepe Myrtle	20''	REMAIN	NOT PROTECTED		
19721	Hackberry	18"	REMAIN	NOT PROTECTED		
19722	Elm	12''	REMAIN	PRIMARY PROTECTED		
19723	Cedar	17''	REMAIN	SECONDARY PROTECTED		
19724	Cedar	12''	REMAIN	SECONDARY PROTECTED		
19725	Elm	7''	REMAIN	PRIMARY PROTECTED		
19726	Elm	13''	REMAIN	PRIMARY PROTECTED		
19727	Elm	15''	REMAIN	PRIMARY PROTECTED		
19728	Elm	13''	REMAIN	PRIMARY PROTECTED		
19729	Cedar	10''	REMAIN	NOT PROTECTED		
19730	Elm	9''	REMAIN	PRIMARY PROTECTED		
19731	Cedar	14''	REMAIN	SECONDARY PROTECTED		
19732	Cedar	7''	REMAIN	NOT PROTECTED		
19733	Hackberry	18"	REMAIN	NOT PROTECTED		
19734	Cedar	8"	REMAIN	NOT PROTECTED		
19735	Elm	10''	REMAIN	PRIMARY PROTECTED		
19736	Elm	16''	REMAIN	PRIMARY PROTECTED		
19737	Hackberry	22"	REMAIN	NOT PROTECTED		
19738	Bald Cypress	12"	REMAIN	PRIMARY PROTECTED		
19739	Lacebark Elm	25"	REMAIN	PRIMARY PROTECTED		25''
19740	Hackberry	11"	REMAIN	NOT PROTECTED		
19741	Cedar	9''	REMAIN	NOT PROTECTED		
19742	Cedar	10''	REMAIN	NOT PROTECTED		
19743	Cedar	9''	REMAIN	NOT PROTECTED		
19744	Cedar	11''	REMAIN	SECONDARY PROTECTED		
19745	Cedar	10''	REMAIN	NOT PROTECTED		
19746	Cedar	9''	REMAIN	NOT PROTECTED		
19747	Cedar	10''	REMAIN	NOT PROTECTED		
19748	Cedar	6''	REMAIN	NOT PROTECTED		
19749	Cedar	9''	REMAIN	NOT PROTECTED		
19750	Cedar	10''	REMAIN	NOT PROTECTED		
19751	Cedar	9''	REMAIN	NOT PROTECTED		
19752	Cedar	6''	REMAIN	NOT PROTECTED		
19753	Hackberry	16"	REMAIN	NOT PROTECTED		
19754	Hackberry	21"	REMAIN	NOT PROTECTED		
19755	Cedar	7''	REMAIN	NOT PROTECTED		
19756	Elm	12''	REMAIN	PRIMARY PROTECTED		
19757	Elm	9''	REMAIN	PRIMARY PROTECTED		
19758	Hackberry	16"	REMAIN	NOT PROTECTED		
19759	Hackberry	7"	REMAIN	NOT PROTECTED		
19760	Hackberry	11"	REMAIN	NOT PROTECTED		
19761	Hackberry	14"	REMAIN	NOT PROTECTED		
19762	Hackberry	8"	REMAIN	NOT PROTECTED		
19763	Hackberry	8"	REMAIN	NOT PROTECTED		
19764	Hackberry	13"	REMAIN	NOT PROTECTED		
19765	Hackberry	10"	REMAIN	NOT PROTECTED		
19766	Cedar	13''	REMAIN	SECONDARY PROTECTED		
19767	Crepe Myrtle	12''	REMAIN	NOT PROTECTED		
19768	Crepe Myrtle	13''	REMAIN	NOT PROTECTED		
19769	Crepe Myrtle	14''	REMAIN	NOT PROTECTED		
19770	Hackberry	16"	REMAIN	NOT PROTECTED		
19771	Crepe Myrtle	9''	REMAIN	NOT PROTECTED		
19772	Crepe Myrtle	14''	REMAIN	NOT PROTECTED		
19773	Crepe Myrtle	11''	REMAIN	NOT PROTECTED		
19774	Oak - Dead Tree	13''	REMAIN	NOT PROTECTED		
19775	Hackberry	22"	REMAIN	NOT PROTECTED		
19786	Hackberry	27"	REMAIN	NOT PROTECTED		
19788	Hackberry	13"	REMAIN	NOT PROTECTED		
19789	Hackberry	15"	REMAIN	NOT PROTECTED		
19790	Pine	11"	REMAIN	PRIMARY PROTECTED		
19791	Pine	12"	REMAIN	PRIMARY PROTECTED		
19792	Pine	8"	REMAIN	PRIMARY PROTECTED		
19794	Elm	26''	REMAIN	FEATURED TREE		26''
19795	Elm	21''	REMAIN	PRIMARY PROTECTED		
19796	Elm	15''	REMAIN	PRIMARY PROTECTED		
19797	Hackberry	17"	REMAIN	NOT PROTECTED		
19798	Hackberry	26''	REMAIN	NOT PROTECTED		
19799	Cedar	11''	REMAIN	SECONDARY PROTECTED		
19800	Cedar	17''	REMAIN	SECONDARY PROTECTED		
19801	Hackberry	22"	REMAIN	NOT PROTECTED		
19803	Hackberry	13"	REMAIN	NOT PROTECTED		
19804	Hackberry	24"	REMAIN	NOT PROTECTED		
19805	Hackberry	26"	REMAIN	NOT PROTECTED		
19806	Hackberry	26"	REMAIN	NOT PROTECTED		
19807	Hackberry	42"	REMAIN	NOT PROTECTED		
19808	Hackberry	32"	REMAIN	NOT PROTECTED		
19809	Live Oak	21"	OFF-SITE	N/A		
19810	Chinese Pistache	19"	REMAIN	PRIMARY PROTECTED		
19811	Hackberry	11"	REMAIN	NOT PROTECTED		
19812	Hackberry	13"	REMAIN	NOT PROTECTED		
19813	Dead Tree	14''	REMAIN	NOT PROTECTED		
19814	Hackberry	14"	REMAIN	NOT PROTECTED		
19815	Hackberry	16"	REMAIN	NOT PROTECTED		
19816	Hackberry	10"	REMAIN	NOT PROTECTED		
19817	Hackberry	14"	REMAIN	NOT PROTECTED		
19818	Hackberry	16"	REMAIN	NOT PROTECTED		
19819	Hackberry	12"	REMAIN	NOT PROTECTED		
19820	Hackberry	15"	REMAIN	NOT PROTECTED		
19821	Hackberry	12"	REMAIN	NOT PROTECTED		
19822	Hackberry	10"	REMAIN	NOT PROTECTED		
19823	Hackberry	10"	REMAIN	NOT PROTECTED		
19824	Hackberry	19"	REMAIN	NOT PROTECTED		
19825	Hackberry	17"	REMAIN	NOT PROTECTED		
19826	Hackberry	22"	REMAIN	NOT PROTECTED		
19827	Hackberry	13''	OFF-SITE	NOT PROTECTED		
19828	Hackberry	13''	OFF-SITE	NOT PROTECTED		
19831	Hackberry	18"	REMAIN	NOT PROTECTED		
19832	Hackberry	26"	REMAIN	NOT PROTECTED		
19850	Bald Cypress	12"	REMAIN	PRIMARY PROTECTED		
19855	Elm	23''	REMAIN	PRIMARY PROTECTED		
19856	Bald Cypress	19"	REMAIN	PRIMARY PROTECTED		
19857	Elm	14''	REMAIN	PRIMARY PROTECTED		
19858	Bald Cypress	13"	REMAIN	PRIMARY PROTECTED		
19859	Elm	25''	REMAIN	PRIMARY PROTECTED		25''
19860	Oak	9"	REMAIN	PRIMARY PROTECTED		
19861	Oak	9"	REMAIN	PRIMARY PROTECTED		
19862	Oak	10"	REMAIN	PRIMARY PROTECTED		
19863	Oak	10"	REMAIN	PRIMARY PROTECTED		
19864	Elm	19''	REMAIN	PRIMARY PROTECTED		
19865	Elm	17''	REMAIN	PRIMARY PROTECTED		
19866	Elm	16''	REMAIN	PRIMARY PROTECTED		
19867	Elm	19''	REMAIN	PRIMARY PROTECTED		
19868	Elm	17''	REMAIN	PRIMARY PROTECTED		
19869	Oak	12"	REMAIN	PRIMARY PROTECTED		
19870	Elm	25''	REMAIN	PRIMARY PROTECTED		25''
19871	Oak	15"	REMAIN	PRIMARY PROTECTED		
19872	Oak	18"	REMAIN	PRIMARY PROTECTED		
19873	Elm	27''	REMAIN	FEATURED TREE		27''
19874	Oak	11"	REMAIN	PRIMARY PROTECTED		
19875	Crepe Myrtle	15''	REMAIN	NOT PROTECTED		
19876	Crepe Myrtle	12''	REMAIN	NOT PROTECTED		
19877	Crepe Myrtle	14''	REMAIN	NOT PROTECTED		
19878	Crepe Myrtle	8''	REMAIN	NOT PROTECTED		
19879	Crepe Myrtle	17''	REMAIN	NOT PROTECTED		
19880	Crepe Myrtle	18''	REMAIN	NOT PROTECTED		
19881	Crepe Myrtle	12''	REMAIN	NOT PROTECTED		
19882	Crepe Myrtle	10''	REMAIN	NOT PROTECTED		
19899	Elm	12''	REMAIN	PRIMARY PROTECTED		
19901	Elm	8''	REMAIN	PRIMARY PROTECTED		
19903	Pine	12"	REMAIN	PRIMARY PROTECTED		
19906	Oak	18"	REMAIN	PRIMARY PROTECTED		
19907	Oak	6"	REMAIN	PRIMARY PROTECTED		
19908	Oak	18"	REMAIN	PRIMARY PROTECTED		
19909	Oak	13"	REMAIN	PRIMARY PROTECTED		
19914	Elm	10''	REMAIN	PRIMARY PROTECTED		
19915	Elm	13''	REMAIN	PRIMARY PROTECTED		
19916	Crepe Myrtle	19''	REMAIN	NOT PROTECTED		
19919	Hackberry	14"	OFF-SITE	NOT PROTECTED		
19920	Crepe Myrtle	13''	REMAIN	NOT PROTECTED		
19921	Elm	9''	REMAIN	PRIMARY PROTECTED		
19922	Elm	8''	REMAIN	PRIMARY PROTECTED		
19923	Elm	11''	REMAIN	PRIMARY PROTECTED		
19924	Elm	9''	REMAIN	PRIMARY PROTECTED		
19925	Hackberry	6"	OFF-SITE	NOT PROTECTED		
19926	Hackberry	6"	OFF-SITE	NOT PROTECTED		
19927	Elm	23''	REMAIN	PRIMARY PROTECTED		
19930	Hackberry	6"	OFF-SITE	NOT PROTECTED		
19931	Crepe Myrtle	11''	REMAIN	NOT PROTECTED		
19941	Crepe Myrtle	9''	REMAIN	NOT PROTECTED		
19951	Chinese Pistache	N/A	OFF-SITE	N/A		
19952	Chinese Pistache	N/A	OFF-SITE	N/A		
19954	Crepe Myrtle	17''	REMAIN	NOT PROTECTED		
19971	Oak	20"	REMAIN	PRIMARY PROTECTED		
19972	Oak	12"	REMAIN	PRIMARY PROTECTED		
19973	Oak	26"	REMAIN	FEATURED TREE		26''
19974	Crepe Myrtle	14''	REMAIN	NOT PROTECTED		
19975	Crepe Myrtle	9''	REMAIN	NOT PROTECTED		
19976	Crepe Myrtle	15''	REMAIN	NOT PROTECTED		
19977	Oak	8"	REMAIN	PRIMARY PROTECTED		
19978	Pine	9"	REMAIN	PRIMARY PROTECTED		
19979	Pine	8"	REMAIN	PRIMARY PROTECTED		
19980	Crepe Myrtle	18''	REMAIN	NOT PROTECTED		
19981	Oak	17"	REMAIN	PRIMARY PROTECTED		
19982	Crepe Myrtle	17''	REMAIN	NOT PROTECTED		
19983	Oak	13"	REMAIN	PRIMARY PROTECTED		
19984	Pine	14"	REMAIN	PRIMARY PROTECTED		
19985	Pine	16"	REMAIN	PRIMARY PROTECTED		
19986	Pine	10"	REMAIN	PRIMARY PROTECTED		
19987	Pine	11"	REMAIN	PRIMARY PROTECTED		
19988	Pine	12"	REMAIN	PRIMARY PROTECTED		
19989	Hackberry	25"	REMAIN	NOT PROTECTED		
19990	Hackberry	20"	REMAIN	NOT PROTECTED		
19991	Hackberry	30"	REMAIN	NOT PROTECTED		
19992	Crepe Myrtle	26''	REMAIN	NOT PROTECTED		
19993	Crepe Myrtle	19''	REMAIN	NOT PROTECTED		
19994	Hackberry	16"	REMAIN	NOT PROTECTED		
19995	Cedar	12''	REMAIN	SECONDARY PROTECTED		
19996	Cedar	24''	REMAIN	SECONDARY PROTECTED		
19997	Cedar	21''	REMAIN	SECONDARY PROTECTED		
19998	Hackberry	14"	OFF-SITE	NOT PROTECTED		
19999	Hackberry	18"	OFF-SITE	NOT PROTECTED		
20001	Cedar	6''	REMAIN	NOT PROTECTED		
20248	Hackberry	10"	REMAIN	NOT PROTECTED		
20249	Hackberry	12"	REMAIN	NOT PROTECTED		
20251	Crepe Myrtle	17''	REMAIN	NOT PROTECTED		
20252	Crepe Myrtle	10''	REMAIN	NOT PROTECTED		
20253	Crepe Myrtle	9''	REMAIN	NOT PROTECTED		
20254	Crepe Myrtle	14''	REMAIN	NOT PROTECTED		
20257	Crepe Myrtle	11''	REMAIN	NOT PROTECTED		
20258	Crepe Myrtle	11''	REMAIN	NOT PROTECTED		
19679	Crepe Myrtle	6''	REMOVE	NOT PROTECTED		
19680	Crepe Myrtle	10''	REMOVE	NOT PROTECTED		
19776	Crepe Myrtle	15''	REMOVE	NOT PROTECTED		
19777	Crepe Myrtle	8''	REMOVE	NOT PROTECTED		
19778	Crepe Myrtle	17''	REMOVE	NOT PROTECTED		
19779	Crepe Myrtle	10''	REMOVE	NOT PROTECTED		
19780	Hackberry	20"	REMOVE	NOT PROTECTED		
19781	Hackberry	30"	REMOVE	NOT PROTECTED		
19782	Hackberry	18"	REMOVE	NOT PROTECTED		
19783	Hackberry	18"	REMOVE	NOT PROTECTED		
19784	Hackberry	33"	REMOVE	NOT PROTECTED		
19785	Hackberry	29"	REMOVE	NOT PROTECTED		
19787	Hackberry	23"	REMOVE	NOT PROTECTED		
19829	Hackberry	24"	REMOVE	NOT PROTECTED		
19830	Hackberry	26"	REMOVE	NOT PROTECTED		
19833	Hackberry	21"	REMOVE	NOT PROTECTED		
19836	Elm	39''	REMOVE	FEATURED TREE	78''	
19837	Elm	25''	REMOVE	PRIMARY PROTECTED TREE	25''	
19838	Elm	27''	REMOVE	FEATURED TREE	54''	
19839	Cedar	16''	REMOVE	SECONDARY PROTECTED	8''	
19840	Crepe Myrtle	8''	REMOVE	NOT PROTECTED		
19841	Crepe Myrtle	15''	REMOVE	NOT PROTECTED		
19842	Crepe Myrtle	12''	REMOVE	NOT PROTECTED		
19843	Hackberry	6''	REMOVE	NOT PROTECTED		
19844	Crepe Myrtle	10''	REMOVE	NOT PROTECTED		
19845	Hackberry	6''	REMOVE	NOT PROTECTED		
19846	Bald Cypress	31''	REMOVE	FEATURED TREE	62''	
19847	Elm	27''	REMOVE	FEATURED TREE	54''	
19848	Elm	28''	REMOVE	FEATURED TREE	56''	
19849	Elm	30''	REMOVE	FEATURED TREE	60''	
19851	Pine	11''	REMOVE	PRIMARY PROTECTED TREE	11''	
19852	Pine	10''	REMOVE	PRIMARY PROTECTED TREE	10''	
19853	Elm	10''	REMOVE	PRIMARY PROTECTED TREE	10''	
19854	Pine	12''	REMOVE	PRIMARY PROTECTED TREE	12''	
19884	Elm	10''	REMOVE	PRIMARY PROTECTED TREE	10''	
19885	Elm	14''	REMOVE	PRIMARY PROTECTED TREE	14''	
19886	Elm	18''	REMOVE	PRIMARY PROTECTED TREE	18''	
19887	Elm	18''	REMOVE	PRIMARY PROTECTED TREE	18''	
19888	Elm	22''	REMOVE	PRIMARY PROTECTED TREE	22''	
19889	Elm	29''	REMOVE	FEATURED TREE	58''	
19890	Elm	17''	REMOVE	PRIMARY PROTECTED TREE	17''	
19891	Elm	22''	REMOVE	PRIMARY PROTECTED TREE	22''	
19892	Elm	13''	REMOVE	PRIMARY PROTECTED TREE	13''	
19893	Pine	6''	REMOVE	PRIMARY PROTECTED TREE	6''	
19894	Pine	8''	REMOVE	PRIMARY PROTECTED TREE	8''	
19895	Pine	8''	REMOVE	PRIMARY PROTECTED TREE	8''	
19896	Elm	20''	REMOVE	PRIMARY PROTECTED TREE	20''	
19897	Elm	24''	REMOVE	PRIMARY PROTECTED TREE	24''	
19898	Elm	18''	REMOVE	PRIMARY PROTECTED TREE	18''	
19900	Elm	22''	REMOVE	PRIMARY PROTECTED TREE	22''	
19902	Elm	13''	REMOVE	PRIMARY PROTECTED TREE	13''	
19904	Elm	13''	REMOVE	PRIMARY PROTECTED TREE	13''	
19905	Oak	10''	REMOVE	PRIMARY PROTECTED TREE	10''	
19942	Crepe Myrtle	9''	REMOVE	NOT PROTECTED		
19943	Crepe Myrtle	10''	REMOVE	NOT PROTECTED		
19944	Oak	13''	REMOVE	PRIMARY PROTECTED TREE	13''	
19945	Crepe Myrtle	14''	REMOVE	NOT PROTECTED		
19946	Crepe Myrtle	14''	REMOVE	NOT PROTECTED		
19947	Crepe Myrtle	11''	REMOVE	NOT PROTECTED		
19948	Oak	42''	REMOVE	FEATURED TREE	84''	
19949	Crepe Myrtle	12''	REMOVE	NOT PROTECTED		
19950	Crepe Myrtle	17''	REMOVE	NOT PROTECTED		
19953	Oak	12''	REMOVE	PRIMARY PROTECTED TREE	12''	
19955	Crepe Myrtle	19''	REMOVE	NOT PROTECTED		
19956	Oak	22''	REMOVE	PRIMARY PROTECTED TREE	22''	
19957	Oak	9''	REMOVE	PRIMARY PROTECTED TREE	9''	
19958	Crepe Myrtle	8''	REMOVE	NOT PROTECTED		
19959	Pine	6''	REMOVE	PRIMARY PROTECTED TREE	6''	
19960	Pine	10''	REMOVE	PRIMARY PROTECTED TREE	10''	
19961	Pine	6''	REMOVE	PRIMARY PROTECTED TREE	6''	
19962	Crepe Myrtle	17''	REMOVE	NOT PROTECTED		
19963	Crepe Myrtle	12''	REMOVE	NOT PROTECTED		
19964	Crepe Myrtle	16''	REMOVE	NOT PROTECTED		
19965	Elm	14''	REMOVE	PRIMARY PROTECTED TREE	14''	
19966	Crepe Myrtle	13''	REMOVE	NOT PROTECTED		
19967	Crepe Myrtle	11''	REMOVE	NOT PROTECTED		
19968	Crepe Myrtle	11''	REMOVE	NOT PROTECTED		
19969	Pine	15''	REMOVE	PRIMARY PROTECTED TREE	15''	
19970	Pine	15''	REMOVE	PRIMARY PROTECTED TREE	15''	
				Total Mitigation Inches:	980''	
				Total Credits on Site:	154''	
				Total Inches Proposed:	385''	
				Total Mitigation Required:	441''	

