AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, November 4, 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 possible City Charter amendments and related legal advice, pursuant to §Section 551.071 (Consultation with Attorney).

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

3. Discussion regarding casting of votes and submission of the official voting ballot for the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters).

4. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

5. Discussion regarding 380 Agreement with IKEA pursuant to §551.071 (Consultation with Attorney) and §551.087 (Economic Development).

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

III. Adjourn Executive Session

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

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

VI. Proclamations / Awards / Recognitions

1. **"Certificates of Merit" Recognitions by Rockwall Police Department**
   - Tyler Knight (Dispatch)
   - Michele May (Dispatch)

2. **"Civilian Certificates of Commendation" by Rockwall Police Department**
   - Mercedez Hamilton
   - Shanti Coleman

3. **"Unit Citation" Recognition by Rockwall Fire Department -** Eng.1 "B" Shift (Captain Greg Givens, Driver Engineer, Erick Sotelo, Firefighter Trever Reger, Firefighter Jeff Rich) Eng, 4 "B" Shift (Captain Lewis Johnson, Driver Engineer Hagen Jones, Firefighter Florentino Lopez, Firefighter Asa Rodberg). Battalion 1 "B" Shift (Battalion Chief Jay McKee)

VII. Appointment Items

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

VIII. 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.

IX. Take Any Action as a Result of Executive Session

X. 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 Oct. 21, 2024 city council meeting, and take any action necessary.

2. **Z2024-041** - Consider a request by Quadri Akamo of QJ Development, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary **(2nd Reading).**

3. **Z2024-042** - Consider a request by Nadia Ramos for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary **(2nd Reading).**

4. **Z2024-043** - Consider a request by Russ and Kim Dignam for the approval of an **ordinance** for a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary **(2nd Reading**).

5. Consider the approval of an **ordinance** abandoning a portion of Conveyor Street being a 1.451-acre public right-of-way situated within the E. M. Elliot Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, generally located between Justin Road and the IH-30 Frontage Road, and take any action necessary **(2nd Reading)**.

6. **P2024-025** - Consider a request by Billy Self on behalf of Janet Self for the approval of a *Final Plat* for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

7. **P2024-033** - Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Preliminary Plat* for Lot 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition being a 67.475-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

8. **P2024-035** - Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

9. **P2024-036** - Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a *Final Plat* for Lots 1-3, Block A, Boardwalk Development Addition being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

10. Consider approval of the construction contract for Little Buffalo Creek Wastewater System Extension and authorize the City Manager to execute a construction contract with Willco Underground, LLC, in the amount of $2,153,373.00, to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.

11. Consider approval of the construction contract for Southside Elevated Water Storage Tank Rehabilitation and authorize the City Manager to execute a construction contract with J.R. Steltzer Company, in the amount of $946,980.00, to be funded out of the Water and Sewer Funds, and take any action necessary.

XI. Public Hearing Items

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

1. **Z2024-044** - Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary **(1st Reading)**.

XII. Action Items

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

1. **Z2024-046** -Discuss and consider a request by Carl and Wendy Petersen for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Short-Term Rental on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary **(2nd Reading)**.

2. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

3. Discuss and consider approval of a resolution providing for the casting of votes and submission of the official voting ballot to the Rockwall Central Appraisal District (CAD / RCAD) for the 2025 - 2026 Appraisal District Board of Directors, and take any action necessary

4. Discuss and consider convening the city's Comprehensive Plan Advisory Committee (CPAC) for possible changes and updates to the city's "Our Hometown Vision 2040" comprehensive plan, and take any action necessary.

XIII. 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. Budget Report - Quarter End Sept. 30, 2024

3. Fire Department Monthly Report

4. Parks & Recreation Department Monthly Report

5. Police Department Monthly Report

6. Sales Tax Historical Comparison

7. Water Consumption Historical Statistics

XIV. 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 1st day of November 2024 at 5 PM 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

Certificate of Merit

On Tuesday, May 28, 2024, just before 6:00am, a severe thunderstorm causing damage to property occurred in the City of Rockwall and the City of Fate. Telecommunications Operators Tyler Knight and Michele May were working alone in the Communications Center during the strongest part of the storm. Between the hours of 6:00am and 7:30am, Tyler and Michele manually entered and dispatched fifty-two calls for service to various first responders. Additionally, they answered forty-five non-emergency phone calls and fifty-two 911 calls. The storm required them to contact city services for downed trees, the electric company for downed power lines, and they manually activated the severe weather alert siren to alert the public. At 7:30am, additional personnel arrived to provide much needed assistance but Tyler and Michele stayed well past the end of their shift to continue working the storm.

This weather event produced an exceptionally heavy call volume requiring Tyler and Michele to multi-task while ensuring that the public and first responders continued to receive a high level of service. For their outstanding performance during dynamic and demanding circumstances, Tyler Knight and Michele May are hereby conferred the Certificate of Merit.

Rockwall Police Department

CERTIFICATE OF MERIT

PRESENTED TO

Communications Specialist
Michele May

For your outstanding performance during dynamic and demanding circumstances on May 28, 2024

Presented on November 4, 2024

Chief Edward Fowler
Chief of Police
Rockwall Police Department

Rockwall Police Department

CERTIFICATE OF MERIT

PRESENTED TO

Communications Specialist
Tyler Knight

For your outstanding performance during dynamic and demanding circumstances on May 28, 2024

Presented on November 4, 2024

Chief Edward Fowler
Chief of Police
Rockwall Police Department

CIVILIAN CERTIFICATE OF COMMENDATION

Just after 12:00 pm on Friday, October 4th, a male subject began walking behind several students who had just gotten off the bus at an apartment complex on West Yellow Jacket Lane. The male began to noticeably follow a 10-year-old white, female student. He quickly walked up behind her and grabbed ahold of her backpack in what appeared to be an attempted child abduction. The girl was able to get free of the backpack and run away from the male to a nearby apartment.

Two witnesses, Shanti Coleman and Mercedez Hamilton, observed what was happening and verbally confronted the man. Upon hearing the witnesses yell at him, the man turned and began walking out of the complex. Both Ms. Coleman and Ms. Hamilton called 911 to report the incident and provided a description of the suspect as well a direction of travel. Ms. Hamilton got into her vehicle and provided updated locations on the suspect as he walked out onto Yellow Jacket Ln down towards the high school. After several minutes of providing updated information about the suspect, responding officers located and detained the suspect who was later charged with attempted kidnapping.

The Rockwall Police Department is grateful for the actions of Ms. Coleman and Ms. Hamilton who went above and beyond to intervene during a dangerous and unpredictable situation. Their efforts were paramount to ensure the intended victim was safe and the suspect was captured. For their actions, Ms. Coleman and Ms. Hamilton are being awarded the Civilian Certificate of Commendation.

Rockwall Police Department

CIVILIAN CERTIFICATE OF COMMENDATION

PRESENTED TO

Shanti Coleman

FOR INTERVENING DURING A DANGEROUS AND UNPREDICTABLE SITUATION ON OCTOBER 4, 2024

Presented on November 4, 2024

Chief Edward Fowler
Chief of Police, Rockwall Police Department

OFFICIAL SEAL

Rockwall Police Department

CIVILIAN CERTIFICATE OF COMMENDATION

PRESENTED TO

Mercedez Hamilton

FOR INTERVENING DURING A DANGEROUS AND UNPREDICTABLE SITUATION ON OCTOBER 4, 2024

Presented on November 4, 2024

Chief Edward Fowler
Chief of Police, Rockwall Police Department

OFFICIAL SEAL

Unit Citation

ROCKWALL FIRE

Rockwall Fire Department

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

Engine 1 "B" Shift	*Engine 4 "B" Shift*	*Battalion 1 "B" Shift*
CA Greg Givens	*CA Lewis Johnson*	*BC Jay McKee*
DE Erick Sotelo	*DE Hagen Jones*	
FF Trever Reger	*FF Florentino Lopez*	
FF Jeff Rich	*FF Asa Rodberg*	

On September 23, 2024 at 8:51 PM multiple RFD units were dispatched to a motor vehicle accident with reports of occupants trapped at the intersection of Stodghill Road and Interstate 30. As units arrived they found a small passenger vehicle wedged underneath the trailer of a semi-truck. The passenger vehicle was occupied by three people who were all trapped with varying degrees of injury, including one that was unresponsive. Crew members used extraordinary critical thinking skills and precision to pull the vehicle out from under the semi-truck and then continued their coordinated rescue efforts to extricate the three patients from the wreckage.

All crew members demonstrated exceptional professionalism, masterful critical thinking skills, and incredible teamwork to rescue the occupants.

Given in grateful appreciation this 4th day of November 2024.

Kenneth D Ables
Fire Chief

10/29/24
Date

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, October 21, 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 and Councilmembers Thomas Sedric, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor Pro Tem Clarence Jorif was absent from the meeting (and Johannesen and Moeller left the meeting before its final adjournment, as indicated below).

Mayor Johannesen read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

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

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

3. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters)

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 possible sale/purchase/lease of real property in the vicinity of downtown and in the vicinity of The Harbor, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

III. Adjourn Executive Session

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

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

Mayor Johannesen reconvened the public meeting at 6:02 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Moeller

Councilmember Moeller delivered the invocation and led the Pledge of Allegiance

VI. Proclamations / Awards / Recognitions

1. Introduction of Youth Advisory Council (YAC) members (guests at tonight's meeting)

Members of the YAC briefly introduced themselves, and Mayor Johannesen welcomed them to (a portion of) the meeting this evening.

2. Presentation by Rockwall Breakfast Rotary Club - Donation of Funds Raised for American Flag(s)

Bill Bricker and other members of the Breakfast Rotary Club came forth and presented a check for $5,513.21 to go towards the city's (American) "flag fund," which was raised from a recent Car Show the club hosted.

3. Chamber of Commerce Week

Darby Nielsen, President/CEO of the Rockwall Area Chamber of Commerce came forth, along with Chairman Shane Hollas, and others came forth to receive this proclamation from the mayor.

VII. Appointment Items

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

VIII. Open Forum

Fedor Minchuk
2315 Doe Xing
Caddo Mills, TX 75135

Mr. Minchuk indicated he bought a lot at 19 Indian Trail in Rockwall back in 2021 while residing in Washington state and was told he could build on the lot. He went on to explain that after he began the project, when trying to employ an engineer, no one wanted to take the job. In 2022, he put the lot up for sale, but he got no buyers, so he began looking for a new engineer. He received price quotes from engineers, ranging from $11k to $22k. He explained he is paying taxes on the lot, and he does not know what to do about it.

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

IX. Take Any Action as a Result of Executive Session

Councilmember Campbell moved to authorize the city manager to authorize the city manager to negotiation the purchase of a parcel of land in the Harbor District, authorize the city attorney to finalize all necessary documents to complete the transaction, and authorize the city manager to execute all necessary agreements on behalf of the city. Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absence (Jorif).

X. Consent Agenda

1. Consider approval of the minutes from the October 7, 2024 city council meeting, and take any action necessary.

2. **MIS2024-001** - Consider approval of an **ordinance** adopting impact fees for water, wastewater, and roadway facilities by updating the land use assumptions and capital improvement plans for such facilities, establishing updated service areas for such facilities, providing definitions, providing for collection and assessment, and take any action necessary **(2nd Reading)**.

3. Consider a bid award for a new fire engine to Siddons-Martin/Pierce in the amount of $1,300,000.00, to be funded by the General Fund Reserves, as well as pre-authorization to buy the loose equipment from various vendors, authorizing the City Manager to execute purchase orders for the new apparatus and associated equipment, and take any action necessary.

4. Consider authorizing the City Manager to execute a professional engineering services contract with Cardinal Strategies Engineering Services, LLC, to provide general hydrology and hydraulic engineering services, to be paid for by the Engineering Consulting Budget, and take any action necessary.

5. Consider authorizing the City Manager to execute a professional engineering services contract with Birkhoff, Hendricks, & Carter, LLP, to provide general water and wastewater engineering services, to be paid for by the Engineering Consulting Budget, and take any action necessary.

6. Consider approving contract renewals for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of $980,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.

7. Consider authorizing the City Manager and Fire Chief to execute an interlocal agreement with Rockwall County for Fire Protection Services for fiscal year 2025, and take any action necessary.

8. Consider approval of a resolution ratifying the adoption of a city Information Technology (I.T.)-related policy banning certain social media applications in compliance with S.B. 1893, and take any action necessary.

Councilmember McCallum moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7 and 8). Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, FOR THE PURPOSE OF

AMENDING THE IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY FACILITIES BY UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN FOR SAID FACILITIES; ESTABLISHING UPDATED SERVICE AREAS FOR SUCH FACILITIES; PROVIDING FOR DEFINITIONS; PROVIDING FOR COLLECTION AND ASSESSMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Jorif).

XI. Action Items

1. **Z2024-035** - Discuss and consider a request by William S. Dahlstrom of Jackson Walker, LLP on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of an **ordinance** for a *Zoning Change* from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 67.475-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary **(2nd Reading)**.

Mayor Johannesen moved to approve Z2024-035. Councilmember Thomas seconded the motion. Councilmember McCallum acknowledged this passed by a vote of 4 ayes to 3 nays at the last meeting. He went on to express concern about what he described as the 'second generation' of the multifamily development (when the developer decides to sell the property at some point in the future). He urged councilmembers who voted in favor of this item's approval last time to consider changing their vote this evening. The ordinance captions were read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 24-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING THE DEDICATED PUBLIC RIGHT-OF-WAY FOR CONVEYOR STREET MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED *EXHIBIT 'B'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 24-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 102 (PD-102) FOR COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 67.475-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK B; LOT 1R, BLOCK C; AND LOT 1, BLOCK D, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'*

AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 4 ayes, 2 nays (Campbell and McCallum), with 1 absence (Jorif).

Mayor Johannesen next addressed Public Hearing item #6.

XII. Public Hearing Items

1. **Z2024-041** - Hold a public hearing to discuss and consider a request by Quadri Akamo of QJ Development, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The subject property was annexed into the City of Rockwall on October 29, 1973 by Ordinance No. 73-42, and rezoned to Planned Development District 8 (PD-8) by Ordinance No. 73-48. The subject property was platted as Lot 6, Block D, Chandler's Landing, Phase 16 Addition on August 5, 1985 by Case No. PZ1985-050-01. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted. The applicant would like to construct a two-story 2,492 square foot home. Council is being asked to consider the size, location and architecture of the proposed home, compared to nearby existing homes. The proposed home does not conform to one requirement. In this case, the garage is setback evenly with the front façade of the single-family home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Chandler's Landing Subdivision extends from 1992 to present, there are several examples of houses in this area that have a similar garage orientations. Staff mailed 106 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water's Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, The Cabanas at Chandlers Landing and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff has received two (2) notices in opposition of the applicant's request. Also, the city's Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Odom absent.

The applicant was not present this evening. So, Councilmember Campbell opened the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, she then closed the public hearing.

Councilmember Lewis then moved to approve Z2024-041. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.154-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK D, OF THE CHANDLER'S LANDING #16 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 4 ayes, 0 nays, with 3 absences (Johannesen, Moeller, and Jorif).

2. **Z2024-042** - Hold a public hearing to discuss and consider a request by Nadia Ramos for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. At some point after April 1934 the subject property was platted as Lot 5 of the J.E. Harris Addition. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed between January 4, 1972 and July 11, 1985 to a Heavy Commercial (HC) District. This designation changed again between July 12, 1985 and April 5, 2005 to a Two Family (2F) District. The subject property has remained vacant and zoned Two Family (2F) District. On October 10, 2022 the Director of Planning and Zoning approved a minor plat of the subject property establishing Lot 8 of the J.E. Harris Addition [Case No. P2022-045]. The applicant would like to construct a two-story, residential home that will be 2,573 square feet. It is non-conforming in one respect in that the proposed home does not incorporate a garage, which requires a variance from the Planning and Zoning Commission. When looking at this non-conformity, staff pointed out that most of the housing along S. Clark Street does not incorporate garages, and staff does not feel this is will create a negative impact within the subdivision. In the informational meeting packet, staff provided details of nearby, existing houses. Council is being asked to consider the size, location and architecture of this proposed home. Staff mailed out 95 notices to property owners and occupants located within 500' of the subject property, and one notice was received back in opposition of the request. In addition, the city's Planning & Zoning Commission has recommended approval of this request by a vote of 6 to 0.

Anthony Ramos
7968 County Road 2412
Quinlan, TX

The applicant shared that he purchased the property back in Sept. The rear of the property contains a floodplain area. So nothing can be built in that back area of the property. Also, easements have to be followed. So, they want to first see how the house will look on the lot before they consider a possible garage. Later on, they may consider a 1 or 1.5 car garage, if they end up thinking it will fit on the property and look nice.

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

Councilmember Lewis moved to approve Z2024-042. Councilmember McCallum seconded the motion. Following brief comments, the ordinance 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 IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.80-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8 OF THE HARRIS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 4 ayes, with three absences (Johannesen, Jorif and Moeller).

3. **Z2024-043** - Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information pertaining to this agenda item. The applicant is requesting the approval of a Specific Use Permit (SUP) to allow an accessory building that exceeds the maximum allowable size and to construct an accessory structure that exceeds the maximum number of accessory structures as stipulated by Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC). The applicant's photos indicate that the existing accessory building has a building footprint of 200 SF (10' X 20') and the existing patio cover has a building footprint of 198 SF (11' X 18'). The applicant's building elevations indicate the proposed patio cover will be 450 SF (18' X 25'). On September 18, 2024, staff mailed 60 notices to property owners and occupants within 500-feet of

the subject property. Staff also sent a notice to the Stoney Hollow Homeowner's Association (HOA). At the time this report was drafted, staff had received six (6) notices back in favor of the applicant's request.

Kim Dignam
1202 Gideon Way
Rockwall, TX

Ms. Dignam shared that she lives on the largest lot in the area. She would like to build a pool, and that is the reason for wanting to construct this accessory building. She asked Council to approve the request.

Councilmember Campbell opened the public hearing, but no one was present wanting to speak at this time. So, she closed the public hearing.

Councilmember Lewis asked for clarification on the fine associated with the other unpermitted accessory structures on the property. He asked for an agenda item to be placed on the next council meeting agenda to ask staff to research what other cities do regarding contractors and homeowners building things without pulling permits in advance. Mrs. Smith, City Manager, shared that staff will go ahead and get started on said, requested research.

Councilmember Lewis moved to approve Z2024-043. Councilmember McCallum seconded the motion. The ordinance was read as follows:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [*ORDINANCE NO. 15-20*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A 0.6048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 7, GIDEON GROVE NORTH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 4 ayes, 0 nays, and 3 absences (Johannesen, Moeller and Jorif).

4. **Z2024-044** - Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall,

Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary **(1st Reading)**.

Mr. Miller shared that the applicant could not be present this evening. So, he has asked that the Council consider allowing the applicant to table this item until the November 4 regular city council meeting. Councilmember McCallum moved to deny the applicant's request for Council to table this item and instead hear the case tonight. Councilmember Thomas shared various reasons why he is not in favor of the Council NOT tabling the item, as the applicant has requested. Because the motion did not receive a second, it died.

Councilmember Thomas then moved to table this item until the November 4 city council meeting. Councilmember Lewis seconded the motion, which passed by a vote of 3 ayes, 1 nay (McCallum), and 3 absences (Johannesen, Moeller and Jorif).

5. **Z2024-046** - Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information on this agenda item. On September 18, 2024, staff mailed 254 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, Signal Ridge, Signal Ridge Phase 4, Water's Edge, and Lago Vista Homeowners Associations (HOAs), which are the only homeowners associations or neighborhood organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). So far, staff had received two (2) notices back in favor and 25 notices back in opposition to the applicant's request. On October 15, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Odom absent.

A representative of the applicant came forth to address the Council at this time.

Michael Lund (applicant's representative)
5425 Ranger Drive (in Chandler's Landing)
Rockwall, TX

Mr. Lund came forth and shared he is a friend of the Petersen's, who have temporarily moved out of state to care for their parents. Mr. Petersen is an internationally famous game designer. He understands the new ordinance has a 1,000 foot requirement on spacing between STRs. He shared that the applicant has invested a lot of time and effort to create a quality product and has arranged for a network of local friends to help take care of the house. He believes that if this is to get approved in Chandler's Landing, he believes this applicant is the best candidate for approval.

Councilmember Campbell opened the public hearing, but no one was present to speak. So she closed the public hearing.

Councilmember Thomas provided brief comments before moving to approve Z2024-046.

Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-47
SPECIFIC USE PERMIT NO. S-347

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.6391-ACRE PARCEL OF LAND IDENTIFIED AS LOT 25-R, BLOCK A, CHANDLER'S LANDING #20 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 3 ayes, 1 nay (Lewis) and 3 absences (Johannesen, Moeller and Jorif).

At this point, the meeting was adjourned at 9:47 p.m.

6. **Z2024-048** – 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 536.4297-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 background information pertaining to this agenda item. This property is located to the north and south of SH-205 and is bound by FM-549 to the east; Lofland Circle to the south; Lake Rockwall Estates to the west; and the new 9th grade RISD freshman center to the north. The subject property is located within two, existing overlay districts. It was previously annexed, in phases, from 1986 through 1999, and it has remained vacant property (zoned "AG") since the time(s) of annexation. The applicant previously came forth before Council back in July/August of this year, wanting to change the zoning. At the previous Council meeting, the applicant was asked to go back and make changes to the original proposal, encouraging him to work closely with nearby homeowners on an updated proposal. Regarding the case this evening, the applicant is putting forth a proposal for 41 acres of General Retail, along with 885 lot single-family subdivision that will consist of seven (7) lot sizes (i.e. [A] 12, 185' x 200' lots that are a minimum of 65,340 SF; [B] 13, 185' x 200' lots that are a minimum of 43,560 SF; [C] 18, 120' x 200' lots that are a minimum of 32,670 SF; [D] 66, 100' x 150' lots that are a minimum of 12,000 SF; [E] 168, 82' x 125' lots that are a minimum of 9,600 SF; [F] 339, 72' x 125' lots that are a minimum of 8,640 SF; and, [G] 269, 62' x 125' lots that are a minimum of 7,440 SF). This equates to a gross density of 1.65 dwelling units per acre, as calculated by

requirements contained in the city's Unified Development Code. The minimum dwelling unit size (i.e. air-condition space) will range from 2,750 SF to 3,500 SF. The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 6.40-acres of amenity centers (which includes two [2] amenity centers), a 1.97-acre site for a future City water tower, and the proposed two (2) public parks consisting of 33.00-acres. This -- with the 79.85-acres of floodplain -- represents a total of 187.00-acres of open space, which translates to 27.42% (i.e. [79.85-acres of floodplain/2] + 65.78 + 5.14 + 2.39 + 37.69 = 147.075-acres/536.42-acres gross = 27.41788%) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 107.28-acres) by 7.42% (or ~39.795-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).

Mr. Miller went on to share that staff mailed out 551 notices to property owners and occupants located within 500' of the subject property. To date, staff has received the following replies in response to the notices:

From outside of the Property Owner Notification zone (but within the City limits):
Responses from 150 properties 'against' the proposal;
Responses from 6 properties 'for' the proposal.

From inside of the Property Owner Notification buffer:
Responses from 20 properties 'against' the proposal;
Responses from 5 properties 'for' the proposal.

Mr. Miller shared that the city's Planning & Zoning Commission approved a motion to recommend approval of this proposal / item by a vote of 5 to 1 (Commissioner Hagaman dissenting with Odom being absent).

Mayor Johannesen then called forth the applicant to speak at this time.

Ryan Joyce
767 Justin Road
Rockwall, TX 75087

Mr. Joyce came forth and provided a very lengthy presentation regarding this proposal.

Councilmember McCallum indicated he hosted a meeting at The Oaks of Buffalo Way with residents living there and with Mr. Joyce. He gave a summary of those discussions, then went on to seek clarification regarding certain lot sizes, explaining that some of the lot sizes being proposed this evening are in fact not aligned with residents' desires (of those living in the Oaks at Buffalo Way subdivision). Mr. Joyce agreed, clarifying that the lot sizes being put forth this evening do represent are a bit of a compromise. Councilmember McCallum and Mr. Joyce continued with additional

dialogue related to the original proposal, the desires expressed by residents (especially related to the desire for larger lot sizes), and how those compare to that which is being put forth in the updated proposal this evening.

Susan Langdon
5050 Bear Claw Lane
Rockwall, TX 75032

Ms. Langdon came forth, expressing concerns / opposition related to this proposal. She shared that residents are growing tired of having to show up and be involved in this proposal. She believes the proposal is too dense, even with this updated proposal. She shared that she does not believe the property owner is not compromising, even though the residents are being constantly asked to compromise. She spoke in opposition of this request being approved this evening.

Richard Henson
2424 South FM 549
Rockwall, TX 75032

Mr. Henson shared that he lives within the property notification buffer. He went on to speak to the YAC students who are present this evening, providing some background information regarding this case. He shared information concerning meetings that transpired between the developer and property owners. He expressed concerns related to the proposed entryways for this neighborhood and the density (pointing out that nearby lots are 'estate lots' – homes on multiple acres of land). He expressed strong opposition to this request this evening. He showed visuals comparing the proposed lot sizes to the size of his own home / lot. He encouraged councilmembers to vote "no," also expressing concerns related to traffic.

Bob Lyon
1900 Broken Lance Lane
Rockwall, TX

Mr. Lyon shared that he has multiple concerns about this proposal, and he expressed dissatisfaction about the developer who has claimed that he has had 'discussions' with other nearby property owners; however, he does not know the true nature of those discussions. He is concerned about the amenity centers and what size they will be and what amenities they will include. He spoke in opposition of approval of this request this evening, asking that it be denied and that the developer be made to return to the 'bargaining table.'

Leslie Wilson
535 Cullins Road
Rockwall, TX 75032

Ms. Wilson shared that she has lived at this location for almost 30 years. When she first built, there was one business located on Horizon Road (a carwash). She went on to share that the process has been very long and very tiring, and citizens are very tired of what she views as a 'bait and switch' when dealing with the developer. She believes the developer is 'thumbing his nose' at the residents. She encouraged Council to be on the side of the citizens and advocate for them. She generally spoke

in opposition of this request.

Milton Wittig
1759 Bay Watch Drive
Mr. Wittig came forth expressing concerns regarding density and traffic pertaining to this proposal. He urged Council to send this back and require less density.

Leslie Hope
530 Cullins Road
Rockwall, TX 75032

Mrs. Hope came forth and shared that Mr. Henson did a really good job of explaining the realities of the density pertaining to this proposed development. She shared that it's been 15 years since the City of Rockwall added any fire stations. Many apartments have been added since then, many new residential developments have been added, and the populations of both the city and county have notably grown. She is very concerned about the infrastructure and potential impacts on the schools. She believes the density is too high, and she urged the Council to pump the brakes on potentially approving developments such as this one, as she does not believe we have the infrastructure to support them.

Joe Ward
4920 Bear Claw Lane
Rockwall, TX

Mr. Ward shared that he understands this proposal is 'at the discretion' of the Council, acknowledging that it will require exercise of good judgement on the part of councilmembers tonight. He does not believe there was an equal amount of integrity between the developer and those he was working with in the community when considering modifications to the original proposal. He urged Council to have good judgement and to clearly understand the position of the neighbors (homeowners) this evening.

Markus Bader
1940 Broken Lance Lane
Rockwall, TX

Mr. Bader shared he is on the HOA of the Oaks of Buffalo Way subdivision, and he is generally opposed to this proposal. He shared that there are certain aspects to the proposal that he is actually on board with; however, as a whole, he is opposed to this proposal.

Randy Heinrich
4945 Bear Claw Lane
Rockwall

Mr. Heinrich came forth and shared frustrations about the process associated with neighboring homeowners having met with the developer over time. He feels there has been a lot of 'bait and switch,' and he indicated that the homeowners are saying a very strong "no." He is opposed to this request.

Scott Benners
4940 Bear Claw Lane
Rockwall, TX

Mr. Benners shared that he is currently the acting HOA President of the Oaks of Buffalo Way subdivision. He pointed out he has not observed anyone, outside of the applicant, who is rooting in favor of this proposal. Rather, overwhelmingly it appears as though individuals are opposed to the request. He went on to speak in opposition of the proposal this evening.

Christina Guevara
1905 Broken Lance Lane
Rockwall, TX

Mrs. Guevara came forth and shared that she and her husband are not in opposition to development, and they are both in the finance business. She went on to share some numbers estimates her husband ran (he could not be present himself tonight) regarding the estimated profit the developer stands to earn related to the development. She spoke in opposition of the request, especially concerning its high density.

Jason G. Schuette
1925 Broken Lance Lane
Rockwall, TX 75032

Mr. Schuette shared that he is the Treasurer of the Oaks of Buffalo Way HOA. Mr. Schuette gave credit to the developer, Mr. and Mrs. Joyce, sharing that some efforts were made and a few meetings were held between them and the homeowners. He does not believe that this revised proposal actually addresses the concerns of existing, nearby homeowners. He shared that there are limits on what someone can and cannot do on his/her own property. He spoke in opposition of this request, encouraging Council to vote 'no' on this proposal this evening.

Michelle McCann
304 Shoreview
Rockwall, TX

She shared that she has a lot of concerns about the various subdivisions that are being approved by the City, indicating that there is not enough infrastructure to support the growth. She expressed that both roadways and schools are overcrowded, and she is tired of sitting in so much traffic throughout the city. She urged Council to think about infrastructure and the fact that it is not very pleasant to living in the city right now due to all the traffic.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared that he supports the developer, The Joyce's; however, he has a problem with the Lofland Family (the land owner(s)). He has various concerns, such as the proposed

entryways; the lot sizes/mix; the density; and retention/detention ponds. He generally spoke in opposition of this request this evening.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mr. Jeffus expressed concern about putting 100 houses on 15 acres. He spoke about the proposed commercial property on one of the corners of this proposed development. He explained that large, estate lots on acreage are currently in existence just across from this proposed commercial area. He expressed a desire for this proposed commercial area to be changed to large, estate (residential) lots instead. He generally expressed opposition to this request.

Melba Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mrs. Jeffus shared that several meetings occurred between existing, nearby homeowners and the developer. She expressed they were very productive; however, she believes that not enough has been done to incorporate desired changes. She shared that a large bond ($1 million) election is going to be before Rockwall voters soon. She has strong concerns about infrastructure and the rising costs associated with the ability to live in Rockwall. She indicated the Council does not have to approve everything that comes before it for consideration. She is opposed to approval of this development and urged Council to vote against it this evening.

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

He then recessed the public meeting, calling for a brief break at 8:05 p.m.

Mayor Johannesen reconvened the public meeting at 8:12 p.m., calling forth the developer, Mr. Joyce to address some of the comments made during the Public Hearing session.

Mr. Joyce clarified that Qualico Communities has not hired his company (Michael Joyce Properties) to pitch this and try and get it approved. He shared that he and his company are very active and invested in this community and very much care about the community. He went on to share TXDOT plans for widening roadways, including eventually doubling the capacity of SH-205 and FM-549, which he noted with greatly assist with infrastructure and traffic-related concerns. He clarified information about the proposed entry features / monuments included in this proposal. He went on to share more details related to the open spaces, the parkland areas, and the amenity centers that will be included in this development. He shared that The Wallace Family is against this development.

Councilmember McCallum provided comments pertaining to meetings that transpired between the developer and residents several years ago on a different, prior development proposal, generally commenting that those sort of negotiations and that sort of process does actually work. Councilmember McCallum went on to share a PowerPoint presentation, expressing his various concerns pertaining to the proposal (i.e. lot sizes; traffic and how drivers will get moved around,

especially 10-15+ years from now; the density; and various additional concerns expressed by the numerous nearby, existing homeowners).

Mr. Joyce pointed out that not all surrounding properties are large estate lots, and he has been doing his best to make modifications to the lot sizes, lot mixes, and associated street layouts.

Councilmember Moeller believes that great strides have been made as far as this proposal when compared to the original proposal, and a lot of the concerns have been addressed; however, he would still like to see some additional work done, especially pertaining to the proposed lots (sizes, mix). He believes Phase 4 looks pretty good, and he would like to see more mix in 1, 2, and 3.

Councilmember Thomas asked for and received clarification from Mr. Miller (Planning Director) on how the density of this proposal compares to previously approved residential subdivisions within the City. Mr. Miller shared that the city has only approved two, prior developments that are less dense than this one, and both of them did not have sewer infrastructure. So, what drove the lot sizes in those instances was the need for on-site septic sewage systems (the Discovery Lakes and Dowell Road projects). Discussion also took place related to the adjacent collector roads. Councilmember Thomas believes this proposal does represent 'low density residential housing' as far as what is defined in our city's long-term Comprehensive Development Plan. He shared that people make decisions often to move off, for example two acre lots, onto 62' lots – many times because they and their kids want to live closer to friends. A lot of homes on 62' lots (i.e. in Nelson Lakes) are being advertised for sale for $700-800k. He shared that a whole lot of residents live in homes that are on 62' to 80' lots. He shared that this developer builds high-quality developments. He shared various reasons why he is in support of this proposal this evening.

Councilmember Lewis shared that there is an existing city fire station located not far from this development. He shared that he observed a lot of changes that the developer has made between the first proposal and this current one, and he does not believe enough credit has been afforded to him for those changes. Brief discussion took place related to 'transitions' (such as landscape buffers and landscaping) between the commercial area and the adjacent residential areas.

Councilmember Campbell shared that she does observe quite a few changes within this proposal. She sought and received clarification on the city's Comprehensive Plan. Mr. Miller shared that the plan is essentially a guideline and bar by which to measure; however, no development will ever check all the boxes and be in total sync with that which is written within the Comp Plan. Mr. Miller shared that he is at 1.65 units per acre, which is below the city's maximum 2.5 units per acre contained within the Comp Plan. Councilmember Campbell shared various additional comments (i.e. pertaining to the proposed amenity centers (which is of concern to her). She believes this case is a tough one. She acknowledged he builds good products; however, she wishes there was more lot mix, she wishes the 'General Retail' portion was 'residential' instead.

Mayor Johannesen acknowledged that this case is a tough one. He believes many people in Rockwall prefer no more development at all, while others desire unlimited development. He believes this proposal is somewhere in the middle. He briefly acknowledge property owner rights and the right for them to develop their property. He is in support of 'limited government.' He knows that the city's Comprehensive Plan was developed very thoughtfully and by many professionals, such as the city's Planning Director, Ryan Miller, and others. Mayor Johannesen shared that he does not personally like

62' lots; however him not liking it is not enough reason to vote in opposition of it. He acknowledged that Council sometimes has to make very, very tough decisions. He went on to share the various reasons why he will be supporting approval of this proposal this evening. He knows that there is no such thing as 'consensus,' and not everyone will be happy.