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER L. WILLIAMS
STATE OF TEXAS

8/15/2024

KHA PROJECT	064608805
DATE	8/15/2024
SCALE:	AS SHOWN
DESIGNED BY:	CLW
DRAWN BY:	CLW
CHECKED BY:	NBA

TREE MITIGATION CHART

LAKEPOINTE RING ROAD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

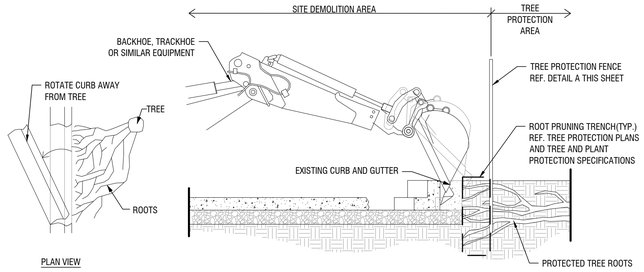
SHEET NUMBER
LT 1.07

Plotted By:Von Borstel, Sora Date:August 15, 2024 02:32:18pm File Path:K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 1.01.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Von Borstel Sora Date: August 15, 2024 02:32:33pm File Path: K:\DAL_Civil\064608805-Lakepointe Ring Road\CAD\Phase 1\Landscape\Plan Sheets\LT 3.01.dwg
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DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING
3. BREAK OR CUT 6' SECTIONS OF CURB.
4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.



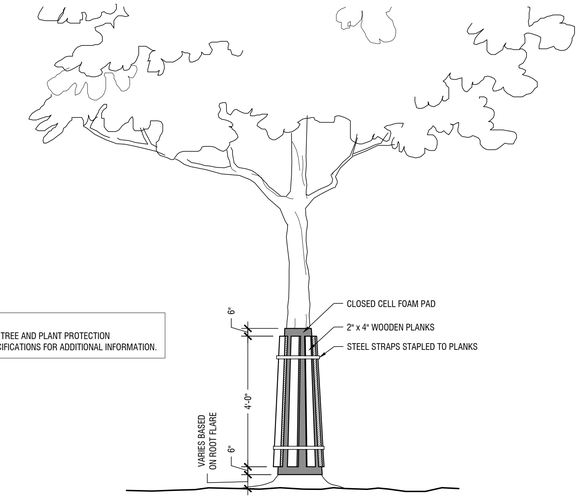
PLAN VIEW

CURB DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

F

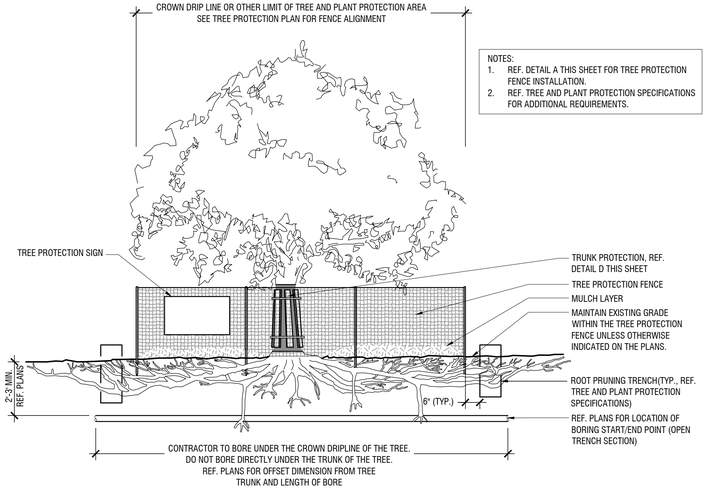
NOTES:
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.



TRUNK PROTECTION

Scale: NTS

D



NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

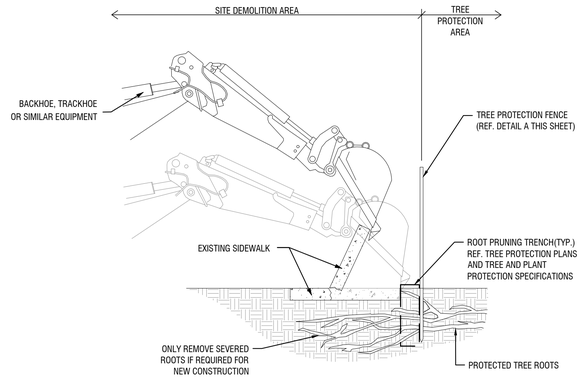
TREE PROTECTION - UTILITY BORING UNDER CROWN DRIPLINE

Scale: NTS

B

DEMOLITION SEQUENCE
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING
3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

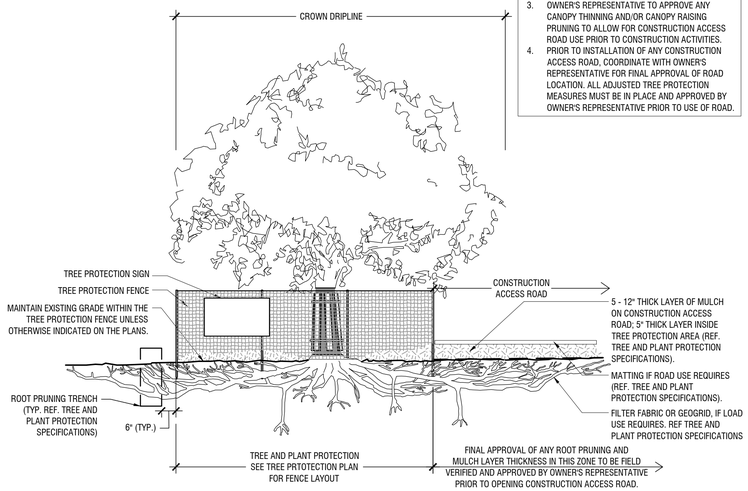


SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS

Scale: NTS

E

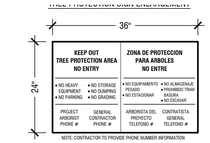
NOTES:
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

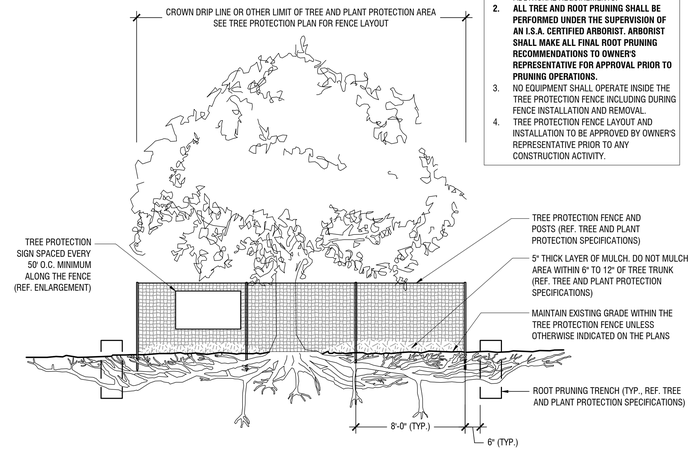


TREE PROTECTION - CONSTRUCTION ACCESS ROAD

Scale: NTS

C





NOTES:
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
2. **ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.**
3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING

Scale: NTS

A

No.	REVISIONS	DATE	BY

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TEXAS REGISTERED ENGINEERING FIRM F-928

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
8/15/2024

KHA PROJECT	064608805
DATE	8/15/2024
SCALE:	AS SHOWN
DESIGNED BY:	CLW
DRAWN BY:	CLW
CHECKED BY:	NBA

TREESCAPE DETAILS

LAKEPOINTE RING ROAD

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET NUMBER
LT 3.01

LAKEPOINTE
CHURCH

City of Rockwall Planning & Zoning Department
385 South Goliad
Rockwall, TX 75087

Lakepointe Church is located at 701 East Interstate-30, Rockwall, Texas 75087. The Church is permitting proposed civil and landscape construction documents for on-site paving improvements. The project is intended to improve the circulation within the church campus. We refer to the project as the "Ring Road Project". In addition, a pre-application with City Staff has been completed for a planned "Parking Garage and Plaza Improvements Project" which will follow the Ring Road Project. The existing church campus' tree plantings currently exceed the required number of tree inches by a wide margin. As a result of the Ring Road Project, 980 tree mitigation inches will be removed. The church is replanting 385 mitigation inches, and with 154 total credits, there is an outstanding balance of 441 mitigation inches. Options discussed with staff at the pre-application meeting included replanting, paying fees to the City, or the possibility of planting additional trees with the future Parking Garage and Plaza Improvements Project.

The church is requesting the balance of 441 tree inches due for the Ring Road Project be delayed and be planted (or combination of fee to be paid) with the future Parking Garage and Plaza Improvements project. If the future Parking Garage and Plaza Improvements project has not completed a treescape submittal showing how the project will mitigate for the required plantings by December 31, 2025, the balance of remaining mitigation fees will become due to the City of Rockwall. This will allow flexibility for the church to develop their plans for the plaza and garage project after the completion of the Ring Road Project improvements.

John Wardell
Executive Director Real Estate and Construction

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

Cc: **Honorable Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary**

DATE: **September 3, 2024**

SUBJECT: **Interlocal Cooperation Agreement w/ Rockwall ISD**

This is a routine Annual ILA between The City of Rockwall and Rockwall ISD regarding the SRO program.

INTERLOCAL COOPERATION AGREEMENT FOR GOVERNMENTAL SERVICES RELATING TO A SCHOOL RESOURCE OFFICER PROGRAM BETWEEN THE CITY OF ROCKWALL AND THE ROCKWALL INDEPENDENT SCHOOL DISTRICT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF ROCKWALL §

THIS AGREEMENT (the **"Agreement"),** entered into this ___day of August, 2024, by and between the **CITY OF ROCKWALL** (hereinafter called **"CITY")** and the **ROCKWALL INDEPENDENT SCHOOL DISTRICT** (hereinafter called **"RISD").**

WITNESSETH:

WHEREAS, the CITY desires to enter into an agreement relating to providing certain professional police services to RISD in accordance with the program description and details as provided herein; and

WHEREAS, this Agreement is made pursuant to the authority granted to the parties pursuant to the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791 (the "Act").

WHEREAS, the primary purpose of the School Resource Officer (SRO) Program is the reduction and prevention of crime committed by juveniles and young adults and to promote the safety of children. This is accomplished by assigning thirteen (13) fully outfitted and equipped police officers to school facilities on a semi-permanent basis while school is in session. The SRO Program accomplishes this purpose by achieving the established goals and objectives. Goals and objectives are designed to develop and enhance rapportbetween youth, police officers, and school administrators. Officers who are chosen for this program are responsible for establishing the communication links and creating a free flow of information between all parties involved.

WHEREAS, the goals of the SRO Program are as follows:

1. Reduction of criminal offenses committed by juveniles and young adults.

2. Establish rapport with the students.

3. Establish rapport with the parents, faculty, staff, administrators and other adults.

4. Create and expand programs with vision and creativity to increase student participation, which will benefit the students, the school district, the police department, and the community.

5. Present a positive role image for students and adults.

6. Provide safety for students, faculty, staff and all persons involved with the school district.

NOW, THEREFORE, the parties hereby do mutually agree as follows:

I.

Scope of Agreement; Duties and Responsibilities: CITY shall provide thirteen (13) licensed police officers for the RISD School Resource Officer Program ("SRO") for the 2024-2025 school year. The effective date of this Agreement shall be the first day of instruction for the current school year, beginning with the first day of instruction for the 2024-2025 school year ("Effective Date"). The duties of the SROs and each party are described herein.

II.

Term of Agreement: The term of this Agreement shall be for a period beginning upon the Effective Date and ending on the last day of instruction for the current school year. This Agreement may be renewed for one (1) year periods beginning on the Effective Date,upon written consent of the parties, for five (5) years.

III.

Payment for Services: The RISD agrees to reimburse the CITY for certain costs associated with the City's placement of Police Officers on the School Grounds from the Effective Date of this Agreement. The parties have heretofore agreed that RISD shall remit payment to the CITY in the amount of $_1,165,576.41_ ($_129,508.49_per month) for the months of September 2024 through May 2025 ("Payment"). This amount reflects the SROs salary, benefits and any equipment or materials and supplies requiredby the SROS in the performance of their duties. These Payments shall satisfy the RISD's obligation for payment of SRO services for the entire school year to the CITY. The first monthly Payment shall be made by RISD to CITY on the15th day of the first month Payment is due.