Mayor Johannesen moved to approve Z2024-048. Councilmember Thomas seconded the motion. Councilmember McCallum went on to share his opposing views in response to some expressed by Mayor Johannesen. He believes the developer still has more, additional work to do, especially concerning the density. He shared that a lot of concerns expressed by nearby existing homeowners have been largely ignored. He believes the Council should ask Mr. Joyce to go back and do even more. He urged the Council to vote "no" and bring back further changes to reflect something the community can truly be proud of.

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 THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, *BEING* A 536.4297-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, 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.

Councilmember Moeller asked for clarification on what will transpire this evening if there is possibly a 3 to 3 tie vote. Mr. Garza, City Attorney, indicated that if it is tie vote, the current motion on the floor – which is to approve – would fail. Then there could be a subsequent motion made.

The motion to approve failed by a vote of 3 in favor with 3 against (Moller, Campbell, and McCallum).

Councilmember McCallum provided some words of advice to the developer and the moved to deny Z2024-048 without prejudice. Councilmember Moeller seconded the motion. Councilmember Thomas encouraged Council to remember that when this comes back, no one is ever going to get everything they want. He pointed out this is a 'free enterprise' country. So, if you want 100% of what you want, buy the land from Lofland and build it. He pointed out this is not a communist country and the government doesn't overrun people. The motion to deny without prejudice passed with a vote of 4 in favor with two against (Johannesen and Thomas).

Mayor Johannesen recessed the meeting and called for a break at 9:00 p.m. He shared that he has to excuse himself from the meeting at this point, as he needs to catch a flight. Also, Councilmember

Moeller excused himself from the meeting at this (break) time too.

Councilmember Anna Campbell called the meeting back to order at 9:12 p.m. and then addressed Public Hearing Item #2 next. At this point, Mayor Johannesen and Councilmember Moeller were absent from the duration of the meeting (in addition to Mayor Pro Tem Jorif, who was absent from the meeting in its entirety).

XIII. Adjournment

Councilmember Campbell adjourned the meeting at 9:47 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 4th DAY OF NOVEMBER, 2024.

Trace Johannesen, Mayor

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 24-44

SPECIFIC USE PERMIT NO. S-344

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.154-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK D, OF THE CHANDLER'S LANDING #16 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 Quadri Akamo for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.154-acre parcel of land identified as Lot 6, Block D, of the Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 324 Valiant Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 21, 2024

2nd Reading: November 4, 2024

Exhibit 'A':
Location Map

Address: *324 Valiant Drive*

Legal Description: *Lot 6, Block D, Chandler's Landing #16 Addition*

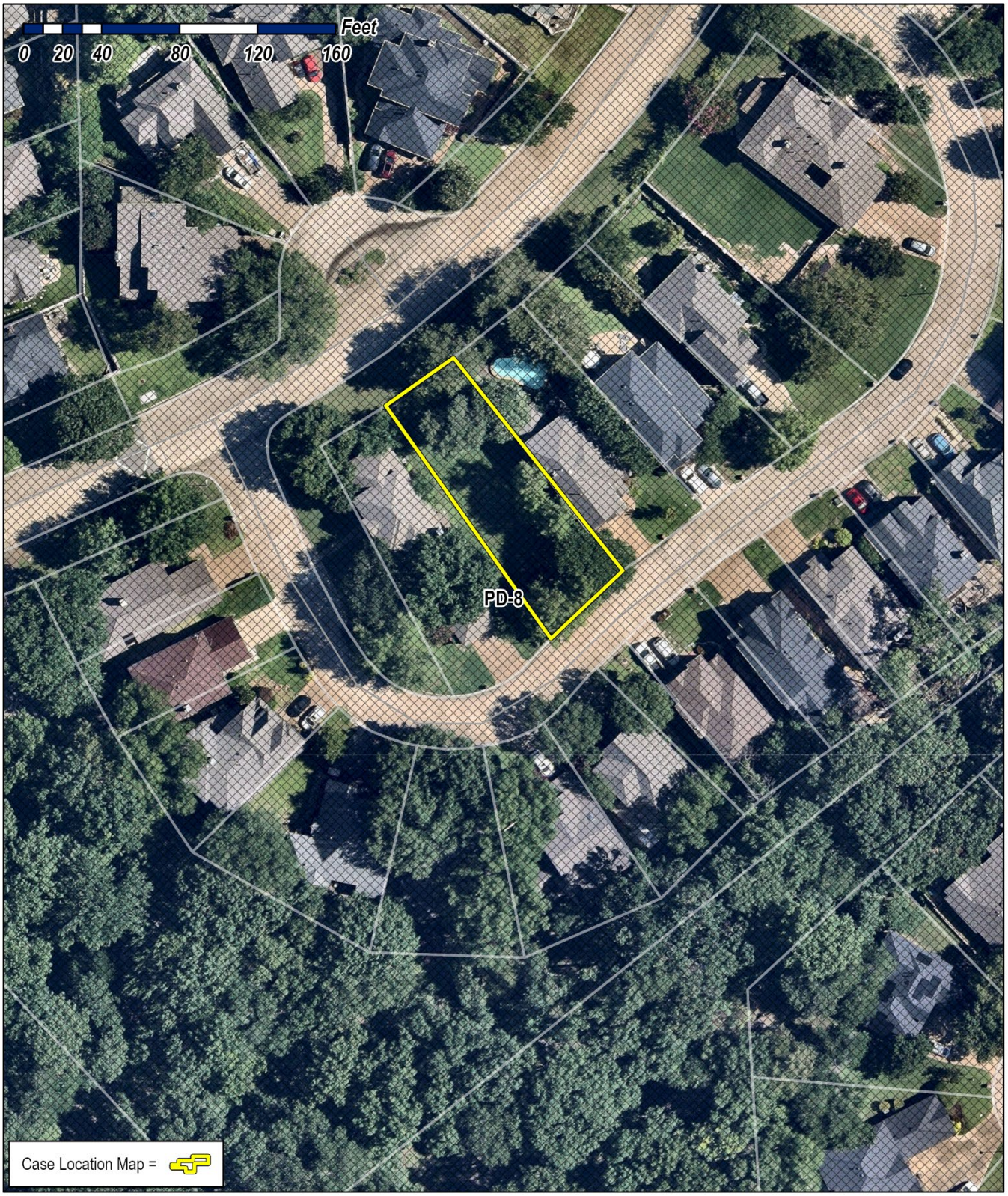


Exhibit 'B':
Residential Plot Plan

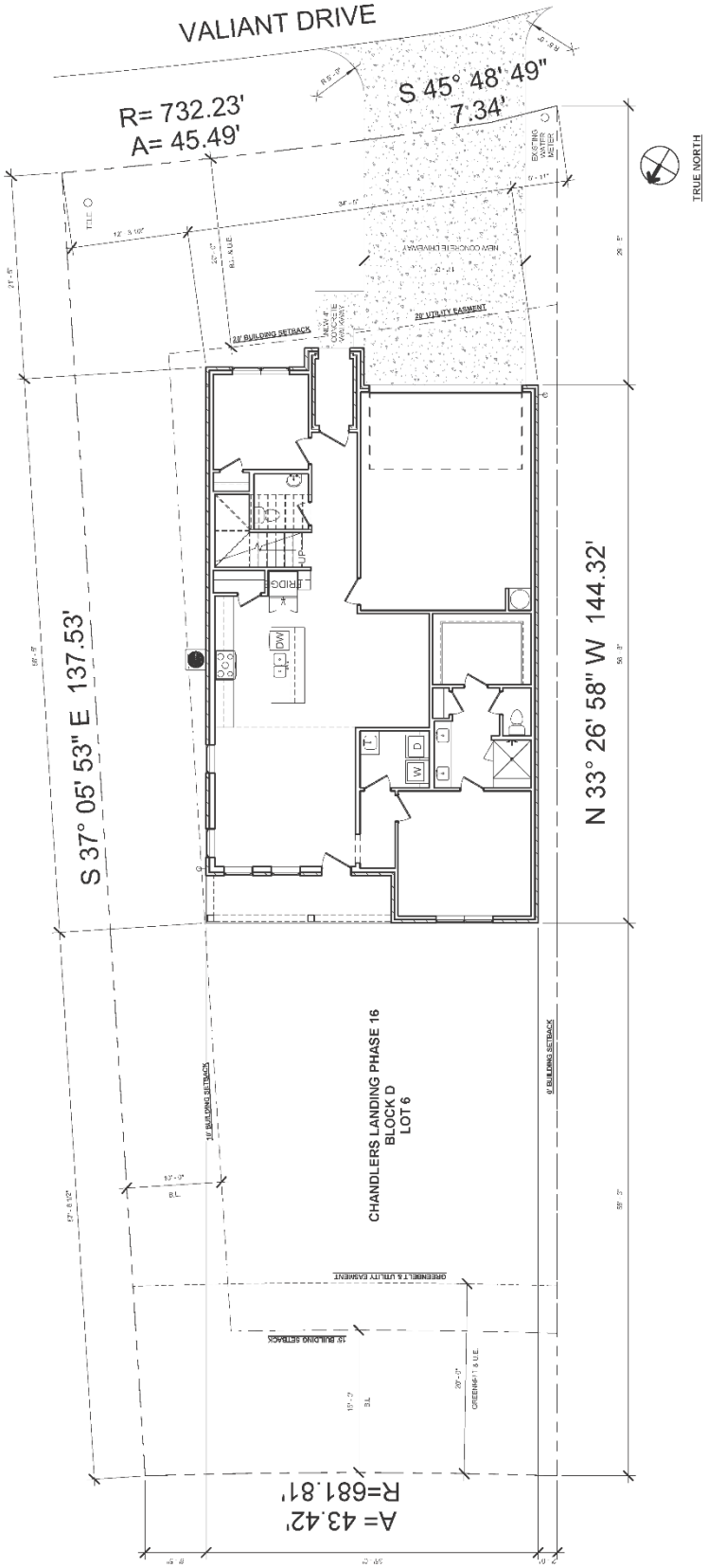
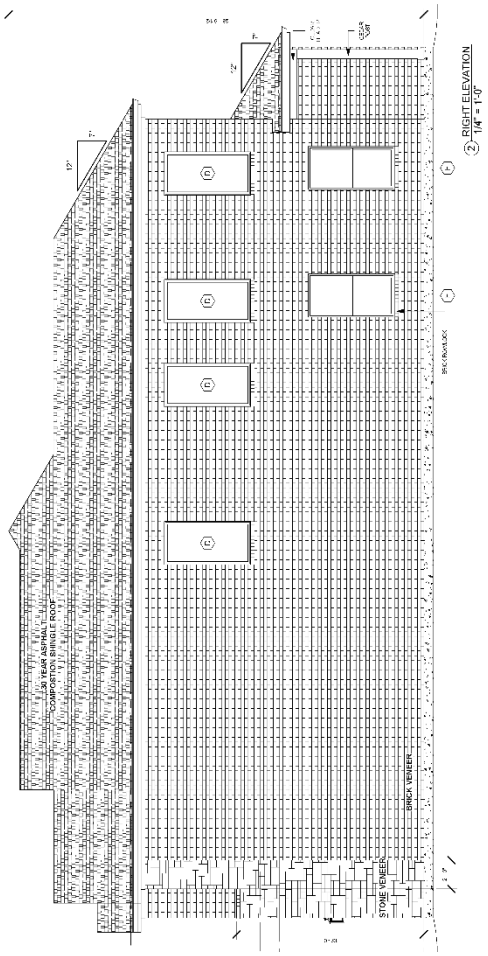
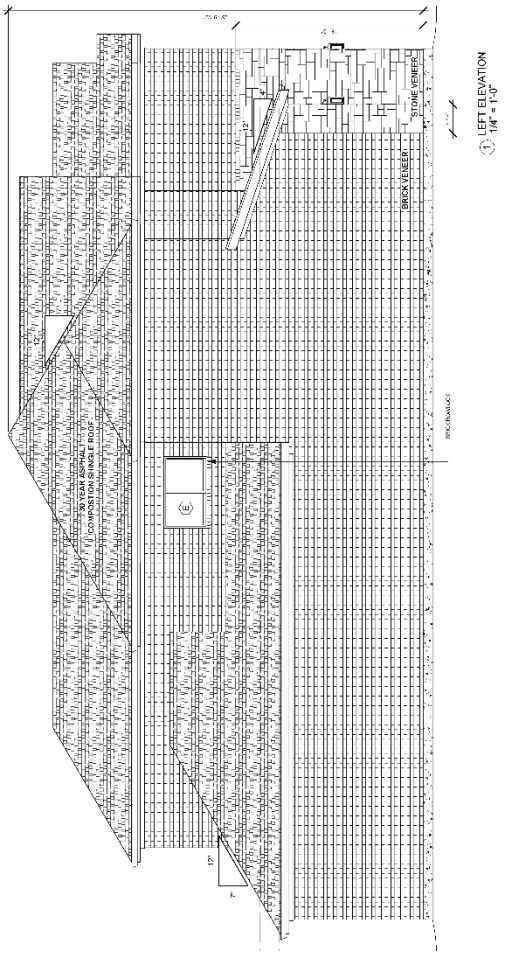
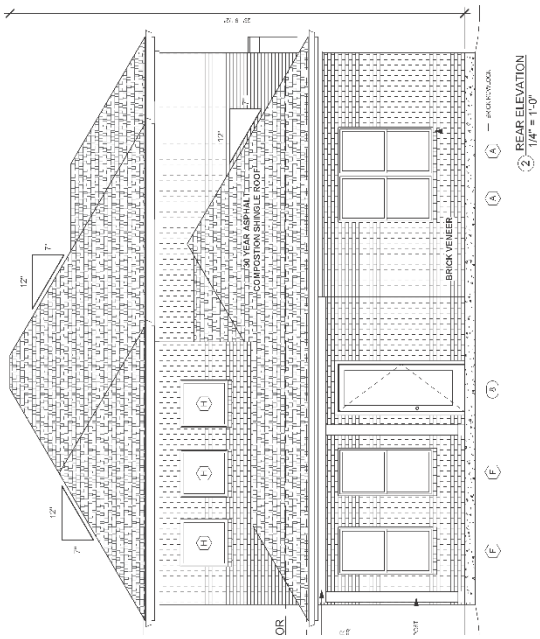
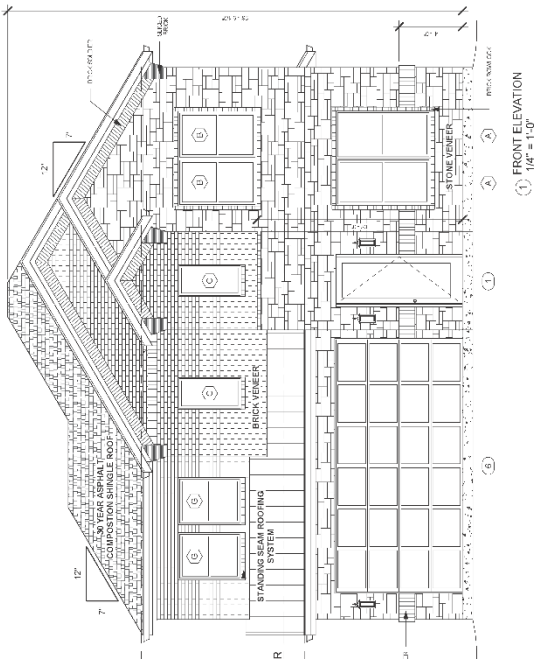


Exhibit 'C':
Building Elevations









CITY OF ROCKWALL

ORDINANCE NO. 24-45

SPECIFIC USE PERMIT NO. S-345

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.80-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8 OF THE HARRIS 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 Nadia Ramos for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That 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*, and Subsection 03.11, *Two-Family (2F) District*, of Article 05, *District Development Standards*, of the Unified Development Code

(UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a 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) All structures and paving must be constructed outside of the erosion hazard setback.

4) The 10-foot wide single car driveway along the side of the house must be changed to be at last 12-feet wide.

5) 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 4th DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 21, 2024

2nd Reading: November 4, 2024

Exhibit 'A':
Location Map

Address: *515 S. Clark Street*

Legal Description: *Lot 8 of the Harris Addition*

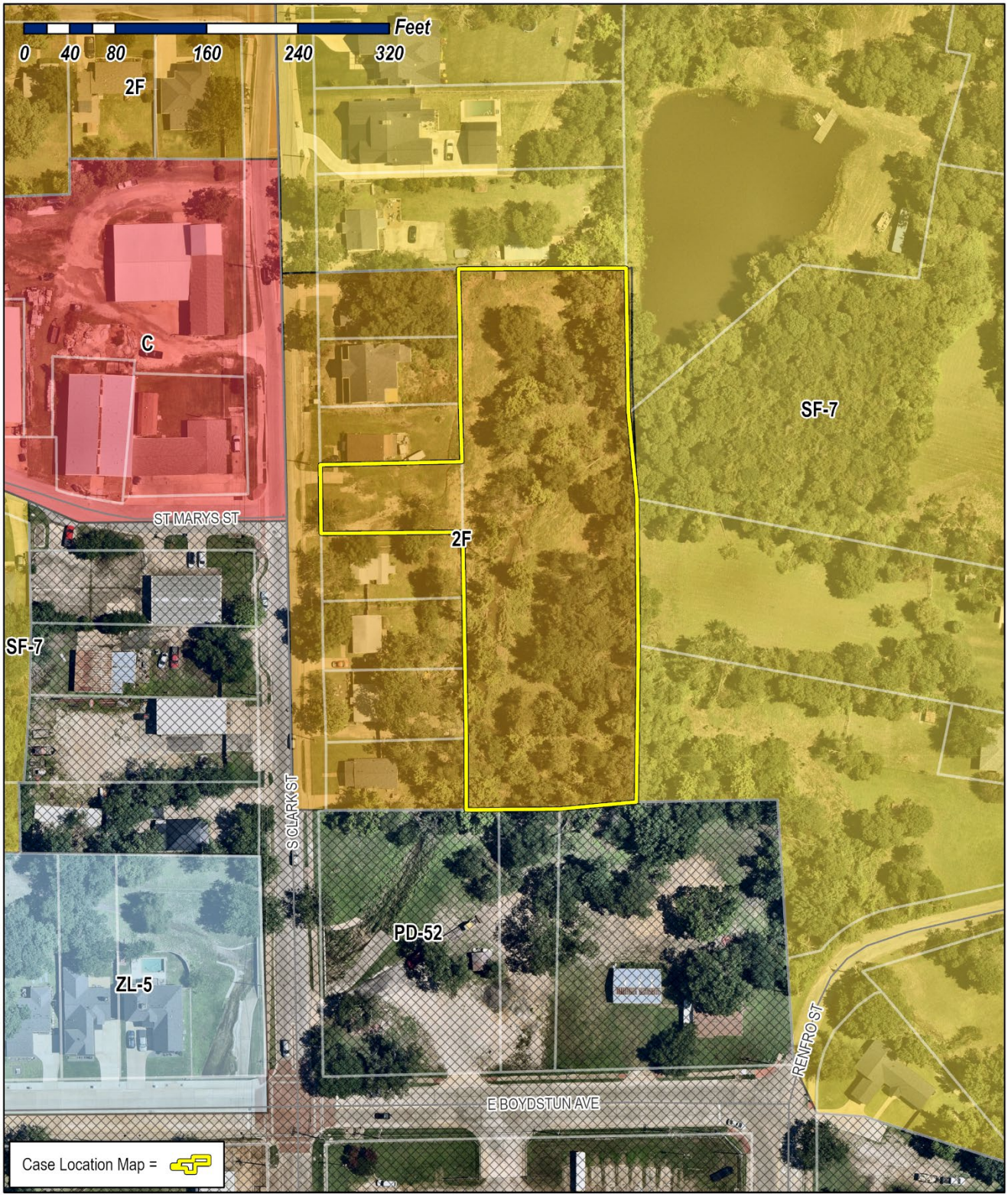


Exhibit 'B':
Residential Plot Plan

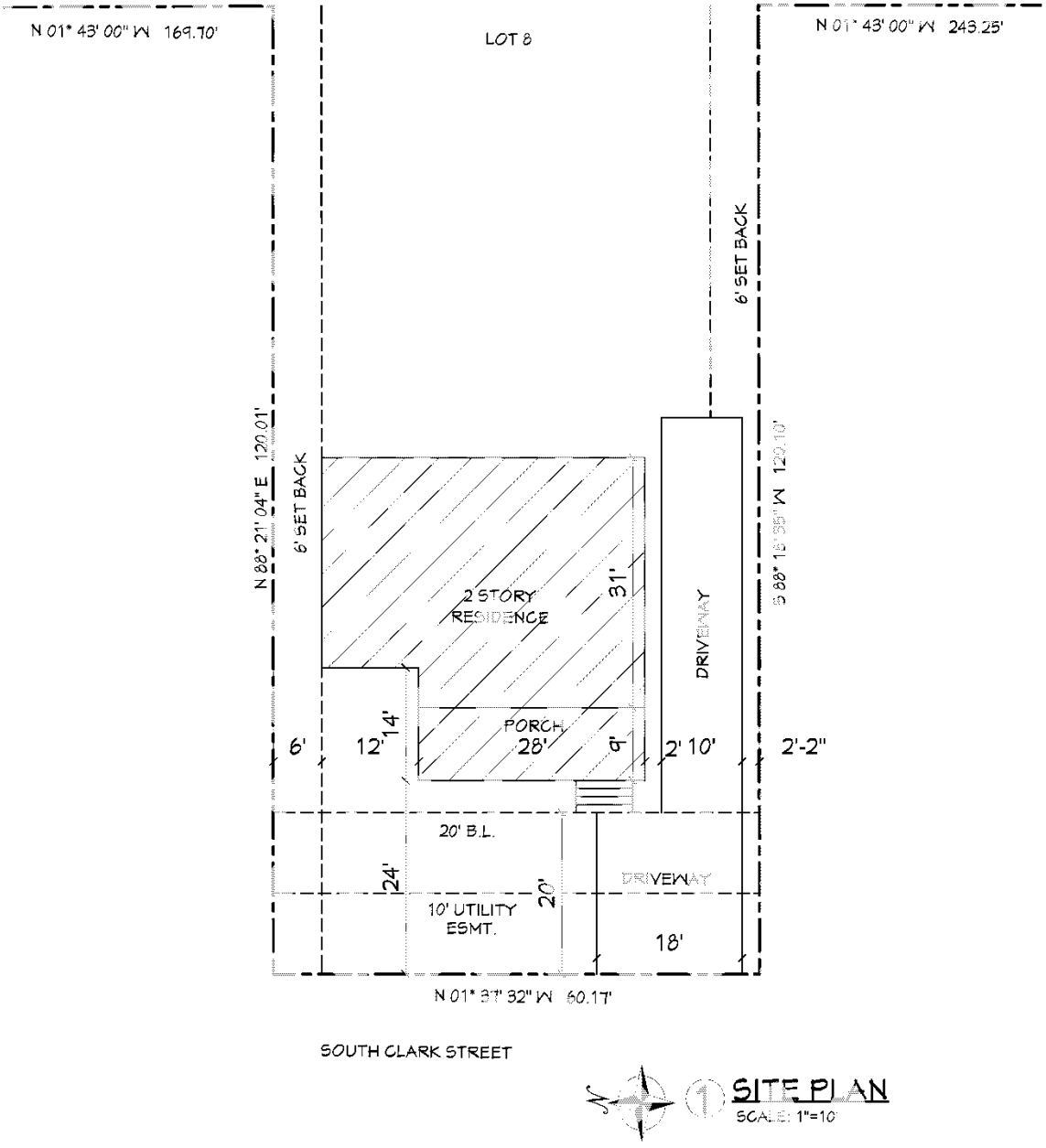
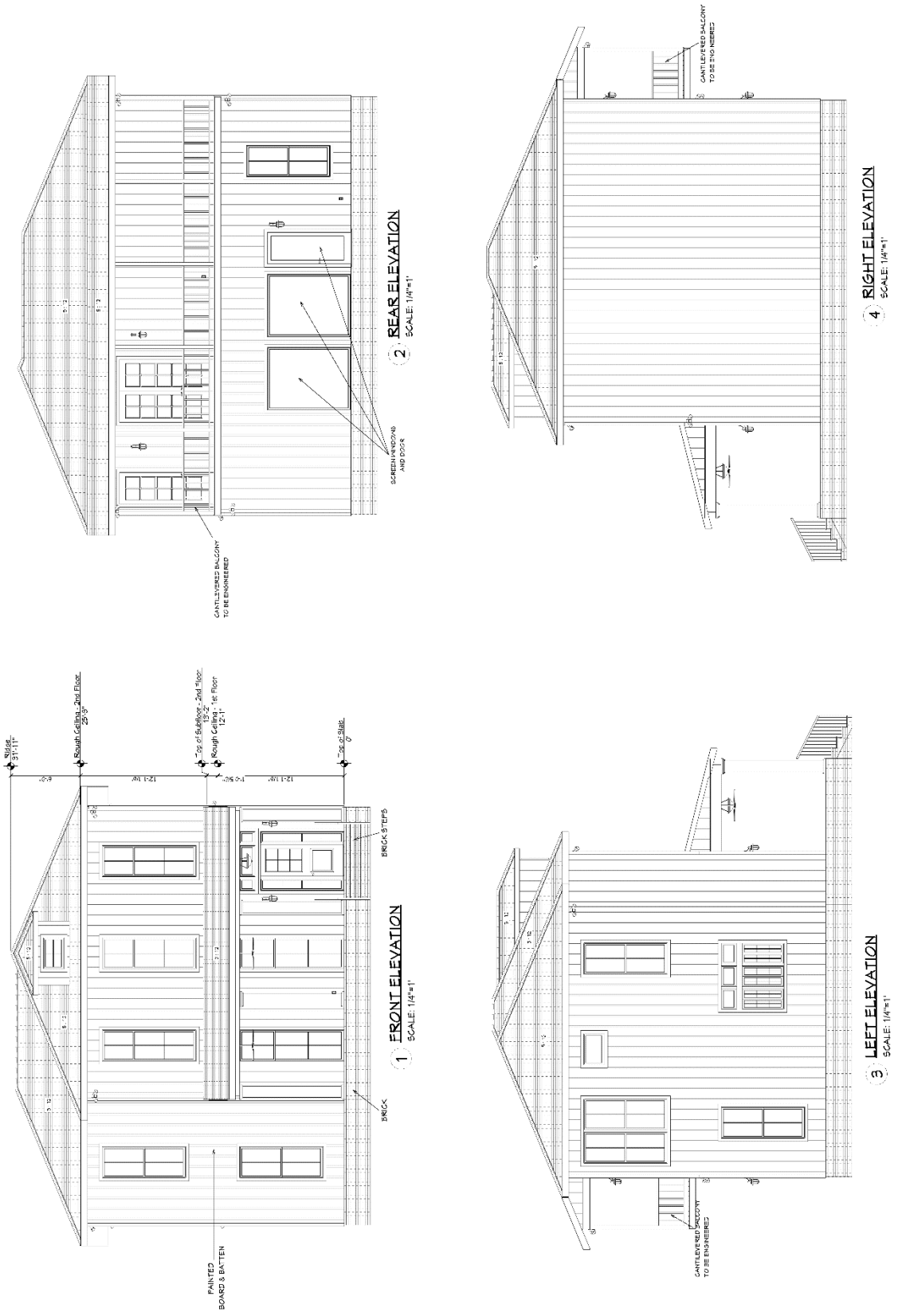


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 24-46

SPECIFIC USE PERMIT NO. S-346

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 77 (PD-77) [*ORDINANCE NO. 15-20*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A 0.6048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 7, GIDEON GROVE NORTH 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 Russ and Kim Dignam for the approval of a *Specific Use Permit (SUP)* to allow for an accessory building that exceeds the maximum square footage and for more accessory structures than permitted on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, 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) to allow more than the permitted number of accessory structures in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 77 (PD-77) and Subsection 03.01, *General Residential District*

Standards, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Pergola* 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 Specific Use Permit (SUP) ordinance.

(2) The construction of a *Covered Porch -- depicted as Structure '1' in Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.

(3) The construction of the *Accessory Building -- depicted as Structure '2' in Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.

(4) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.

(5) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.

(6) The subject property shall be limited to a maximum of three (3) accessory structures.

(7) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.

(8) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.

(9) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

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 4TH DAY OF NOVEMBER, 2024.

_____
Trace Johannessen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

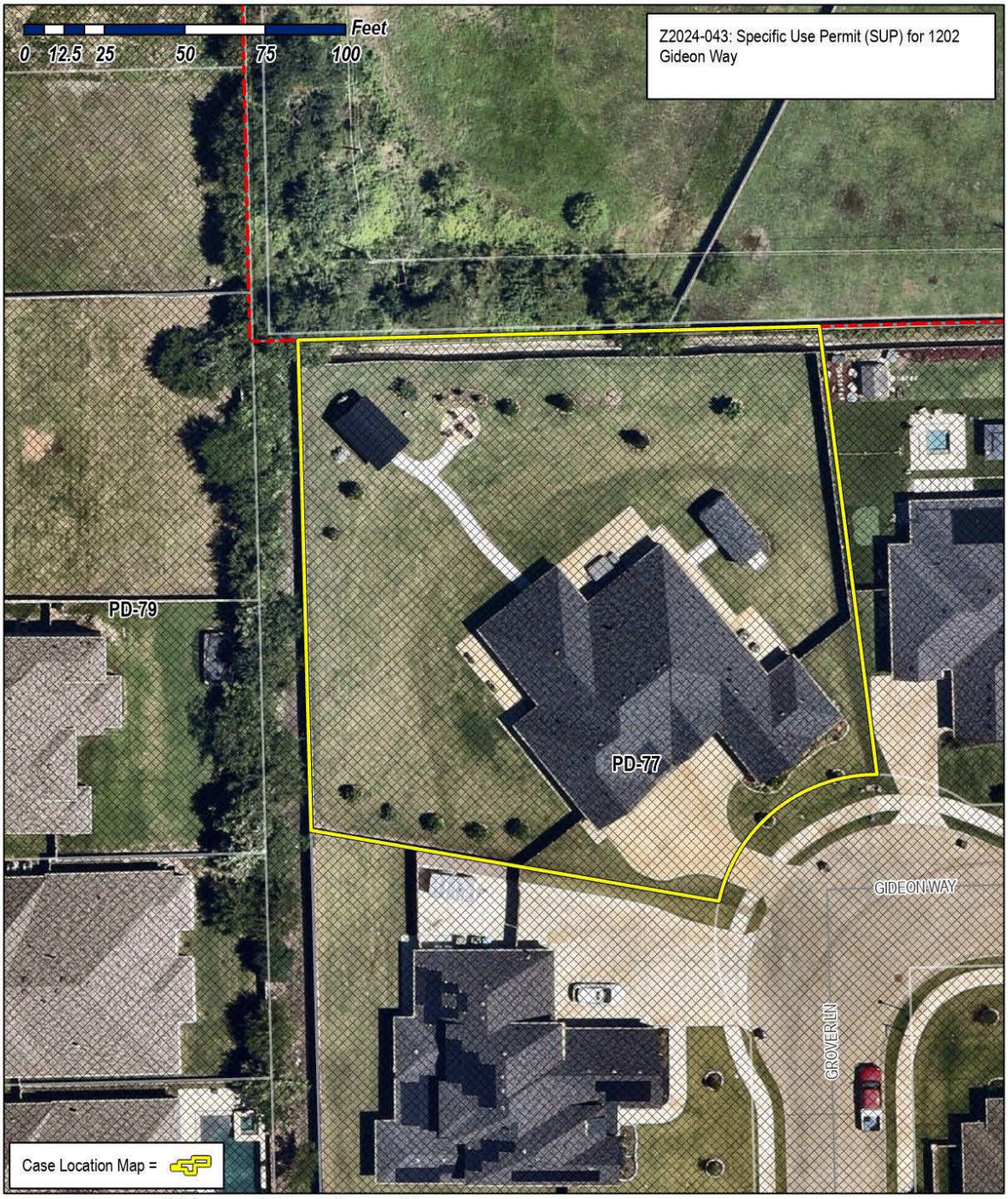
_____
Frank J. Garza, City Attorney

1st Reading: October 21, 2024

2nd Reading: November 4, 2024

Exhibit 'A'
Survey and Legal Description

Address: *1202 Gideon Way*
Legal Description: *Lot 1, Block 7, Gideon Grove North Addition*



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.