RISD shall not be relieved of its obligation to pay the entire amount described in this Agreement in the event that CITY exercises its right to temporarily reassign the resource officer for a period not to exceed fifteen (15) business days when, in the sole judgment of CITY, their service is required in response to a CITY wide or major emergency, or in the event that the resource officer is absent due to sickness, injury, training or court

appearances. However, CITY is required to furnish replacement officers on days when regular SROs are absent for any period exceeding thirty (30) business days. Replacement Officers must meet the selection requirements of SRO Applicants as statedherein. RISD shall be relieved of its obligation to pay if an absence exceeds fifteen (15) business days.

From time to time the RISD has need of police officers to perform security services at extracurricular activities. It is understood and agreed that the District will engage Police Officers to perform such security services on a contract labor basis and this agreement does not address the District's arrangements for these independent security services in any manner whatsoever.

IV.

Organizational Structure:

1. Thirteen (13) uniformed police officers designated as School Resource Officers will be assigned to RISD campuses, and will directly report to the Chief of Police, or his designee. All requests from RISD personnel regarding new SRO assignments or temporary reassignments with exception of requests pertaining to emergencies, shall be made through the RISD Superintendent or his designee. The SROs shall have properly equipped police vehicles and other necessary equipment available for their use in performing their duties and responsibilities.
2. The SRO Program shall utilize the SRO Triad concept as set forth by NASRO (National Association of School Resource Officers). The SRO concept reflects the philosophy of the School Resource Officer Program and adheres to the roles of Law Enforcement Officer, Counselor, and Teacher. The SROs are first and foremost Law Enforcement Officers for the CITY Police Department and shall be responsible for carrying out all duties and responsibilities of a police officer and shall remain at all times under the control, through the chain of command, of the CITY Police Department. All acts of commission or omission shall conform to the guidelines of the CITY Police Department Policies and Procedures Manual
3. The SROs report directly to the Chief of Police, or his designee, regarding all matters pertinent to their position and function. The SROs are enforcement officers in regards to criminal matters only. Presence of an SRO is expected on his/her assigned campus on most school days before classes start in the morning, between most class changes, during most lunch periods, on most school days immediately after school and during most any other time during the school day when students assemble in large groups. The purpose of that presence is to deter criminal behavior and not perform school duty.
4. RISD campus principals shall have operational oversight to coordinate efforts for the needs of their respective campuses.
5. In the case of any unresolved conflict, the Chief of Police and the RISD Superintendent shall consult on the best course of action. The Chief of Police

shall have final authority and final responsibility for operational control of the SRO Program.

6. Local, State and Federal law will prevail over RISD policies and procedures.
7. Conflicts involving violence or other dangerous situations should be reported immediately to the Chief of Police and RISD Superintendent.

V.

Independent Contractor Relationship: CITY is and at all times shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which the SROs are assigned to the SRO Program and the way CITY performs the services required by the terms of this Agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between RISD and CITY or any of CITY's agents or employees. CITY assumes responsibility for the acts ofits employees as they relate to the services provided during the course and scope of their employment. CITY, its agents and employees, shall not be entitled to any rights or privileges of RISD employees and shall not be considered in any manner to be RISD employees. RISD may or may not desire to evaluate the services provided to RISD by the SRO Program. Any such evaluation should be presented to the CITY on a prescribed form.

VI.

Selection of SRO: CITY affirms that it has complied or will comply prior to the performance of any work for RISD, with the requirements regarding criminal background checks as provided under Texas Education Code, Chapter 22. This law requires the independent contractor to obtain all criminal history record information on all persons to whom the law applies through the Texas Department of Public Safety (DPS) clearinghouse. This process includes fingerprinting in order to submit the individuals to a national check. CITY must certify to RISD that the CITY has received all criminal history record information on all SROs, and that there were no positive hits. The cost of this requirement is to be paid by the CITY.

VII.

SRO Duties and Responsibilities: Basic responsibilities of the SROs will include but will not be limited to:

General duties and responsibilities set forth by the Chief of Police through standard operating procedures ("S.O.P.").
Planning and presentation of programs requested by the RISD or CITY Police personnel.

Any additional duties agreed upon the Chief of Police and the Superintendent of the Schools.

VIII.

Student Consultation:

The SROs are not formal counselors, and will not conduct or offer any formal or clinical psychological counseling, however they are to be used as a resource to assist students, faculty, staff and all persons involved with the RISD.

The SROs will advise students on responsibilities and procedures concerning criminal matters.

The SROs will give advice to help resolve issues between students that involve matters that may result in criminal violations, disturbances or disruptions.

Student confidentiality must be maintained in compliance with the Family Education Rights and Privacy Act ("FERPA").

IX.

Transporting Students:

The SROs shall not transport students in their vehicles except:

1. When the students are victims of a crime, under arrest, or some other emergency circumstance exists;
2. When the students are participants in a CITY Police Department program with parental consent;
3. When the students are suspended from school pursuant to school disciplinary action and the student's parents or guardian has refused or is unable to pick-up the student within a reasonable time period and the student is disruptive/disorderly and his/her continued presence on campus is a threat to the safety and welfare of other students and school personnel, as determined by the SRO or the SRO supervisor.

   If the student to be transported off campus is not under arrest, a victim of a crime or violent/disruptive, the RISD shall provide transportation for the student and an SRO may accompany the school official in transporting the student.

   SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, to any location other than the CITY Police Building, County Juvenile Detention Center, and or hospital unless it is determined that the student's parent, guardian or other responsible adult is at the

location to which the student is being transported.

SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, in their personal vehicles.

SROs shall notify the school principal before removing a student from campus.

X.

Enforcement:

Although the SROs have been placed in a formal education environment, they are not relieved of their official duties as enforcement officers. Decisions to intervene normally will be made when it is necessary to prevent violence, a breach of the peace, personal injury or loss of property. Citations should be issued and arrests made when appropriate and in accordance with CITY Police Department policies and procedures. When immediate action is needed and an SRO is not available, another officer may be dispatched to the school.

The SROs, when on duty, should investigate and prepare reports on all criminal offenses committed at the schools. Other CITY Police Department personnel may be summoned by the SROs as they deem necessary and or by RISD during the SROs absence.

XI.

Scheduling:

Hours - The SROs will work a forty (40) hour work week, and will coordinate their hours with school hours Monday through Friday. However, there may be occasions when this schedule is altered because of court appearances, sickness, injury, training and special assignments. The SROs are still considered non-exempt employees under the Fair Labor Standards Act and are subject to its provisions as well as CITY Police Department and CITY policy relating to overtime. All overtime requests from the District will be reviewed and approved by the Chief of Police or his designee.

Holidays and vacation - The SROs will accrue holidays and vacation at the rate allowed by CITY policy. However, holidays and vacations may be scheduled to coincide with school holidays or when schools are closed. The SROS should accomplish as much of the required training as possible during these periods or during the summer when school is not in session, if reasonably practical. The Chief of Police in his sole discretion, shall have the power and authority to schedule all leave and training for the SROs as he deems necessary.

Substitution - Substitution for the SROs by other officers will only be considered through a request to the Chief of Police and only on the joint written approval of the Chief of Police and RISD. Typically, this will only be considered for an extended leave as discussed in Section III.

XII.

Availability of Funds: Each party shall make payments required hereunder from current revenues, as required by the Agreement.

XIII.

Insurance: CITY is insured, and upon request by RISD, shall provide RISD documentation of its coverage, said coverage to meet the reasonable approval of RISD. CITY shall also provide, during the term of this Agreement, worker's compensation insurance, including liability coverage, in the amounts required by Texas state law, for any employee engaged in work under this Agreement. As to all insurance provided by CITY, it shall provide RISD with documentation, upon request, indicating such coverage prior to the beginning of any activities under this Agreement.

XIV.

Termination: This Agreement may be terminated by either party at its sole optionand without prejudice by giving thirty (30) days written notice of termination to the other party. Upon termination of this Agreement, the CITY will assume any and all fiscal responsibilities for the officer from and after the effective date of termination.

Replacement: RISD may, for cause, request a replacement of the SRO. Such a request shall be made through the CITY Chief of Police, shall be in writing and shall set forth the basis for the request. A replacement SRO shall be provided as soon as possible giving due consideration for the CITY's staffing level and time required to complete the outside hiring process as necessary.

XV.

Assignment of Agreement: Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties or obligations under this Agreement without the prior written permission of the other party to this Agreement.

XVI.

Waiver: No waiver of a breach or any provision of this Agreement by either party shall constitute a waiver of any subsequent breach of such provision. Failure of either party to enforce at any time, or from time to time, any provisions of this Agreement shall not be construed as a waiver thereof.

XVII

Place of Performance: Venue: Venue shall be in Rockwall County, Texas. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement and the exclusive venue for any legal proceedings involving this Agreement shall be Rockwall County, Texas.

XVIII.

Notices: Notices to RISD shall be deemed given when delivered in person to the Superintendent of Schools of RISD, or on the next business day after the mailing of said notice addressed to said RISD by United States mail certified or registered mail, return receipt requested, and postage paid at 1050 Williams Street, Rockwall, Texas 75087.

Notices to CITY shall be deemed given when delivered in person to the CITY Manager or on the next business day after the mailing of said notice addressed to said CITY by United States mail, certified or registered mail, return receipt requested, and postage paid at 385 South Goliad, Rockwall, Texas 75087.

XIX.

Severability Provisions: If any provisions of this Agreement are held to be illegal, invalid or unenforceable under present or future laws, (1) such provision shall be fully severable; (2) this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provisions had never been a part of this Agreement; and (3) the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from thisAgreement.

XX.

Entire Agreement of Parties: This Agreement and all exhibits shall be binding upon the parties hereto, their successors and assigns, and constitutes the entire agreement between the parties. No other agreements, oral or written, pertaining to the performance of the Agreement exists between the parties. This Agreement can be modified only by an agreement in writing, signed by both parties.

XXI.

Immunity: CITY and RISD agree that neither party has waived its respective sovereign immunity by entering into and performing the obligations under this Agreement.

XX:II.

Liability:

Any claims by third parties arising as a result of the enforcement of Local, State or Federal law, including employment claims, shall be handled by, and be the responsibility of, the CITY. Any claims by third parties arising as a result of the enforcement of RISD policy or procedure shall be handled by, and be the responsibility of RISD.

IN WITNESS WHEREOF, the parties have executed this Agreement in the year and day first above written.

Attest:

April Guest

Rockwall Independent School District

By _____

Dr. John Villarreal, Superintendent
Rockwall Independent School District

Attest:

_____

City of Rockwall

By: _____

Mary Smith, City Manager
City of Rockwall

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council members**

FROM: **Mary Smith, City Manager**

DATE: **August 27, 2024**

SUBJECT: **Fiscal Year 2025 Ad Valorem Taxes and Proposed Budget**

The Council held the budget work session on August 20 and reviewed the Proposed FY2025 Budget in detail. The Proposed budget responds to the needs of the community and the continued difficulty in both recruiting and retaining employees in hard to fill positions. The City's sales tax revenue has been up by a smaller percentage than we are used to seeing.

There are three new sworn positions funded in the proposed budget including two School Resource Officers and a Patrol Sergeant. There are several replacement vehicles included in the proposed budget as well as $3 million dollars in streets maintenance. We will also be managing construction of the enlarged parking area at the SH66 Boat Ramp which is funded by a grant from Texas Parks and Wildlife.

The Proposed budget reflects tax revenues that assume adoption of the proposed rate that is 2.2795 cents less than the current tax rate and equal to the No New Revenue Tax Rate. The proposed rate is 24.7450 cents per hundred dollars of assessed value. This is the lowest tax rate in our history. With the average taxable value of a single-family homestead at $430,794 this will equate to a $5 increase for homeowners when compared to last year's average homestead value and tax rate.

Prior to adoption of the budget, the Charter requires a public hearing. The budget is based on a rate equal to the No New Revenue Tax rate so additional public hearings are not required although the tax rate itself is certainly a subject that may be discussed during this Public Hearing.

The Council will need to vote to advertise the adoption of the proposed 24.745 cent tax rate to be held at the September 16 meeting.

The proposed FY2025 budget many be viewed online at:
https://www.rockwall.com/documents/finance/FY25%20Proposed%20Budget.pdf

City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

July 2024

Permits

Total Permits Issued:	**362**
Building Permits:	66
Contractor Permits:	296
Total Commercial Permit Values:	**$14,477,387.16**
Building Permits:	$11,342,824.00
Contractor Permits:	$3,134,563.16
Total Fees Collected:	**$615,851.86**
Building Permits:	$554,455.74
Contractor Permits:	$61,396.12

Board of Adjustment

Board of Adjustment Cases:	**0**

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 7/1/2024 to 7/31/2024

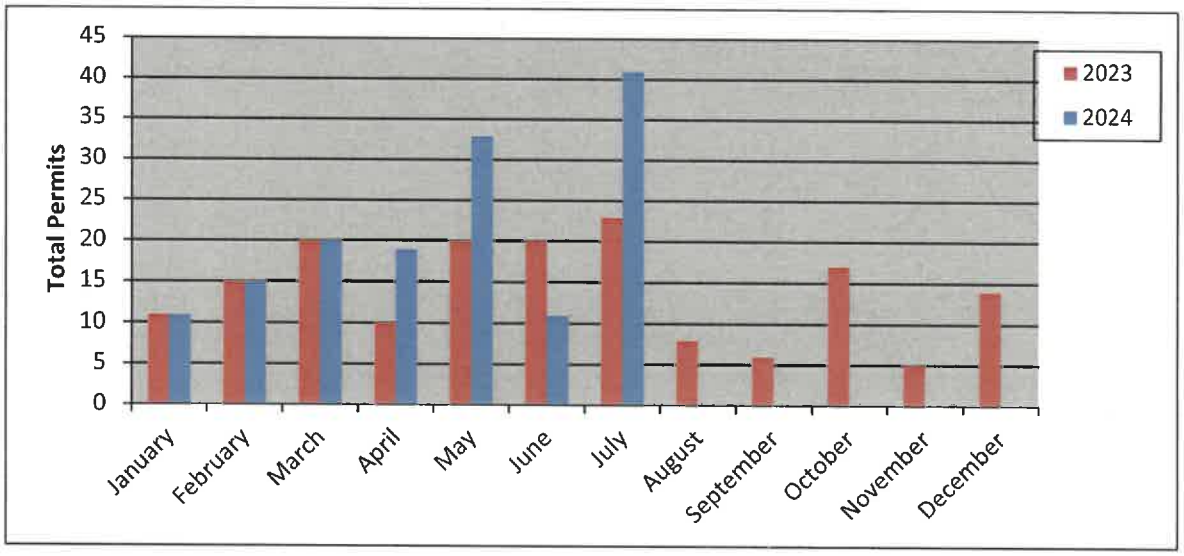
Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	60	$14,477,387.16	$288,332.43
Accessory Building Permit	1	15.00	$51.00
Addition	1	592,809.00	$3,760.74
Backflow Permit	1	1,978.00	$96.97
Certificate of Occupancy	1		$76.50
Demolition	2		$102.00
Electrical Permit	9	243,350.00	$2,643.61
Irrigation Permit	3		$13,619.50
Mechanical Permit	3	52,815.16	$918.27
New Construction	5	10,750,000.00	$245,849.76
Plumbing Permit	4	17,301.00	$494.97
Remodel	10	2,773,498.00	$18,862.11
Retaining Wall Permit	1		$51.00
Roofing Permit	2	20,000.00	$151.50
Sign Permit	15	25,621.00	$1,450.50
Temporary Construction Trailer	2		$204.00
Residential Building Permit	294		$323,499.43
Accessory Building Permit	7		$1,232.91
Concrete Permit	12		$1,096.30
Deck Permit	1		$127.50
Demolition	2		$101.00
Driveway Permit	4		$548.76
Electrical Permit	3		$280.50
Fence Permit	38		$1,935.00
Generator	8		$1,221.00
Irrigation Permit	10		$762.00
Mechanical Permit	29		$3,435.00
New Single Family Residential	41		$299,049.69
Outdoor Kitchen Permit	2		$178.50
Patio Cover/Pergola	12		$1,645.73
Plumbing Permit	31		$2,593.50
Pool	8		$1,224.00
Remodel	3		$1,505.52
Retaining Wall Permit	5		$255.00
Roofing Permit	57		$4,272.00
Solar Panel Permit	3		$779.88
Takeline - Boat House	3		$491.64
Takeline - Seawall	1		$51.00
Window & Door Permit	14		$713.00
Short Term Rental	8		$4,020.00
Non-Owner-Occupied	6		$3,020.00
Owner-Occupied	2		$1,000.00