Exhibit 'B':
Residential Plot Plan

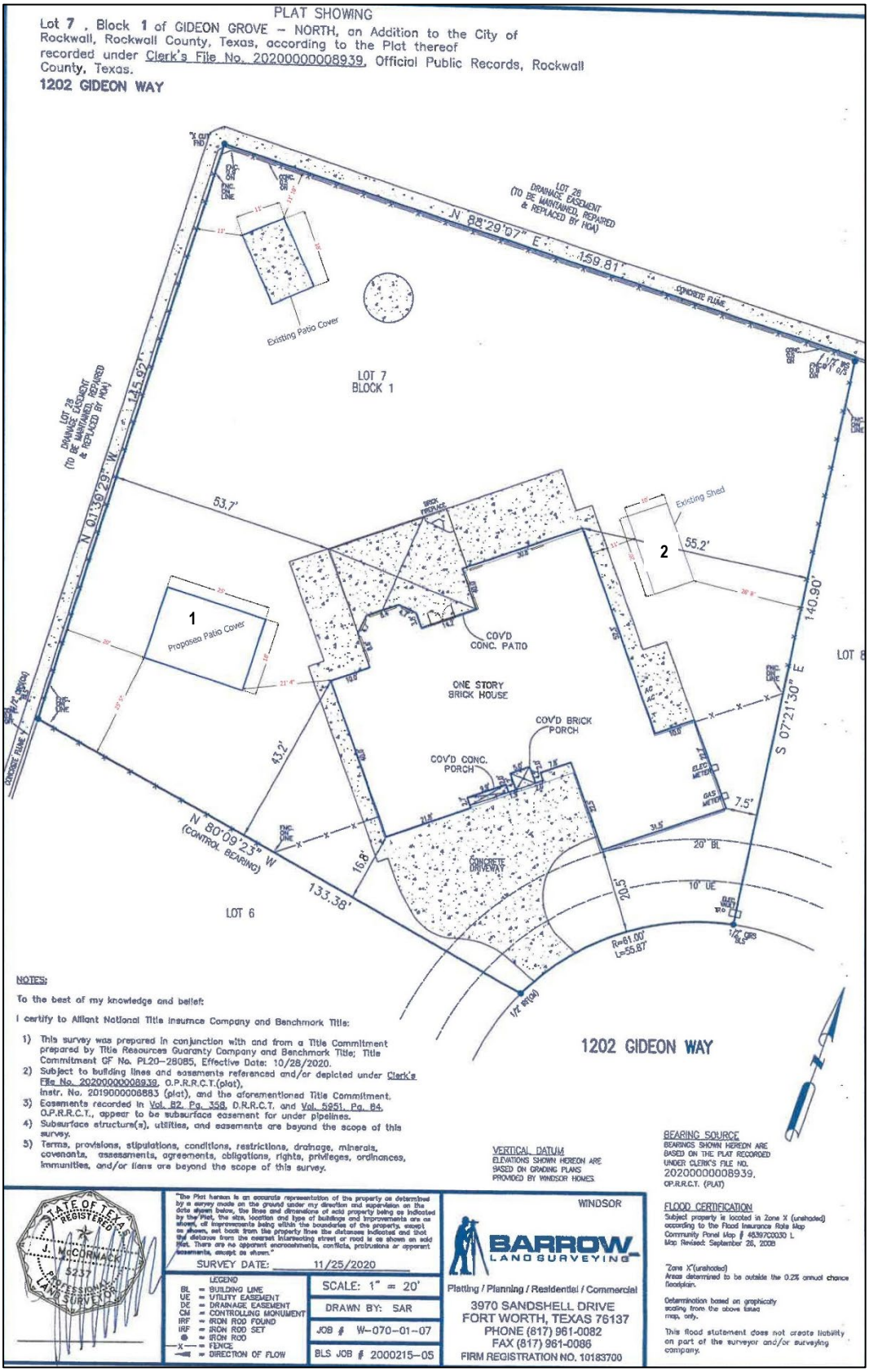


Exhibit 'C':
Building Elevations (Covered Porch)

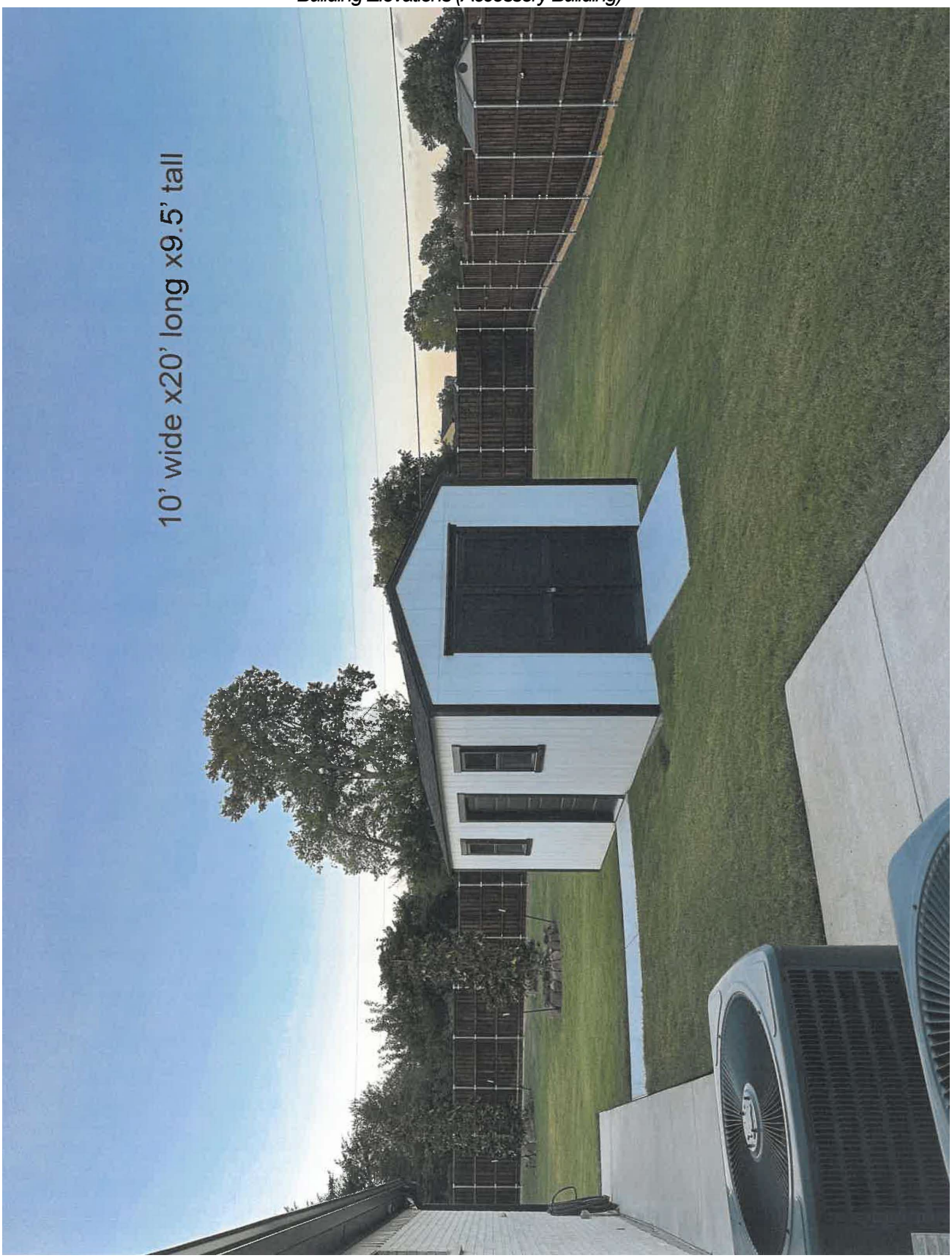


Exhibit 'C':
Building Elevations (Covered Porch)



Exhibit 'D':

Building Elevations (Accessory Building)



City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

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

DATE: **November 4, 2024**

SUBJECT: **2nd Reading of Ord.**

This ordinance is on the agenda this evening because the caption was inadvertently left off of the face of the prior agenda.

ATTACHMENTS:

1. #24-43_ Abandonment of ROW_Conveyor St_11-04-24

CITY OF ROCKWALL

ORDINANCE NO. 24-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING THE DEDICATED PUBLIC RIGHT-OF-WAY FOR CONVEYOR STREET MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED *EXHIBIT 'B'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public right-of-way for Conveyor Street -- *described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- which is currently a public roadway; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public right-of-way -- *described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the roadway to the adjacent and abutting property owner; and,

WHEREAS, with proper notice to the public, a public hearing was held on *October 7, 2024* at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and

lawfully abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'C'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. 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 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

1st Reading: October 21, 2024
2nd Reading: November 4, 2024

_____
Frank J. Garza, City Attorney

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77, and the John Lockhart, Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a portion of Conveyors Street (60' wide public right-of-way) (Cabinet B, Slide 206, Plat Records, Rockwall County, Texas) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northwest corner of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of Justin Road (85' wide public right-of-way) (Instrument No. 20210000008470, said Plat Records) and the easterly right-of-way line of said Conveyors Street;

THENCE South 43°16'40" West, with said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

THENCE with the common line of said Lot 1, Block B and said Conveyors Street the following courses and distances:

South 01°43'20" East, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of South 05°05'50" West, 125.86 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 126.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of South 04°20'45" West, 308.22 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 309.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 03°13'23" East, passing at a distance of 478.23 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 1, Block B, and continuing along the same course and with the common line of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, said Plat Records, for a total distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 86°46'37" West, departing said common line and crossing said Conveyors Street, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, same being the northeast corner of a tract of land described in a deed to Donna Cullins Pritchard and Kimberly Cullins Collichio, recorded in Volume 7346, Page 158, Real Property Records, Rockwall County, Texas;

THENCE with the common line of said Lot 1R, Block C and said Conveyors Street the following courses and distances:

North 03°13'23" West, a distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,230.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'47" East, 324.03 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 324.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 470.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'49" East, 111.61 feet;

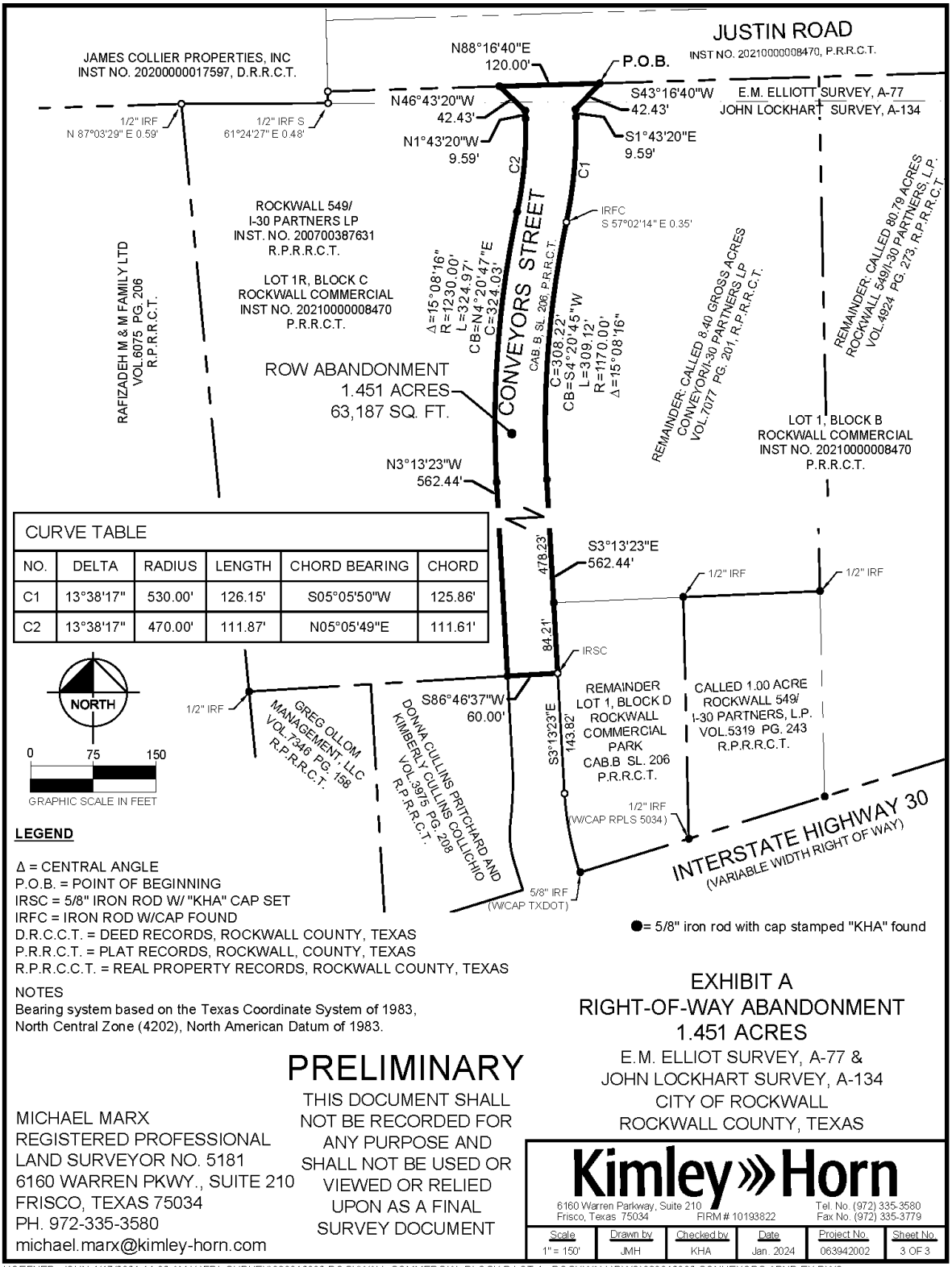
In a northerly direction, with said reverse curve to the left, an arc distance of 111.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 1R, Block C, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of said Lot 1R, Block C and the southerly right-of-way line of said Justin Road;

THENCE North 46°43'20" West, along said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1R, Block C, common to the north corner of said corner clip;

THENCE North 88°16'40" East, crossing said Conveyors Street, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 63,187 square feet or 1.451 acres of land, more or less.

Exhibit 'B'
Dedicated Public Right-of-Way to be Abandoned



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	530.00'	126.15'	S05°05'50"W	125.86'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
D.R.C.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL, COUNTY, TEXAS
R.P.R.C.C.T. = REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

●= 5/8" iron rod with cap stamped "KHA" found

NOTES
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
E.M. ELLIOT SURVEY, A-77 &
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JMH	KHA	Jan. 2024	063942002	3 OF 3

HOEFNER, JOHN 1/17/2024 11:32 AM K:\FRI_SURVEY\063942002-ROCKWALL COMMERCIAL BLOCK B LOT 1 - ROCKWALL\DWG\063942002 CONVEYORS ABND EX.DWG

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:	November 4, 2024
APPLICANT:	Billy Self
CASE NUMBER:	P2024-025; *Final Plat for Lot 1, Block A, Pro Soap Addition*

SUMMARY

Consider a request by Billy Self on behalf of Janet Self for the approval of a *Final Plat* for Lot 1, Block A, Pro Soap Addition being a 3.946-acre tract of land identified as Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1830 E. IH-30, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 3.964-acre tract of land (*i.e. Lot 2 of the DBK Addition and Tract 9-02 of the J. Lockhart Survey, Abstract No. 134*) for the purpose of creating one (1) lot (*i.e. Lot 1, Block A, Pro Soap Addition*) on the subject property.

☑ *Background*. The subject property was annexed into the City of Rockwall on December 3, 1985 by *Ordinance No. 85-69* [*i.e. Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property was rezoned from Agricultural (AG) District to Light Industrial (LI) District on February 4, 1991 by *Ordinance No. 91-08*. In 1994, the Board of Adjustments granted a variance to allow the construction of a 14-unit storage building on the subject property. On February 17, 2014, the City Council approved a site plan (*i.e. Case No. SP2014-002*) to allow the development of a 19,500 SF distribution center on the subject property; however, this structure was never constructed.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. 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 City Council chooses to approve the *Final Plat* for *Lot 1, Block A, Pro Soap Addition* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *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 October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1830 I-30 Frontage Road, Rockwall, TX 75087				
SUBDIVISION	Current - DBK Addition Lot 2; Proposed Pro Soap Addition	LOT	1	BLOCK	1
GENERAL LOCATION	E I-30 Frontage Road approximatly 1/2 mile east of the intersection of I-30 and John King Blvd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LI		CURRENT USE		
PROPOSED ZONING	LI		PROPOSED USE		
ACREAGE	3.964	LOTS [CURRENT]	2	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	Scott Self & Janet Self	☒ APPLICANT	Billy Self
CONTACT PERSON		CONTACT PERSON	Surveyor - Jacob Holmes jh@cesinbox.com
ADDRESS	319 Harborview Drive	ADDRESS	321 Harborview Drive
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Rockwall, TX 75032
PHONE	214-543-8332	PHONE	214-769-3774
E-MAIL	Janrself@gmail.com	E-MAIL	billy@warehouse-pro.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Self [*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."

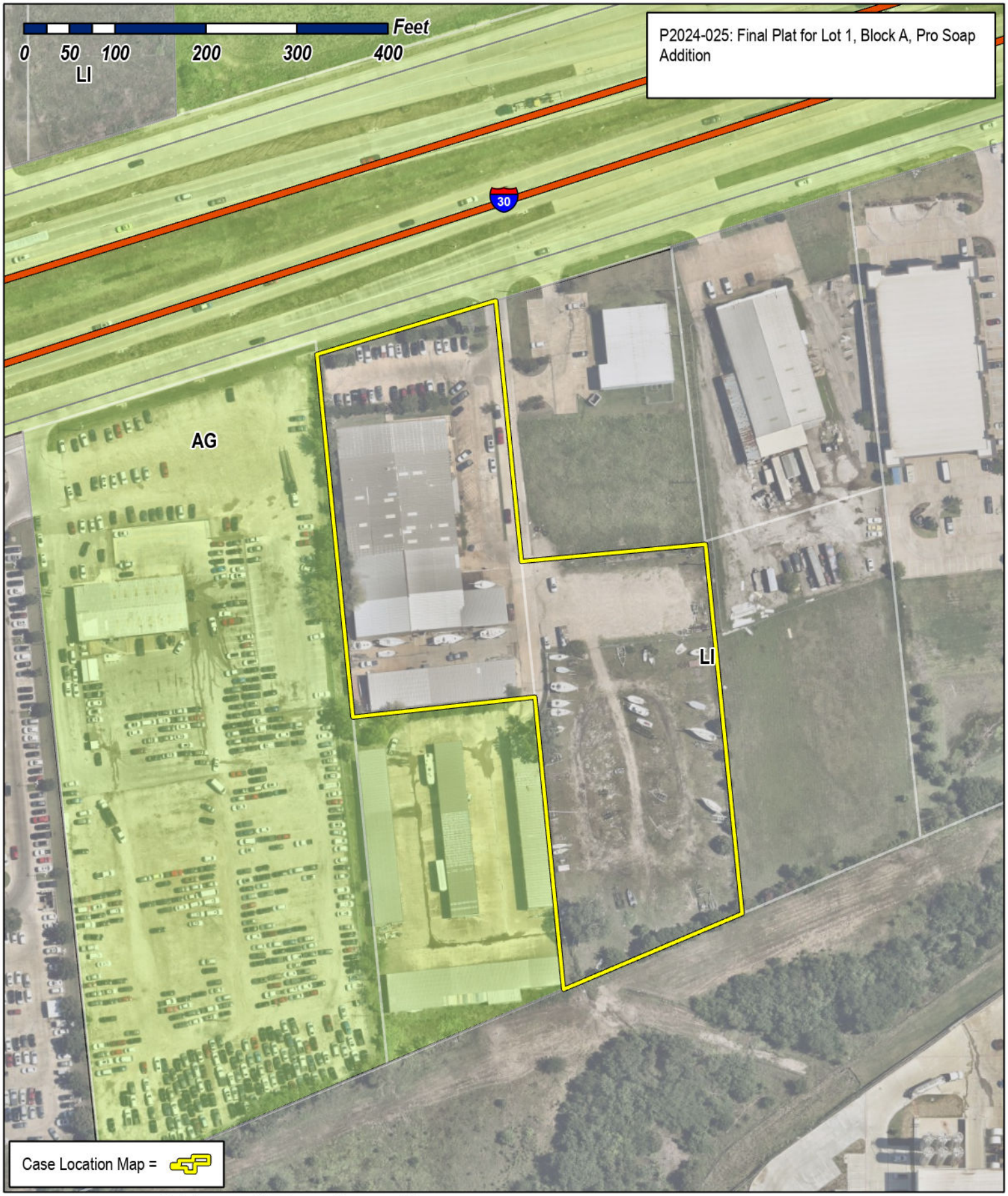
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* July, 2024

OWNER'S SIGNATURE William Self

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tara Riggs

TARA KRISTIN RIGGS
Notary Public, State of Texas
Comm. Expires 04-15-2028
Notary ID 134851739

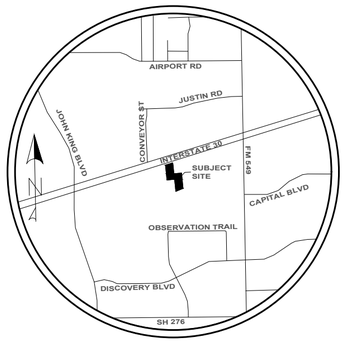
MY COMMISSION EXPIRES



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.

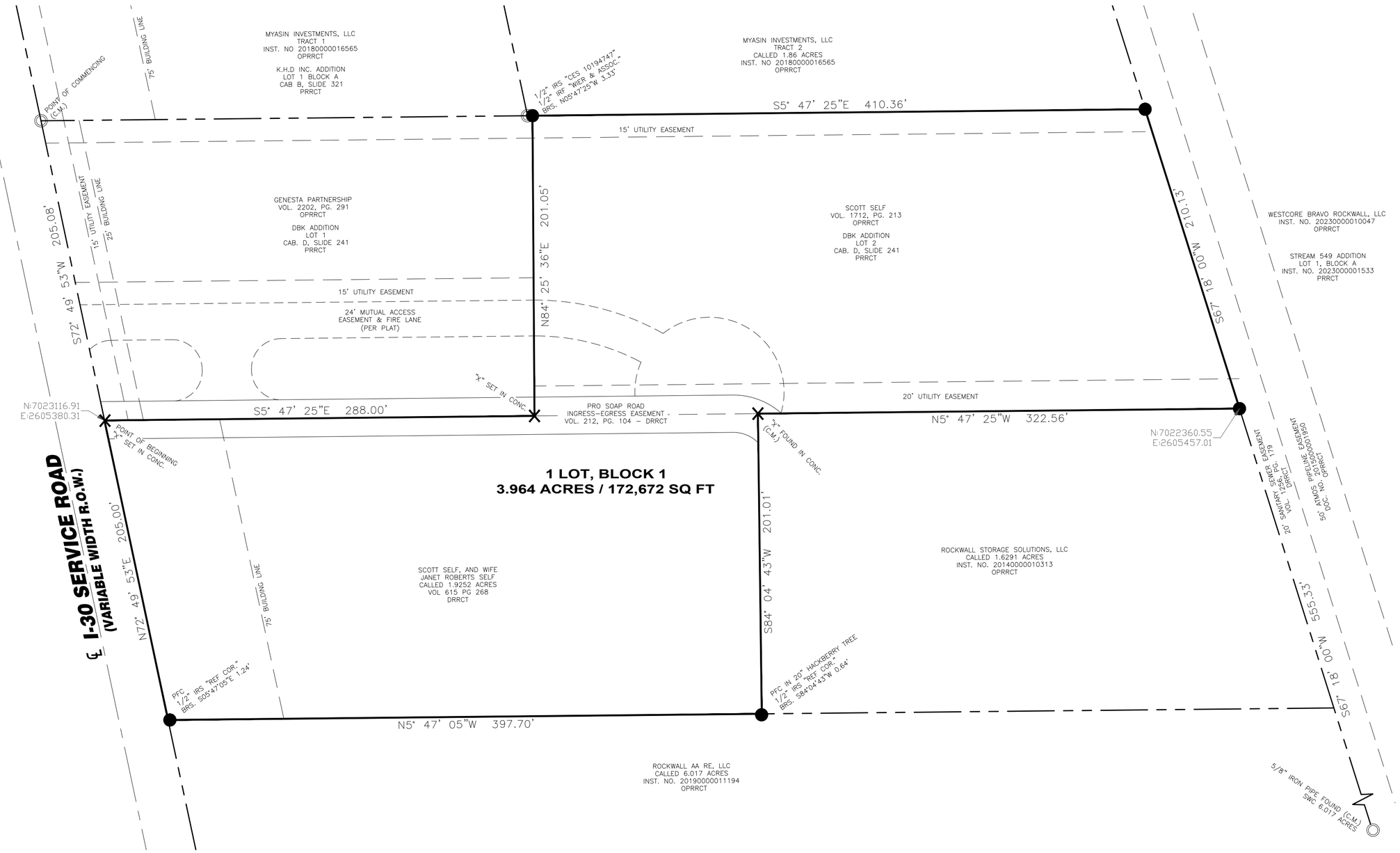


VICINITY MAP

NOT TO SCALE

LEGEND

◎	1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
●	IRON ROD SET WITH CAP STAMPED "CES 10194747"
X	"X" IN CONCRETE
OPRRCT	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
PRRCT	PLAT RECORDS OF ROCKWALL COUNTY, TX
DRRCT	DEED RECORDS OF ROCKWALL COUNTY, TX
(C.M.)	CONTROLLING MONUMENT



0 50 100 Feet

GENERAL NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. IT SHALL BE THE POLICY OF THE CITY TO WITHHOLD ISSUING BUILDINGS 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 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 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.
3. 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.
4. 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.
5. ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE OWNER.
6. THE BEARINGS AND COORDINATES SHOWN HEREON ATE GRID VALUES OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL (4202), NORTH AMERICAN DATUM OF 1983 (2011).
7. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48397C0045L DATED 09-26-2008 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF ROCKWALL, TEXAS, PANEL NO. 480547, THIS PROPERTY IS WITHIN ZONE "X". THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.

SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027
OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087

DATE PREPARED: 7/5/2024

FINAL PLAT

LOT 1, BLOCK 1

PRO SOAP ADDITION

BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CORNERSTONE – ENGINEERING & SURVEYING
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940-6027

SHEET 1 OF 2

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SCOTT SELF AND JANET SELF are the owners of a called 1.9252 acre tract described in a deed to Scott Self and wife, Janet Roberts Self, recorded in Volume 615, Page 268 of the Deed Records of Rockwall County, Texas, and Lot 2 of the DBK ADDITION, an addition to the City of Rockwall, Texas as it appears upon the plat recorded in Cabinet D, Slide 241 of the Plat Records of Rockwall County, Texas, and being the same tract described in a deed to Scott Self, recorded in Volume 1712, Page 213 of the Official Public Records of Rockwall County, Texas, situated in the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, Rockwall County, Texas, and being further described by metes and bounds as follows:

COMMENCING at a 1/2" iron rebar found in the south line of I-30 for the northeast corner of Lot 1 of said DBK ADDITION, same being the northwest corner of Lot 1, Block A of the K.H.D. INC ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Cabinet B, Slide 321 of said Plat Records of Rockwall County, Texas; **then run** South 72°49'53" West, along said south line of I-30 common with the north line of said Lot 1, DBK ADDITION, 250.08 feet to an "X" cut in concrete set for the northwest corner of said Lot 1, DBK ADDITION, the northeast corner of said 1.9252 acre tract, and the northeast corner and place of BEGINNING of the tract herein described;

THENCE South 5°47'25" East, along the east line of said 1.9252 acre tract, common with the west line of said Lot 1, DBK ADDITION, 288.00 feet to an "X" cut in concrete set for the southwest corner of said Lot 1, DBK ADDITION, same being the northwest corner of said Lot 2, DBK ADDITION;

THENCE North 84°25'36" East, along the common line of said Lot 1 and Lot 2, DBK ADDITION, 201.05 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common east corner of same, in the west line of a called 1.86 acres, described as Tract 2 in a deed to Myasin Investments, LLC., recorded in Instrument No. 20180000016565 of said Official Public Records of Rockwall County, Texas, whence a 1/2" iron rebar found with a cap stamped "WIER & ASSOC." for the northwest corner of said Tract 2, common with the southwest corner of said Lot 1, Block A, K.H.D. INC ADDITION bears North 5°47'25" West, 3.33 feet;

THENCE South 5°47'25" East, along the east line of Lot 2, DBK ADDITION common with the west line of said Tract 2, a distance of 410.36 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the common south corner of same, in the north line of Lot 1, Block A of the STREAM 549 ADDITION, an addition to the City of Rockwall, as it appears upon the plat recorded in Instrument No. 2023000001533 of the Plat Records of Rockwall County, Texas;

THENCE South 67°18'00" West, along the south line of said Lot 2, DBK ADDITION common with the north line of said Lot 1, Block A, STREAM 549 ADDITION, 210.13 feet to a 1/2" iron rebar with a cap stamped "CES 10194747" set for the southwest corner of said Lot 2, DBK ADDITION, same being the southeast corner of a called 1.6291 acre tract described in a deed to Rockwall Storage Solutions, LLC., recorded in Instrument No. 20140000010313 of said Official Public Records of Rockwall County, Texas, whence a 5/8" iron pipe found for the southwest corner of a called 6.017 acre tract, described in a deed to Rockwall AA RE, LLC., recorded in Instrument No. 20190000011194 of said Official Public Records of Rockwall County, Texas, bears South 67°18'00" West, 555.33 feet;

THENCE North 5°47'25" West, along the west line of said Lot 2, DBK ADDITION common with the east line of said 1.6291 acre tract, 322.56 feet to an "X" cut in concrete found for the southeast corner of said 1.9252 acre tract, same being the northeast corner of said 1.6291 acre tract;

THENCE South 84°04'43" West, along the south line of said 1.9252 acre tract common with the north line of said 1.6291 acre tract, 201.01 feet to a point in a 20 inch Hackberry Tree for the common west corner of same, and in the east line of said 6.017 acre tract, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 84°04'43" West, 0.64 feet;

THENCE North 5°47'05" West, along the west line of said 1.9252 acre tract common with the east line of said 6.017 acre tract, 397.70 feet to a point for the common north corner of same in said south line of I-30, whence a 1/2" iron rebar with a cap stamped "REF. COR." set for reference bears South 5°47'05" East, 1.24 feet;

THENCE North 72°49'53" East, along said south line of I-30 common with the north line of said 1.9252 acre tract, 205.00 feet to the place of BEGINNING and containing 3.964 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were found and/or properly placed under supervision.

Dated this the _____ day of _____, 2024

PRELIMINARY FOR REVIEW ONLY 7-5-24

Jacob N. Holmes

Texas Registered Professional Land Surveyor # 6482

STATE OF TEXAS
REGISTERED
JACOB N. HOLMES
6482
PROFESSIONAL
LAND SURVEYOR

_____ _____
Chairman Date
Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of PRO SOAP ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the____day of_____, 2024.

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

WITNESS, our hands, this the_____day of_____, 2024.

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

_____
City Engineer

OWNERS DEDICATION
STATE OF TEXAS
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

SCOTT SELF AND JANET SELF

Witness our hands on _____ day of _____ , 2024.

_____
By: Scott Self

_____
By: Janet Self

State of Texas

County of _____

Before me, the undersigned authority, on this day personally appeared Scott Self, known to me to be there 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 MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2024.

_____
Notary Public in and for the State of Texas

My commission expires _____

State of Texas

County of _____

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

GIVEN MY HAND AND SEAL OF OFFICE this the _____ day of _____ 2024.

_____
Notary Public in and for the State of Texas

My commission expires _____

SURVEYOR/ENGINEER:
JACOB N. HOLMES (SURVEYOR)
JASON LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER / DEVELOPER:
SCOTT SELF & JANET SELF
WAREHOUSE - PRO
2020 INDUSTRIAL BLVD.
ROCKWALL, TX 75087

DATE PREPARED: 7/5/2024

FINAL PLAT

LOT 1, BLOCK 1

PRO SOAP ADDITION

BEING A REPLAT OF
LOT 2 OF THE
DBK ADDITION
BEING
1 LOT
3.964 ACRES / 172,672 SQ FT
SITUATED IN THE
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CORNERSTONE – ENGINEERING & SURVEYING
SURVEY FIRM NO. 10194747
ENG FIRM NO. 24969
P.O BOX 1439
MANSFIELD, TX 76063
OFFICE (817)940–6027

SHEET 2 OF 2

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:	November 4, 2024
APPLICANT:	Will Winkelmann; *Winkelmann & Associates, Inc.*
CASE NUMBER:	P2024-033; *Preliminary Plat for Rockwall Heights*

SUMMARY

Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Preliminary Plat* for Lot 2-13, Block B & Lot 2, Block C, Rockwall Commercial Addition being a 67.475-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 67.475-acre tract of land (i.e. *Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition*) to show the future establishment of a 13-parcel regional mixed-use development (*i.e. Lots 2-13, Block B; Lot 2, Block C, Rockwall Commercial Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the subdivision. Concurrently with this *Preliminary Plat*, the applicant has submitted a *Site Plan* [*Case No. SP2024-033*] for a *Large Format Retailer* (*i.e. IKEA*).

☑ *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 December 7, 1993 *Zoning Map*, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's *Historic Zoning Maps*. On January 6, 2020, the City Council approved *Case No. P2019-048* (*filed on April 9, 2021*) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted *Ordinance No. 23-56* [*Case No. Z2023-041*] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. On October 21, 2024, the City Council approved a zoning change [*Case No. Z2024-035; Ordinance No. 24-42*] that establish the subject property as Planned Development District 102 (*PD-102*) for limited Commercial (C) District land uses. The subject property has remained vacant since annexation.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. 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 *Preliminary Plat* for the Rockwall Commercial Subdivision staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Preliminary Plat*; and,

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

PLANNING AND ZONING COMMISSION

On October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☑ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northwest corner of FM 3549 & I-30				
SUBDIVISION	Rockwall Commercial	LOT	1, 1R, 1	BLOCK	A,B,C
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)		CURRENT USE	Vacant	
PROPOSED ZONING	Planned Development		PROPOSED USE	Mixed-Use	
ACREAGE	67.475	LOTS [CURRENT]	3	LOTS [PROPOSED]	13 total

☑ ***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 549/I-30 PARTNERS LP / CONVEYOR I-30 PARTNERS LP	☑ APPLICANT	Winkelmann & Associates, Inc.
CONTACT PERSON	JAMES J. MELINO	CONTACT PERSON	Will Winkelmann
ADDRESS	8750 N. CENTRAL EXPRESSWAY SUITE 1735	ADDRESS	6750 Hillcrest Plaza Dr. Suite 215
CITY, STATE & ZIP	DALLAS, TX 75231	CITY, STATE & ZIP	Dallas, TX 75230
PHONE	214.532.3924	PHONE	214-549-7296
E-MAIL	JIM@CAMBRIDGECOS.COM	E-MAIL	will@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James J. Melino, Authorized Representative of [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: Rockwall 549/I-30 Partners, L.P. and Conveyor/I-30 Partners, L.P.

"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 4th DAY OF September, 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."

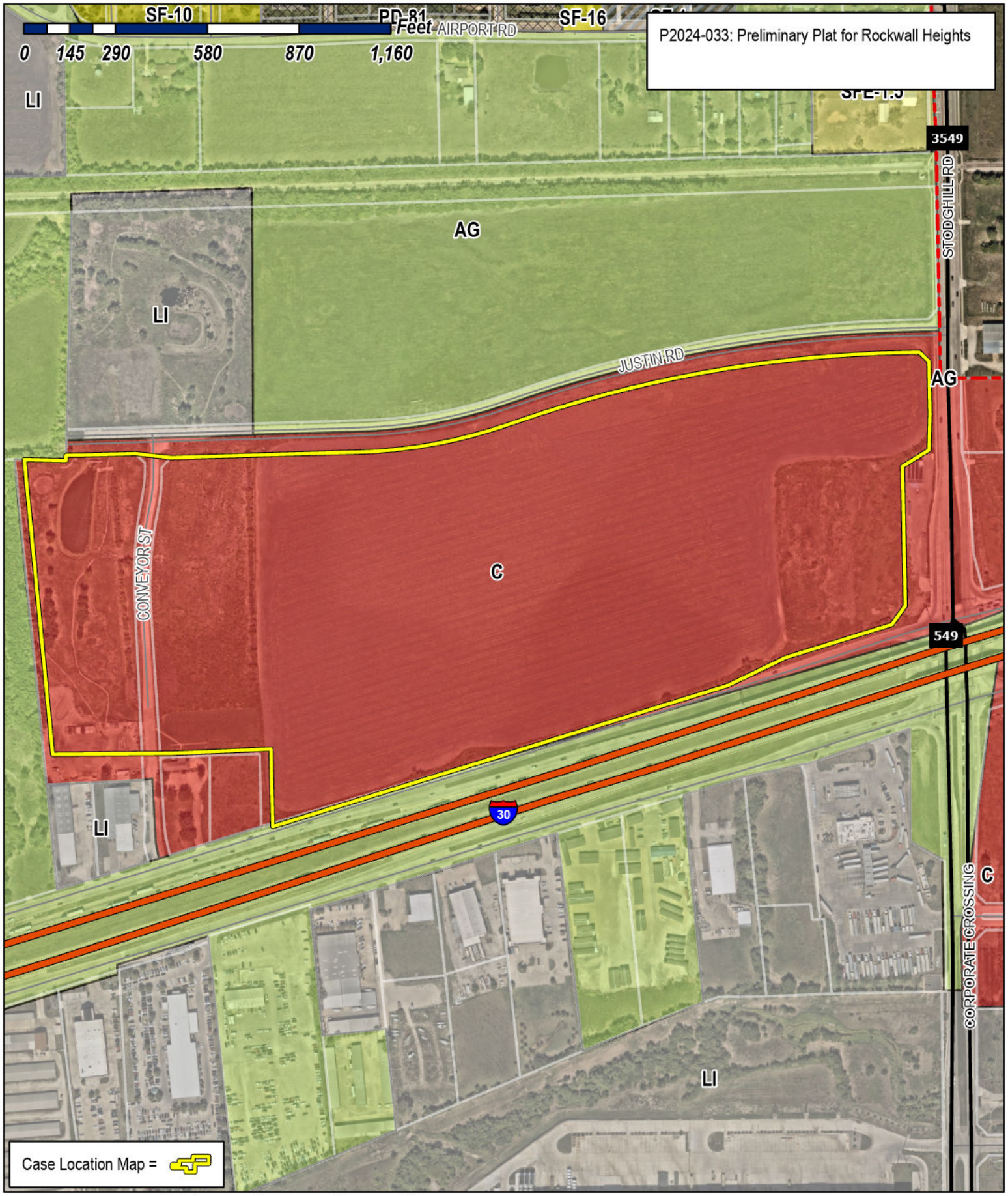
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF September, 20 24.

OWNER'S SIGNATURE By: James J. Melino

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich

NOTARY PUBLIC STATE OF TEXAS
KELSEY ULRICH
Notary ID #133863336
My Commission Expires
July 18, 2026

MY COMMISSION EXPIRES July 18, 2026

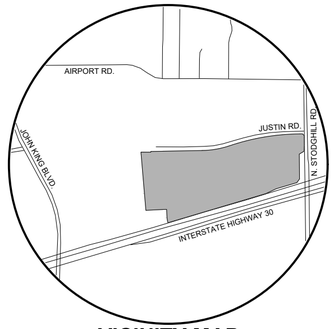


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

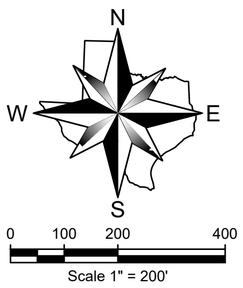
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line



VICINITY MAP
NOT TO SCALE



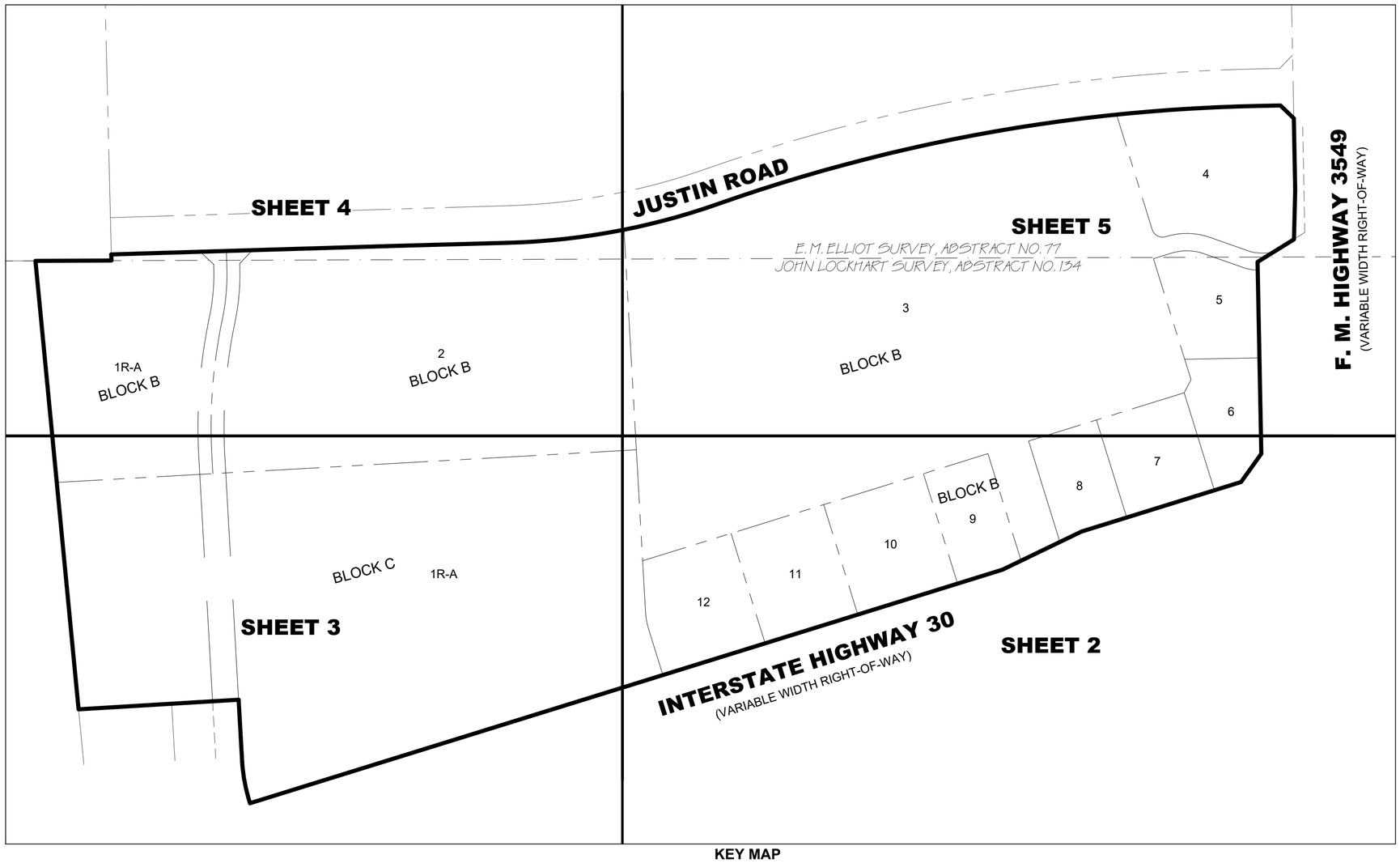
GENERAL NOTES:
(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings 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.
(3) Drainage and Detention Easements. 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.
(4) Fire Lanes. 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.
(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

AREA TABLE (Block C)

	LOT	BLOCK	SQ. FT.	ACRES
	1R-A	C	812,984	18.664

AREA TABLE (Block B)

	LOT	BLOCK	SQ. FT.	ACRES
	1R-A	B	202,072	4.639
	2	B	475,849	10.924
	3	B	931,170	21.377
	4	B	112,195	2.576
	5	B	47,623	1.093
	6	B	41,949	0.963
	7	B	49,695	1.141
	8	B	38,656	0.887
	9	B	41,025	0.942
	10	B	63,738	1.463
	11	B	59,199	1.359
	12	B	63,076	1.448



KEY MAP
Scale 1" = 200'

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ENGINEER/SURVEYOR
Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNERS
Rockwall 549/I-30 partners, LP &
Conveyor I-30 Partners, L.P.
8750 N. Central Expressway,
Suite 1735
Dallas, Texas 75231
(214) 532-3924
James (Jim) Melino

DEVELOPER
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 86
Texas Surveyors No. 100806-00 Exp. 03/31/2024

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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

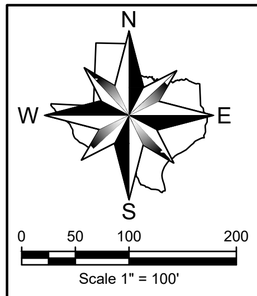
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

Date : 09.11.24
Scale : 1" = 200'
File : 63406.00-PPLT
Project No. : 63406.00

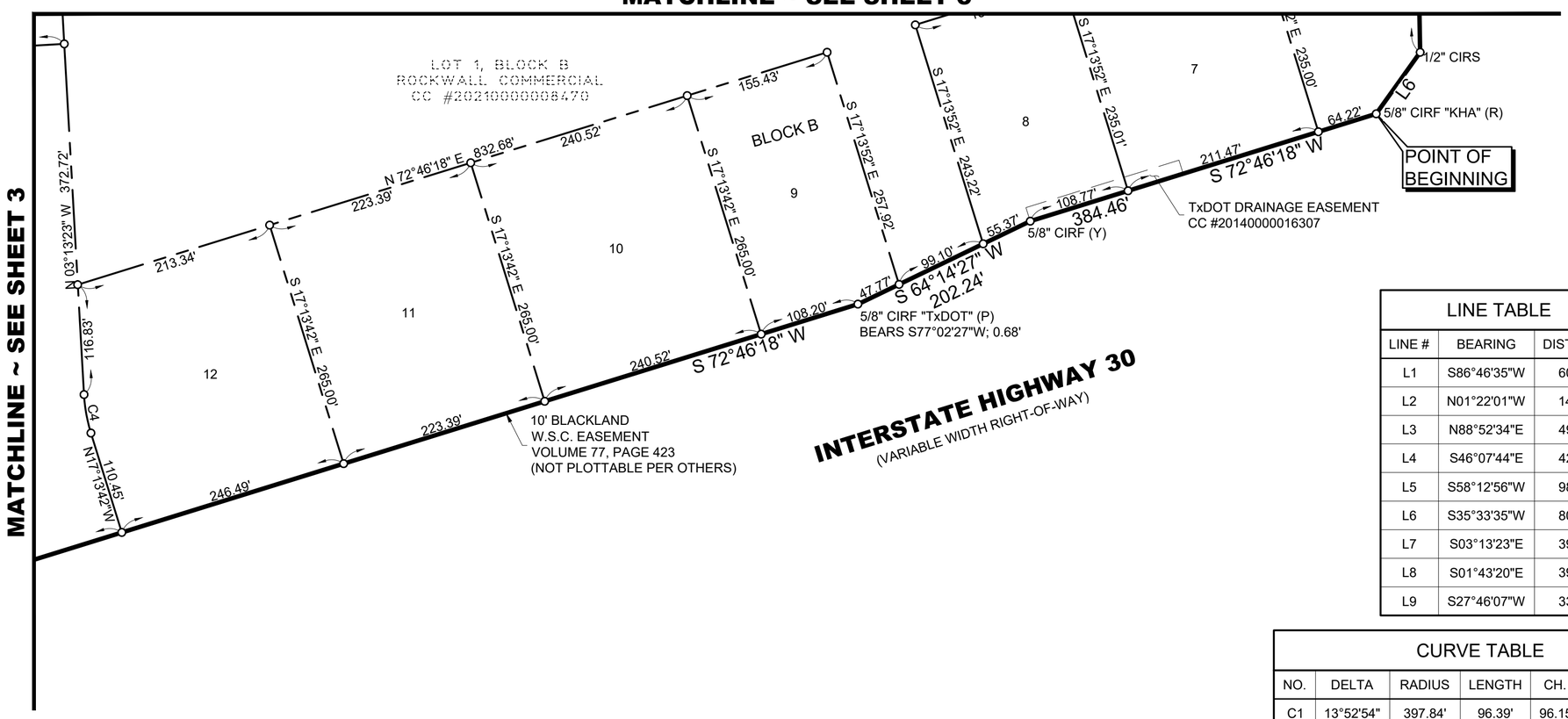
SHEET 1 OF 6

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ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	Iron rod found
CIRF	Iron rod found w/cap
CIRS	1/2" iron rod w/ red plastic cap "W.A.I."
XCS	"X" cut in concrete set
XCF	"X" cut in concrete found
PKS	PK nail set
PKF	PK nail found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
B. L.	Building Line
(R)	Red



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S86°46'35"W	60.17'
L2	N01°22'01"W	14.03'
L3	N88°52'34"E	49.83'
L4	S46°07'44"E	42.83'
L5	S58°12'56"W	98.69'
L6	S35°33'35"W	80.25'
L7	S03°13'23"E	39.51'
L8	S01°43'20"E	39.59'
L9	S27°46'07"W	33.94'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	13°52'54"	397.84'	96.39'	96.15'	S10°51'14"E
C2	15°08'20"	1,199.92'	317.05'	316.12'	S04°20'47"W
C3	13°38'17"	500.00'	119.01'	118.73'	N05°05'49"E
C4	14°00'30"	170.00'	41.56'	41.46'	S10°13'37"E
C8	22°56'19"	130.00'	52.05'	51.70'	S88°46'59"E
C9	36°58'01"	160.00'	103.23'	101.45'	N89°05'33"W
C10	90°20'41"	25.00'	39.42'	35.46'	S62°24'13"E
C11	9°17'14"	170.00'	27.56'	27.53'	S81°06'54"E
C12	36°37'20"	120.00'	76.70'	75.40'	N88°55'13"W

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0045L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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Winkelmann & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

OWNERS
Rockwall 549/I-30 partners, LP &
Conveyor I-30 Partners, L.P.
8750 N. Central Expressway,
Suite 1735
Dallas, Texas 75231
(214) 532-3924
James (Jim) Melino

DEVELOPER
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228
(512) 492-2536
Jeannie De Fazio

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 99
Texas Surveyors No. 100806-Expires 12/31/2024
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

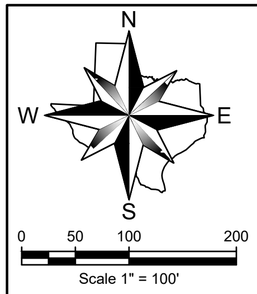
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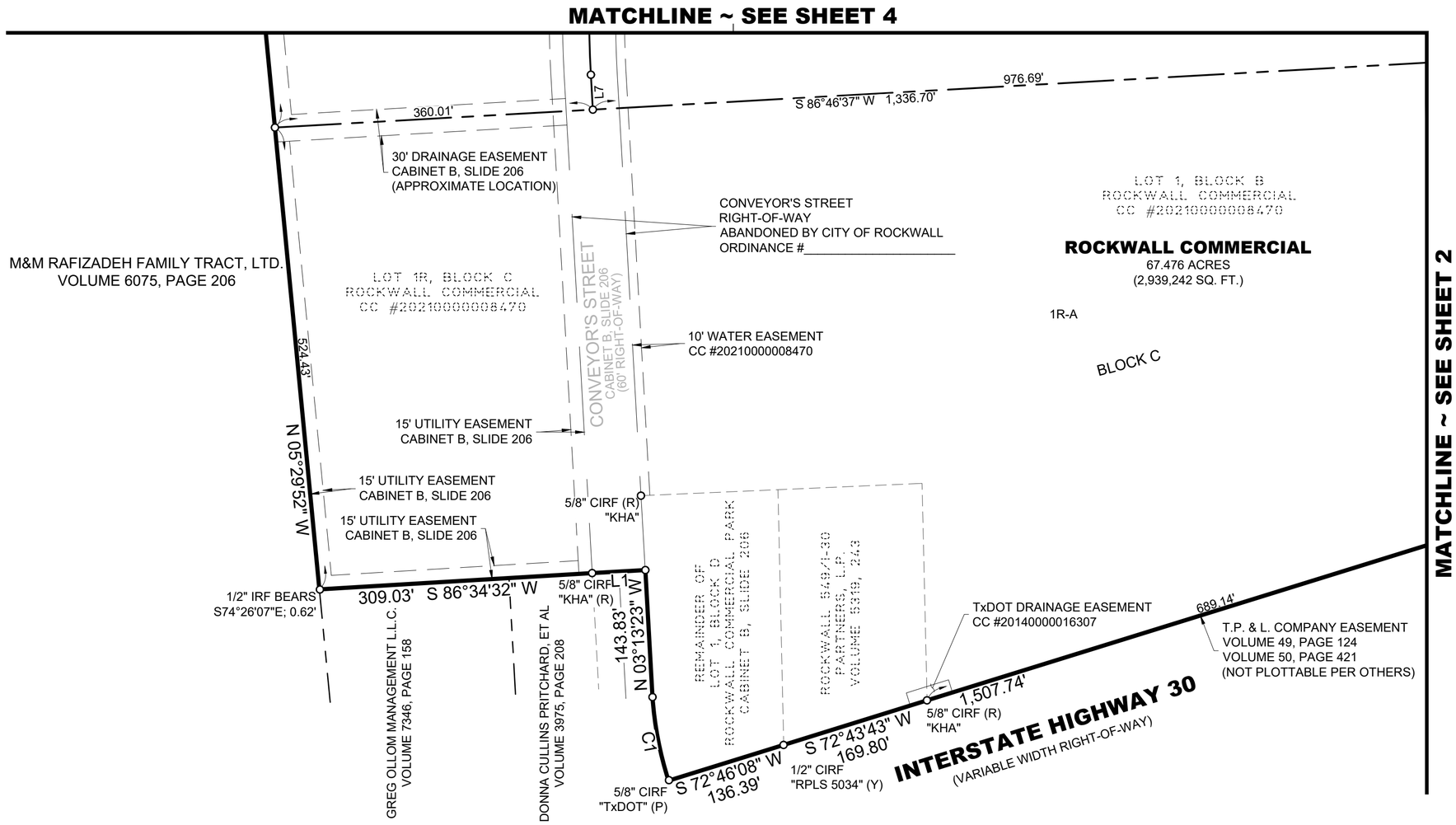
SHEET 2 OF 6

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Texas Engineers Registration No. 00 Texas Surveyors No. 100660-Exempt 09/11/2024
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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

IKEA PROPERTY INC.
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67.476 ACRES

Date : 09.11.24
Scale : 1" = 100'
File : 63406.00-PPLT
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SHEET 3 OF 6

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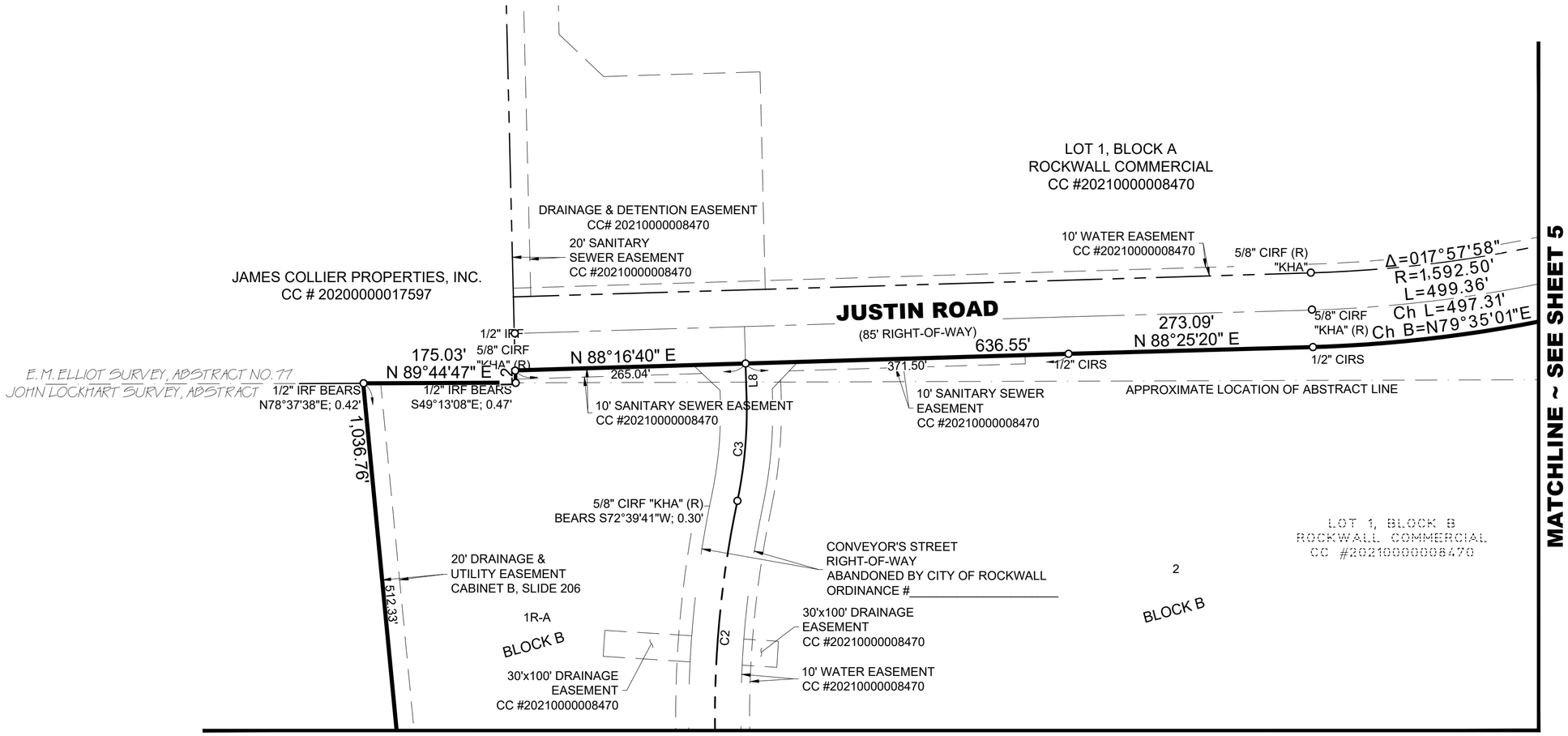
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0 50 100 200

Scale 1" = 100'

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Texas Engineers Registration No. 00 Texas Surveyors No. 100806-00 Expires 03/31/2024

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67.476 ACRES

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SHEET 4 OF 6

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N
W E
S

0 50 100 200

Scale 1" = 100'

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(R)	Red

LOT 1, BLOCK A
ROCKWALL COMMERCIAL
CC #20210000008470

25'x25' DRAINAGE EASEMENT
CC #20210000008470

5/8" CIRF (2) "KHA" (R)

Δ=018°16'32"
R=3,979.40'
L=1,269.30'
Ch L=1,263.93'
Ch B=S79°44'18"W

5/8" CIRF "KHA" (R) BEARS N11°52'09"E; 0.84'

L3

5/8" CIRF "KHA" (R) BEARS N14°09'55"E; 0.76'

5/8" CIRF "KHA" (R) BEARS N11°58'22"E; 0.71'

Δ=017°57'58"
R=1,592.50'
L=499.36'
Ch L=497.31'
Ch B=N79°35'01"E

5/8" CIRF "KHA" (R)

JUSTIN ROAD
(85' RIGHT-OF-WAY)

5/8" CIRF (R) "KHA"

1/2" CIRS

S17°13'52"E 276.88'

S 01°08'02" E 164.80'

4

STATE OF TEXAS (PARCEL 2)
CC #20160000014800

1/2" IRF

WATER LINE EASEMENT
VOLUME 3880, PAGE 88
VOLUME 3880, PAGE 94
VOLUME 3880, PAGE 100
VOLUME 3880, PAGE 106

S 01°26'27" W 113.61'

F. M. HIGHWAY 3549
(VARIABLE WIDTH RIGHT-OF-WAY)

C10

C9

99.80'

S70°36'33"E

C8

5/8" IRF

E.M. ELLIOT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134

C12

S70°36'33"E 101.97'

5/8" CIRF "KHA" (R)

N72°46'08"E 43.13'

C11

5

3

N 17°13'52" W 242.37'

201.42'

S 01°07'09" E

N 88°52'51" E 172.13'

T.P. & L. COMPANY EASEMENT
VOLUME 60, PAGE 18
(NOT PLOTTABLE PER OTHERS)

BLOCK B

BLOCK B
ROCKWALL COMMERCIAL
67.476 ACRES
(2,939,242 SQ. FT.)

LOT 1, BLOCK B
ROCKWALL COMMERCIAL
CC #20210000008470

N 72°46'18" E 375.00'

211.47'

S 17°13'

6

220.67'

441.34'

MATCHLINE ~ SEE SHEET 4

N 03°13'23" W 507.25'

MATCHLINE ~ SEE SHEET 2

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420 ALAN WOOD ROAD
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67.476 ACRES

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Project No. : 63406.00

SHEET 5 OF 6

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OWNERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, We, 8th & Main, LLC, are the sole owner of a tract of land situated in the E. M. ELLIOT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1R, Block C, and Lot 1, Block B, Rockwall Commercial Park, as recorded in County Clerk's Instrument No. 20210000008470, and a portion of Lot 1, Block D, Rockwall Commercial Park as recorded in Cabinet B, Slide 206, Plat Records, Rockwall County, Texas, and being all of Conveyor's Street as abandoned by City of Rockwall Ordinance No. _____, and being more particularly described as follows;

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner at the Southwest end of a corner clip at the intersection of the West right-of-way of F. M. Highway 3549, a variable width right-of-way, with the Northwest right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE along the Northwest right-of-way of said Interstate Highway 30 and the Southeast lines of said Lot 1, Block B, the following courses and distances;

South 72 degrees 46 minutes 18 seconds West, a distance of 384.46 feet to a 5/8-inch iron rod with a yellow plastic cap found for corner;

South 64 degrees 14 minutes 27 seconds West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with a pink plastic cap stamped TxDOT (Texas Department of Transportation) found which bears South 77 degrees 02 minutes 27 seconds West, 0.68 feet;

South 72 degrees 46 minutes 18 seconds West, a distance of 1,507.74 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southeast corner of said Lot 1, Block D;

THENCE South 72 degrees 43 minutes 43 seconds West, along the South line of said Lot 1, Block D, a distance of 169.80 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5034" found for corner;

THENCE South 72 degrees 46 minutes 08 seconds West, continuing along the South line of said Lot 1, Block D, a distance of 136.39 feet to a 5/8-inch iron rod with a pink plastic cap stamped TxDOT found for the Southwest corner of said Lot 1, Block D, on the East right-of-way of Conveyor's Street, a 60-foot right-of-way, said iron rod being the beginning of a non-tangent curve to the right having a radius of 397.84, a central angle of 13 degrees 52 minutes 54 seconds, a chord bearing of North 10 degrees 51 minutes 14 seconds West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, an arc distance of 93.39 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 03 degrees 13 minutes 23 seconds West, along the East right-of-way of said Conveyor's Street and the West line of said Lot 1, Block D, a distance of 143.83 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southeast corner of said right-of-way abandonment;

THENCE South 86 degrees 46 minutes 35 seconds West, along the South line of said right-of-way abandonment, a distance of 60.17 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of said right-of-way abandonment and the Southeast corner of said Lot 1R, Block C;

THENCE South 86 degrees 34 minutes 32 seconds West, along the South line of said Lot 1R, Block C, a distance of 309.03 feet to a point for the Southwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears South 74 degrees 26 minutes 07 seconds East, 0.62 feet;

THENCE North 05 degrees 29 minutes 52 seconds West, along the West line of said Lot 1R, Block C, a distance of 1,036.76 feet to a point for the Northwest corner of said Lot 1R, Block C from which a 1/2-inch iron rod found bears North 78 degrees 37 minutes 38 seconds East, 0.42 feet;

THENCE North 89 degrees 44 minutes 47 seconds East, along the North line of said Lot 1R, Block C, a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 degrees 13 minutes 08 seconds East, 0.47 feet;

THENCE North 01 degrees 22 minutes 01 seconds West, along the Northerly West line of said Lot 1R, Block C, a distance of 14.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Southwest corner of Justin Road, an 85-foot right-of-way, as dedicated by said plat of Rockwall Commercial;

THENCE along the South right-of-way of said Justin Road, the following courses and distances;

North 88 degrees 16 minutes 40 seconds East, a distance of 636.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 25 minutes 20 seconds East, a distance of 273.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 degrees 57 minutes 58 seconds, a chord bearing of North 79 degrees 35 minutes 01 seconds East, and a chord length of 497.31 feet;

Along said curve to the left, an arc distance of 499.36 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said point being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 degrees 16 minutes 32 seconds, a chord bearing of North 79 degrees 44 minutes 18 seconds East, and a chord length of 1,263.93;

Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 52 minutes 09 seconds East, 0.84 feet;

North 88 degrees 52 minutes 34 seconds East, a distance of 49.83 feet to a point for corner at the Northwest end of a corner clip at the intersection of the South right-of-way of said Justin Road with the West right-of-way of said F. M. 3549 from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 14 degrees 09 minutes 55 seconds East, 0.76 feet;

THENCE South 46 degrees 07 minutes 44 seconds East, along said corner clip, a distance of 42.83 feet to a point for corner at the Southeast end of said corner clip from which a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner bears North 11 degrees 58 minutes 22 seconds East, 0.71 feet;

THENCE along the West right-of-way of said F. M. 3549, the following courses and distance;

South 01 degrees 08 minutes 02 seconds East, a distance of 164.80 feet to a 1/2-inch iron rod found;

South 01 degrees 26 minutes 27 seconds West, a distance of 113.61 feet found for corner;

South 58 degrees 12 minutes 56 seconds West, a distance of 98.69 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for corner;

South 01 degrees 07 minutes 09 seconds East, a distance of 441.34 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner at the Northeast end of a corner clip at the intersection of the West right-of-way of said F. M. Highway 3549 with the Northwest right-of-way of said Interstate Highway 30;

THENCE South 35 degrees 33 minutes 35 seconds West, along said corner clip, a distance of 80.25 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2,939,242 square feet or 67.476 acres of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

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 **ROCKWALL COMMERCIAL** 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 ROCKWALL COMMERCIAL 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner 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 of _____, 2024.

_____ _____
Notary Public in and for the State of Texas My commission expires

SURVEYOR'S CERTIFICATION

That I, Leonard J. Lueker, 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.

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ , 2024.

_____
Notary Public in and for the State of Texas.

APPROVED: I hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

_____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING CHAIRMAN

_____ _____
CITY SECRETARY CITY ENGINEER

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
BEING A REPLAT OF LOT 1R, BLOCK C, AND LOT 1, BLOCK B, ROCKWALL COMMERCIAL, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20210000008470, AND A PORTION OF LOT 1, BLOCK D, ROCKWALL COMMERCIAL PARK AS RECORDED IN CABINET B, SLIDE 206
ROCKWALL, ROCKWALL COUNTY, TEXAS
67.476 ACRES (2,939,242 SQ. FT.) OUT OF THE E. M. ELLIOT SURVEY, ABSTRACT NO. 77, AND THE JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY PROJECT NO. _____

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 99
Texas Surveyors Registration No. 100805-00 Exp. 03/31/2024

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E. M. ELLIOT SURVEY, ABSTRACT NO. 77 AND JOHN LOCKHART SURVEY, ABSTRACT NO. 134
ROCKWALL COUNTY, TEXAS

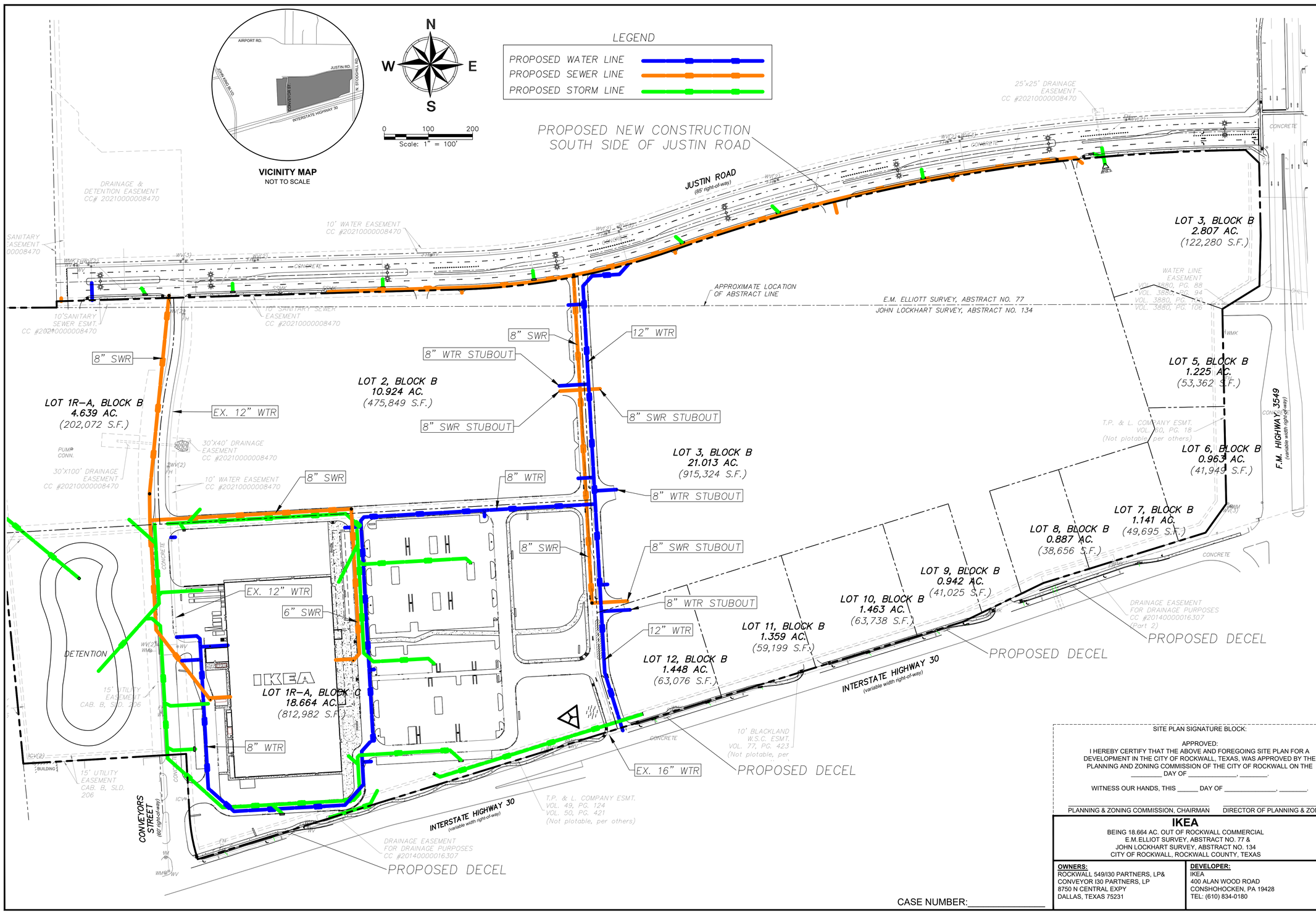
IKEA PROPERTY INC.
420 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19228

PRELIMINARY PLAT
ROCKWALL COMMERCIAL
LOTS 1R-A, 2-12, BLOCK B AND LOT 1R-A, BLOCK C
67.476 ACRES

Date : 09.11.24
Scale : N/A
File : 63406.00-PPLT
Project No. : 63406.00

SHEET
6
OF
6

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CASE NUMBER:_____

SITE PLAN SIGNATURE BLOCK:

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

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

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

IKEA

BEING 18.664 AC. OUT OF ROCKWALL COMMERCIAL
E.M.ELLIOT SURVEY, ABSTRACT NO. 77 &
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS:
ROCKWALL 549/I30 PARTNERS, LP&
CONVEYOR I30 PARTNERS, LP
8750 N CENTRAL EXPY
DALLAS, TEXAS 75231

DEVELOPER:
IKEA
400 ALAN WOOD ROAD
CONSHOHOCKEN, PA 19428
TEL: (610) 834-0180

No.	DATE	REVISION	APPROV.
1.			
2.			
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6.			