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 7/1/2024 to 7/31/2024

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Totals:	362		$615,851.86

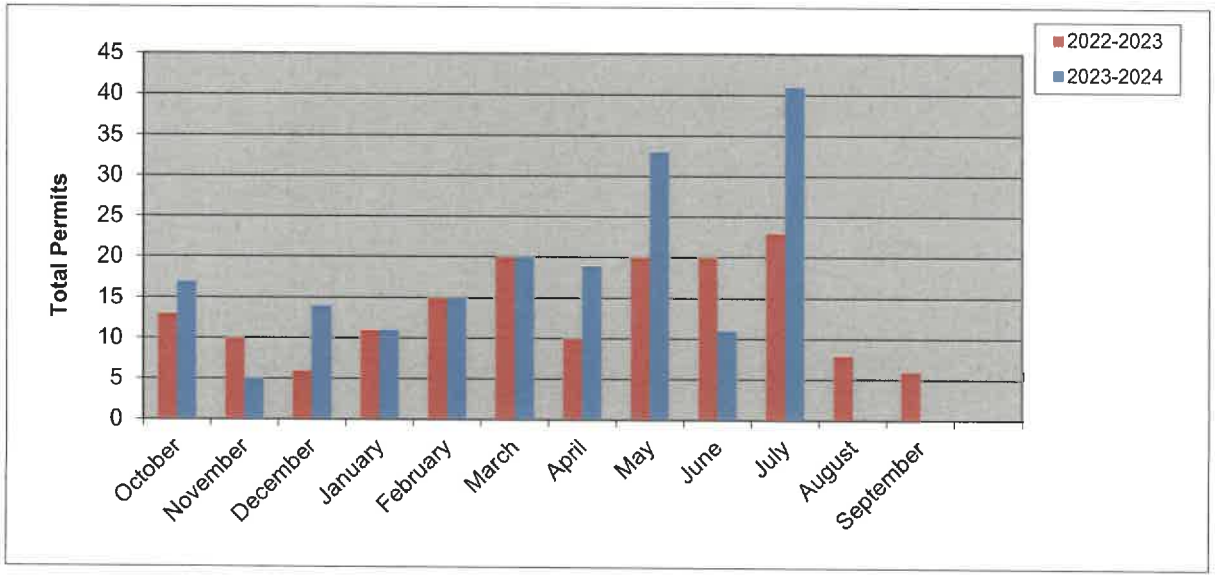
New Residential Permits Calendar Year

	Year	
	2023	**2024**
January	11	11
February	15	15
March	20	20
April	10	19
May	20	33
June	20	11
July	23	41
August	8	
September	6	
October	17	
November	5	
December	14	
Totals	169	150



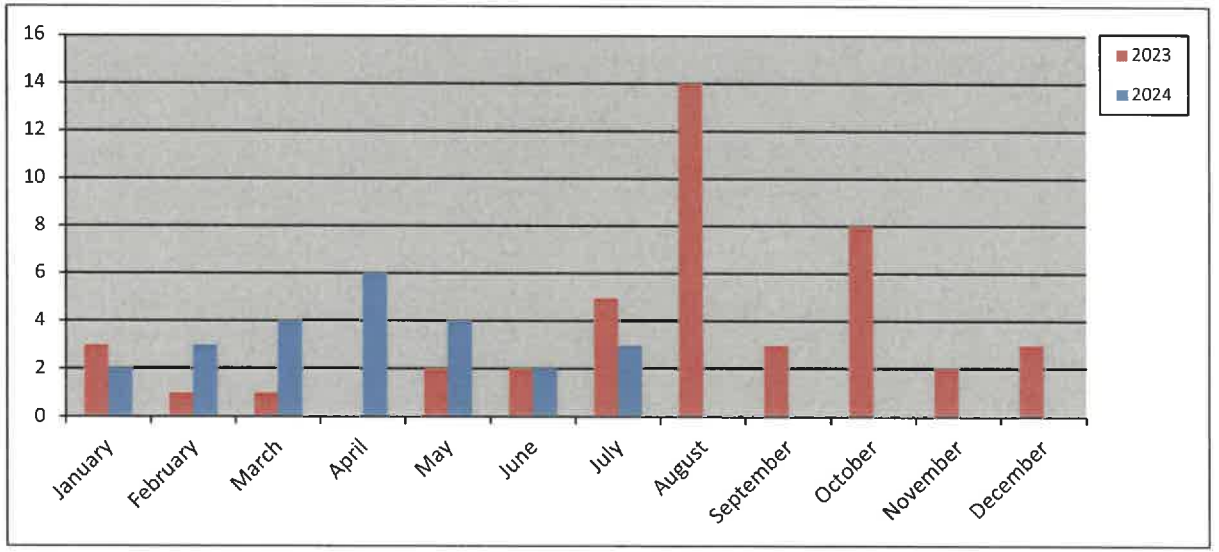
New Residential Permits Fiscal Year

	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	41
August	8	
September	6	
Totals	**162**	**186**



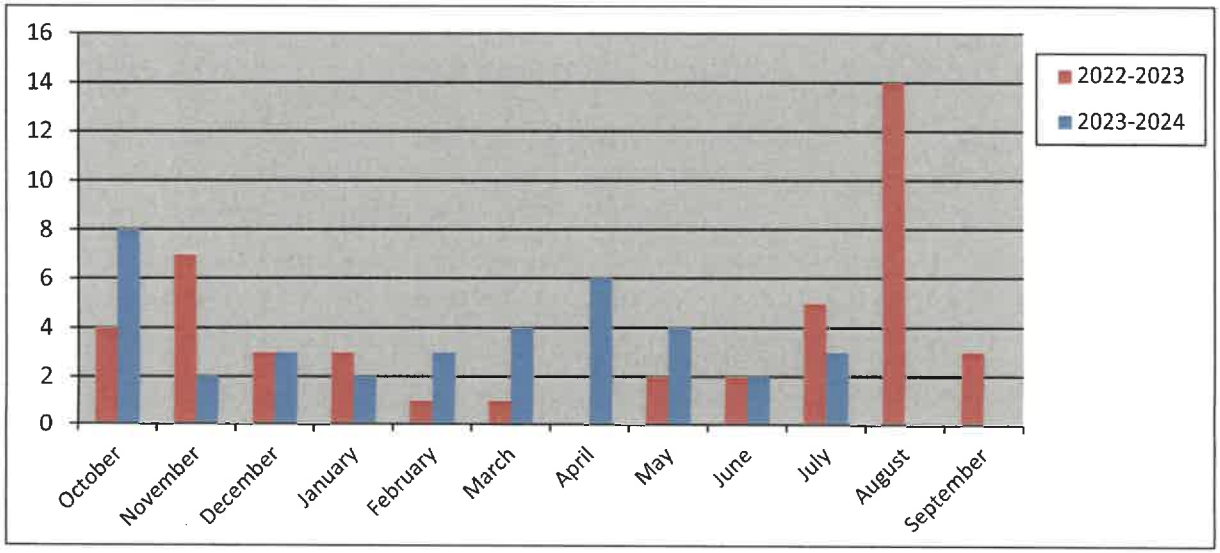
Residential Remodel/Additions Permits Calendar Year

Year	2023	2024
January	3	2
February	1	3
March	1	4
April	0	6
May	2	4
June	2	2
July	5	3
August	14	
September	3	
October	8	
November	2	
December	3	
Totals	44	24



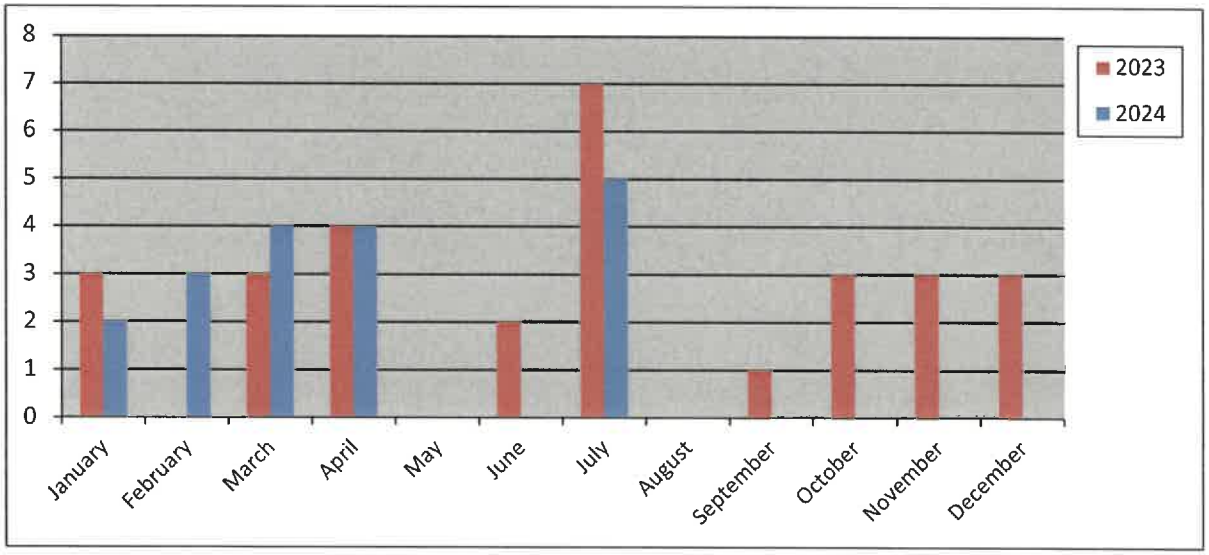
Residential Remodel/Additions Permits Fiscal Year

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	3
August	14	
September	3	
Totals	**45**	**37**



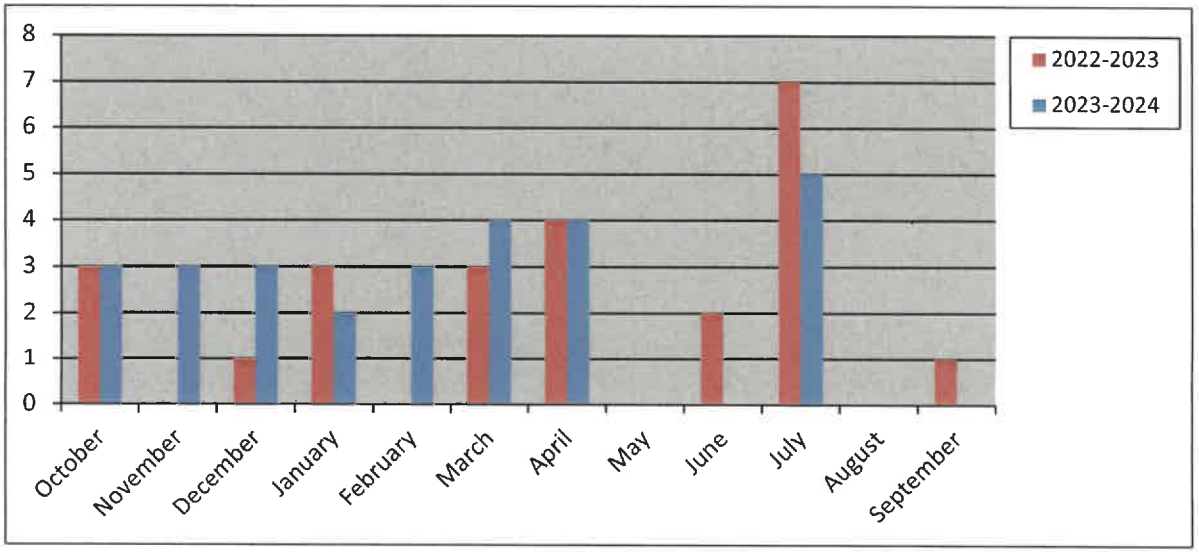
New Commercial Permits Calendar Year

	Year	
	2023	2024
January	3	2
February	0	3
March	3	4
April	4	4
May	0	0
June	2	0
July	7	5
August	0	
September	1	
October	3	
November	3	
December	3	
Totals	**29**	**18**



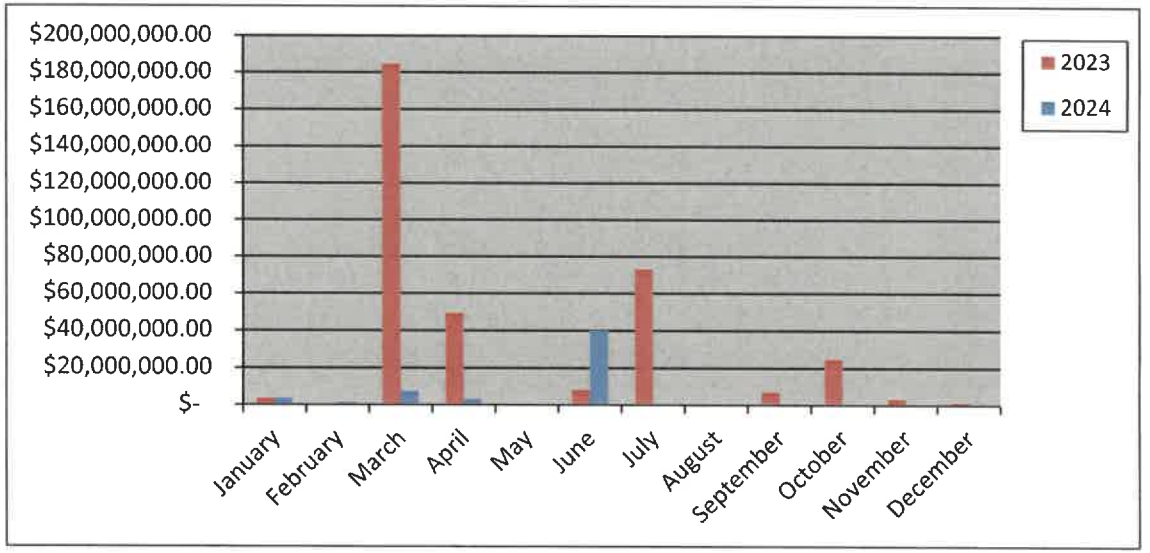
New Commercial Permits Fiscal Year

	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	5
August	0	
September	1	
Totals	**24**	**27**



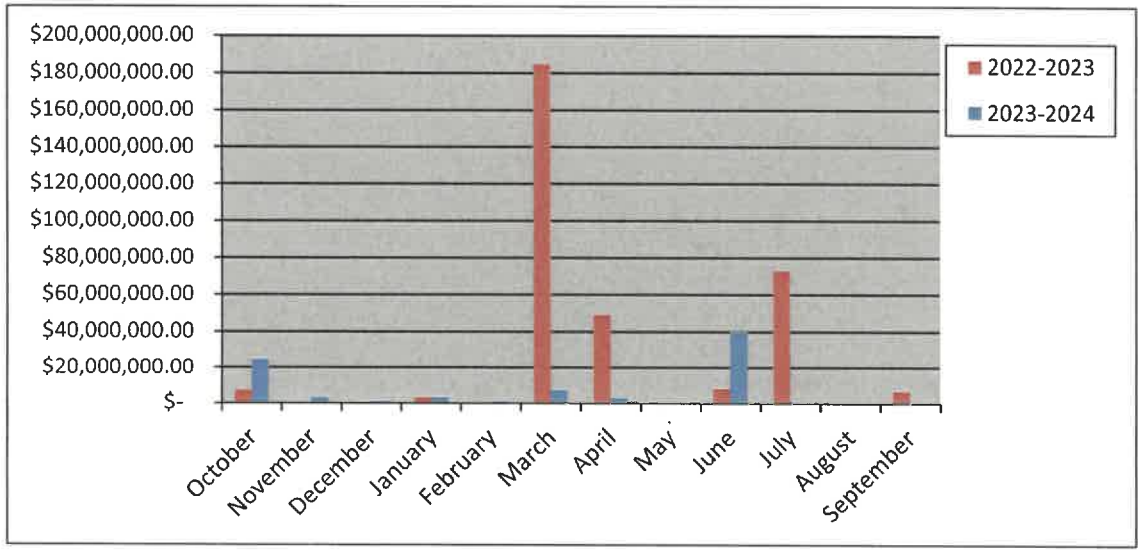
New Commercial Value Calendar Year

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**



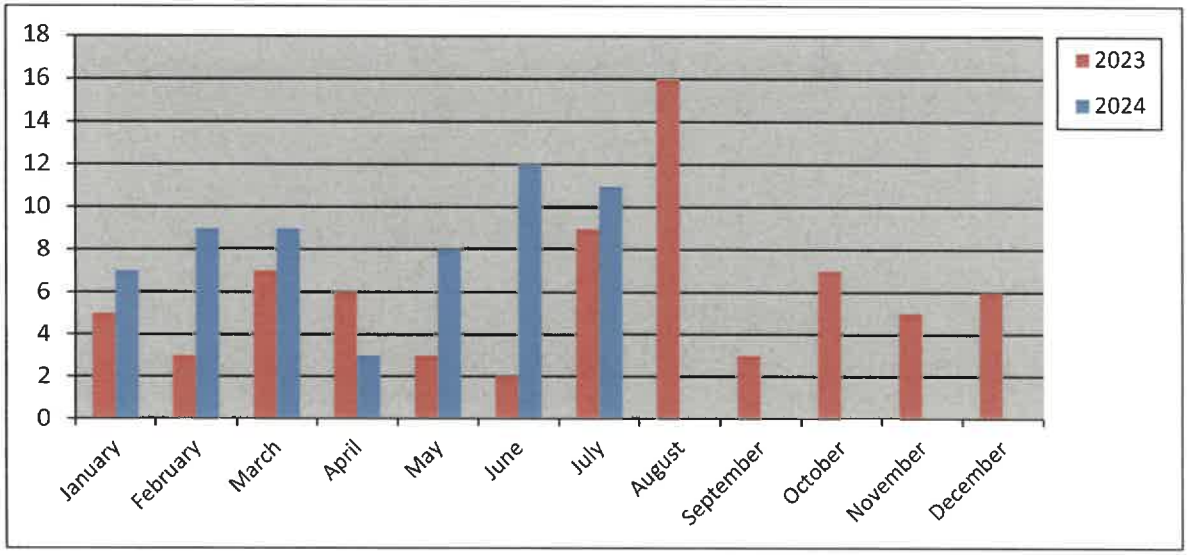
New Commercial Value Fiscal Year

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**



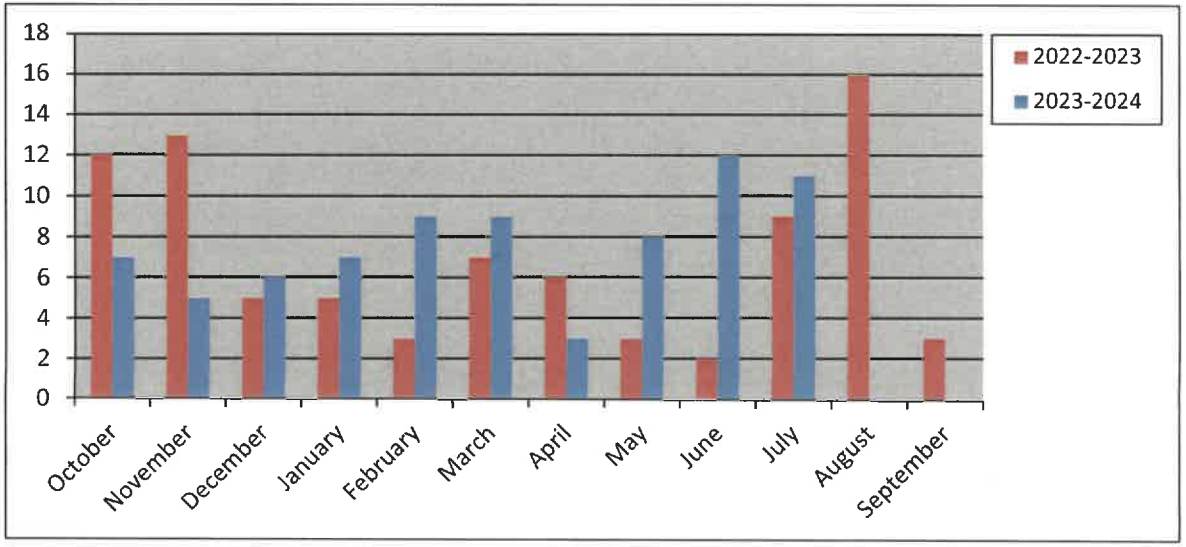
Commercial Remodel Permits Calendar Year

Year		
	2023	2024
January	5	7
February	3	9
March	7	9
April	6	3
May	3	8
June	2	12
July	9	11
August	16	
September	3	
October	7	
November	5	
December	6	
Totals	**72**	**59**



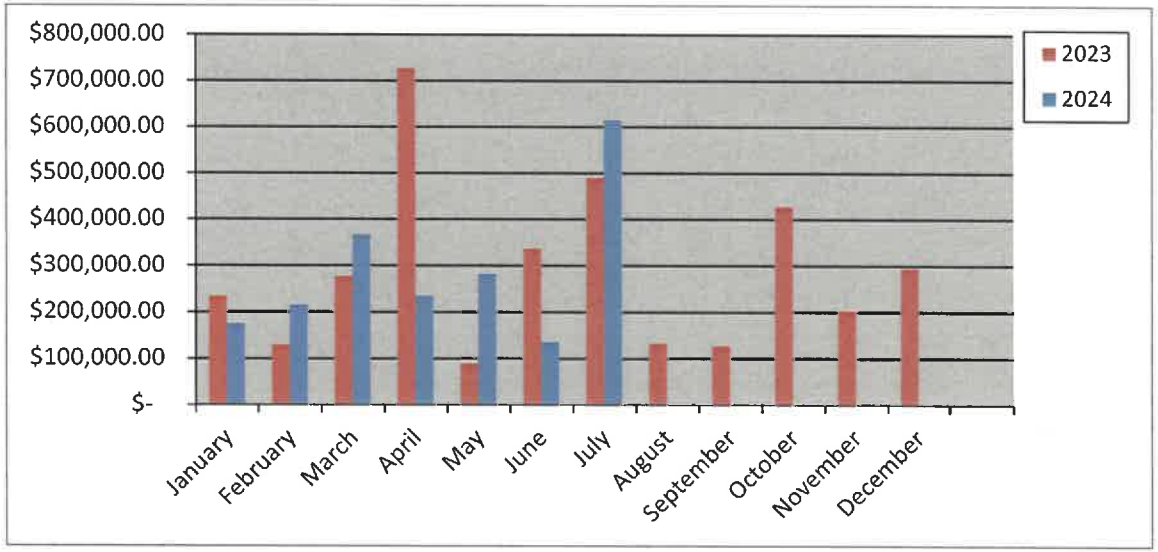
Commercial Remodel Permits Fiscal Year

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	11
August	16	
September	3	
Totals	**84**	**77**



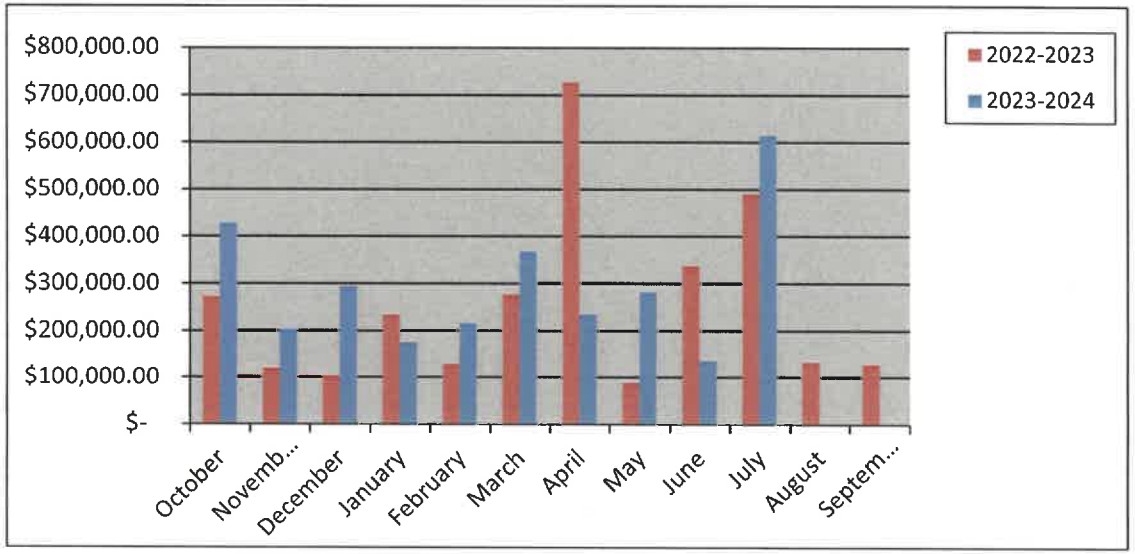
Total Fees Collected Calendar Year

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	$ 615,851.86
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**	**$ 2,037,423.39**



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	$ 615,851.86
August	$ 135,201.61	
September	$ 129,729.04	
Totals	**$ 3,062,333.91**	**$ 2,966,356.97**



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 7/1/2024 to 7/31/2024

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-10 01/16/2024 07/29/2024	Certificate of Occupancy ISSUED Sprouts Farmers Market # 166	469 E Interstate 30, Rockwall, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Sprouts Farmers Market	5455 E High St, Suite 444	Phoenix	AZ	85054
Business Owner	Sprouts Farmers Market 623-302-6452	5455 E High St, Suite 111	Phoenix	AZ	85054
Property Owner	Bent Tree Realty Co./Robert W Kennedy				
Inspection Report C	Carl Pileggi/GLR Inc SprIndnt				
Applicant	Eleanor Haynes	3795 Wyse Road	Dayton	OH	45414
Inspection Report C	Eleanor Haynes/Assistant Project Manager	3795 Wyse Road	Dayton	OH	45414

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-108 06/10/2024 07/15/2024	Certificate of Occupancy ISSUED Vixen Wellness & Medical Spa	108 S SAN JACINTO ST, ROCKWALL, TX, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Amy Davis	108 South San Jacinto Street	Rockwall	TX	75032
Business Owner	Amy Davis 469-512-5353	108 S San Jacinto St	Rockwall	TX	75087
Property Owner	AX2, LLC (Jennifer & KC Ashmore)	304 N. San Jacinto St	Rockwall	TX	75087
Inspection Report C	Amy Davis	108 South San Jacinto Street	Rockwall	TX	75087-37

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-122 07/01/2024 07/05/2024	Certificate of Occupancy ISSUED Bradford Elite Real Estate LLC	1215 ARISTA RD, 102, ROCKWALL, TX, 75032		$76.50	$76.50

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-133	Certificate of Occupancy			$76.50	$76.50
07/24/2024		3875 SELBORNE DR,			
07/31/2024	ISSUED	ROCKWALL, TX, 75032			
	Somerset Park Amenity Center and Pool				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	J. Nichols Construction	3275 Whiteley Rd.	Wylie	TX	75098
Business Owner	Somerset Park HOA	1800 Preston Park BLVD #200	Plano	TX	75093
Property Owner	Somerset Park HOA	1800 Preston Park BLVD #200	Plano	TX	75093
Inspection Report C	J. Nichols Construction	3275 Whiteley Rd	Wylie	TX	75098

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-83	Certificate of Occupancy			$76.50	$76.50
04/17/2024		506 N GOLIAD ST, 100,			
07/02/2024	ISSUED	ROCKWALL, 75087			
	5013 Coffee				

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Dean Cathey	3066 Rochelle Rd	Rockwall	TX	75032
Business Owner	Brierre Marshall	10820 CR 2452	Terrell	TX	75160
Property Owner	Brenda and Stuart Meyers	2010 Industrial Blvd suite 611	Rockwall	Tx	75087
Inspection Report C	Dean Cathey	3066 Rochelle Rd	Rockwall	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-84 04/18/2024 07/05/2024	Certificate of Occupancy ISSUED EGGSQUISITE CAFE	2951 RIDGE RD, SUITE 109, ROCKWALL, TX 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Wonhee Yoon	1907 Rhome St	Dallas	TX	75229
Business Owner	WONHEE YOON 469-769-1350	2951 RIDGE RD, SUITE 109	Rockwall	TX	75032
Property Owner	The Kroger Co.	1014 Vine Street	Cincinnati	OH	45202
Inspection Report (	Wonhee Yoon	1907 Rhome St	Dallas	TX	75229

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-86 04/23/2024 07/05/2024	Certificate of Occupancy ISSUED Educational Solutions 2.0	2231 Ridge Rd, Suite 202, Rockwall, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Kristie Smith	2231 Ridge Rd, Suite 202	Rockwall	TX	75087
Business Owner	Kristie Smith 214-435-4733	2231 Ridge Rd, Suite 202	Rockwall	TX	75087
Property Owner	Bennie Stanbury	1425 Hunters Glen	Royse City	TX	75189
Inspection Report (	Kristie Smith	2231 Ridge Rd, Suite 202	Rockwall	TX	75087

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-91 04/29/2024 07/25/2024	Certificate of Occupancy ISSUED Einstein Bagels #4249	2210 RIDGE RD, ROCKWALL, 75087		$76.50	$76.50

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

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 C	Weldon Spurgeon	1915 Westridge Dr	Irving TX	TX	75038

Contractors

CO2024-92 Certificate of Occupancy
04/29/2024
07/25/2024 ISSUED
Qdoba Mexican Eats # 3030
2224 RIDGE RD, ROCKWALL, 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Weldon Spurgeon	1915 Westridge Dr	Irving TX	TX	75038
Business Owner	Umar Ibrahim	1915 Westridge Dr	Irving TX	TX	75038
Property Owner	2224 Ridge Road LLC.	1915 Westridge	Irving	TX	75038
Inspection Report C	Weldon Spurgeon	1915 Westridge Dr	Irving TX	TX	75038

Contractors

CO2024-94 Certificate of Occupancy
05/01/2024
07/05/2024 ISSUED
PRIVATEER POOLS
607 S GOLIAD ST, ROCKWALL, TX 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Michael Preston Clark	607 S Goliad St	Rockwall	TX	75087
Business Owner	MICHAEL PRESTON CLARK 972-256-6155	607 S GOLIAD ST	ROCKWALL	TX	75087
Property Owner	Aaron Troy Clark	3025 N Goliad St	Rockwall	TX	75087
Inspection Report C	Michael Preston Clark & Kayla	607 S Goliad St	Rockwall	TX	75087

Contractors

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 7/1/2024 to 7/31/2024

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
CO2024-96 05/07/2024 07/01/2024	Certificate of Occupancy ISSUED RAY HUBBARD POSTAL	709 W RUSK ST, ROCKWALL, 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	THERESA MOSS	709 W RUSK ST, STE B	Rockwall	TX	75032
Business Owner	THERESA MOSS 214-923-8169	709 W RUSK ST, STE B	Rockwall	TX	75032
Property Owner	MICHAEL LAUN	709 W RUSK ST	Rockwall	TX	75087
Inspection Report C	THERESA MOSS	709 W RUSK ST, STE B	Rockwall	TX	75032

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
COM2023-5072 10/11/2023 07/08/2024	Commercial Building Permit Certificate of Occupancy ISSUED Everbowl	3035 Ridge Rd, Suite 105, Rockwall, TX 75032		$76.50 1,107.00	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Business Owner	Justin Sloan 316-305-9595	3035 Ridge Road, Suite 105	Rockwall	TX	75087
Property Owner	Justin Sloan	3035 Ridge Road, Suite 105	Rockwall	TX	75087
Inspection Report C	Anthony Ortiz				
Applicant	EB Dallas Two				

Contractors

Permit Number / Application Date / Issue Date	Permit Type / Subtype / Status of Permit / Business Name	Site Address / Parcel Number / Subdivision Name / Plan Number	Valuation	Total Fees / Total SQFT	Fees Paid
TCO2024-116 06/26/2024 07/23/2024	Temporary Certificate of Occupancy ISSUED ROCHELL ELEMENTARY SCHOOL - FF & E, ADMIN & TEACHE	401 E RALPH HALL PKWY, ROCKWALL, TX 75032		$306.00	$306.00

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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	ROCKWALL ISD	401 E RALPH HALL PKWY	ROCKWALL	TX	75032
Business Owner	ROCKWALL ISD	1191 TL TOWNSEND DR	ROCKWALL	TX	75087
Property Owner	ROCKWALL ISD	1191 TL TOWNSEND DR	Rockwall	TX	75087
Inspection Report C	ROCKWALL ISD	1191 TL TOWNSEND DR	Rockwall	TX	75087

Contractors

TCO2024-118 Temporary Certificate of Occupancy
06/27/2024 $306.00 $306.00
07/24/2024 ISSUED 2850 FM 1141, ROCKWALL, TX 75087
ROCKWALL HS 9TH GRADE CAMPUS - Admin & Furniture & Tea

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Aaron Fidler				
Business Owner	Rockwall ISD 972-771-0605	1050 Williams St.	Rockwall	TX	75087
Property Owner	Rockwall ISD	1050 Williams St.	Rockwall	TX	75087
Inspection Report C	Aaron Fidler				

Contractors

TCO2024-119 Temporary Certificate of Occupancy
06/27/2024 $306.00 $306.00
07/24/2024 ISSUED 2727 S JOHN KING BLVD, ROCKWALL, TX 75032
Rockwall ISD Rockwall-Heath HS 9th Grade Campus - Admin & Fu