LAST SAVED BY: CGUADOSA October 1, 2024

CIVIL ENGINEER:
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4144 MOLLERET PLAZA DRIVE, Suite 215
DALLAS, TEXAS 75230 (972) 490-1999
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 100866-00

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10-01-2024

PRELIMINARY UTILITY PLAN

NWC OF I-30 & STODGILL RD.
ROCKWALL, TEXAS 75087

1

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DETENTION POND 1

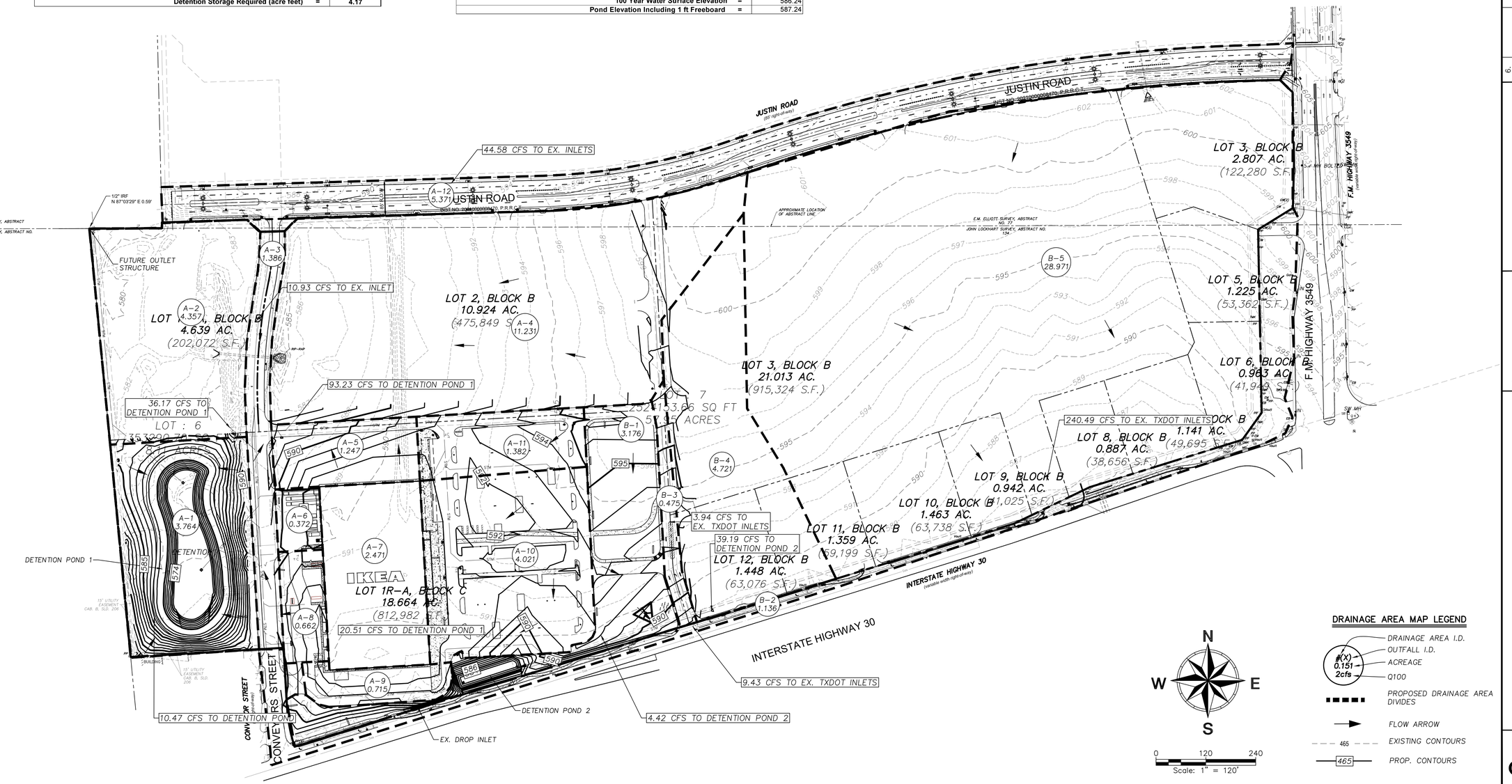
DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	iSWM Rainfall Data	
				100 Year	71.15 cfs	e	0.75652
						b	98.870
						d	13
MIN	I-100YR	C*	TOTAL AREA (ac)	TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
5	11.10	0.83	28.63	265.14	79543	21344	58199
10	9.22	0.83	28.63	220.26	132159	42687	89472
15	7.95	0.83	28.63	189.81	170827	53359	117468
20	7.02	0.83	28.63	167.62	201147	64031	137117
30	5.75	0.83	28.63	137.20	246967	85374	161593
40	4.90	0.83	28.63	117.13	281113	106718	174395
50	4.30	0.83	28.63	102.77	308321	128061	180260
60	3.85	0.83	28.63	91.93	330963	149405	181559
120	2.45	0.83	28.63	58.40	420450	277466	142985
180	1.84	0.83	28.63	44.06	475853	405527	70326
360	1.12	0.83	28.63	26.77	578127	789710	-211583
720	0.67	0.83	28.63	16.05	693576	1558076	-864500
1440	0.40	0.83	28.63	9.57	826637	3094808	-2268170
					Detention Storage Required (cubic feet)	=	**181,559**
					Detention Storage Required (acre feet)	=	**4.17**

DETENTION POND 2

DETENTION POND CALCULATIONS Table 1				Storm Event	Existing Flow Rate	iSWM Rainfall Data	
				100 Year	23 cfs	e	0.75652
						b	98.870
						d	13
MIN	I-100YR	C*	TOTAL AREA (ac)	TOTAL CFS	TOTAL FLOW	OUTFLOW	STORAGE
5	11.10	0.76	4.81	40.62	12187	6900	5287
10	9.22	0.76	4.81	33.75	20249	13800	6449
15	7.95	0.76	4.81	29.08	26174	17250	8924
20	7.02	0.76	4.81	25.68	30820	20700	10120
30	5.75	0.76	4.81	21.02	37840	27600	10240
40	4.90	0.76	4.81	17.95	43072	34500	8572
50	4.30	0.76	4.81	15.75	47241	41400	5841
60	3.85	0.76	4.81	14.09	50710	48300	2410
120	2.45	0.76	4.81	8.95	64421	89700	-25279
180	1.84	0.76	4.81	6.75	72910	131100	-58190
360	1.12	0.76	4.81	4.10	88580	255300	-166720
720	0.67	0.76	4.81	2.46	106269	503700	-397431
1440	0.40	0.76	4.81	1.47	126657	1000500	-873843
					Detention Storage Required (cubic feet)	=	**10,240**
					Detention Storage Required (acre feet)	=	**0.24**
					100 Year Water Surface Elevation	=	586.24
					Pond Elevation Including 1 ft Freeboard	=	587.24

PROPOSED DRAINAGE FLOW CALCULATIONS

I.D. NO.	AREA (AC.)	Tc (MIN)	5 -YEAR C	5 -YEAR Cf	5 -YEAR I (IN/HR)	5 -YEAR Q (CFS)	25 - YEAR C	25 - YEAR Cf	25 - YEAR I (IN/HR)	25 - YEAR Q (CFS)	100 - YEAR C	100 - YEAR Cf	100 - YEAR I (IN/HR)	100 - YEAR Q (CFS)	COMMENTS
A															
A-1	3.764	15.0	0.35	1.00	4.97	6.55	0.35	1.00	6.51	8.57	0.35	1.00	7.95	10.47	DETENTION POND 1
A-2	4.357	10.0	0.90	1.00	5.85	22.96	0.90	1.00	7.59	29.74	0.90	1.00	9.22	36.17	INLET A-2
A-3	1.386	10.0	0.90	1.00	5.85	7.30	0.90	1.00	7.59	9.46	0.90	1.00	9.22	11.51	EX. INLET
A-4	11.231	10.0	0.90	1.00	5.85	59.17	0.90	1.00	7.59	76.67	0.90	1.00	9.22	93.23	INLET A-4
A-5	1.247	10.0	0.90	1.00	5.85	6.57	0.90	1.00	7.59	8.51	0.90	1.00	9.22	10.35	INLET A-5
A-6	0.372	10.0	0.90	1.00	5.85	1.96	0.90	1.00	7.59	2.54	0.90	1.00	9.22	3.09	INLET A-6
A-7	2.471	15.0	0.35	1.00	4.97	4.30	0.35	1.00	6.51	5.63	0.35	1.00	7.95	6.87	ROOF DRAINS
A-8	0.662	10.0	0.90	1.00	5.85	3.49	0.90	1.00	7.59	4.52	0.90	1.00	9.22	5.50	INLET A-8
A-9	0.715	10.0	0.90	1.00	5.85	3.77	0.90	1.00	7.59	4.88	0.90	1.00	9.22	5.94	INLET A-9
A-10	4.021	10.0	0.90	1.00	5.85	21.19	0.90	1.00	7.59	27.45	0.90	1.00	9.22	33.38	INELT A-10
A-11	1.382	10.0	0.90	1.00	5.85	7.28	0.90	1.00	7.59	9.43	0.90	1.00	9.22	11.47	INLET A-11
A-12	5.371	10.0	0.90	1.00	5.85	28.30	0.90	1.00	7.59	36.67	0.90	1.00	9.22	44.58	TO EX. INLETS
Total	**36.979**					**172.825**		**CFS**		**224.077**		**CFS**		**272.552**	**CFS**



DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- PROPOSED DRAINAGE AREA DIVIDES
- FLOW ARROW
- EXISTING CONTOURS
- PROP. CONTOURS

No.	DATE	REVISION	APPROV.
1.			
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LAST SAVED BY: COLLADSA October 2, 2024

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
4144 MOSSIDE BLVD., SUITE 215
DALLAS, TEXAS 75230
(972) 490-9119
(972) 490-7099 FAX
Texas Engineer Registration No. F-03866-00
Texas Surveyor Registration No. 100566-00

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10-08-2024

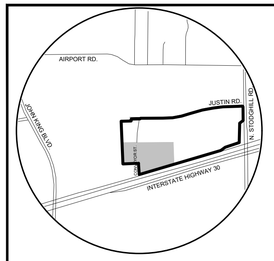
PROPOSED DRAINAGE AREA MAP

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

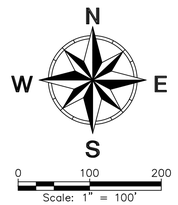
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VICINITY MAP
NOT TO SCALE



BEFORE YOU DIG Texas 811

DRAINAGE AREA MAP LEGEND

- DRAINAGE AREA I.D.
- OUTFALL I.D.
- ACREAGE
- Q100
- EXISTING DRAINAGE AREA DIVIDES
- FLOW ARROW
- EXISTING CONTOURS

#(X)
0.151
2cfs

JUSTIN ROAD
(85' right-of-way)

INTERSTATE HIGHWAY 30
(variable width right-of-way)

CONVEYOR STREET
(60' right-of-way)

16.47 CFS TO EX. STORM INLETS

76.29 CFS TO EX. POND TOTAL

12.43 CFS TO EX. POND

52.97 CFS TO EX. CULVERT

10.93 CFS TO EX. STORM INLETS

10.89 CFS TO EX. POND

37.91 CFS TO EX. TXDOT INLETS

86 CFS TO EX. TXDOT INLETS

10' WATER EASEMENT
CC #20210000008470

APPROXIMATE LOCATION OF ABSTRACT LINE

E.M. ELLIOTT SURVEY, ABSTRACT NO. 77
JOHN LOCKHART SURVEY, ABSTRACT NO. 134

WATER LINE EASEMENT
VOL. 3880, PG. 88
VOL. 3880, PG. 94
VOL. 3880, PG. 100
VOL. 3880, PG. 106

15' UTILITY EASEMENT CAB. B, SLD. 206

A-1 3.915
A-2 4.470
A-3 1.317
A-4 19.042
A-5 13.627
A-6 1.984
A-7 30.915
A-25 1.984
A-26 30.915

EXISTING DRAINAGE FLOW CALCULATIONS

I.D. NO.	AREA (AC.)	Tc (MIN)	5 -YEAR				25 - YEAR				100 - YEAR				COMMENTS
			C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	C	Cf	I (IN/HR)	Q (CFS)	
A-1	3.915	15.0	0.35	1.00	4.97	6.81	0.35	1.00	6.51	8.91	0.35	1.00	7.95	10.89	EX. POND
A-2	4.470	15.0	0.35	1.00	4.97	7.77	0.35	1.00	6.51	10.18	0.35	1.00	7.95	12.43	EX. POND
A-3	1.317	10.0	0.90	1.00	5.85	6.94	0.90	1.00	7.59	8.99	0.90	1.00	9.22	10.93	EX. INLET
A-4	19.042	15.0	0.35	1.00	4.97	33.12	0.35	1.00	6.51	43.36	0.35	1.00	7.95	52.97	EX. CULVERT TO EX. POND
A-5	13.627	15.0	0.35	1.00	4.97	23.70	0.35	1.00	6.51	31.03	0.35	1.00	7.95	37.91	EX. TXDOT INLETS
A-6	1.984	10.0	0.90	1.00	5.85	10.45	0.90	1.00	7.59	13.54	0.90	1.00	9.22	16.47	EX. INLETS
A-7	30.915	15.0	0.35	1.00	4.97	53.77	0.35	1.00	6.51	70.39	0.35	1.00	7.95	86.00	EX. TXDOT INLETS
Total	**75.270**					**142.571**		**CFS**		**186.399**		**CFS**		**227.606**	**CFS**

No.	DATE	REVISION	APPROV.
1.			
2.			
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6.			

LAST SAVED BY: COLLADSA October 2, 2024

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ▪ SURVEYORS
4794 HOLIDAY PARK DRIVE, SUITE 215
DALLAS, TEXAS 75230 (972) 490-1999 FAX
Texas Engineers Registration No. F-10866-00
Texas Surveyors Registration No. 101406
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10-08-2024

EXISTING DRAINAGE AREA MAP

I-30 FRONTAGE RD & FM 3549
ROCKWALL, TX

63406

C-06.00

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GFFdesign PegasusAblon IKEA Colliers Engineering & Design JW | Jackson Walker Winkelmann & Associates, Inc.

0 50 100 200

CONCEPT SITE PLAN

Job #: 24039 Rockwall, Texas Rockwall Heights // September 20 2024 // Site Analysis

General Site Data	Subdistrict A	Subdistrict C	Subdistrict D
Zoning (from zoning map)	PD [COMMERCIAL (C) DISTRICT USED AS BASE OF DESIGN]	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT	FOR BOTH SUBDISTRICTS C & D, THE BASE ZONING IS PROPOSED AS A COMMERCIAL (C) DISTRICT
Land Use (from Zoning Ordinance; include all applicable uses)	LARGE FORMAT RETAIL; WAREHOUSE/DISTRIBUTION	MULTIFAMILY (WRAP)	MULTIFAMILY (TUCK UNDER)
Lot Area (square feet & acres) *Confirmed by Civil	812,982 SF | 18.7 AC	202,068 SF | 4.64 AC	475,847 SF | 10.92 AC
Building Footprint Area (square feet)	161,069 SF	101,415 SF	126,775 SF
Total Building Area (square feet)	161,069 GSF	282,000 GSF	297,150 GSF
Building Height (# stories)	3 STORIES	5 STORIES	3 STORIES
Building Height (feet – distance to tallest building element)	43'-6"	65'	45'
Lot Coverage (percent – x.xx%)	19.81%	50.19%	26.64%
Floor Area Ratio (ratio x.xx:1)	1:1	1.4:1	0.62:1
Residential Density (Units/Acreage)	0 UNITS/ACRE	54 UNITS/ACRE	23 UNITS/ACRE
Multifamily Units			
Total Unit Count	0	250	235
Unit Types	0	250 APARTMENTS	120 APARTMENTS, 115 TOWNHOMES
Residential Density (Units/Net Acreage) Net Acreage = Total acreage minus streets and open space	0	55 UNITS/ACRE	23 UNITS/ACRE
Parking			
Parking Ratio (Proposed)	1 SPACE / 250 SF	1.5 SPACES / UNIT	1.5 SPACES / UNIT
Required Parking (# spaces)	645 SPACES	375 SPACES	375 SPACES
Provided Parking (# spaces)	650 SPACES	386 SPACES: 379 GARAGE SPACES, 8 PARALLEL	435 SPACES: 203 SURFACE, 40 TUCK-UNDER STALLS, 172 TOWNHOME GARAGE STALLS, 20 PARELLEL
Accessible Parking Required (# spaces)	13 SPACES	8 SPACES	9 SPACES
Accessible Parking Provided (# spaces)	13 SPACES	8 SPACES	9 SPACES
Open Space			
Open Space Required (13.5%)	109,752.5 SF	27,279.6 SF	64,239.3 SF
Open Space Provided	315,665.92 SF	60,036.14 SF	111,150.18 SF

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:	November 4, 2024
APPLICANT:	Keaton Mai; *Dimension Group*
CASE NUMBER:	P2024-035; *Replat for Lots 19-21, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 19-21, Block A, Creekside Commons being a 13.286-acre tract of land identified as Lots 15-18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Replat* of a 13.286-acre tract of land (*i.e. Lots 15-18, Block A, Creekside Commons Addition*) for the purpose of adjusting the existing property lines and required easements in order to facilitate the future development of the subject property (*i.e. Lots 19-21, Block A, Creekside Commons Addition*).

☑ *Background*. The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] that rezoned the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [*Case No. P2021-027*] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022. On November 7, 2022, the City Council approved a final plat [*Case No. P2022-052*] that established the subject property as Lots 2-6, Block A, Creekside Commons Addition. On January 9, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-048*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In* (*i.e. McDonald's*) on a portion of the subject property. On February 5, 2024, the City Council approved a replat [*Case No. P2024-004*] that establish the subject property as Lots 14-18, Block A, Creekside Commons Addition. On June 25, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-025*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In* (*i.e. HTeaO*) on a portion of the subject property.

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval*. 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 19-21, Block A, Creekside Commons Addition* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *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 October 29, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($300.00 + $20.00 ACRE) [1] ($565.72)
- ☐ 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	NWC of Hwy 205 and Future FM 549				
SUBDIVISION	Creekside Commons	LOT	15,16 & 18	BLOCK	A
GENERAL LOCATION	NWC of Hwy 205 and Future FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Restaurant w/ drive-through		
ACREAGE	13.286	LOTS [CURRENT]	15,16 & 18	LOTS [PROPOSED]	19,20 & 21

☒ ***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	Creekside Commons Crossing LP	☒ APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [*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 $ 565.72 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 18th *DAY OF* October *, 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."*

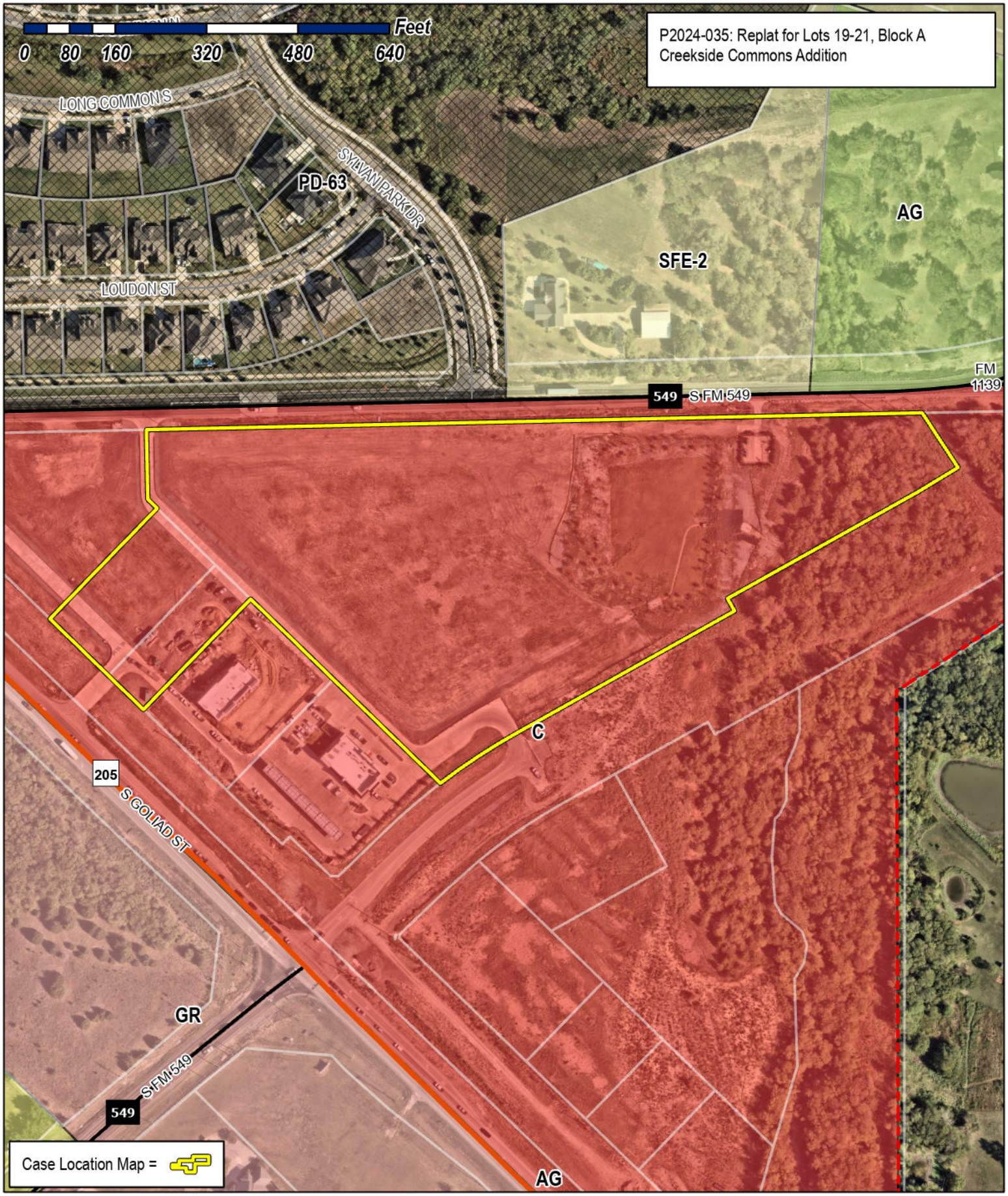
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* October *, 20* 24.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MY COMMISSION EXPIRES

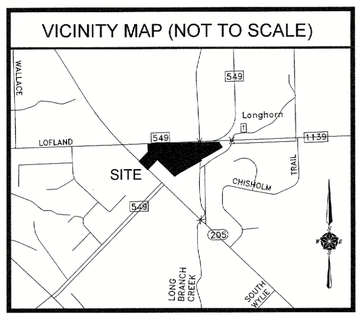
CORTNEY FRIZZELL
Notary Public, State of Texas
Comm. Expires 03-23-2025
Notary ID 132992190

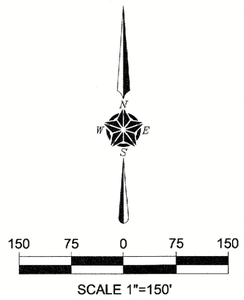


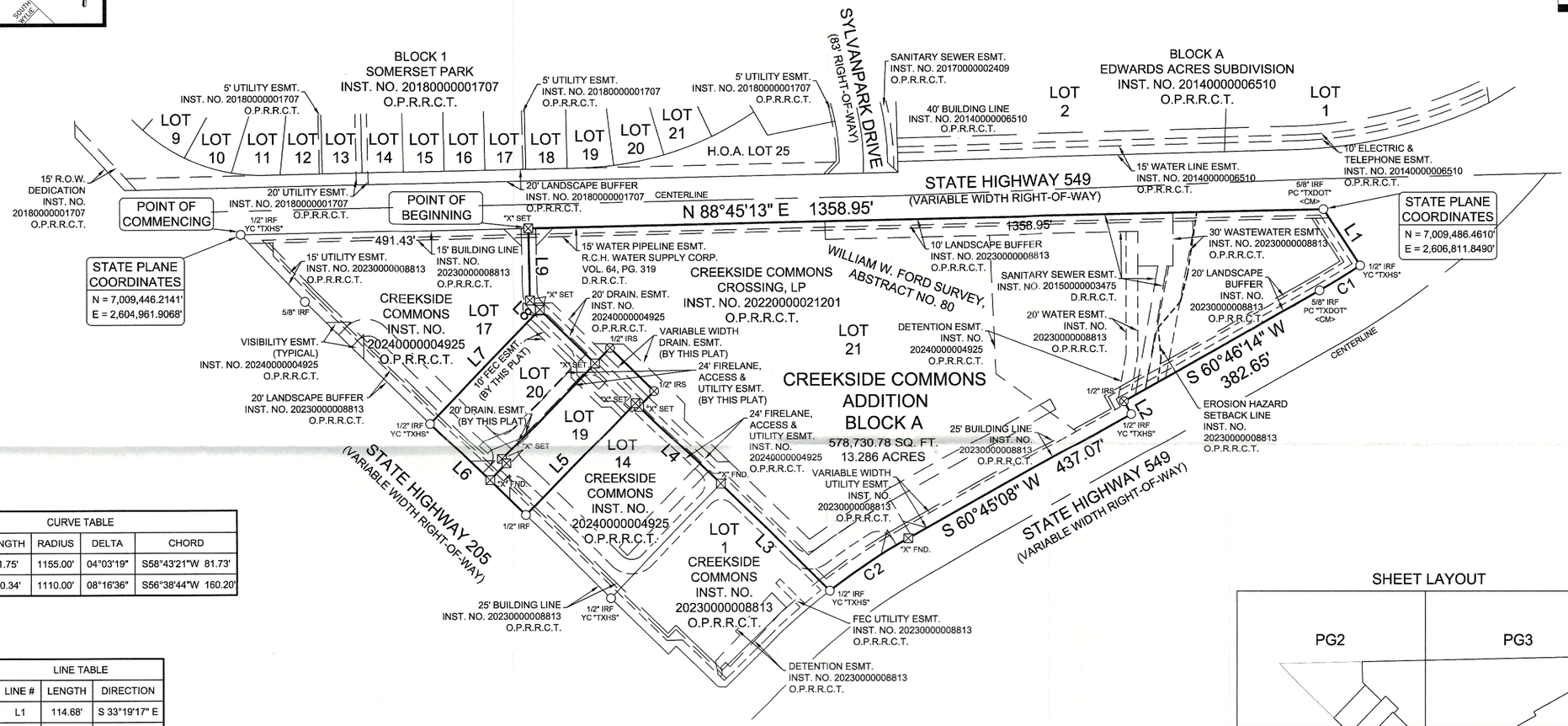
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

VICINITY MAP (NOT TO SCALE)



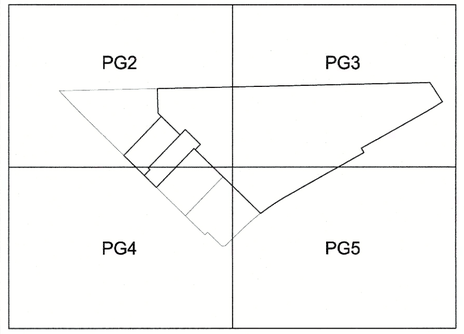




CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	114.68'	S 33°19'17" E
L2	25.09'	S 29°29'58" E
L3	261.06'	N 45°53'13" W
L4	202.16'	N 45°51'55" W
L5	269.61'	S 44°06'48" W
L6	228.23'	N 45°52'18" W
L7	269.64'	N 44°08'20" E
L8	22.85'	N 45°51'55" W
L9	121.80'	N 01°07'51" W

SHEET LAYOUT



LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
FEC	FARMERS ELECTRIC COOPERATIVE
L=	LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,730.78 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #
PAGE 1 OF 6
DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 150' / DRAWN: JACOB

EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C3	39.04'	50.00'	44°44'04"	S23°29'53"E 38.05'
C4	39.25'	25.01'	89°55'02"	S00°54'33"E 35.34'
C5	39.29'	25.00'	90°01'47"	S89°05'24"W 35.37'
C6	37.93'	25.00'	86°55'43"	N00°36'36"E 34.40'
C7	38.96'	25.00'	89°17'17"	N89°25'51"E 35.14'
C8	20.30'	26.00'	44°44'04"	S23°29'53"E 19.79'

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	8.11'	N44°11'04"E
L11	55.65'	N66°42'33"E
L12	9.60'	S45°45'48"E
L13	20.00'	N44°04'20"E
L14	6.23'	N45°45'48"W
L15	11.94'	S44°08'05"W
L16	8.72'	S66°42'33"W
L17	24.00'	S88°45'13"W
L18	106.13'	S01°07'51"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	89.90'	S45°51'55"E
L20	143.09'	S44°04'23"W
L21	42.36'	S45°48'56"E
L22	30.32'	S45°52'21"E
L23	143.47'	N44°04'23"E
L24	73.98'	N45°51'55"W
L25	12.00'	N88°45'13"E
L26	106.18'	S01°07'51"E
L27	3.40'	S45°51'55"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L28	15.56'	N89°08'05"E
L29	99.48'	S45°51'55"E
L30	51.13'	S89°03'57"E
L31	12.31'	S45°51'55"E
L32	75.67'	S46°09'27"E
L33	57.21'	S45°28'43"E
L34	28.18'	S00°56'03"W
L35	106.26'	S45°53'11"E
L36	20.50'	S89°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L37	293.51'	N45°51'55"W
L38	24.05'	S44°06'48"W
L39	10.00'	S44°06'48"W
L40	25.88'	N45°51'55"W
L41	16.11'	S89°08'05"W
L42	72.47'	N45°51'55"W
L43	18.97'	N00°51'55"W
L44	104.98'	N45°51'55"W
L45	10.00'	N44°08'20"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L46	109.12'	S45°51'55"E
L47	18.97'	S00°51'55"E
L48	64.18'	S45°51'55"E
L49	16.11'	N89°08'05"E
L50	30.01'	S45°51'55"E

50 25 0 25 50

SCALE 1"=50'

H.O.A. LOT 25

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

H.O.A. LOT 25

BLOCK 1
SOMERSET PARK
INST. NO. 20180000001707
O.P.R.R.C.T.

20' UTILITY ESMT.
INST. NO. 20180000001707
O.P.R.R.C.T.

5' UTILITY ESMT.
INST. NO.
20180000001707
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20180000001707
O.P.R.R.C.T.

15' R.O.W.
DEDICATION
INST. NO.
20180000001707
O.P.R.R.C.T.

85.45' 144.55' 84.88' 123.23' 136.47' 56.20' 123.31' 27.07' 72.20' 120.43' 67.76' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.43' 70.00' 120.42' 8.86' 26.42' 45.00' 120.00' 87.67' 120.00' 87.67' 120.00' 83.42'

1321.87'

CENTERLINE

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

40.0' 80.0' 40.0'

POINT OF COMMENCING
24' FIRELANE, ACCESS,& UTILITY ESMT.
POINT OF COMMENCING
VARIABLE WIDTH DRAINAGE ESMT.
"X" SET

N 88°45'13" E 1358.95'

1/2" IRF
YC "TXHS"

491.43'

10' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

VISIBILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.
SEE GENERAL NOTES

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

15' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

VISIBILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

N 01°07'51" W 121.80'

15' UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

158.12'

25' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

20' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

5/8" IRF

LOT
17
BLOCK A
CREEKSIDE COMMONS
INST. NO. 20240000004925
O.P.R.R.C.T.

LOT
21
513,308.24 SQ. FT.
11.784 ACRES

MATCH LINE PG 3

VISIBILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

VISIBILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

24' FIRELANE, ACCESS,
& UTILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

296.50'

STATE HIGHWAY 205
(VARIABLE WIDTH RIGHT-OF-WAY)

22.85'

N 45°51'55" W 154.51'

20' DRAINAGE ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

24' FIRELANE, ACCESS,
& UTILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

10' FEC ESMT.
(BY THIS PLAT)

37.00'

1/2" IRS

N 45°51'55" W 105.48'

VARIABLE WIDTH
DRAINAGE ESMT.
(BY THIS PLAT)

20' DRAINAGE ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

24' FIRELANE, ACCESS,
& UTILITY ESMT.
(BY THIS PLAT)

N 44°08'20" E 269.64'

LOT
20
35,982.02 SQ. FT.
0.826 ACRES

POINT OF COMMENCING
20' DRAINAGE ESMT.

142.88'

S 44°04'23" W 266.11'

LOT
19
29,440.52 SQ. FT.
0.676 ACRES

1/2" IRF
YC "TXHS"

20' DRAINAGE ESMT.
(BY THIS PLAT)

1/2" IRS

9.00'

N 44°06'48" E 37.00'

S 44°06'48" W 269.61'

LOT
14

N 45°51'55" W 193.16'

24' FIRELANE, ACCESS,
& UTILITY ESMT.
INST. NO. 20240000004925
O.P.R.R.C.T.

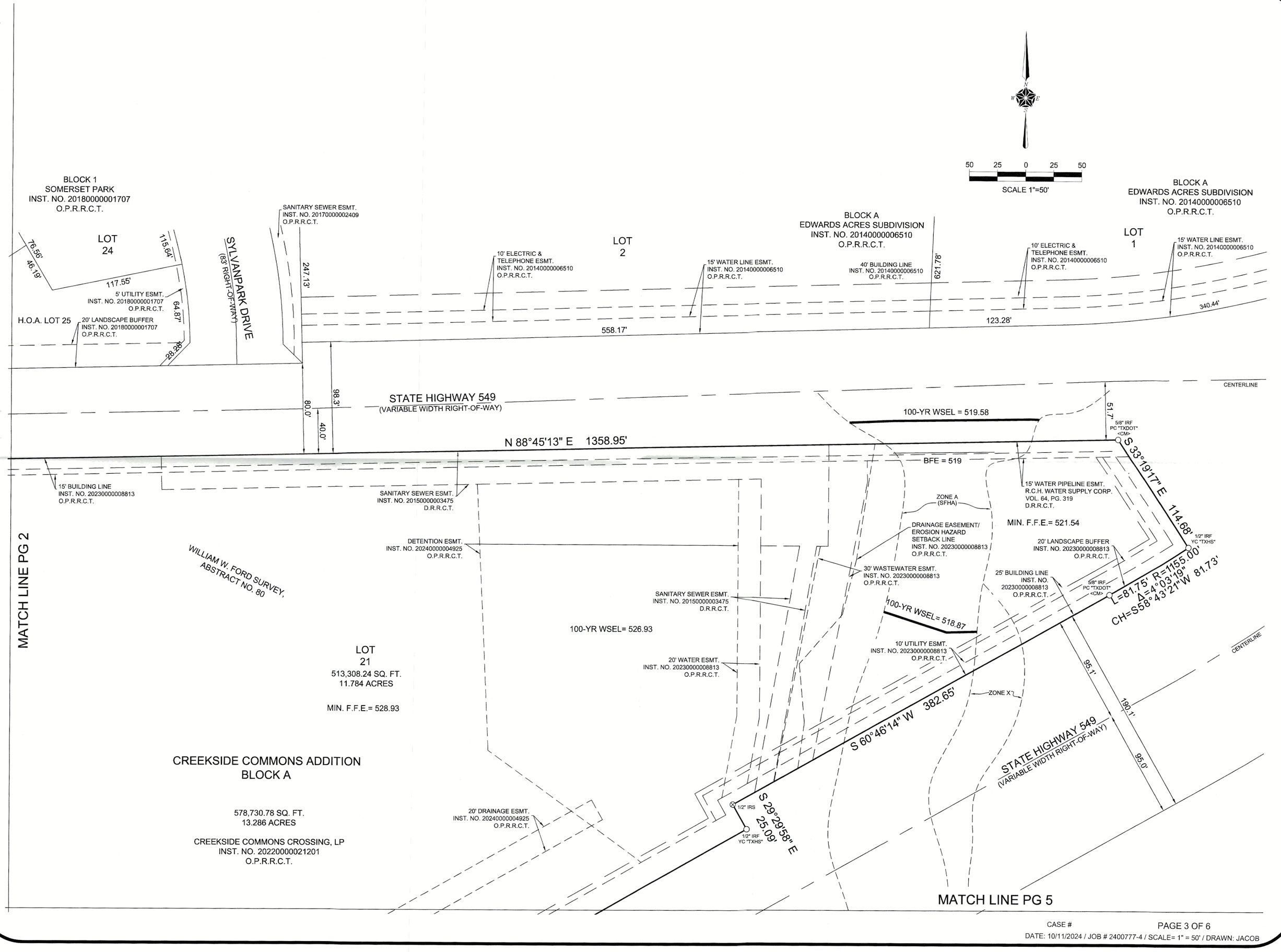
MATCH LINE PG 4

LEGEND:

IRF	IRON ROD FOUND
PC "TXDOT"	IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS	IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM>	CONTROLLING MONUMENT
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
WSEL	WATER SURFACE ELEVATION
MIN. F.F.E.	MINIMUM FINISHED FLOOR ELEVATION
FEC	FARMERS ELECTRIC COOPERATIVE

CASE #

DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 50' / DRAWN: JACOB

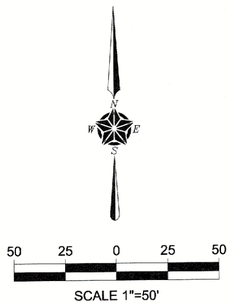


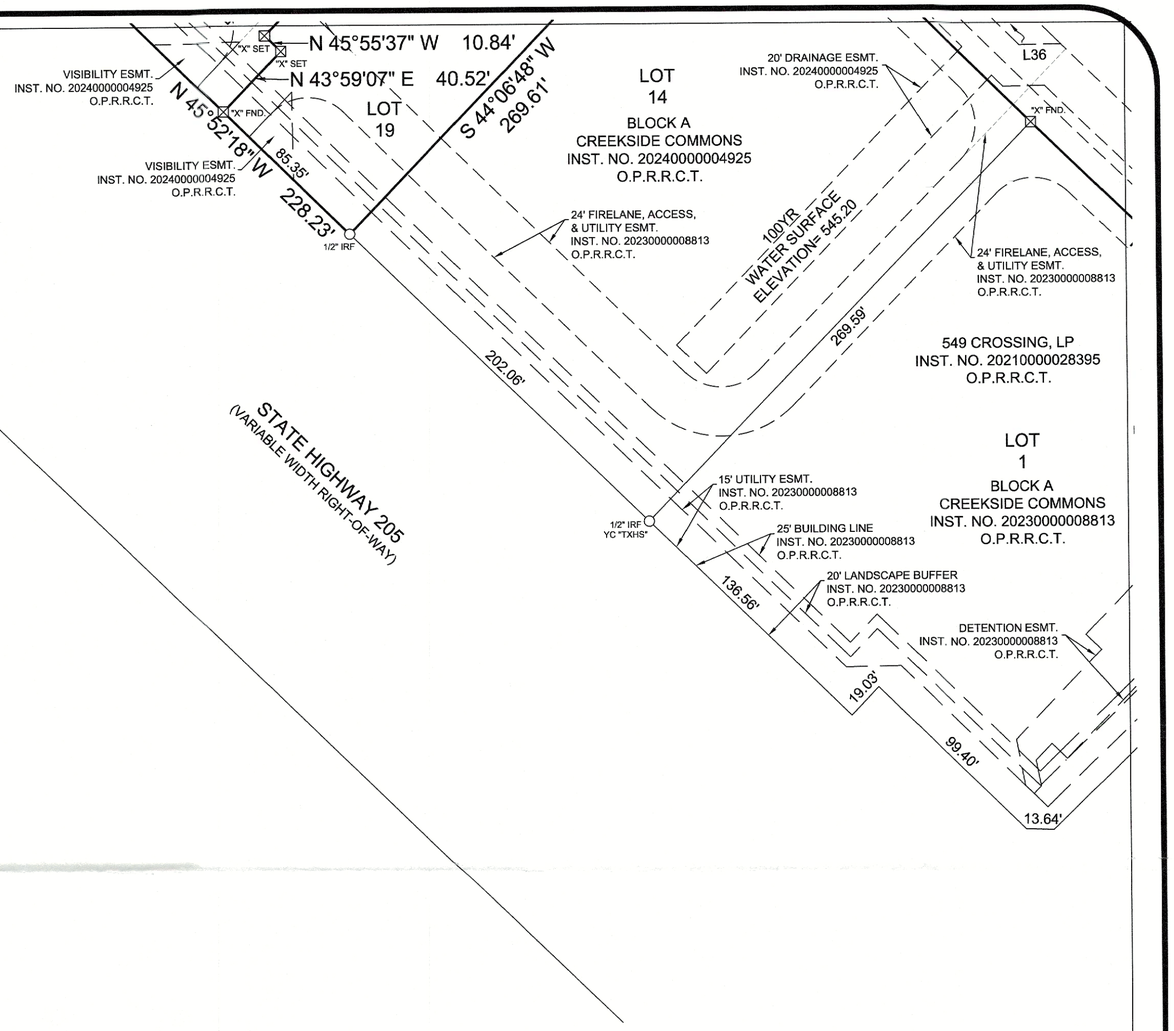
CASE #

PAGE 3 OF 6

DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 50' / DRAWN: JACOB

MATCH LINE PG 2





GENERAL NOTES:

1) 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.

2) 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 does not constitute any representation, assurance or guarantee that any building within such 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.

3) Property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4) 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.

5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

6) The purpose of this replat is to create easements and change lot boundary lines.

7) Benchmarks:

COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'

COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'

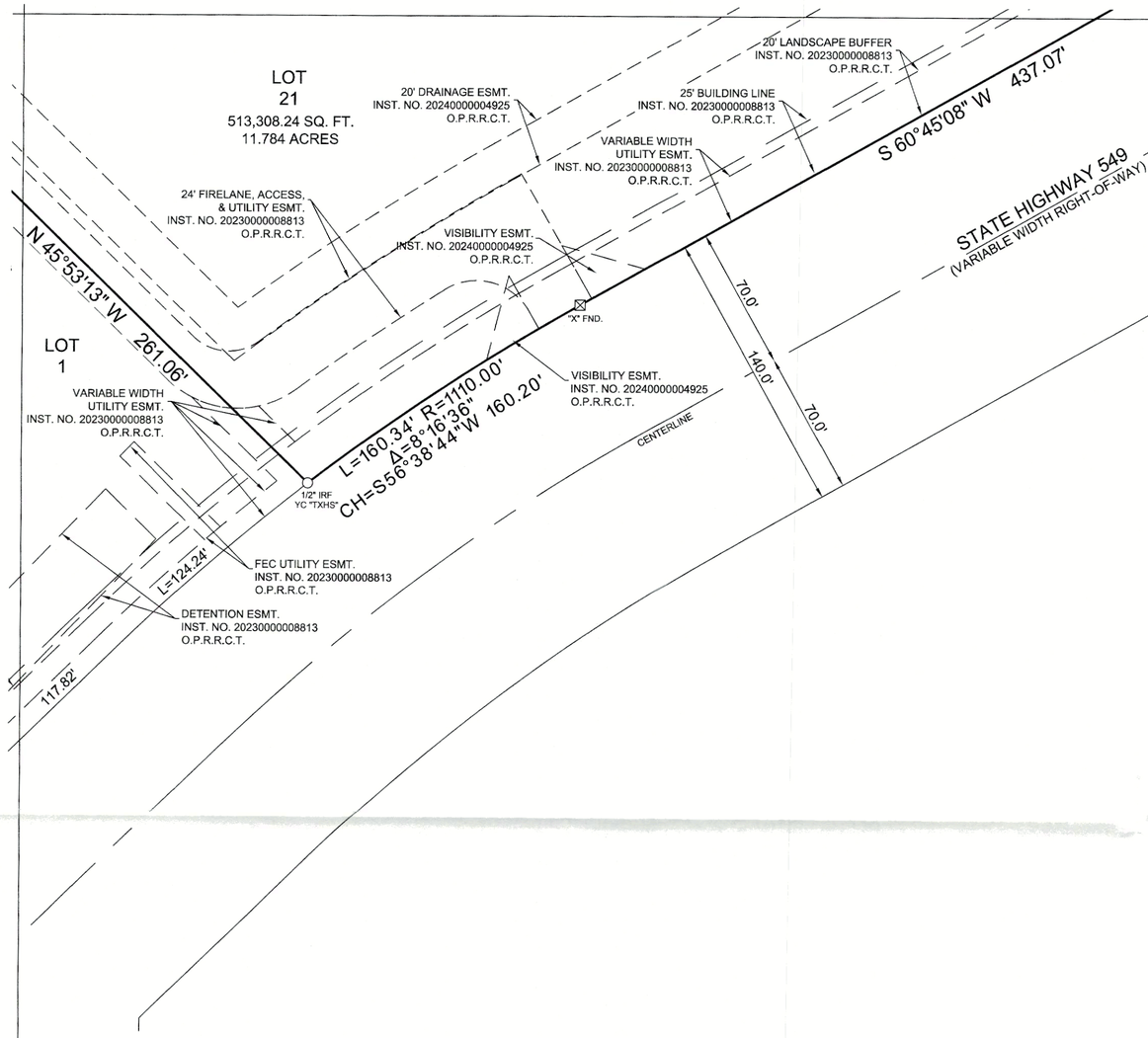
8) Zoning: Commercial (C) District

9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.

10) All Visibility Easements are 30'x30' unless otherwise noted.

11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 5



MATCH LINE PG 3

100-YR WSEL= 518.85

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 15, 16, & 18, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20240000004925 of the Official Public Records of Rockwall County, Texas, and being a portion of that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the west corner of Lot 17, Block A of said Creekside Commons, said corner also being in the northeast right-of-way line of State Highway 205 (variable width right-of-way), said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 491.43 feet to an "X" cut in concrete set for corner, said corner being the northeast corner of said Lot 17, Block A, said point being the POINT OF BEGINNING;

Thence North 88 degrees 45 minutes 13 seconds East, continuing along the south right-of-way line of said existing State Highway 549, a distance of 1,358.95 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the east corner of Lot 1, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 20230000008813 of the Official Public Records of Rockwall County, Texas;

(continued on next page)

CASE #

DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 50' / DRAWN: JACOB

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

(continued from previous page)

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" found for corner, said corner being the north corner of said Lot 1, Block A, said corner also being the east corner of Lot 14, Block A of said Creekside Commons (Inst. No. 20240000004925);

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of Lot 14, Block A, a distance of 202.16 feet to an "X" cut in concrete set for corner, said corner being the north corner of said Lot 14, Block A;

Thence South 44 degrees 06 minutes 48 seconds West, along the northwest line of said Lot 14, Block A, a distance of 269.61 feet to a 1/2 inch iron rod found for corner, said corner being in the northeast line of aforementioned State Highway 205;

Thence North 45 degrees 52 minutes 18 seconds West, along the northeast line of said State Highway 205, a distance of 228.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the south corner of aforementioned Lot 17, Block A;

Thence North 44 degrees 08 minutes 20 seconds East, along the southeast line of said Lot 17, Block A, a distance of 269.64 feet to an "X" cut in concrete set for corner, said corner being the easternmost corner of said Lot 17, Block A;

Thence North 45 degrees 51 minutes 55 seconds West, along the northeast line of said Lot 17, Block A, a distance of 22.85 feet to an "X" cut in concrete set for corner;

Thence North 01 degrees 07 minutes 51 seconds West, along an east line of said Lot 17, Block A, a distance of 121.80 feet to the POINT OF BEGINNING and containing 578,730.78 square feet or 13.286 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

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

Creekside Commons Crossing, LP

_____
Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, 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 purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

_____
Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, 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.

_____
J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

_____	_____
Mayor of the City of Rockwall	Planning and Zoning Chairman
_____	_____
City Secretary	City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

FINAL PLAT
LOTS 19-21, BLOCK A
CREEKSIDE COMMONS ADDITION
BEING A REPLAT OF
LOTS 15, 16, & 18, BLOCK A,
CREEKSIDE COMMONS ADDITION
BEING 3 LOTS
13.286 ACRES / 578,730.78 SF
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #

PAGE 6 OF 6

DATE: 10/11/2024 / JOB # 2400777-4 / SCALE= 1" = 50' / DRAWN: JACOB

Parcel Map Check Report

Date: 10/11/2024 2:06:31 PM

Parcel Name: Propoposed Lots - AVAT_P - Lots : 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

Client: **Prepared by:**

North:7,009,456.9029' East:2,605,453.2192'

Segment# 1: Line
Course: N88°45'13"E Length: 1,358.95'
North: 7,009,486.4626' East: 2,606,811.8476'

Segment# 2: Line
Course: S33°19'17"E Length: 114.68'
North: 7,009,390.6358' East: 2,606,874.8453'

Segment# 3: Curve
Length: 81.75' Radius: 1,155.00'
Delta: 4°03'19" Tangent: 40.89'
Chord: 81.73' Course: S58°43'21"W
Course In: N33°18'18"W Course Out: S29°14'59"E
RP North: 7,010,355.9379' East: 2,606,240.6397'
End North: 7,009,348.2023' East: 2,606,804.9924'

Segment# 4: Line
Course: S60°46'14"W Length: 382.65'
North: 7,009,161.3512' East: 2,606,471.0647'

Segment# 5: Line
Course: S29°29'58"E Length: 25.09'
North: 7,009,139.5138' East: 2,606,483.4194'

Segment# 6: Line
Course: S60°45'08"W Length: 437.07'
North: 7,008,925.9669' East: 2,606,102.0693'

Segment# 7: Curve
Length: 160.34'
Radius: 1,110.00'
Delta: 8°16'36"
Tangent: 80.31'
Chord: 160.20'
Course: S56°38'44"W
Course In: S29°12'58"E
Course Out: N37°29'33"W
RP North: 7,007,957.1757'
East: 2,606,643.8660'
End North: 7,008,837.8864'
East: 2,605,968.2561'

Segment# 8: Line
Course: N45°53'13"W
Length: 261.06'
North: 7,009,019.6041'
East: 2,605,780.8234'

Segment# 9: Line
Course: N45°51'55"W
Length: 202.16'
North: 7,009,160.3778'
East: 2,605,635.7323'

Segment# 10: Line
Course: S44°06'48"W
Length: 269.61'
North: 7,008,966.8074'
East: 2,605,448.0622'

Segment# 11: Line
Course: N45°52'18"W
Length: 228.23'
North: 7,009,125.7166'
East: 2,605,284.2428'

Segment# 12: Line
Course: N44°08'20"E
Length: 269.64'
North: 7,009,319.2248'
East: 2,605,472.0201'

Segment# 13: Line
Course: N45°51'55"W
Length: 22.85'
North: 7,009,335.1363'
East: 2,605,455.6206'

Segment# 14: Line
Course: N1°07'51"W
Length: 121.80'
North: 7,009,456.9126'
East: 2,605,453.2168'

Perimeter: 3,935.87'
Area: 578,730.82Sq.Ft.

Error Closure: 0.0100
Error North : 0.00969

Course: N13°47'04"W
East: -0.00238

Precision 1: 393,588.00

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:	November 4, 2024
APPLICANT:	Bill Bricker, *Rockwall Property Corporation*
CASE NUMBER:	P2024-036; *Final Plat for Lot 1-3, Block A, Boardwalk Development Addition*

SUMMARY

Consider a request by Bill Bricker of Rockwall Property Corporation for the approval of a *Final Plat* for Lots 1-3, Block A, Boardwalk Development Addition being a 9.14-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting approval of a *Final Plat* for an 9.14-acre tract of land (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) to establish three (3) lots for the purpose of conveyance.

☑ *Background.* The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change from Agriculture (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses by *Ordinance No. 07-19* [*Case No. Z2007-011*]. The subject property has remained vacant since annexation.

☑ *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 *Lots 1-3, Block A, Boardwalk Development 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 October 29, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 6-0, with Commissioner Hustings absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
[1]: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A ***$1,000.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	John Kings and Park Hills Blvd.				
SUBDIVISION	Boardwalk Development Addition	LOT	L3	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-71	CURRENT USE	AG
PROPOSED ZONING	PD-71	PROPOSED USE	Retail Commercial
ACREAGE	9.14	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☐ OWNER	Rockwall Property Corporation	☐ APPLICANT	Same
CONTACT PERSON	Bill Bricker	CONTACT PERSON	
ADDRESS	2235 Ridge Rd S 200	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	214-801-6157	PHONE	
E-MAIL	bill@rolventures.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles W Bricker [*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 $ 482.80 *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."*

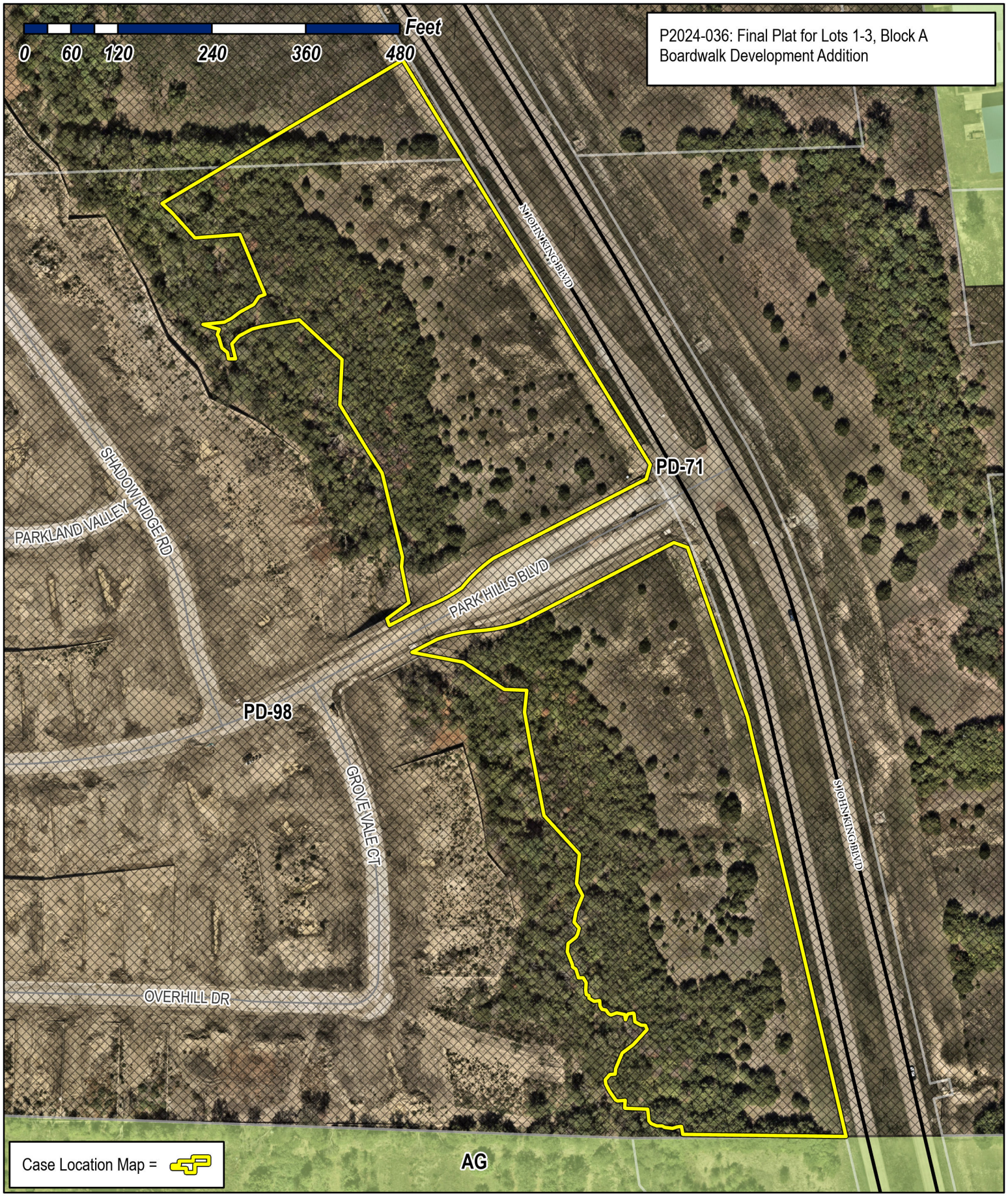
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 *DAY OF* October, 2024

OWNER'S SIGNATURE Charles W Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

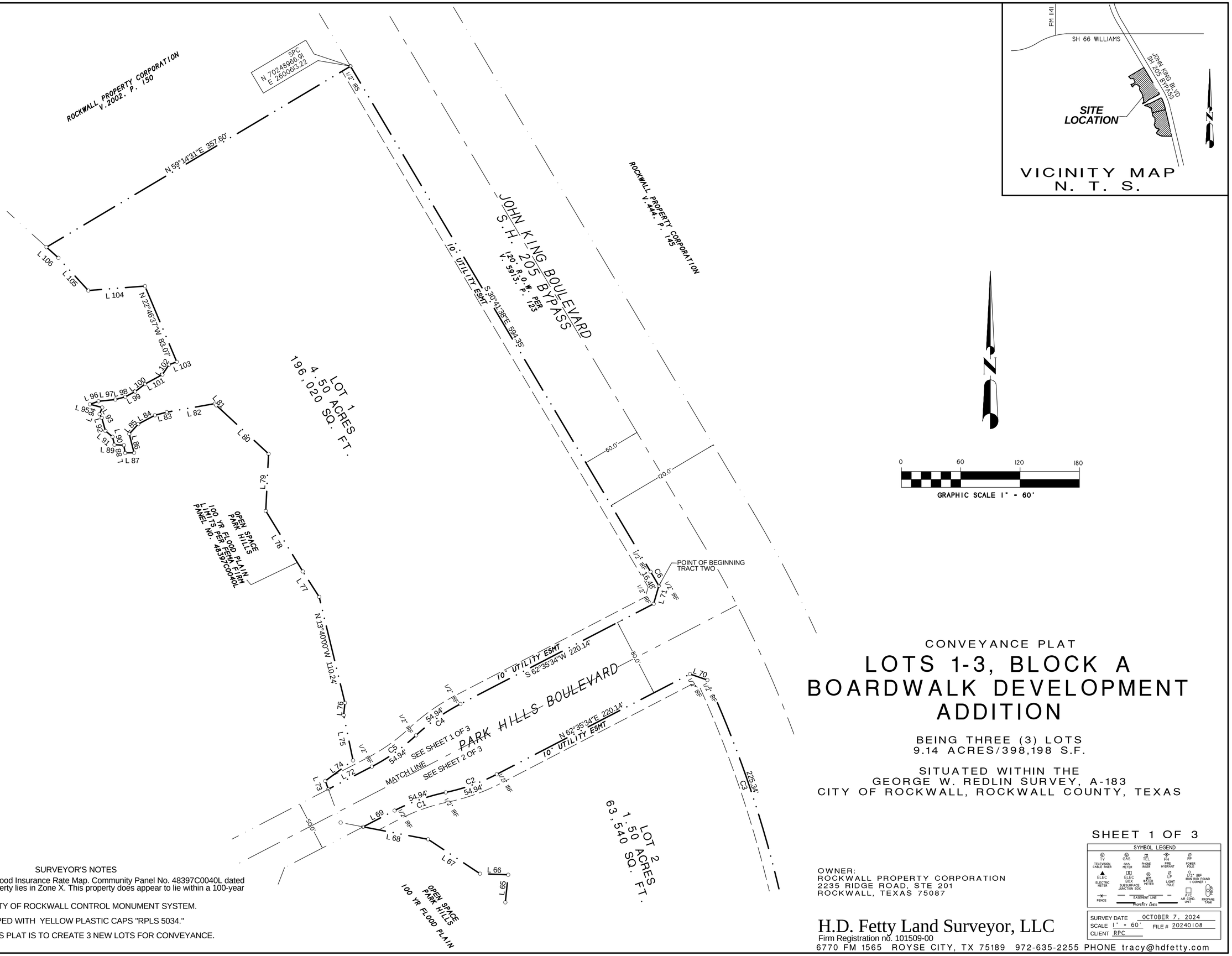
MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID# 12537175-6
My Comm. Expires 07-25-2025



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.



CONVEYANCE PLAT

LOTS 1-3, BLOCK A BOARDWALK DEVELOPMENT ADDITION

BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER 1
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 7, 2024
SCALE 1" = 60' FILE # 20240108
CLIENT RPC

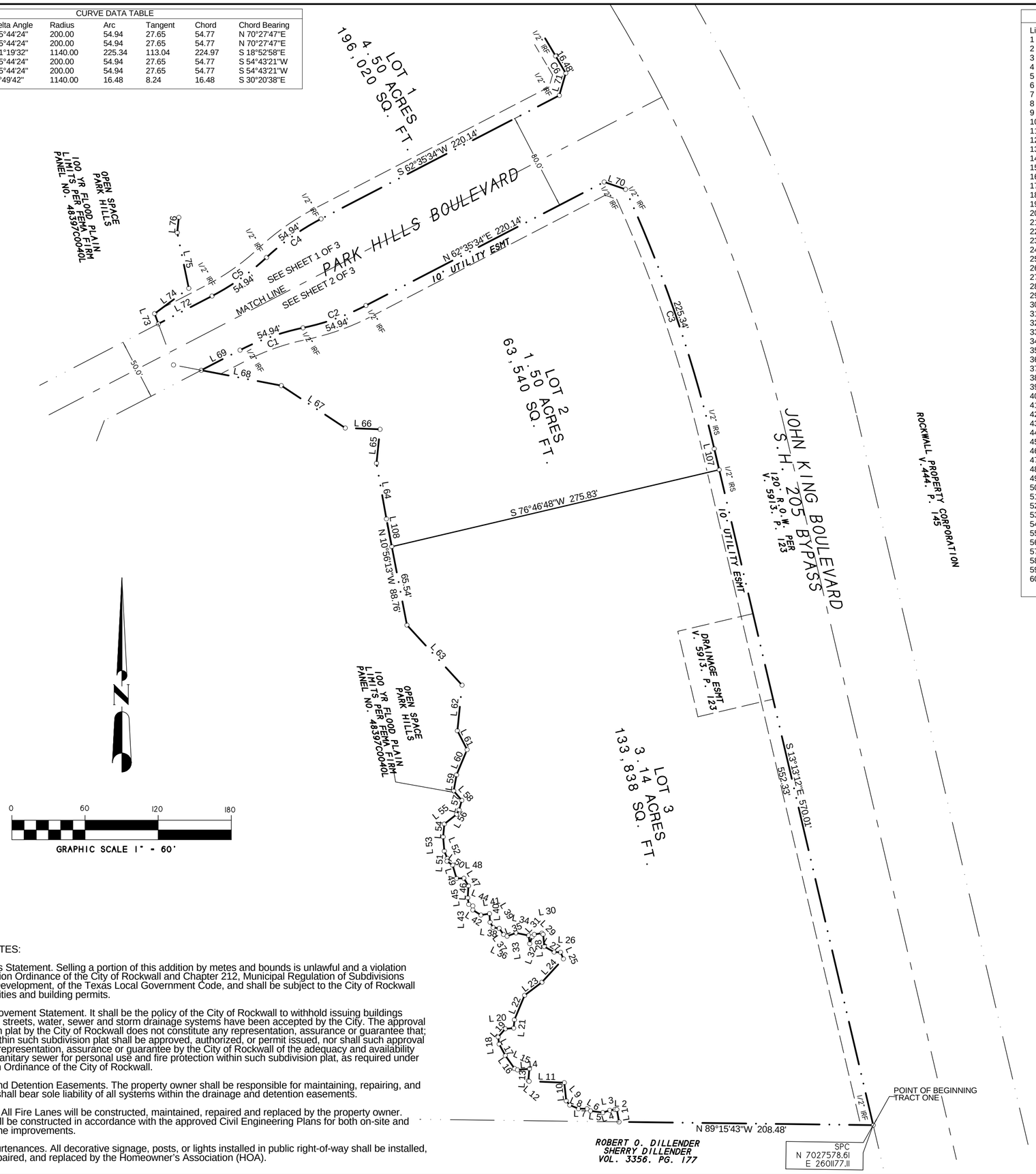
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2024-__

CURVE DATA TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
2	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
3	11°19'32"	1140.00	225.34	113.04	224.97	S 18°52'58"E
4	15°44'24"	200.00	54.94	27.65	54.77	S 54°43'21"W
5	15°44'24"	200.00	54.94	27.65	54.77	S 54°43'21"W
6	0°49'42"	1140.00	16.48	8.24	16.48	S 30°20'38"E

LINE TABLE		
Line	Bearing	Distance
1	N 9°53'27"W	10.26'
2	N 89°07'50"W	1.50'
3	S 81°05'03"W	4.38'
4	S 72°14'21"W	5.96'
5	N 82°14'47"W	10.09'
6	N 59°50'32"W	3.50'
7	N 89°27'04"W	6.98'
8	N 67°30'52"W	7.73'
9	N 39°38'33"W	4.48'
10	N 6°12'28"W	15.02'
11	N 87°43'57"W	28.88'
12	N 50°42'40"W	0.76'
13	N 4°35'18"E	9.74'
14	S 85°09'33"W	9.74'
15	N 65°39'32"W	2.70'
16	N 35°13'48"W	13.07'
17	N 28°21'00"W	10.67'
18	N 7°37'31"W	5.82'
19	N 40°54'20"E	8.92'
20	N 85°10'35"E	6.87'
21	N 5°28'06"E	6.88'
22	N 22°33'43"E	21.66'
23	N 52°49'10"E	17.81'
24	N 42°30'58"E	26.10'
25	N 23°23'23"W	5.81'
26	N 87°37'12"W	5.34'
27	N 60°55'42"W	9.15'
28	N 5°36'36"W	10.05'
29	N 45°12'19"W	1.43'
30	S 80°45'14"W	6.29'
31	S 42°50'56"W	2.68'
32	S 19°28'40"W	5.90'
33	N 7°54'12"W	6.68'
34	N 78°10'33"W	10.55'
35	S 69°33'10"W	7.77'
36	N 63°43'02"W	3.33'
37	N 35°24'39"W	6.09'
38	N 81°52'24"W	5.01'
39	N 30°01'27"W	5.00'
40	N 4°14'35"W	7.00'
41	S 81°02'47"W	7.07'
42	N 58°04'25"W	7.79'
43	N 0°39'01"W	3.35'
44	N 68°19'31"W	3.61'
45	N 8°44'56"W	5.38'
46	N 3°32'14"E	9.81'
47	N 31°13'54"W	7.28'
48	S 89°23'53"W	6.01'
49	N 16°26'05"W	11.31'
50	N 55°11'10"W	5.61'
51	N 4°31'23"E	2.39'
52	N 21°43'23"W	6.45'
53	N 4°52'36"W	11.67'
54	N 5°22'12"E	10.60'
55	N 51°46'12"E	12.73'
56	N 29°47'35"E	4.23'
57	N 15°27'47"E	8.20'
58	N 40°37'19"W	10.13'
59	N 9°56'32"E	13.38'
60	N 22°38'47"E	22.44'

LINE TABLE		
Line	Bearing	Distance
61	N 27°06'51"W	17.39'
62	N 5°48'00"E	37.66'
63	N 42°32'37"W	66.83'
64	N 10°07'55"W	46.33'
65	N 5°58'08"E	28.02'
66	N 87°49'07"W	28.55'
67	N 56°28'11"W	62.92'
68	N 79°08'23"W	66.86'
69	N 62°35'32"E	35.86'
70	S 70°57'16"E	18.46'
71	S 16°08'24"W	18.92'
72	S 62°35'34"W	49.54'
73	N 20°12'22"W	8.90'
74	N 53°25'21"E	34.88'
75	N 11°41'53"W	46.67'
76	N 5°55'22"E	12.51'
77	N 32°45'32"W	30.72'
78	N 31°26'15"W	71.66'
79	N 2°48'29"E	57.76'
80	N 47°09'28"W	72.07'
81	N 42°22'14"W	2.30'
82	S 79°58'06"W	49.22'
83	S 75°11'13"W	12.52'
84	S 62°02'36"W	19.00'
85	S 42°11'35"W	13.50'
86	S 14°15'00"E	19.57'
87	S 88°59'44"W	8.97'
88	N 9°57'07"W	7.88'
89	N 86°43'21"W	9.47'
90	N 13°57'22"W	8.25'
91	N 50°03'06"W	9.31'
92	N 15°46'57"W	13.69'
93	N 30°01'05"W	4.30'
94	N 21°04'29"E	7.19'
95	N 75°03'07"W	12.75'
96	N 70°40'12"E	9.15'
97	N 84°09'12"E	17.06'
98	N 74°48'26"E	10.36'
99	N 61°56'23"E	11.33'
100	N 52°38'59"E	12.58'
101	N 61°26'15"E	19.99'
102	N 33°50'14"E	12.04'
103	N 69°46'05"E	8.34'
104	S 85°31'53"W	57.43'
105	N 42°29'55"W	44.81'
106	N 47°50'45"W	16.12'
107	S 13°13'12"E	17.68'
108	N 10°56'13"W	23.22'



GENERAL NOTES:

(1) Subdivider's Statement. 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.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings 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.

(3) Drainage and Detention Easements. 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.