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Aaron Fidler				
Business Owner	Rockwall ISD 972-771-0605	1050 Williams St.	Rockwall	TX	75087
Property Owner	Rockwall ISD	1050 Williams St.	Rockwall	TX	75087
Inspection Report C	Aaron Fidler				

Contractors

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 7/1/2024 to 7/31/2024

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

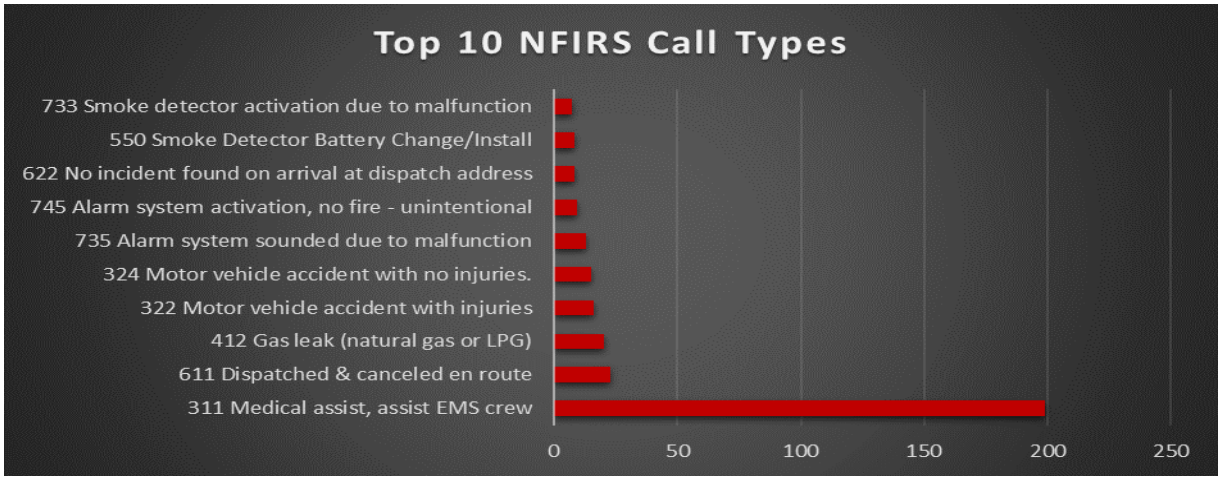
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Total Valuation:
Total Fees: $1,836.00
Total Fees Paid: $1,836.00



July 2024

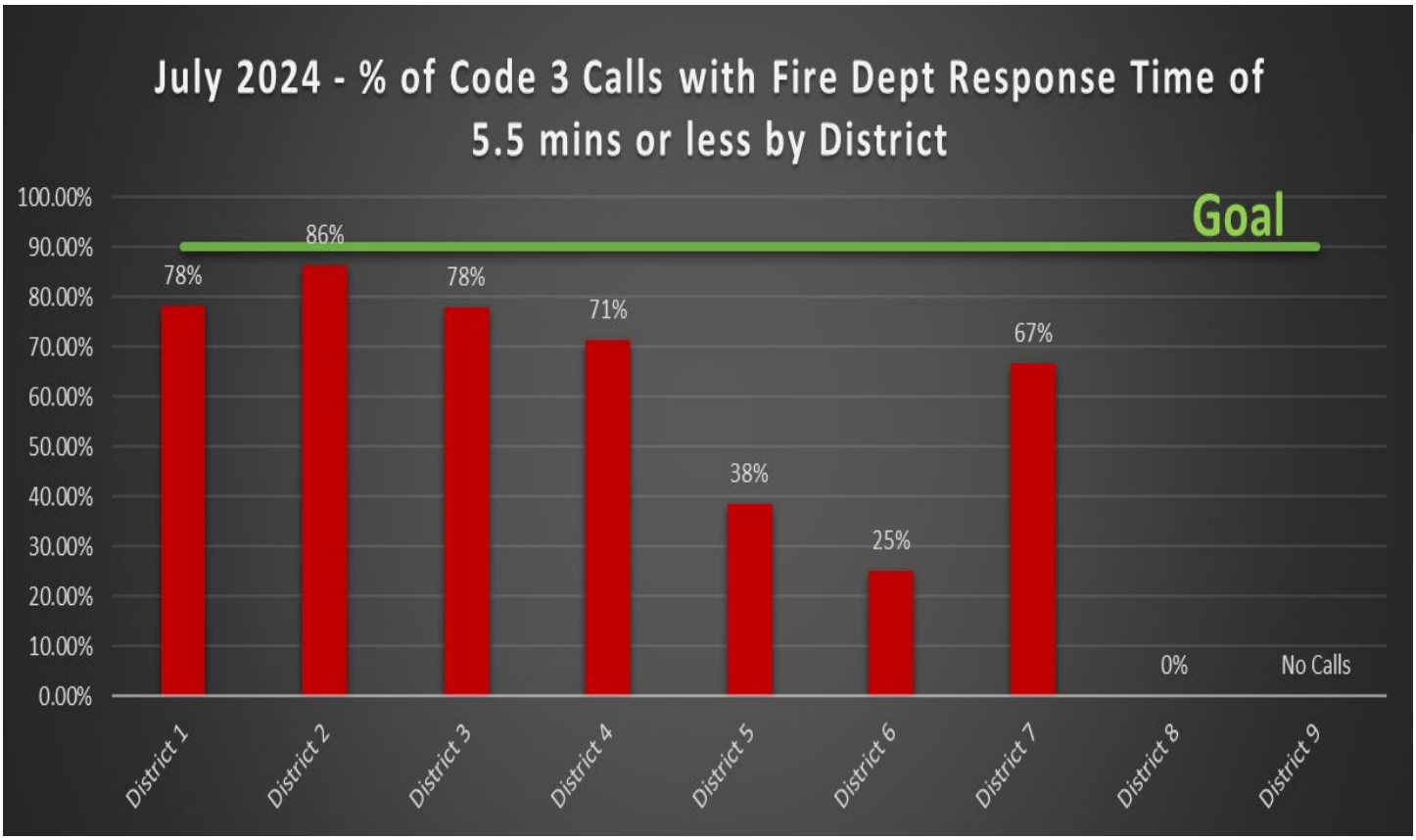
Monthly Report



All Calls By NFIRS Call Type	Incident Count
111 Building fire	3
113 Cooking fire, confined to container	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
162 Outside equipment fire	1
311 Medical assist, assist EMS crew	199
322 Motor vehicle accident with injuries	16
324 Motor vehicle accident with no injuries.	15
331 Lock-in (if lock out , use 511)	2
342 Search for person in water	3
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	4
361 Swimming/recreational water areas rescue	1
365 Watercraft rescue	2
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	20
424 Carbon monoxide incident	1
441 Heat from short circuit (wiring), defective/worn	1
444 Power line down	4
445 Arcing, shorted electrical equipment	1
463 Vehicle accident, general cleanup	1
500 Service Call, other	1
510 Person in distress, other	1
511 Lock-out	2
550 Public service assistance, other	5
550 Smoke Detector Battery Change/Install	8
551 Assist police or other governmental agency	2
553 Public service	4
561 Unauthorized burning	1
611 Dispatched & canceled en route	23
622 No incident found on arrival at dispatch address	8
651 Smoke scare, odor of smoke	5
652 Steam, vapor, fog or dust thought to be smoke	3
671 HazMat release investigation w/no HazMat	1
700 False alarm or false call, other	1
710 Malicious, mischievous false call, other	1
733 Smoke detector activation due to malfunction	7
735 Alarm system sounded due to malfunction	13
736 CO detector activation due to malfunction	6
740 Unintentional transmission of alarm, other	1
743 Smoke detector activation, no fire - unintentional	3
745 Alarm system activation, no fire - unintentional	9
746 Carbon monoxide detector activation, no CO	2
Grand Total	**390**

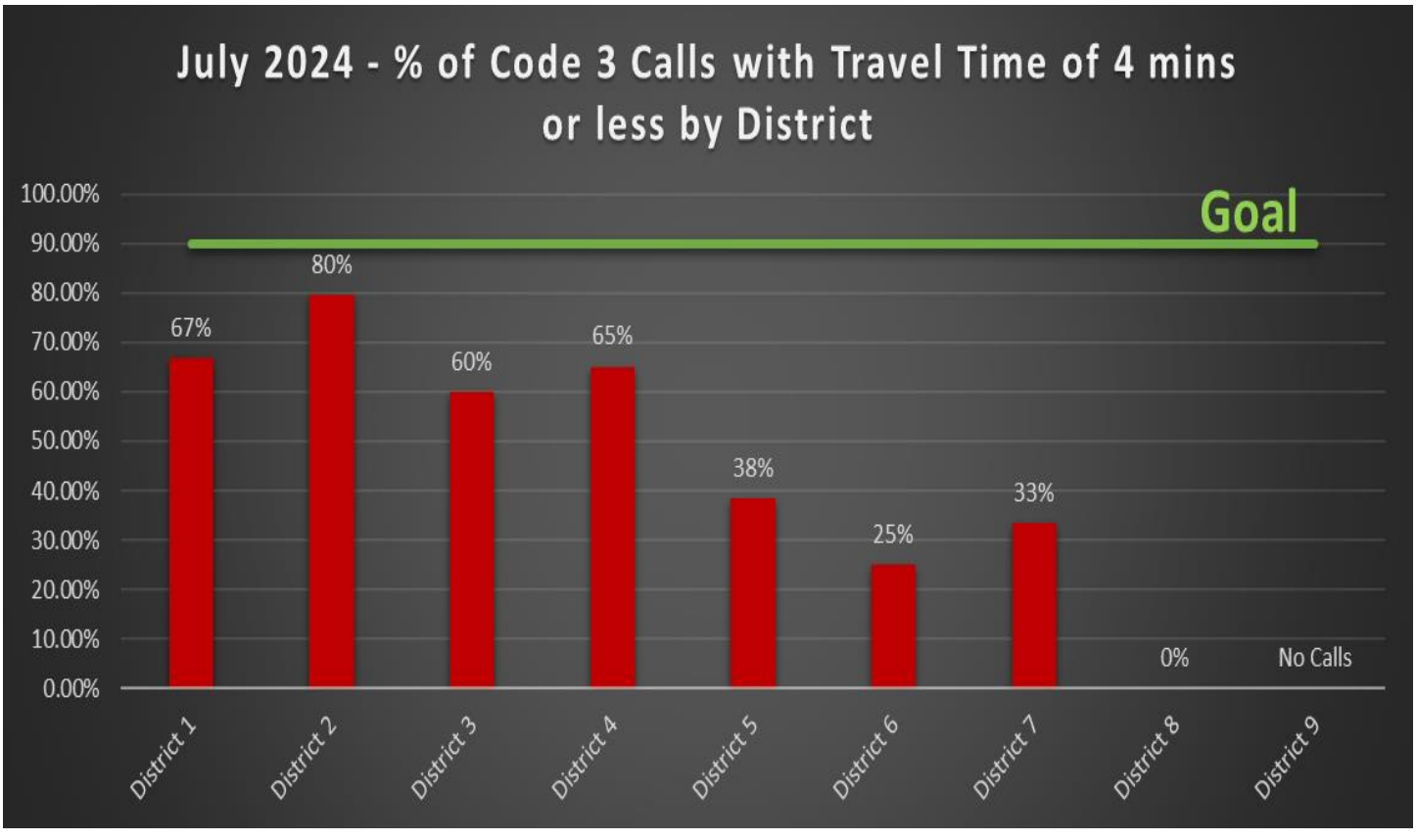
July 2024 Dispatch to Arrival Analysis

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	87	28%	68	0:04:20	78%	90%
District 2	88	28%	76	0:03:53	86%	90%
District 3	45	15%	35	0:04:35	78%	90%
District 4	63	20%	45	0:04:54	71%	90%
District 5	13	4%	5	0:05:41	38%	90%
District 6	4	1%	1	0:06:45	25%	90%
District 7	6	2%	4	0:05:24	67%	90%
District 8	3	1%	0	0:06:59	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	309	100%	234	0:04:29	76%	90%



July 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	87	28%	58	0:03:28	67%	90%
District 2	88	28%	70	0:03:01	80%	90%
District 3	45	15%	27	0:08:12	60%	90%
District 4	63	20%	41	0:03:48	65%	90%
District 5	13	4%	5	0:05:00	38%	90%
District 6	4	1%	1	0:05:32	25%	90%
District 7	6	2%	2	0:04:23	33%	90%
District 8	3	1%	0	0:05:30	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	309	100%	204	0:04:13	66%	90%



Total Dollar Losses

July 2024

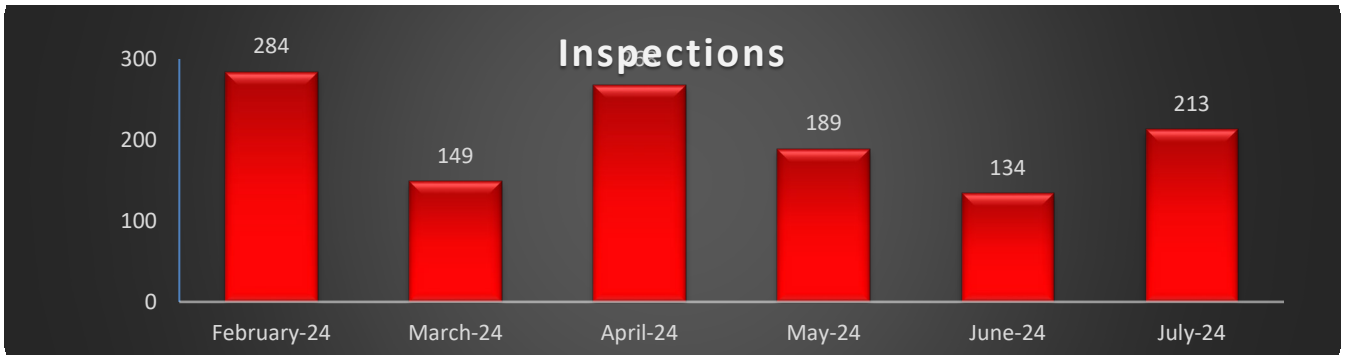
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Areas: All

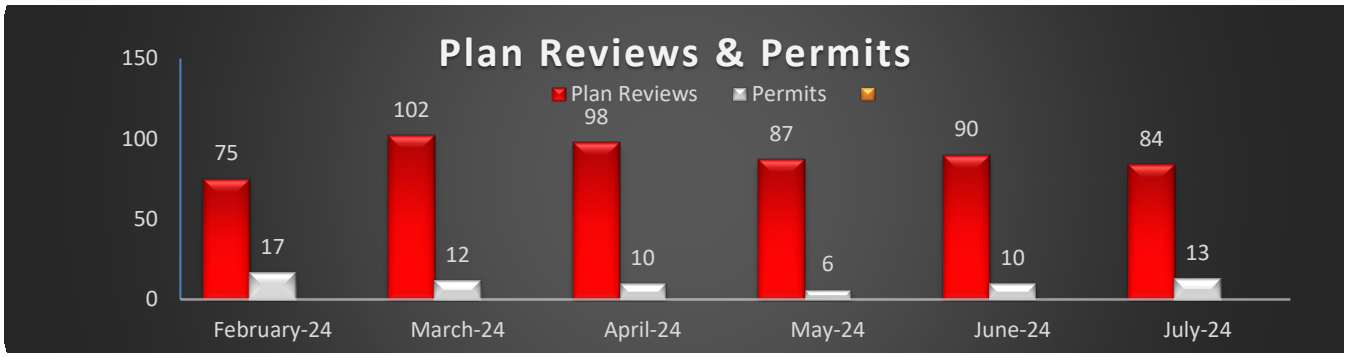
Rockwall Fire Department

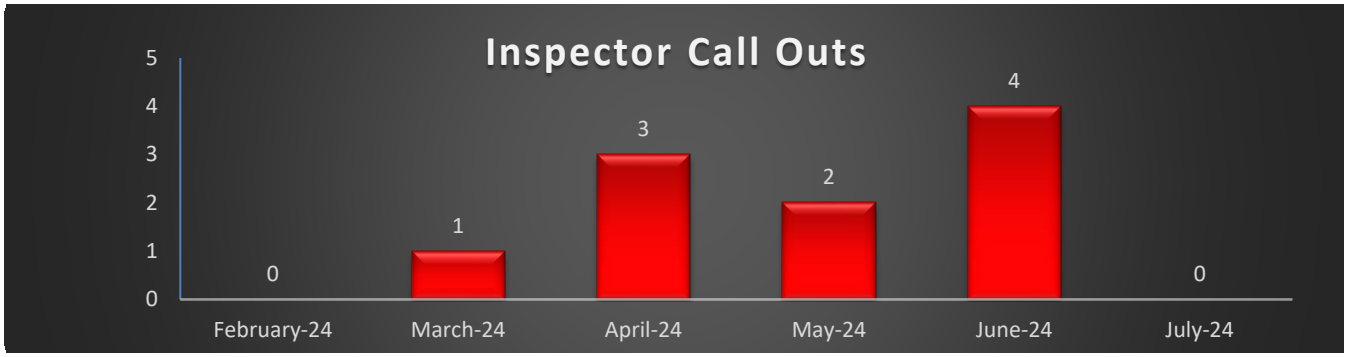
ORI Number: TX504
Incident Type: All
Station: All