(4) Fire Lanes. 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.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

CONVEYANCE PLAT

LOTS 1-3, BLOCK A BOARDWALK DEVELOPMENT ADDITION

BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 3

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE OCTOBER 7, 2024
SCALE 1" = 60' FILE # 20240108
CLIENT RPC

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2024-___

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL PROPERTY CORPORATION, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 20240000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the South boundary line of said 97.167 acres tract;

THENCE N. 89 deg. 15 min. 43 sec. W. along the south boundary of said 97.167 acres tract, a distance of 208.48 feet to the southeast corner of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 9°53'27"W, 10.26'; N 89°07'50"W, 1.50'; S 81°05'03"W, 4.38'; S 72°14'21"W, 5.96'; N 82°14'47"W, 10.09'; N 59°50'32"W, 3.50'; N 89°27'04"W, 6.98'; N 67°30'52"W, 7.73'; N 39°38'33"W, 4.48'; N 6°12'28"W, 15.02'; N 87°43'57"W, 28.88'; N 50°42'40"W, 0.76'; N 4°35'18"E, 9.74'; S 85°09'33"W, 9.74'; N 65°39'32"W, 2.70'; N 35°13'48"W, 13.07'; N 28°21'00"W, 10.67'; N 7°37'31"W, 5.82'; N 40°54'20"E, 8.92'; N 85°10'35"E, 6.87'; N 5°28'06"E, 6.88'; N 22°33'43"E, 21.66'; N 52°49'10"E, 17.81'; N 42°30'58"E, 26.10'; N 23°23'23"W, 5.81'; N 87°37'12"W, 5.34'; N 80°55'42"W, 9.15'; N 5°36'36"W, 10.05'; N 45°12'19"W, 1.43'; N 80°45'14"W, 6.29'; S 42°50'56"W, 2.68'; S 19°28'40"W, 5.90'; N 7°54'12"W, 6.68';N 78°10'33"W, 10.55'; S 69°33'10"W, 7.77'; N 63°43'02"W, 3.33'; N 35°24'39"W, 6.09'; N 81°52'24"W, 5.01'; N 30°01'27"W, 5.00' N 4°14'35"W, 7.00'; S 81°02'47"W, 7.07'; N 58°04'25"W, 7.79'; N 0°39'01"W, 3.35'; N 68°19'31"W, 3.61'; N 8°44'56"W, 5.38'; N 3°32'14"E, 9.81'; N 31°13'54"W, 7.28'; S 89°23'53"W, 6.01'; N 16°26'05"W, 11.31'; N 55°11'10"W, 5.61'; N 4°31'23"E, 2.39'; N 21°43'23"W, 6.45'; N 4°52'36"W, 11.67'; N 5°22'12"E, 10.60'; N 51°46'12"E, 12.73'; N 29°47'35"E, 4.23'; N 15°27'47"E, 8.20'; N 40°37'19"W, 10.13'; N 9°56'32"E, 13.38'; N 22°38'47"E, 22.44'; N 27°06'51"W, 17.39'; N 5°48'00"E, 37.66'; N 42°32'37"W, 66.83'; N 10°56'13"W, 88.76'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 570.01 feet to the POINT OF BEGINNING and containing 202,178 square feet or 4.64 acres of land.

TRACT TWO
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being a part of a 97.167 acres tract described in a Warranty deed to Rockwall Property Corporation, as recorded in Volume 444, Page 148, Deed Records of Rockwall County, Texas, and the tracts described in a Deed to Rockwall Property Corporation as recorded in Document no. 20240000001438, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the West right-of-way line of John King Boulevard and the northwest right-of-way of Park Hills Boulevard;

THENCE S. 16 deg. 08 min. 24 sec. W. along the southeast right-of-way of Park Hills Boulevard, a distance of 18.92 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the left having a central angle of 15°44'24", a radius of 200.00 feet, a tangent of 27.65 feet, a chord of S 54°43'21"W, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 35 min. 34 sec. W. along said right-of-way line, a distance of 49.54 feet to a point for corner in the east line of Open Space of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in northerly direction along the east boundary of Park Hills as follows:

N 20°12'22"W, 8.90'; N 53°25'21"E, 34.88'; N 11°41'53"W, 46.67'; N 5°55'22"E, 12.51'; N 13°40'00"W, 110.24'; N 32°45'32"W, 30.72'; N 31°26'15"W, 71.56'; N 2°48'29"E, 57.76'; N 47°09'28"W, 72.07'; N 42°22'14"W, 2.30'; S 79°58'06"W, 49.22'; S 75°11'13"W, 12.52'; S 62°02'36"W, 19.00'; S 42°11'35"W, 13.50'; S 14°15'00"E, 19.57'; S 88°59'44"W, 8.97'; N 9°57'07"W, 7.88'; N 86°43'21"W, 9.47'; N 13°57'22"W, 8.25'; N 50°03'06"W, 9.31'; N 15°46'57"W, 13.69'; N 30°01'05"W, 4.30'; N 21°04'29" E, 7.19'; N 75°03'07"W, 12.75'; N 70°40'12"E, 9.15'; N 84°09'12"E, 17.06'; N 74°48'26"E, 10.36'; N 61°56'23"E, 11.33'; N 52°38'59"E, 12.58'; N 61°26'15"E, 19.99'; N 33°50'14"E, 12.04'; N 69°46'05"E, 8.34'; N 22°46'37"W, 83.07'; S 85°31'53"W, 57.43'; N 42°29'55"W, 44.81; N 47°50'45"W, 16.12';

THENCE N. 59 deg. 14 min. 31 sec. E. a distance of 357.60 feet to a 1/2" iron rod set for corner in the west right-of-way line of John King Boulevard S.H. 205 bypass;

THENCE S. 30 deg. 41 min. 38 sec. E. along said right-of-way line, a distance of 594.35 feet to a 1/2" iron rod set for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 0°49'42", a radius of 1140.00 feet, a tangent of 8.24 feet, along said right-of-way line, an arc distance of 16.48 feet to the POINT OF BEGINNING and containing 196,020 square feet or 4.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an Addition to the City of Rockwall, Texas,and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and considerationtherein expressed. I further certify that all other parties whohave a mortgage or lien interest in LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, have been notified and signed this plat.

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

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

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 Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

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

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

_____
BILL BRICKER
for ROCKWALL PROPERTY CORPORATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILL BRICKER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

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

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1-3, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of _____ ,_____.

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

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

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

_____ _____
Mayor, City of Rockwall Planning and Zoning Chairman

_____ _____
City Secretary City of Rockwall City Engineer

CONVEYANCE PLAT

LOTS 1-3, BLOCK A BOARDWALK DEVELOPMENT ADDITION

BEING THREE (3) LOTS
9.14 ACRES/398,198 S.F.

SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, A-183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

OWNER:
ROCKWALL PROPERTY CORPORATION
2235 RIDGE ROAD, STE 201
ROCKWALL, TEXAS 75087

SURVEY DATE OCTOBER 7, 2024
SCALE 1" = 60' FILE # 20240108
CLIENT RPC

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2024-____

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **November 4, 2024**

SUBJECT: **The Little Buffalo Creek Wastewater System Extension**

On September 19, 2022, City Council approved the engineering design contract amendment to design the sanitary sewer system for the unserved areas of Little Buffalo Creek basin as well as the Rockwall Independent School District (RISD). The project consists of approximately 6,500 feet of sanitary sewer trunk mains and the abandonment of the Hickory Ridge Lift Station. This project is the third phase of the *Little Buffalo Creek Wastewater System Improvements* and *Lake Rockwall Estates Sanitary Sewer Improvements*.

The City hired Birkhoff, Hendricks, & Carter, L.L.P. to provide the engineering design and specifications for the overall project. Staff received twelve (12) bids for the *Little Buffalo Creek Wastewater System Extension* project through the bidding process which opened up on October 22, 2024. The low bidder was Willco Underground, LLC, with a bid of $1,873,373.00. This project has a construction contingency of $280,000.00 to be added to the bid. The engineering consultants have verified the references for Willco Underground, LLC and provided a letter of recommendation.

Staff requests the City Council consider approving the construction contract for the *Little Buffalo Creek Wastewater Systems Extension*, and authorize the City Manager to execute a contract with Willco Underground, LLC, in an amount of $1,873,373.00 and $280,000.00 in construction contingency to be paid for out of the *State and Local Fiscal Recovery Funds*, and take any action necessary.

If you have any questions, please advise.

AJW
Attachments

Cc:
Jonathan Browning, P.E., CFM, Assistant City Engineer
File

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

CRAIG M. KERKHOFF, P.E., C.F.M.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E.
CHASE R. CRAWFORD, R.P.L.S.

October 29, 2024

Mrs. Amy Williams, P.E.
Director of Public Works & City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Little Buffalo Creek Sanitary Sewer Extension (Phase 3)
Bid Award Recommendation

Dear Mr. Browning:

Sealed bids were received at 2:00 p.m., Tuesday, October 22, 2024, for the Little Buffalo Creek Sanitary Sewer Extension project. Twelve (12) bids were received. We are enclosing a copy of the bid summary and bid tabulation for the City's files. The lowest responsible bid was submitted by Willco Underground, LLC, in the amount of $1,873,373.00.

We are familiar with the experience record and capabilities of Willco Underground, LLC based on their satisfactory completion of similar projects designed by our firm for the Cities of Royse City, Forney and Aubrey. Based on the information available to us, it is our opinion that Willco Underground, LLC has the experience and capabilities necessary to properly pursue this project. Accordingly, it is recommended that the City Council accept the bid from Willco Underground, LLC, and award them a construction contract in the amount of $1,873,373.00 for the Little Buffalo Creek Sanitary Sewer Extension project.

We are available to discuss our recommendation further at your convenience.

Sincerely,

Derek B. Chaney, P.E., R.P.L.S

Enclosures

cc: Mr. Jonathan Browning, P.E., CFM

CITY OF ROCKWALL, TEXAS
Little Buffalo Creek Trunk Sewer Extension
Final (As-Bid) Submittal

BID SUMMARY
Bids Received at 2:00 p.m., Tuesday, October 22, 2024

	Contractor	Total Amount Bid
1.	Willco Underground, LLC 508 W. Kimball Street Mansfield, Texas 76063 Michael D. Osmus 817-888-2747	$ 1,873,373.00
2.	Alltex Site Services, LLC 10553 FM 1390 Scurry, Texas 75158 Corey Huddleston 214-354-8357	$ 1,957,000.00
3.	Pittard Construction Company 190 E. Stacy Road #306-306 Allen, Texas 75002 Rob Pittard 903-818-2447	$ 2,034,901.00
4.	Circle H Contractors, L.P. 1550 FM 875 / P.O. Box 220 Midlothian, Texas 76065 Brad Owens 214-458-4875	$ 2,107,000.00
5.	Acadia Services, LLC 351 W. Southlake Blvd. Southlake, Texas 76092 Brad Catlett 817-729-2581	$ 2,408,211.00
6.	Blue Star Utilities, LLC 2600 Chambers Street Venus, Texas 76084 Jonathan Lamey 817-539-9950	$ 2,510,000.00
7.	Canary Construction, Inc. 802 N. Kealy Avenue, Suite 101 Lewisville, Texas 75057 Wayne Borstad 469-464-3823	$ 2,714,004.00

8. J&L Construction, LLC
   2220 San Jacinto Blvd., Suite 320
   Denton, Texas 76205 — $ 2,797,779.10
   Luis Asencio
   940-629-3517

9. Excel 4 Construction, LLC
   P.O. Box 4739
   Fort Worth, Texas 76164 — $ 2,855,459.00
   Luis Conchas
   817-457-3399

10. Western Municipal Construction of TX, LLC
    402 Gulf Avenue
    Justin, Texas 76247 — $ 2,874,821.00
    Michael Hern
    940-648-0020

11. Triad Service Group, LLC
    212 E. Virginia Street, Suite 9
    McKinney, Texas 75069 — $ 2,967,929.60
    Derrick Gage
    210-823-6778

12. FNH Construction, LLC
    500 N. Central Expy., Suite 105
    Plano, Texas 75074 — $ 3,215,725.00
    Candace Gillespie
    469-248-0301

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **November 4, 2024**

SUBJECT: **Construction Contract for the Southside Elevated Water Storage Tank Rehabilitation**

The *Southside Composite Elevated Water Storage Tank* is located approximately 360-feet northwest of the eastbound service road of IH-30 and 370-feet west of White Hills Drive. The tank has a capacity of one (1) million gallons and was originally constructed in 1996. The coating systems on the interior and exterior of the tank are original and have not been altered since the initial construction 27-years ago. These coatings currently exceed the life expectancy for a properly maintained tank coating system, which typically has an expected life cycle of approximately 20-years for the exterior coating system and 25-years for the interior coating system. As these coating systems reach the end of their expected life cycles, the risk for damage to the underlying steel structure increases. This is due to the possibility of water penetrating the coating system and causing corrosion to set in on the steel. To ensure the tank remains effective and sustainable for future decades, it is advised that both the interior and exterior coating systems should be sand blasted and re-coated as soon as it is practical to do so. Any structural deficiencies due to corrosion will also need to be addressed during this rehabilitation.

The City hired Birkhoff, Hendricks, & Carter, L.L.P. to provide the engineering design and specifications for the overall project. Staff received eleven (11) bids for the *Southside Elevated Water Storage Tank Rehabilitation* project through the bidding process which opened up on October 29, 2024. The bidder with the highest score, of the evaluation criteria, is J.R. Steltzer Company, with a bid of $860,980.00. This project has a construction contingency of $86,000.00 to be added to the bid. The engineering consultants have verified the references for J.R. Steltzer Company and provided a letter of recommendation.

Staff requests the City Council consider approving the construction contract for the *Southside Elevated Water Storage Tank Rehabilitation*, and authorize the City Manager to execute a contract with J.R. Steltzer Company, in an amount of $860,980.00 and $86,000.00 in construction contingency to be paid for out of the *Water Funds*.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

CRAIG M. KERKHOFF, P.E., C.F.M.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E.
CHASE R. CRAWFORD, R.P.L.S.

October 31, 2024

Mrs. Amy Williams, P.E.
Director of Public Works & City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Southside 1.5-MG Composite Elevated Storage Tank Repaint
Proposal Award Recommendation

Dear Ms. Williams:

Sealed competitive proposals were received and opened at 2:00 p.m., Tuesday, October 29, 2024, for the City of Rockwall's Southside 1.5-MG Composite Elevated Storage Tank Repaint project. Eleven (11) proposals were received. The unit price proposals were tabulated, and the proposal tabulation is enclosed for the City's reference and files.

Each of the proposals received were evaluated and scored by the proposal review committee, which included one representative of the project engineer, and two (2) representatives of the City. In accordance with the proposal documents, the competitive sealed proposal evaluation criteria included scoring categories for proposal price (maximum of 50%) and offerors qualifications and narrative approach to construction (maximum of 50%). The proposal scoring summary is provided below.

Composite Offeror Ranking	Contractor	Composite Total Points
1	J.R. Steltzer Co.	83.21
2	Viking Painting, LLC	73.19
3	TanksCo, Inc.	70.67
4	Classic Protective Coatings, Inc.	69.31
5	CTEX Construction Services, LLC	68.99
6	BRZ Coatings, Inc.	67.64
7	Tank Pro, Inc.	62.16
8	N.G. Painting, LLC	60.28
9	AMR Industrial Coatings, Inc.	48.43
10	TMI Coatings, Inc.	43.18
11	A&M Construction and Utilities, Inc.	40.20

Based on the proposal evaluation results and scoring summary provided, the proposal submitted by J.R. Stelzer Co. out of Lincoln, Nebraska received the highest point total, scoring 83.21 points out of a maximum 100 total points available.

We are familiar with the experience record and capabilities of J.R. Stelzer Co. based on their satisfactory completion of similar projects designed by our firm for the Cities of Carrollton, Allen, and others. Based on the information available to us, it is our opinion that J.R. Stelzer Co. has the experience and capabilities necessary to properly pursue this project. Accordingly, it is recommended that the City Council accept the bid from J.R. Stelzer Co., and award them a construction contract in the amount of $860,980.00 for the Southside 1.5-MG Composite Elevated Storage Tank Repaint project.

We are available to discuss our recommendation further at your convenience.

Sincerely,

Derek B. Chaney, P.E., R.P.L.S

Enclosures

cc: Mr. Jonathan Browning, P.E., CFM

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:	November 4, 2024
APPLICANT:	Trenton Austin
CASE NUMBER:	Z2024-044; *Specific Use Permit (SUP) for a Short-Term Rental at 806 Austin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary.

BACKGROUND

The subject property is considered to be a part of Old Town Rockwall, and was platted with the F&M Addition prior to 1934 per the 1934 Sanborn Maps. According to the City's historic zoning maps, at some point after the time of incorporation and before January 3, 1972, the subject property was zoned Single-Family 3 (SF-3) District. Following this, sometime between January 22, 1982 and May 16, 1983, the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD) the 1,214 SF single-family home and the ~480 SF detached garage situated on the subject property were constructed in 1952.

PURPOSE

The applicant -- *Trenton Austin* -- 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, which is located within 1,000-feet of an existing *Short-Term Rental (Non-Owner-Occupied Single-Family Home)*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 806 Austin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 808 Austin Street and 500 E. Heath Street*) that are developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is are two (2) single-family residential lots (*i.e. 505 Cornelia Street and 703 Parks Avenue*) zoned Single-Family 7 (SF-7) District. These properties are developed with single-family homes. Beyond this is Parks Avenue, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.190-acre parcel of land (*i.e. 501 Cornelia Street*) which is zoned Single-Family 7 (SF-7) District and developed with a single-family home. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Austin Street, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040

Comprehensive Plan. Beyond this is two (2) single-family residential lots zoned Single-Family 7 (SF-7) District. One of these (*i.e. 803 Austin Street*) is developed with a single-family home and the other (*i.e. 806 Kernodl*e) is vacant. Beyond that is Kernodle Street, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [*1*] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [*2*] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (*i.e. Owner Occupied and Non-Owner Occupied*), [*3*] created a *Short-Term Rental Permit and Registration Program*, [*4*] created *General Standards* for *Short-Term Rentals*, [*5*] established a minimum general commercial insurance coverage requirement, [*6*] established enforcement and penalty procedures, [*7*] required a responsible party as part of the permit and registration, [*8*] created an appeal process, and [*9*] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from April 1, 2024 to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and Registration*. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Coe (UDC), a *Short-Term Rental* is defined as "… a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel*, *Full-Service Hotel*, *Residence Hotel*, *Motel*, or *Bed and Breakfast* as defined in this Unified Development Code

(UDC)". This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. In considering a *Specific Use Permit (SUP)* for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the Permissible Use Charts.

(d) In order to establish and operate a *Short-Term Rental* (*Non-Owner-Occupied Single-Family Home, Townhome, or Duplex*) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 806 Austin Street, and at the time of application it was determined that there was already a permitted *Non-Owner Occupied Short-Term Rental* next door to the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner-Occupied Short-Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

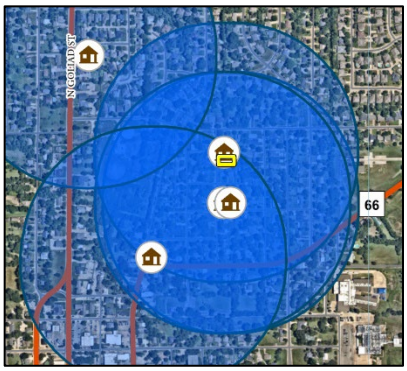


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER-OCCUPIED SHORT-TERM RENTAL

STAFF'S ANALYSIS

When evaluating a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. The proposed *Short-Term Rental* is located zero (0) feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e. 808 Austin Street*) [*Permit No. STR2024-2966*] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. It is also located within the 1000-foot buffer of three (3) other *Non-Owner-Occupied Short-Term Rentals (STRs) [i.e. 303 Williams, 503 Lillian, & 501 Lillian Street*]. These four (4) *Non-Owner-Occupied Short-Term Rentals (STRs)* were in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and applied for the *Short-Term Rental (STR)* permit within the three (3) month grace period. The proposed *Short-Term Rental* is a 1,214 SF single-family home that has two (2) bedrooms and two (2) bathrooms. In this case, the City Council – *pending a recommendation from the Planning and Zoning Commission* – must consider if the request for the *Specific Use Permit (SUP)* for a Non-Owner Occupied Short-Term Rental (STR) would constitute a proliferation of the land use. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 18, 2024, staff mailed 114 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Preserve and Hillcrest at the Shores Homeowners Associations (HOAs), which are the only homeowners associations or neighborhood organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received six (6) notices in opposition and three (3) notices in favor.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for *a Non-Owner Occupied Short-Term Rental (STR)*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance; and,

  (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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*].

PLANNING AND ZONING COMMISSION

On October 15, 2024, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 6-0, with Commissioner Odom absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

CITY COUNCIL

On October 21, 2024, the City Council approved a motion to approve the applicant's request to table by a vote of 6-0, with Council Member Jorif absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1] & [2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

NOTES:
1: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
2: A $1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 806 Austin St. Rockwall, Tx 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7 CURRENT USE

PROPOSED ZONING PROPOSED USE Short Term Rental

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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

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

☑ OWNER		☐ APPLICANT	
CONTACT PERSON	Trenton Austin	CONTACT PERSON	
ADDRESS	1340 Plumbing Way	ADDRESS	
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	
PHONE	972-922-5267	PHONE	
E-MAIL	taustin@gtplumbingservices.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Trenton Austin [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 $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* September *, 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 September, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TARA KRISTIN RIGGS
Notary Public, State of Texas
Comm. Expires 04-15-2028
Notary ID 134051738

MY COMMISSION EXPIRES 4-15-2028



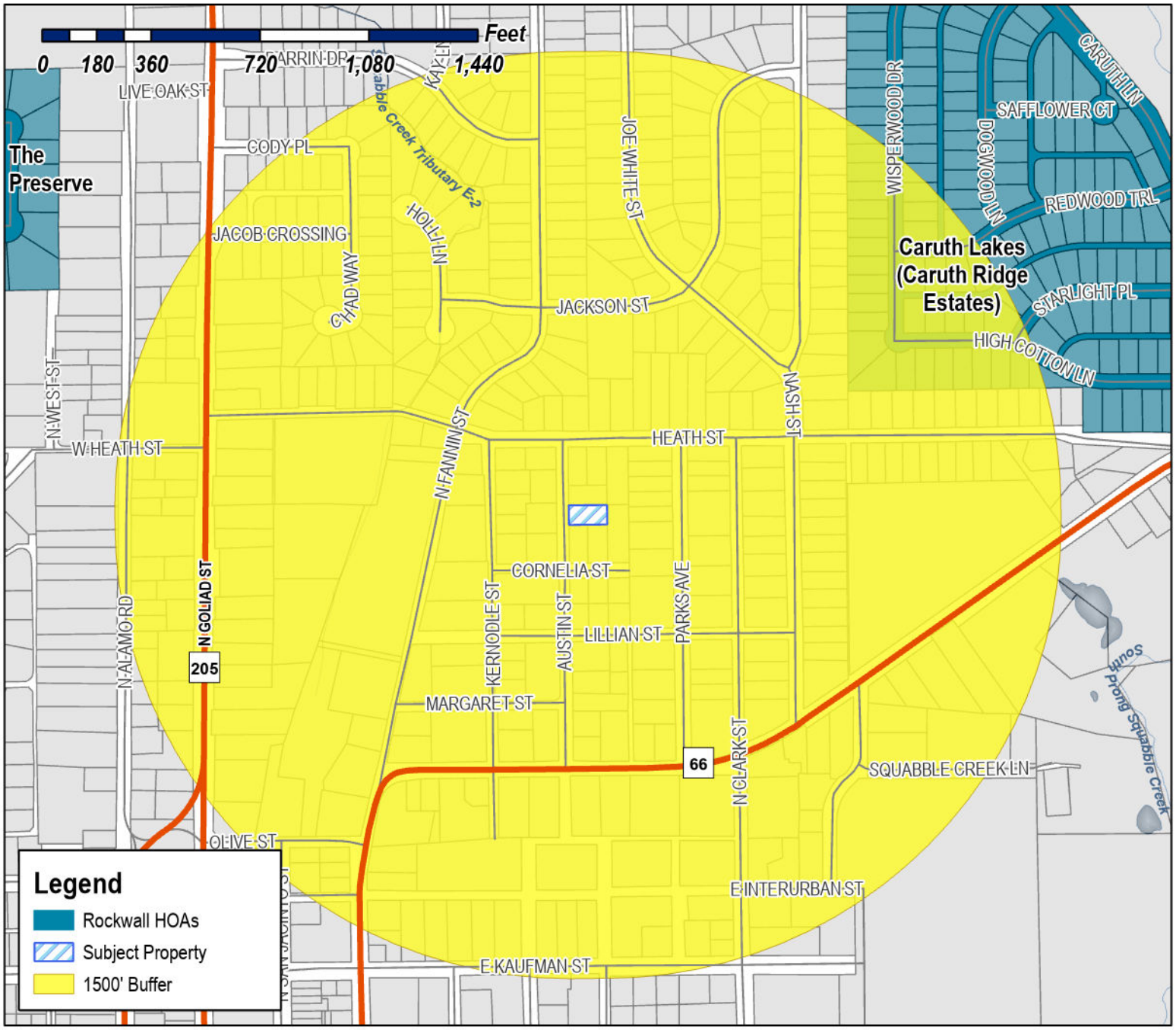
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

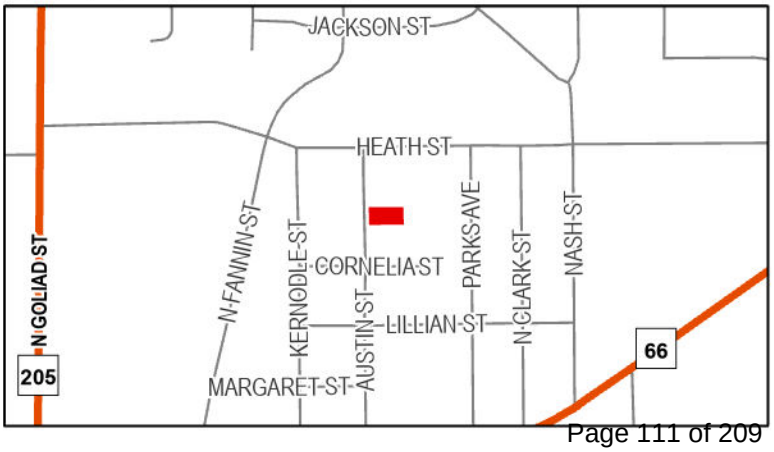
City of Rockwall

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Case Number: Z2024-044
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Single-Family 7 District (SF-7)
Case Address: 806 Austin St



Date Saved: 9/13/2024
For Questions on this Case Call (972) 771-7745

Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, September 18, 2024 10:38 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-044]
Attachments: Public Notice (P&Z) (09.16.2024).pdf; HOA Map (09.13.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, September 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-044: SUP for a Short-Term Rental
Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary.

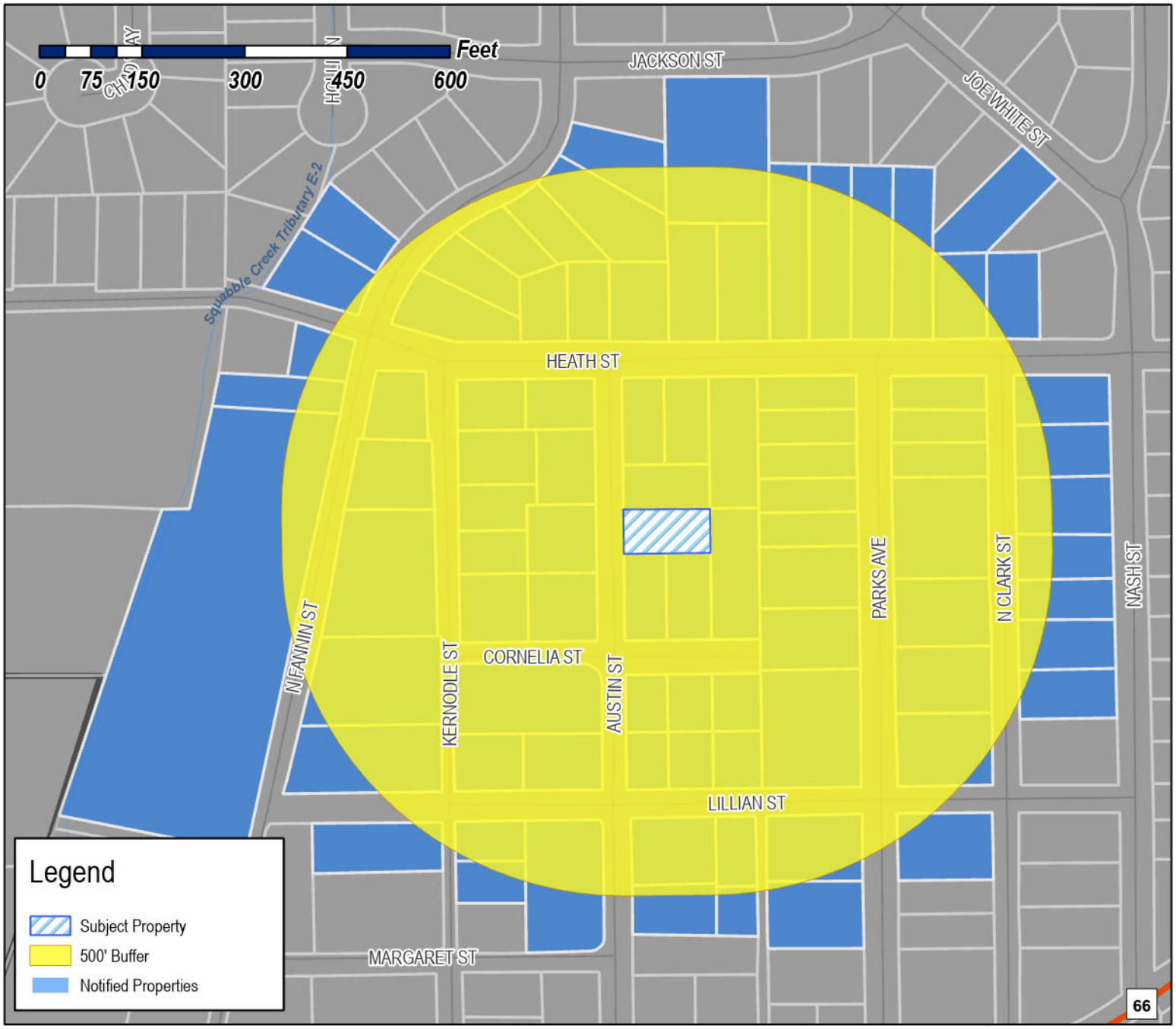
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

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

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



Case Number: Z2024-044
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Single-Family 7 District (SF-7)
Case Address: 806 Austin St



Date Saved: 9/13/2024
For Questions on this Case Call: (972) 771-7745

SUCH ANNIE ROSE
1022 TEXAN TRAIL
GRAPEVINE, TX 76051

RESIDENT
103 JOE WHITE
ROCKWALL, TX 75087

PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

FINK BEVERLY A & ROYCE G
17111 255TH AVE
SPIRIT LAKE, IA 51360

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 2 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 7 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 8 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 6 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 3 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 KINGS PASS
HEATH, TX 75032

PARK STUFF SERIES LLC
2301 LAFAYETTE DR
HEATH, TX 75032

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

STARK ROBERT S & TINA J
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY #110
RICHARDSON, TX 75080

TIPPING VIVIAN E AND
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

MOJICA JOSE L
505 CORNELIA ST
ROCKWALL, TX 75087

RESIDENT
505 E HEATH
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
509 E HEATH
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

ALLEGRETTO RICHARD JR AND SARAH ANN
510 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
511 E HEATH
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

RESIDENT
601 E HEATH
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN
ROCKWALL, TX 75087

MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
605 E HEATH
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
605 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
606 KERNODLE
ROCKWALL, TX 75087

RESIDENT
606 PARKS
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
607 NASH
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

RESIDENT
701 NASH
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
703 PARKS
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH STREET
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
705 KERNODLE ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
705 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
707 NASH
ROCKWALL, TX 75087

RESIDENT
707 PARKS
ROCKWALL, TX 75087

CLOVER CHRISTIAN & SCOTT CLOVER & RENEE CLOVER
708 PARKS AVE
ROCKWALL, TX 75087

MCDOWELL KIMBERLEE & KIRBY
709 NASH ST
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA & JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE MICHELLE
714 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 AUSTIN ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

EMBRY ASHLEY
803 MIRAMAR DR
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
902 N FANNIN
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

601 E. HEATH, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2024-044: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary.

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

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

Your comments must be received by *Monday, October 21, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-044: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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Zoning & Specific Use Permit Input Form

Case Number *

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

72024-044

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

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

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

Respondent Information

Please provide your information.

First Name *

Tiffanie

Last Name *

Bushnell

Address *

805 Kernodle St.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

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

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

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

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Google Forms

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Case No. Z2024-044: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

We don't mind short term rentals we meet new friends and stay in touch.

Name: Brad & Ginger Johnson

Address: 803 Kernodle St.

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

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Case No. Z2024-044: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

385 S. GOLIAD ST
RKW 75087
MR. RYAN MILLER, RKW P&Z

NO! MR. MILLER - WE DON'T WANT NOISY HOTELS IN OUR ~~S.~~ SINGLE FAMILY NEIGHBORHOODS!

P.S. WE WILL WATCH YOUR PROCEEDINGS.

Name: DAVID DOROTIK

Address: 309 PARKS AVE
ROCKWALL, TX 75087

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972 771 3158

Ross, Bethany

From: Vivian Tipping <vivian.tipping@gmail.com>
Sent: Tuesday, October 8, 2024 8:43 AM
To: Ross, Bethany
Subject: Case Z2024-044

I am against this because it can bring in crime and devalues property. Vivian Tipping 401 E Heath St, Rockwall, TX 75087

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

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Ross, Bethany

From: Joe Zylka <jz@goldenrodcompanies.com>
Sent: Thursday, October 3, 2024 8:27 AM
To: Planning
Subject: Z2024-044

Good morning,

My name is Joe Zylka and I own a couple of properties in the area. We have owned them for 15-30 years as long-term rental properties. Including 503 and 505 E. Heath St.

I am in opposition to the SUP. Short term rentals bring down the property conditions in my opinion for current residents. I have dealt with this in my own neighborhood in Rockwall, where the HOA finally passed an amendment to prohibit short term leasing.

I am unable to attend the public hearing, but please let me know if you have any questions or if you need further input from me.

Thanks
Joe Zylka, CPM®
CEO, Goldenrod Property Services
200 Crescent Ct Suite 1425
The Crescent, Dallas, TX 75201
214.476.1215 | *jz@goldenrodcompanies.com*



Disclaimer: I am sending this at a time convenient for me. If you are receiving this after normal business hours, please make sure you reply at a time that is convenient for you.



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

Short Term Rentals are kept up & have clean yards. Long Term Rentals look terrible! I have one by my home. ~~This~~ 804 Austin is a small home. There will not be large parties there.