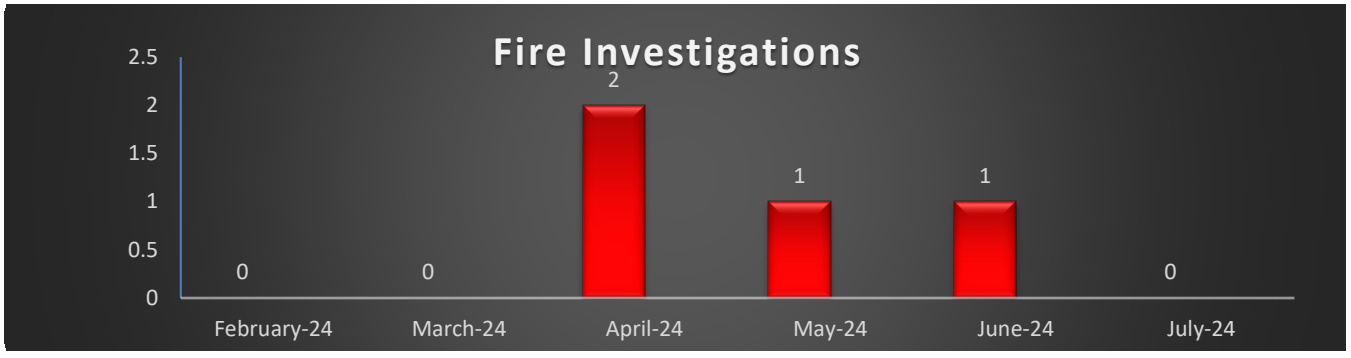
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$0.00	$10,000.00	$592,320.32	$48,000.00	$1,587,750.32
Total Content Loss:	$0.00	$1,000.00	$284,073.75	$14,000.00	$1,999,173.75
Total Property Pre-Incident Value:	$0.00	$0.00	$1,054,132.32	$518,574.00	$116,961,098.32
Total Contents Pre-Incident Value	$0.00	$0.00	$405,092.19	$35,000.00	$24,628,920.19
Total Losses:	$.00	$11,000.00	$876,394.07	$62,000.00	$.00
Total Value:	$.00	$.00	$1,459,224.51	$553,574.00	$141,590,018.51

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





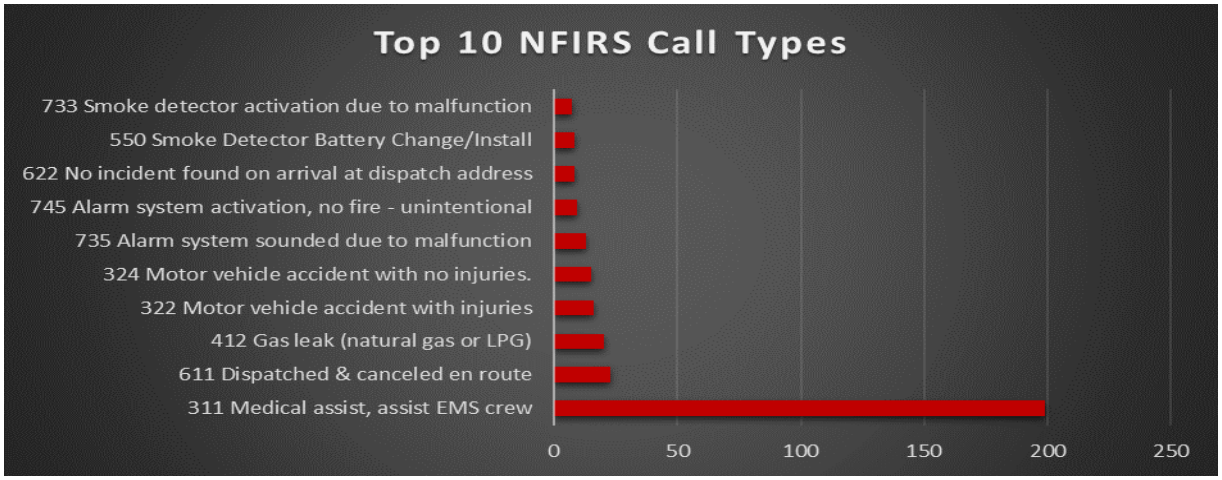






July 2024

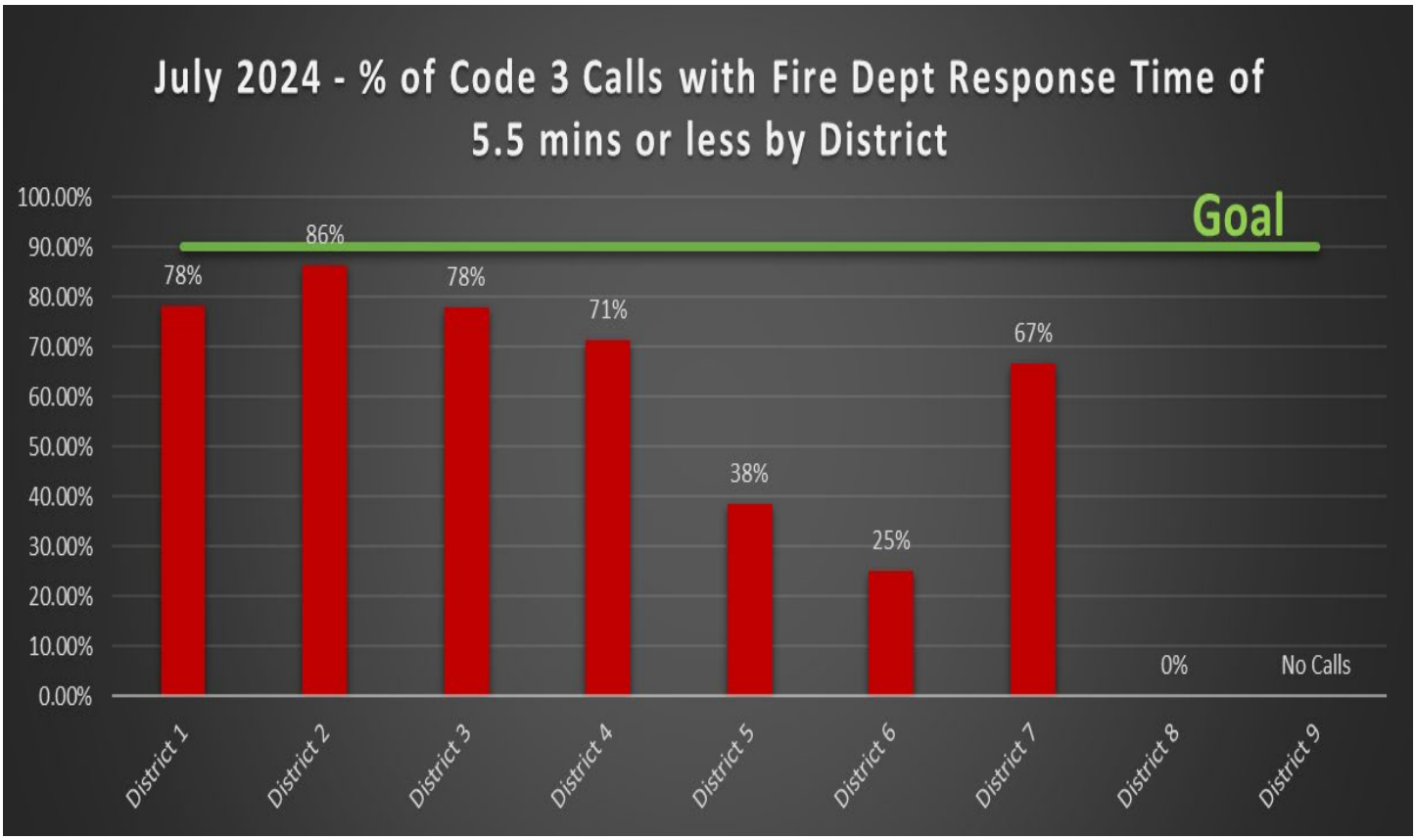
Monthly Report



All Calls By NFIRS Call Type	Incident Count
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131 Passenger vehicle fire (cars, pickups, SUV's)	2
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143 Grass fire	2
151 Outside rubbish, trash or waste fire	1
162 Outside equipment fire	1
311 Medical assist, assist EMS crew	199
322 Motor vehicle accident with injuries	16
324 Motor vehicle accident with no injuries.	15
331 Lock-in (if lock out , use 511)	2
342 Search for person in water	3
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	4
361 Swimming/recreational water areas rescue	1
365 Watercraft rescue	2
411 Gasoline or other flammable liquid spill	1
412 Gas leak (natural gas or LPG)	20
424 Carbon monoxide incident	1
441 Heat from short circuit (wiring), defective/worn	1
444 Power line down	4
445 Arcing, shorted electrical equipment	1
463 Vehicle accident, general cleanup	1
500 Service Call, other	1
510 Person in distress, other	1
511 Lock-out	2
550 Public service assistance, other	5
550 Smoke Detector Battery Change/Install	8
551 Assist police or other governmental agency	2
553 Public service	4
561 Unauthorized burning	1
611 Dispatched & canceled en route	23
622 No incident found on arrival at dispatch address	8
651 Smoke scare, odor of smoke	5
652 Steam, vapor, fog or dust thought to be smoke	3
671 HazMat release investigation w/no HazMat	1
700 False alarm or false call, other	1
710 Malicious, mischievous false call, other	1
733 Smoke detector activation due to malfunction	7
735 Alarm system sounded due to malfunction	13
736 CO detector activation due to malfunction	6
740 Unintentional transmission of alarm, other	1
743 Smoke detector activation, no fire - unintentional	3
745 Alarm system activation, no fire - unintentional	9
746 Carbon monoxide detector activation, no CO	2
Grand Total	**390**

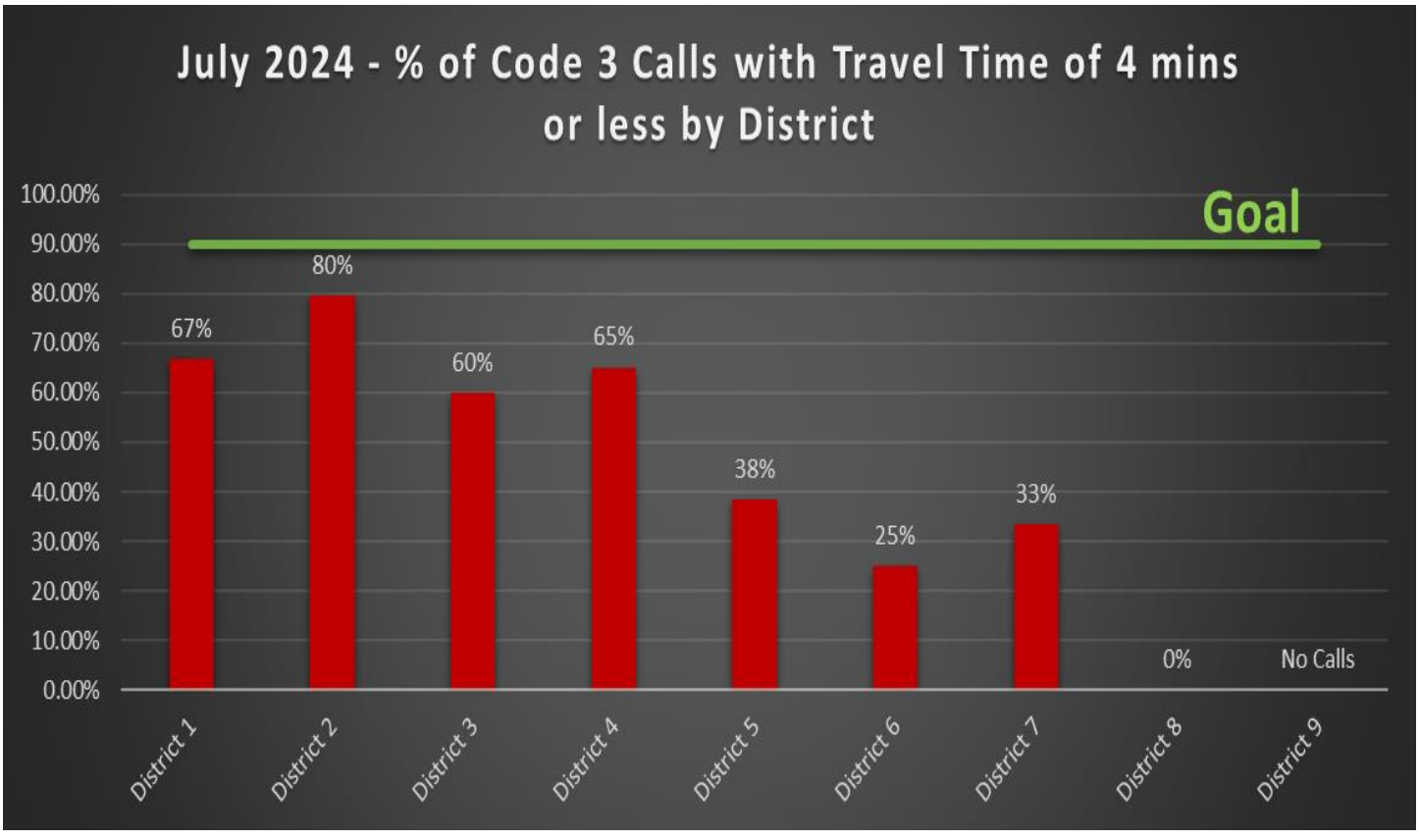
July 2024 Dispatch to Arrival Analysis

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	87	28%	68	0:04:20	78%	90%
District 2	88	28%	76	0:03:53	86%	90%
District 3	45	15%	35	0:04:35	78%	90%
District 4	63	20%	45	0:04:54	71%	90%
District 5	13	4%	5	0:05:41	38%	90%
District 6	4	1%	1	0:06:45	25%	90%
District 7	6	2%	4	0:05:24	67%	90%
District 8	3	1%	0	0:06:59	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	309	100%	234	0:04:29	76%	90%



July 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	87	28%	58	0:03:28	67%	90%
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District 4	63	20%	41	0:03:48	65%	90%
District 5	13	4%	5	0:05:00	38%	90%
District 6	4	1%	1	0:05:32	25%	90%
District 7	6	2%	2	0:04:23	33%	90%
District 8	3	1%	0	0:05:30	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	309	100%	204	0:04:13	66%	90%



Total Dollar Losses

July 2024

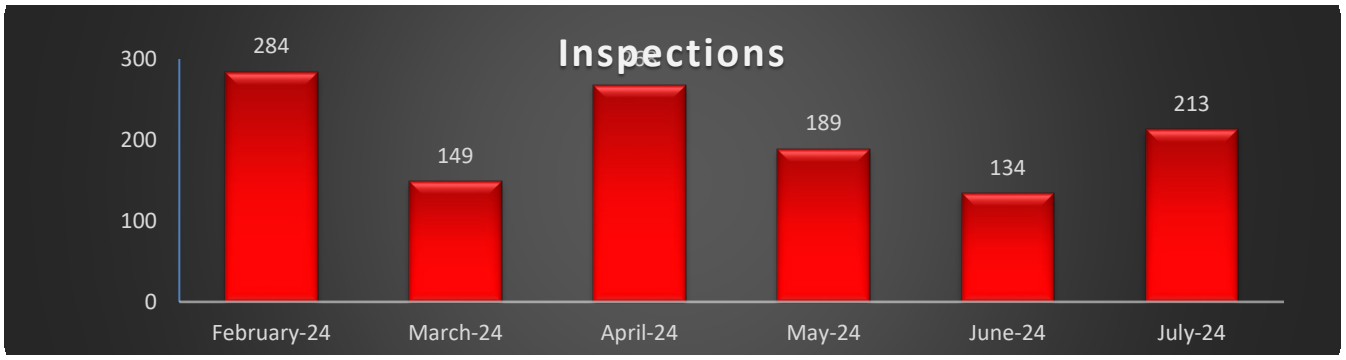
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Layer: All
Areas: All

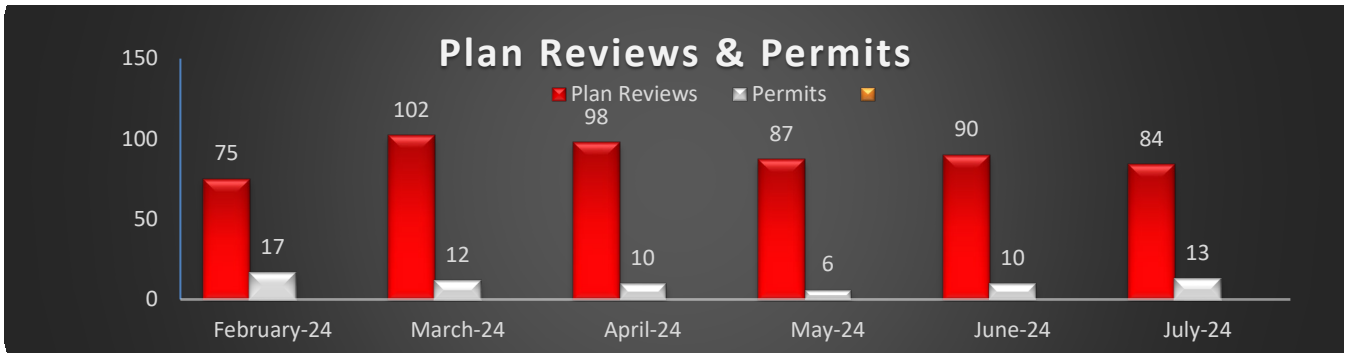
Rockwall Fire Department

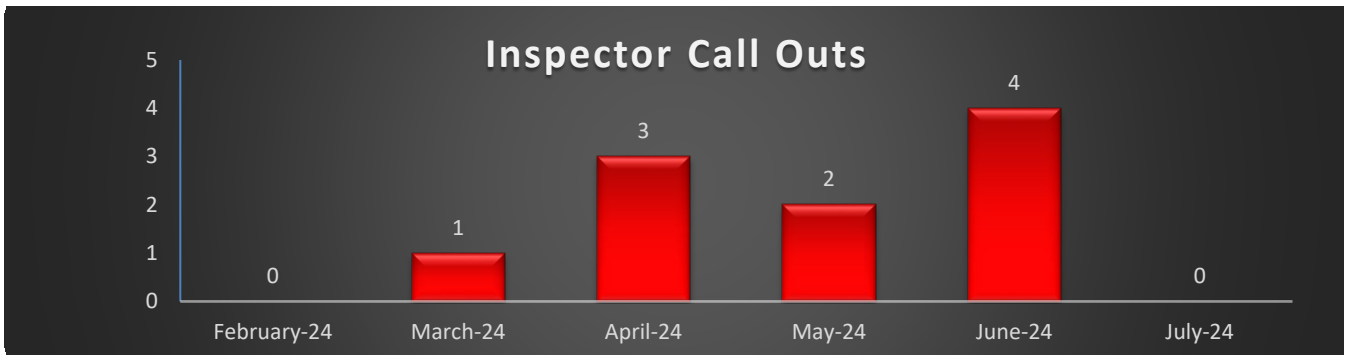
ORI Number: TX504
Incident Type: All
Station: All

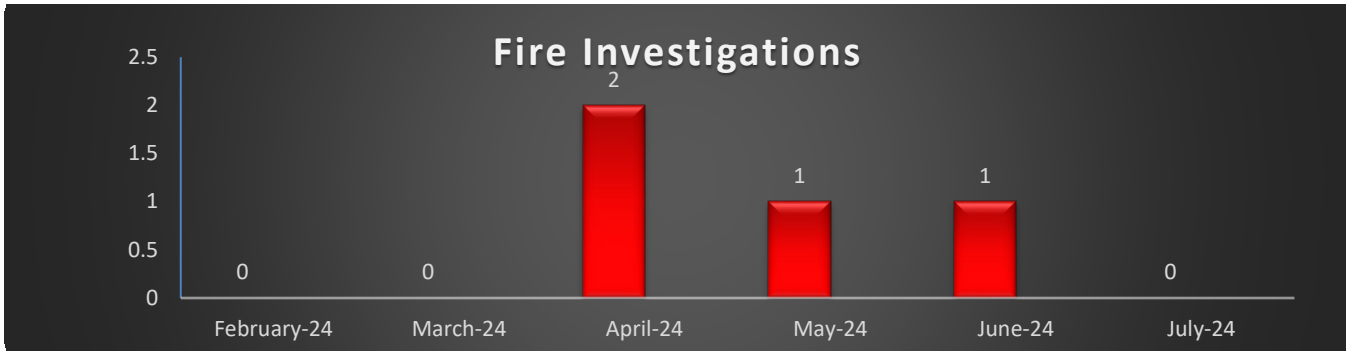
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$0.00	$10,000.00	$592,320.32	$48,000.00	$1,587,750.32
Total Content Loss:	$0.00	$1,000.00	$284,073.75	$14,000.00	$1,999,173.75
Total Property Pre-Incident Value:	$0.00	$0.00	$1,054,132.32	$518,574.00	$116,961,098.32
Total Contents Pre-Incident Value	$0.00	$0.00	$405,092.19	$35,000.00	$24,628,920.19
Total Losses:	$.00	$11,000.00	$876,394.07	$62,000.00	$.00
Total Value:	$.00	$.00	$1,459,224.51	$553,574.00	$141,590,018.51

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









ROCKWALL PARKS & RECREATION

GO OUTSIDE AND PLAY

PLAYROCKWALL.COM

Monthly Report
July 2024

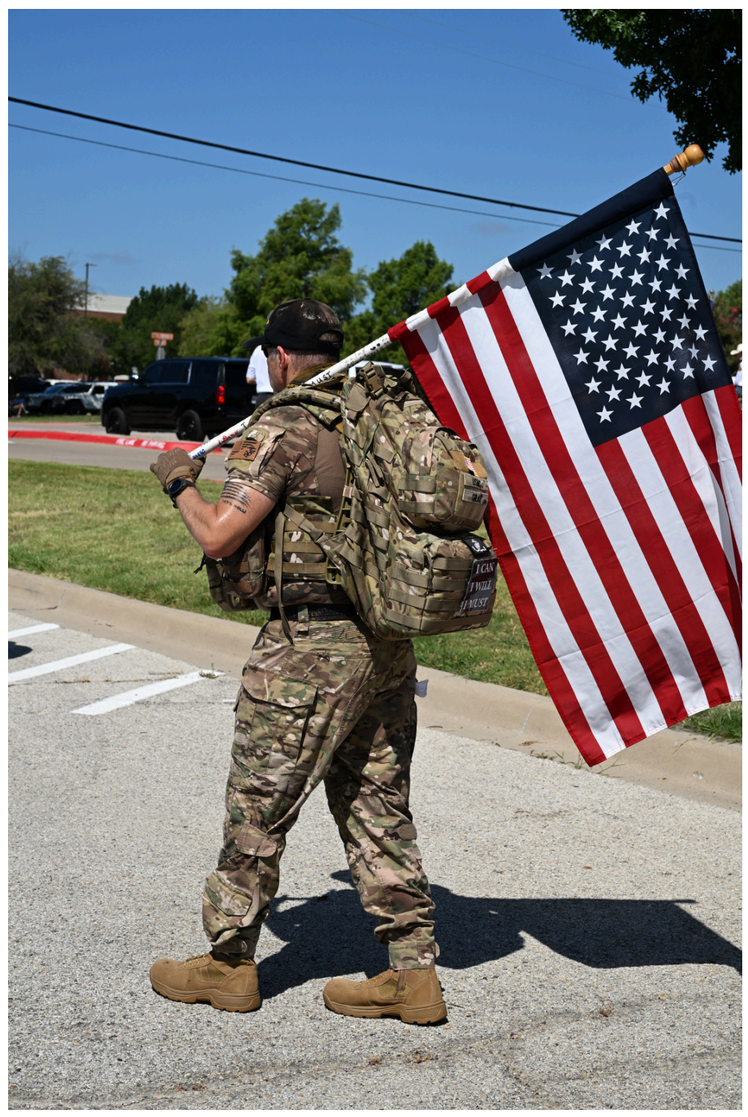




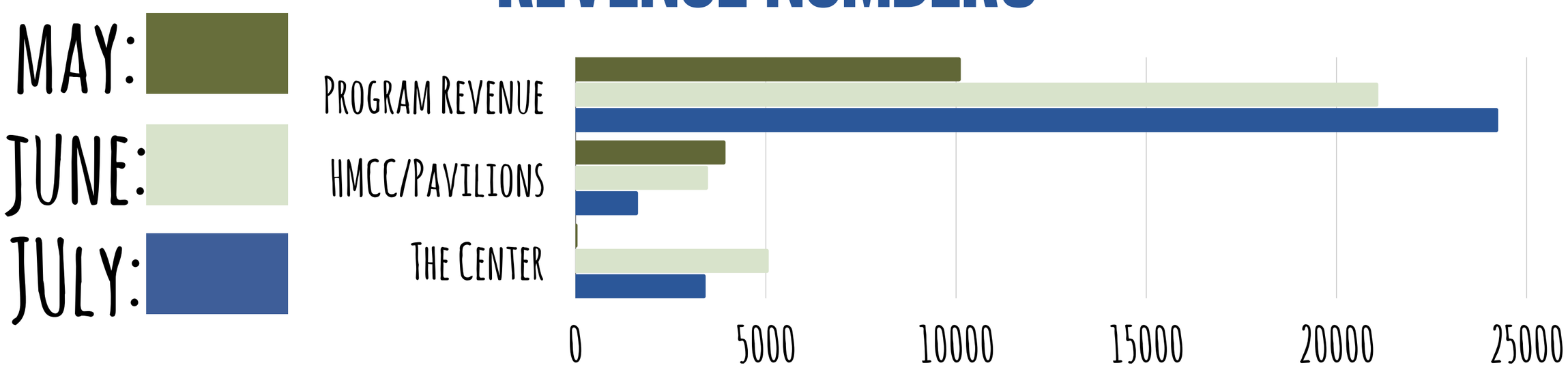
JULY 4 FIREWORKS
7500 ATTENDEES

JULY SENIOR LUNCHEON
63 SENIORS

FAMILY FUN FRIDAY
500 ATTENDEES



REVENUE NUMBERS



Upcoming:

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

Family Fun Friday Splash Day



Pickleball Camp



22 enrolled

Adventures in Art Camp



25 enrolled

PARKS PROJECT UPDATE – JULY 2024



JEWEL PARK DAM AND SPILLWAY REPAIR



HEROES MEMORIAL MONUMENT



205 CEMETERY DRAINAGE REPAIRS



CANES PARK NEW METAL PLANTER

Other Projects

CANOPY REPAIRS AT TUTTLE
SEVERAL MEMORIAL BENCHES INSTALLED AT PARKS
HEROES MEMORIAL CONSTRUCTION

Rockwall Police Department

Monthly Activity Report

July-2024

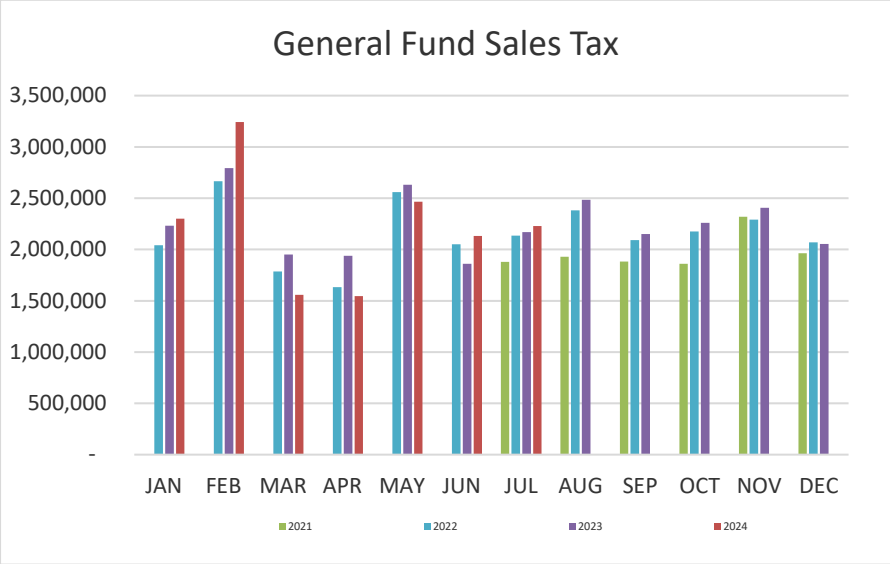
ACTIVITY	CURRENT MONTH JULY	PREVIOUS MONTH JUNE	YTD 2024	YTD 2023	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	1	2	5	6	**-16.67%**
Robbery	0	0	4	8	**-50.00%**
Aggravated Assault	5	5	23	16	**43.75%**
Burglary	7	5	36	25	**44.00%**
Larceny	57	55	319	341	**-6.45%**
Motor Vehicle Theft	3	4	17	48	**-64.58%**
TOTAL PART I	**71**	**72**	**404**	**444**	**-9.01%**
TOTAL PART II	**116**	**109**	**733**	**848**	**-13.56%**
TOTAL OFFENSES	**187**	**181**	**1137**	**1292**	**-12.00%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	22	17	104	69	**50.72%**
D.W.I.	12	11	85	88	**-3.41%**
ARRESTS					
FELONY	22	18	139	187	**-25.67%**
MISDEMEANOR	49	53	325	349	**-6.88%**
WARRANT ARREST	8	15	56	52	**7.69%**
JUVENILE	3	5	36	34	**5.88%**
TOTAL ARRESTS	**82**	**91**	**556**	**622**	**-10.61%**
DISPATCH					
CALLS FOR SERVICE	2150	2300	16543	17763	**-6.87%**
ACCIDENTS					
INJURY	0	2	10	10	**0.00%**
NON-INJURY	85	107	846	606	**39.60%**
FATALITY	0	1	1	2	**-50.00%**
TOTAL	**85**	**110**	**857**	**618**	**38.67%**
FALSE ALARMS					
RESIDENT ALARMS	45	52	309	334	**-7.49%**
BUSINESS ALARMS	114	157	986	1002	**-1.60%**
TOTAL FALSE ALARMS	**159**	**209**	**1295**	**1336**	**-3.07%**
Estimated Lost Hours	**104.94**	**137.94**	**854.7**	**881.76**	**-3.07%**
Estimated Cost	**$2,496.30**	**$3,281.30**	**$20,331.50**	**$20,975.20**	**-3.07%**

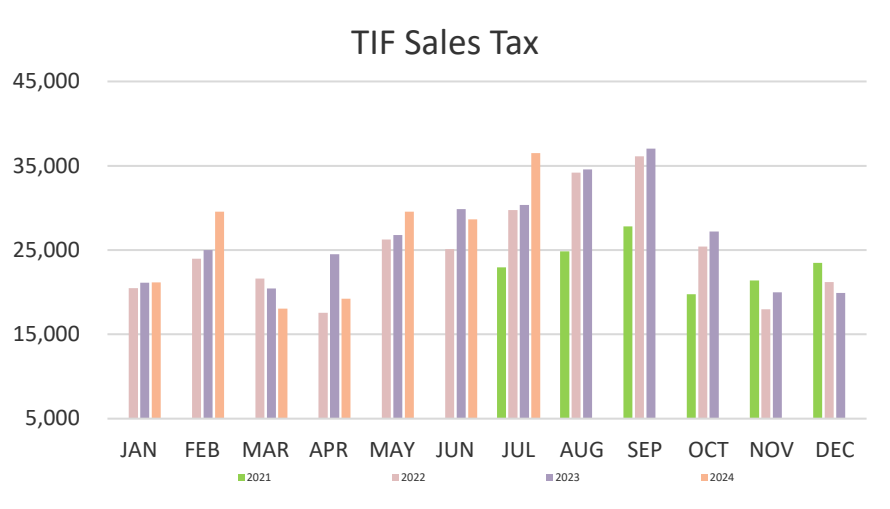
ROCKWALL NARCOTICS UNIT

Number of Cases	**3**
Arrests	**3**
Arrest Warrants	
Search Warrants	**2**
Seized	
Currency	$18,000
Firearms	5
Methamphetamine	4.5 lbs
Marijuana	1.5 lbs
THC	240g
Agency Assists	2

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
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
Jul-24	2,229,321	36,518





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

	Total Gallons	Daily Average	Maximum Day
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
Jul-24	643,093,680	20,744,956	25,259,696

Source: SCADA Monthly Reports generated at the Water Pump Stations