Name: Mary Chace Frasier

Address: 704 Jackson St. Rockwall

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Please place a check mark on the appropriate line below:

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

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

We do not want any more rental properties in our neighborhood.

Name: Ted + Rebecca Funk

Address: 604 Kernodle St., Rockwall TX 75087

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

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

I AM NOT INFAVOR OF ANY Short TERM Rentals IN ROCKwall County PERIOD!!

Name: JoANN + Wyme Hall

Address: 904 N FANNIN St Rockwall TX 75087

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

Commercial business in Residential Area. More Traffic, More Noise, None Residence in our Neighborhoods. People come and go at all Times day & Night, Usally more than 1 family (2 cars) per night.

Name: Scott Stark

Address: 605 E Heath St. Owner

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385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, October 21, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-044: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

short term rental brings individuals into our neighborhood that are potentially dangerous to us & our children; brings additional traffic to an already heavily trafficked area; noise & movement at all hours of the day; short term renters do not care about the property they are at and could trash the area.

Name: Rebecca & Todd Hemphill

Address: 903 N Funnin St, Rockwall TX 75087

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

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

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY: T. Buechler
DATE RECEIVED: 9/6/2024
STR PERMIT NO. STR2024-4890

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

TA I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

TA I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

TA I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

TA I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

TA I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and – *as the owner of the subject property* – it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration
Was this property being used as a short-term rental prior to April 1, 2024? ☒ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address: 806 Austin Street
Zoning:
Subdivision:
Lot:
Block:
General Location: Downtown Rockwall

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex – *or portion thereof* – in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☒ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex – *or a portion thereof* – in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit – *or portion thereof* – on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) – *or a portion thereof* – in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name: Trenton Austin
Phone: 972-922-5267
Mailing Address: 1340 Meandering Way
City: Rockwall
State: TX
Zip Code: 75087
Email:

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☐ Same as Property Owner

Name:
Phone:
Mailing Address:
City:
State:
Zip Code:
Email:

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☑ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☑ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☑ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures – *one (1) per each façade of a structure* – and any on-site amenities.
- ☑ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.00.
- ☑ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☑ *ADVERTISING*. All advertising for the *Short-Term Rental* – *including online or on a proprietary website, application, or other technology* – will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☑ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ N/A *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☑ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☑ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste – *bagged or otherwise* – placed on the ground.
- ☑ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☑ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☑ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☑ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☑ *SLEEPING ACCOMMODATIONS*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☑ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th *DAY OF* September *20*24

RESPONSIBLE PARTY'S SIGNATURE Laura Green

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th *DAY OF* September *20*24

PROPERTY OWNER'S SIGNATURE Laura Green

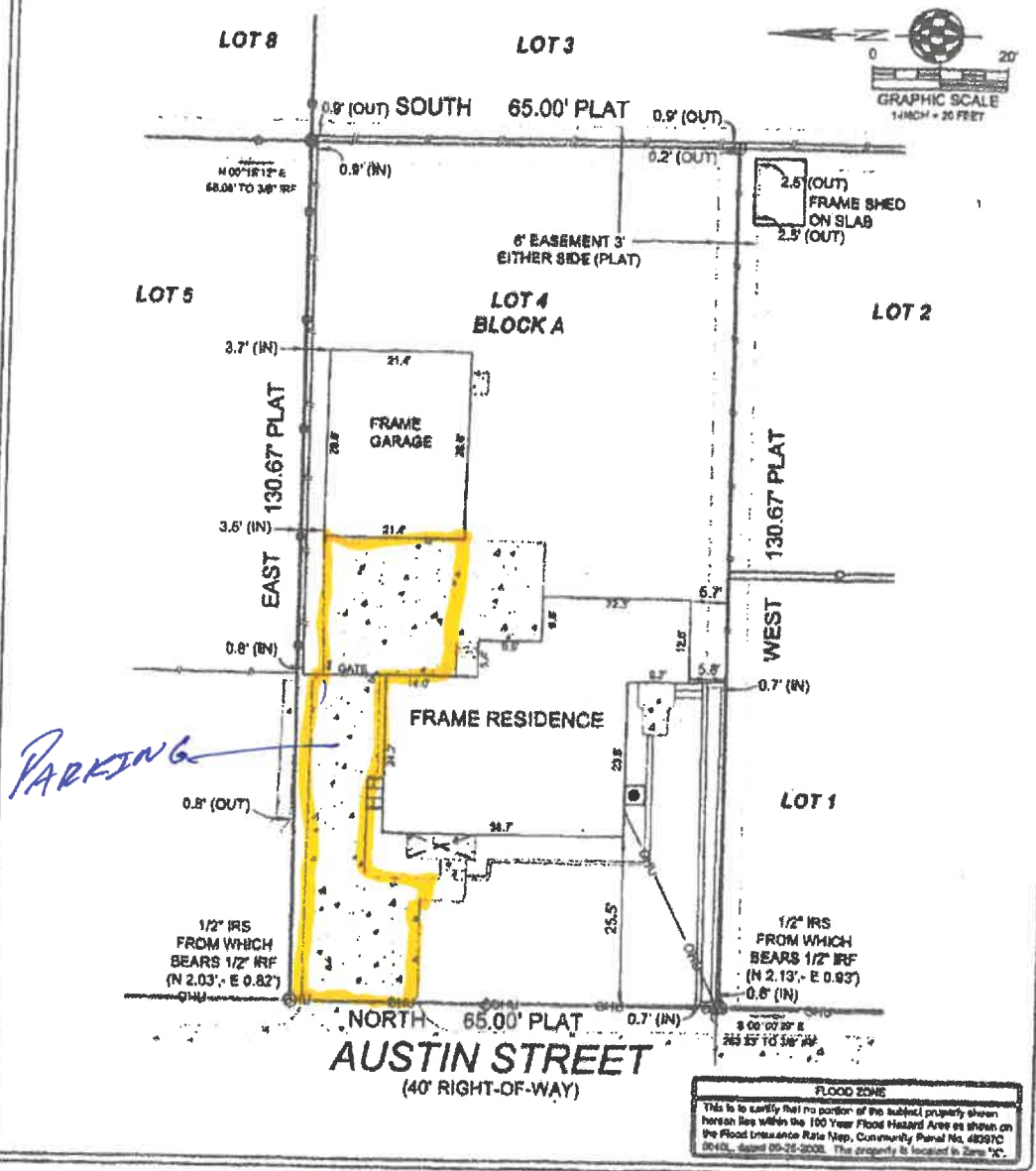
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

MY COMMISSION EXPIRES

SURVEY PLAT: 806 AUSTIN STREET

Being Lot 4, in Block A, in the REVISION OF LOTS 15 AND 16, FARMERS AND MERCHANTS NATIONAL BANK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet 48, Slide 626, of the Plat Records of Rockwall County, Texas.



FLOOD ZONE

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The property is located in Zone "X".

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	SYNC. RUNNER	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	BWF BARB WIRE ANCHOR	STONE RET. WALL	GRAVEL
5/8" IR FOUND	SAN. SEW. MH	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
1/2" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH	POOL EQUIP.	WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IR FOUND	LIGHT POLE	SAN. SEW. CO.		ASPHALT	COVERED AREA	TILE

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines as the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G.F. Number shown hereon and is issued for a single use. This survey, including the property or the Survey. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work produced by United States Copyright law and is property of Zeables. All rights reserved. Do not make illegal copies.

JOHN S. TURNER RPLS 6319

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 670029, MESQUITE, TX. 75187
PHONE: (972) 681-4875 FAX: (972) 681-4854
WWW.AWSURVEY.COM

JOB NO. 14-1472	DRAWN BY: GG
DATE: 09-30-2014	G.F. NO. 2023-123180-RU
CERTIFY TO: BLAIR LEAKE	TITLE CO. REUNION TITLE

"A professional company operating in your best interest"

AUSTINTR01 LBROWN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/9/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Norma Ayala
CORE Insurance Group 2570 River Park Plz Ste 100 Fort Worth, TX 76116	PHONE (A/C, No, Ext): FAX (A/C, No):
	E-MAIL ADDRESS: norma@coreins.us

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Northfield Insurance Company	27987
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Trenton and Sarah Austin
806 Austin Street
Rockwall, TX 75087

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			WS581435	9/3/2024	9/3/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Short Term Rental for 806 Austin St Rockwall Tx

CERTIFICATE HOLDER

Insured's Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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806


606

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) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1950-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK 15A, F&M ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that 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) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

DRAFT 10.04.2024

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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.

DRAFT ORDINANCE 10.04.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF NOVEMBER, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

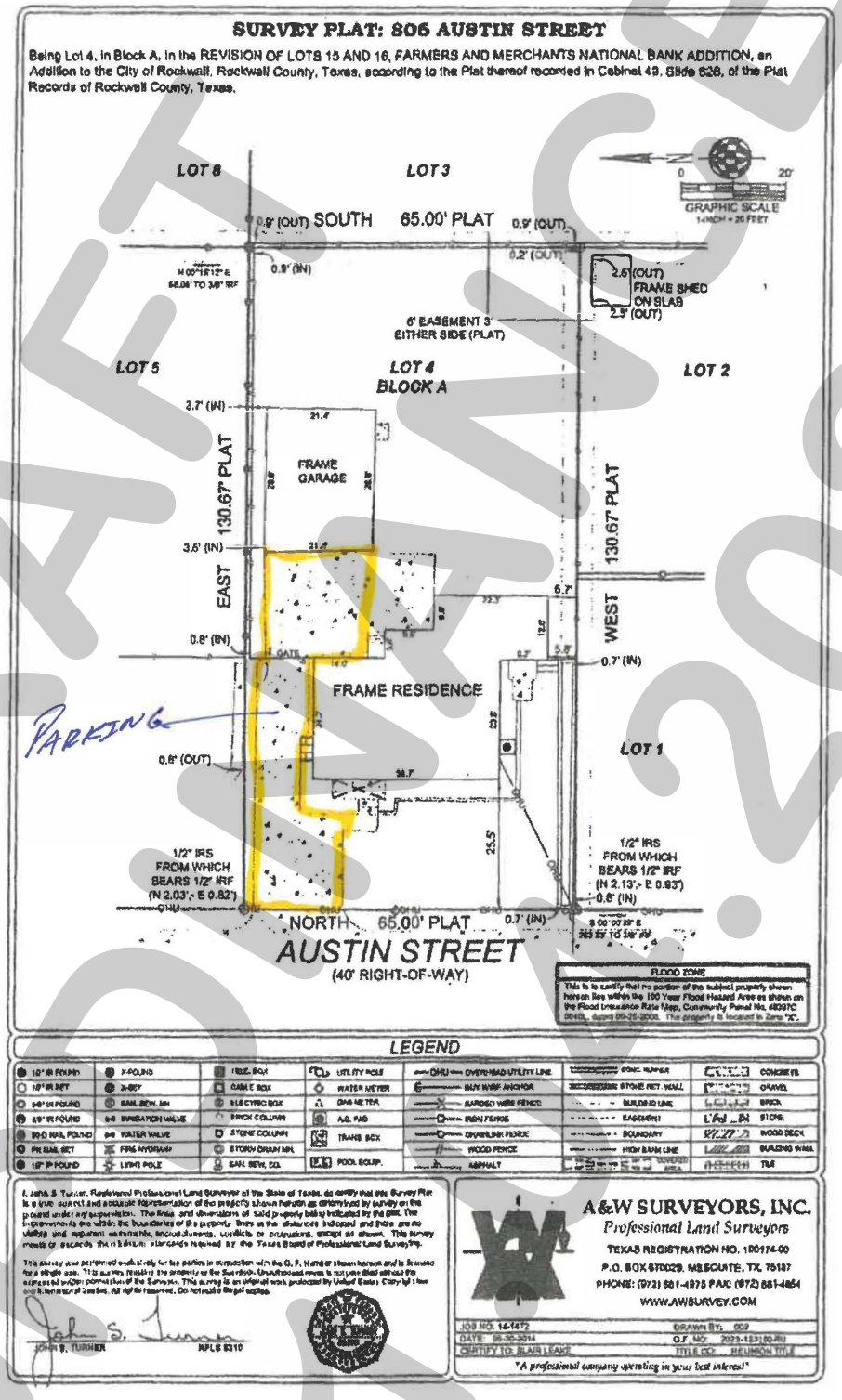
1st Reading: *October 21, 2024*

2nd Reading: *November 4, 2024*

DRAFT ORDINANCE 11.04.2024

Exhibit 'A'
Legal Description

Address: *806 Austin Street*
Legal Description: *Lot 4, Block 15A, F&M Addition*



DRAFT ORDINANCE 11.7.2024

Exhibit 'B':
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY: T. Buethe
DATE RECEIVED: 9/6/2024
STR PERMIT NO. STR2024-4890

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

TA I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

TA I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

TA I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

TA I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

TA I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and – *as the owner of the subject property* – it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☒ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address: 806 Austin Street
Zoning:
Subdivision:
Lot:
Block:
General Location: Downtown Rockwall

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex – *or portion thereof* – in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☒ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex – *or a portion thereof* – in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit – *or portion thereof* – on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) – *or a portion thereof* – in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name: Trenton Austin
Phone: 972-922-5267
Mailing Address: 1340 Meandering Way
City: Rockwall
State: TX
Zip Code: 75087
Email:

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☐ Same as Property Owner

Name:
Phone:
Mailing Address:
City:
State:
Zip Code:
Email:

DRAFT ORDINANCE 11.04.2024

Exhibit 'B':
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☑ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☑ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☑ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures – *one (1) per each façade of a structure* – and any on-site amenities.
- ☑ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.00.
- ☑ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☑ *ADVERTISING*. All advertising for the *Short-Term Rental* – *including online or on a proprietary website, application, or other technology* – will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☑ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ N/A *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☑ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☑ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste – *bagged or otherwise* – placed on the ground.
- ☑ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☑ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☑ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☑ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☑ *SLEEPING ACCOMMODATIONS*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☑ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th *DAY OF* September *20*24.

RESPONSIBLE PARTY'S SIGNATURE Laura Green

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Green

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th *DAY OF* September *20*24.

PROPERTY OWNER'S SIGNATURE Laura Green

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Green

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

MY COMMISSION EXPIRES

DRAFT ORDINANCE 1.16.2024

Exhibit 'C'
Short-Term Rental Photographs



DRAFT 11.07.24

`CITY OF ROCKWALL

ORDINANCE NO. 24-47

SPECIFIC USE PERMIT NO. S-347

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.6391-ACRE PARCEL OF LAND IDENTIFIED AS LOT 25-R, BLOCK A, CHANDLER'S LANDING #20 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Carl and Wendy Petersen for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential*

Standards, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance; and,

(2) Any unpermitted improvements on the *Subject Property* must be permitted or removed before the issuance of a *Short-Term Rental Permit*; and,

(3) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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 4TH DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 21, 2024

2nd Reading: November 4, 2024

Exhibit 'A'
Zoning Exhibit

Address: *108 Reliance Court*
Legal Description: *Lot 25-R, Block A, Chandler's Landing #20 Addition*



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.

Exhibit 'B':
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY	
RECEIVED BY:	
DATE RECEIVED:	
STR PERMIT NO.	

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

wp I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

wp I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

wp I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

wp I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

wp I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☑ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☑ No

PROPERTY INFORMATION [PLEASE PRINT]

Address	108 Reliance Court, Rockwall, TX 75032	Zoning	Chandlers Landing Phase 20		
Subdivision	Chandlers Landing	Lot	25-R	Block	A
General Location	just inside the Chandlers main entrance, turn right OR left and go exactly 1 mile to Reliance Court				

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☑ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name	Wendy Petersen	Phone	214-675-4142				
Mailing Address	2880 Chippewa Way	City	Provo	State	UT	Zip Code	84604-4349
Email	wendyhp55@gmail.com						

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☐ Same as Property Owner

Name	Michael Lund	Phone	469-264-9632				
Mailing Address	5425 Ranger Drive	City	Rockwall	State	TX	Zip Code	75032
Email	lund.michael.james@gmail.com						

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☑ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☑ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☑ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☑ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.00.
- ☑ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☑ *ADVERTISING*. All advertising for the *Short-Term Rental -- including online or on a proprietary website, application, or other technology --* will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☑ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☑ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☑ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☑ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☑ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☑ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☑ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☑ *SLEEPING ACCOMMODATIONS*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☑ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* August 20 24

RESPONSIBLE PARTY'S SIGNATURE Michael Lund

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS County of Dallas *MY COMMISSION EXPIRES* 05/28/2025

Joseph W Roberts — ID NUMBER — COMMISSION EXPIRES May 28, 2025

Electronically signed and notarized online using the Proof platform.

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th *DAY OF* August 20 24

PROPERTY OWNER'S SIGNATURE Wendy Hall Petersen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS County of Galveston *MY COMMISSION EXPIRES*

Jasmine Fontenot — ID NUMBER 134597818 — COMMISSION EXPIRES October 10, 2027

Electronically signed and notarized online using the Proof platform.

Exhibit 'C':
Short-Term Rental Photographs













4TH QUARTER REPORT & ANNUAL RECAP

JULY - SEPTEMBER 2024

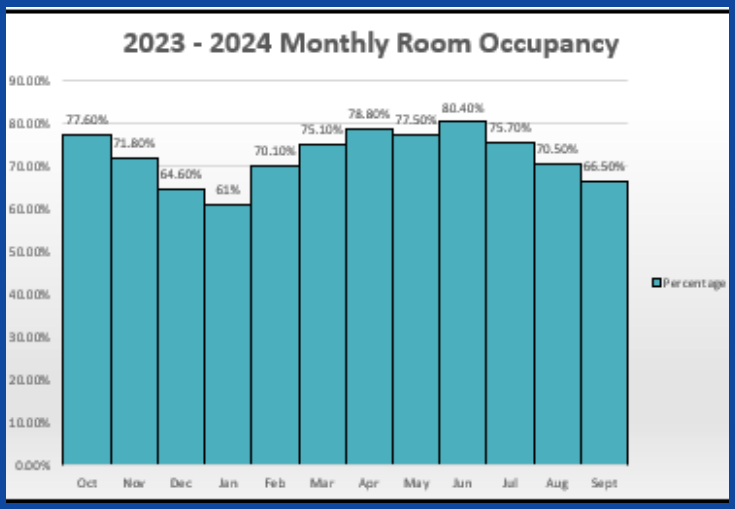
Visit ROCKWALL
Free Live Music Capital of North Texas

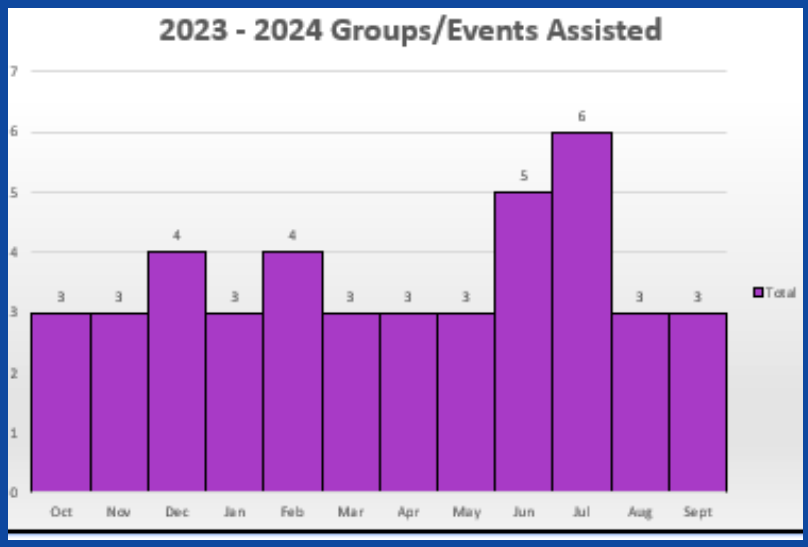
Jodi Willard
Director of Tourism

VisitRockwall.com

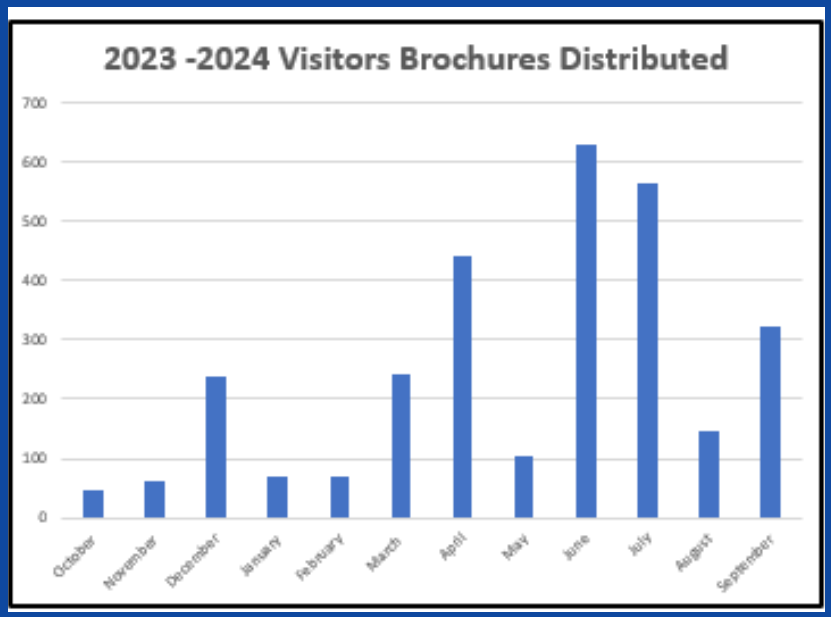
BY THE NUMBERS

Visit ROCKWALL
Free Live Music Capital of North Texas









SALES/SERVICING OPPORTUNITIES







Shows/Events Attended:

- Texas Association of CVB Annual Meeting
  - Co-Chair the Texas Tourism Awards
- Kiwanis Triathlon
  - Hosted tent for out of town participants.
- County Clerks Conference
  - Welcomed County and District Clerks from around the state.
- Economic Development Corp
  - Created welcome bags for conference attendees
- Texas Hotel Lodging Association Meeting
  - Hosted Scott Joslove for local organizations about HOTax laws
- Quarterly Hoteliers Meeting



Upcoming Expo Shows:

- Destination Southwest - December 4 -6, 2024
- Southwest Showcase - January 29, 2025
- Dallas Travel Show - March 7 - 8, 2025



Visit ROCKWALL
Free Live Music Capital of North Texas

GROUPS ASSISTED



Family Reunion

Rockwall hosted the County & District Clerks Conference. The conference brought 370 visitors.
August, 2024
Economic Development Corp hosted 70 attendees to their conference.
August 26-28, 2024

We are working with a Marine Corps Unit to host their upcoming ball at the Hilton.
October, 2024

MUSIC FRIENDLY DESIGNATION





Rockwall is the 64th City to become designated as a Music Friendly City through the Texas Music Office, Office of the Governor.



DESTINATION EXCELLENCE AWARDS





Visit Rockwall has won FIVE awards at the TACVB conference!

Peer Judging:

- 1st Place in Meetings and Event Promotion
- 1st Place in Leisure Tourism Marketing Campaign
- 2nd Place in Website Design and Effectiveness

Judges Awards:

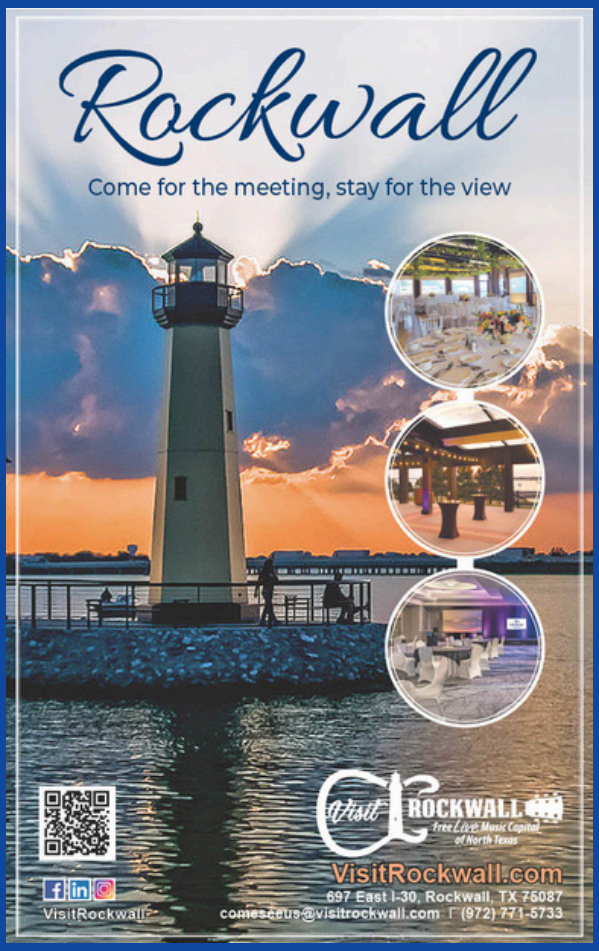
- 1st Place in Website Design and Effectiveness
- 1st Place in Meetings and Event Promotion

We are so grateful for the recognition and are proud to promote Rockwall as a premier tourist destination for groups and families.



PRINT ADVERTISING

Texas Meetings & Events



2024 Issue

Audience: 855,000

D Magazine



48,000 MONTHLY READERSHIP

80% MEETING/EVENT PLANNERS

DFW Child



270,000 Print & Digital copies distributed

DIGITAL ADVERTISING

Tour Texas Q3 Report



Total Guides Ordered
730

680
Postal Requests

50
PDF Requests

Top Responding States

TX
TEXAS
CA

Average economic impact for each Visitor Guide sent out is $48.* TourTexas.com has facilitated 730 Visitor Guide requests to Texas travelers on your behalf.

Total Economic impact of those requests
= $35,040

*Source: DMA West Visitor Guide Readership Study 2022

Click here to download a copy of the report.

Total Actions Taken
90,746

680 Postal Requests
50 PDF Requests
2,015 Website Click-thrus
74,618 Page Views
272 Slideshow Views
1,702 Facebook Click-thrus
1,782 Instagram Click-thrus
1,621 Booking Click Thrus
1,003 Content Click Thrus
7,003 Article Views

BLOG RESULTS

Attractions in Rockwall (individual page)

Total Actions Taken

30,689

433 Website Click-thrus	28,637 Page Views	67 Slideshow Views	370 Facebook Click-thrus
380 Instagram Click-thrus	351 Booking Click Thrus	451 Content Click Thrus	

Events in Rockwall (individual page)

Total Actions Taken

12,246

404 Website Click-thrus	10,401 Page Views	9 Slideshow Views	371 Facebook Click-thrus
386 Instagram Click-thrus	348 Booking Click Thrus	327 Content Click Thrus	

Things to Do in Rockwall (individual page)

Total Actions Taken

16,070

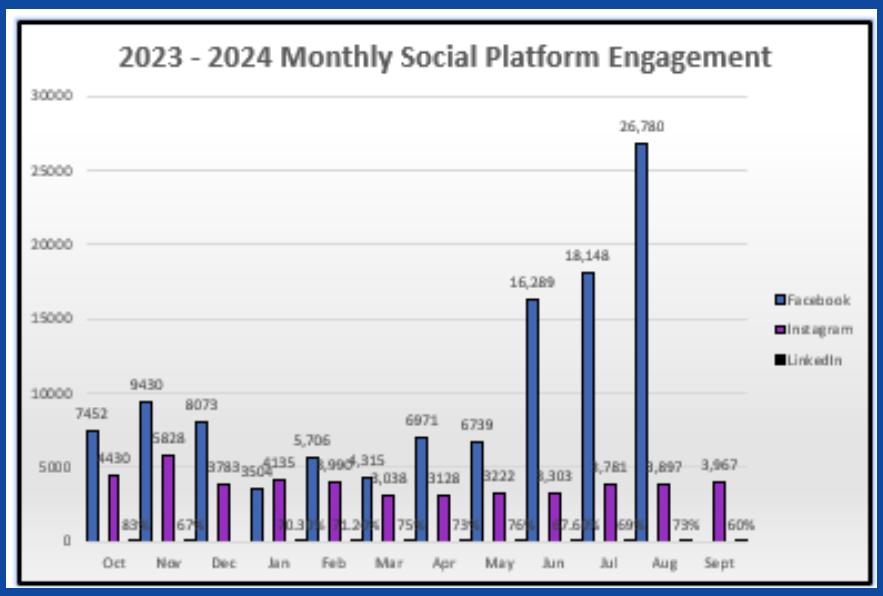
441 Website Click-thrus	14,408 Page Views	72 Slideshow Views	366 Facebook Click-thrus
399 Instagram Click-thrus	359 Booking Click Thrus	25 Content Click Thrus	

Total Actions Taken

23,072

470 Website Click-thrus	21,172 Page Views	124 Slideshow Views	369 Facebook Click-thrus
377 Instagram Click-thrus	360 Booking Click Thrus	200 Content Click Thrus	

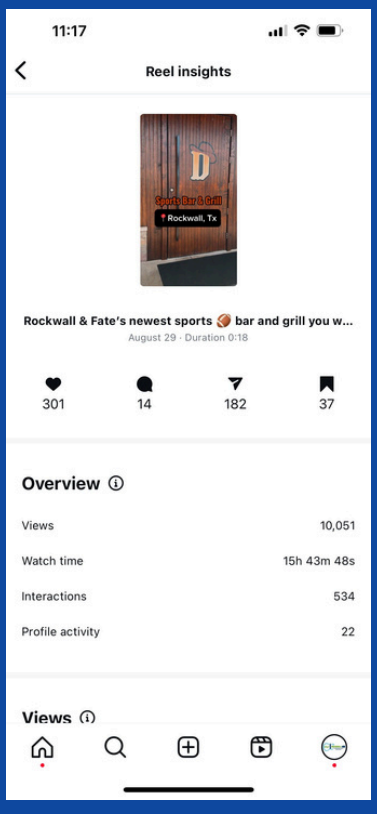
SOCIAL MEDIA METRICS



Current Social Media Platforms

- Facebook
- Instagram
- LinkedIn







Our top performing posts of Rockwall were event videos.

A YEAR IN REVIEW



Visit Rockwall had a successful year promoting our community.

- Rockwall became the 64th City to earn the Music Friendly Designation
- Attend 7 Sales/Expo Shows promoting Rockwall as a meetings destination.
- Assisted over 40 groups - meetings, associations, weddings, family reunions - with welcome packets & speakers for their events.
- Earned 5 marketing awards through the Texas Association of Convention & Visitor's Bureau.







Rockwall Area Chamber of Commerce & Visitors Center
Hotel Occupancy Tax Financial Review
Program Year 2023-2024 by QTR

	Q3 Ending 09/30/2024	Q3 Ending 06/30/2024	Q2 Ending 03/31/2024	Q1 Ending 12/31/2023	YTD	
			2023-2024			
	Actual	Actual	Actual	Actual		Awarded/Received
Program Year Revenues						
Money Awarded						465,000.00
Payments Received September 30, 2024						465,000.00
Expense						
Digital Advertising/Marketing	22,836.64	6,420.00	4,838.95	7,950.00	42,045.59	
Print Advertising/Marketing	80,263.92	27,213.30	8,543.43	1,767.69	117,788.34	
Misc Advertising/Marketing		7,111.95		3,131.96	10,243.91	
Sales/ Expo Travel	820.17	951.45	451.54	949.74	3,172.90	
Expo Registration Fees	1,400.00	4,265.13	5,150.00	1,125.00	11,940.13	
Conferences & Meetings		730.00			730.00	
Misc Expenses				509.20	509.20	
Staffing	39,685.29	39,605.83	43,841.58	36,825.01	159,957.71	
Other Operational Expenses	5,578.96		499.42	4,433.25	10,511.63	
Events	2,372.97	7,319.73			9,692.70	
Professional Dues / Memberships	4,891.00		6,050.00	500.00	11,441.00	
Website Support	885.36	885.36	1,285.36	885.36	3,941.44	
Supplies	88.11	88.92	803.25	421.56	1,401.84	
Postage	2,008.15	1,212.40	1,428.30	912.30	5,561.15	
Total Expenses	160,830.57	95,804.07	72,891.83	59,411.07	388,937.54	388,937.54
Funds at end of Q4						76,062.46

Rockwall
Central Appraisal District

October 17, 2024

City of Rockwall
Mayor Trace Johannesen
385 S Goliad
Rockwall, TX 75087

Dear Mayor Johannesen,

Term lengths for Appraisal District Board of Director (BOD) members will follow an altered cycle for the next couple of years, due to legislative changes stemming from Senate Bill 2. During the current BOD election, two of the five entity appointed directors will serve a term of one year, and three directors will serve a term of three years. Thereafter, all appointed directors serve four-year terms. Please see the attached election cycle table for a more detailed explanation.

Texas Property Tax Code 6.03 (j) states:

- Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsections (g) . . . alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

Texas Property Tax Code 6.03 (k) states:

- The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser ***before December 15***. The chief appraiser shall count the votes, declare the five candidates who receive the largest cumulative vote totals elected, and submit the results before December 31.

A ballot is prepared and enclosed with the following:

- The ballot with a list of all eligible nominees, a column to list the name of entity voting and a column for number of votes cast.
- The taxing unit should complete the number of votes cast for the nominee or nominees.
- The taxing unit may only cast the total number of votes their taxing unit is entitled.
- Votes may be cast for one person or divided among multiple nominees.

Number of votes your entity is entitled to is **415**

Please contact me if you have questions.

Sincerely,

Kevin Passons
Chief Appraiser

841 Justin Road
Rockwall, TX 75087
www.rockwallcad.com

Metro: 972-771-2034
Toll Free: 1-877-438-5304
Fax: 972-771-6871

BOARD OF DIRECTORS	LENGTH OF TERM	BEGIN TERM	END TERM	# OF DIRECTORS	SB 2	EFFECTIVE IMMEDIATELY
APPOINTED DIRECTORS						
APPOINTED BY DECEMBER 15, 2023	1 YEAR	1/1/2024	12/31/2024	5	5.13(d)	The term of an appraisal district director serving on December 31, 2024 expires on January 1, 2025.
APPOINTED BY DECEMBER 31, 2024	1 YEAR	1/1/2025	12/31/2025	2	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Two shall be appointed to serve a term of one year.
APPOINTED BY DECEMBER 31, 2024	3 YEAR	1/1/2025	12/31/2027	3	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Three shall be appointed to serve a term of three years.
APPOINTED BY DECEMBER 31, 2025	4 YEAR	1/1/2026	12/31/2029	2	5.13(d)	Thereafter all appointed directors serve a term of four years.
APPOINTED BY DECEMBER 31, 2027	4 YEAR	1/1/2028	12/31/2031	3	5.13(d)	Thereafter all appointed directors serve a term of four years.
THE COUNTY ASSESSOR/COLLECTOR SERVES AS AN EX OFICIO DIRECTOR.						

Board of Directors Ballot

2025-2026 Rockwall Central Appraisal District Board of Directors

Nominee	Name of Voting Entity	Number of Votes Cast
Tim Hartley		
John Hohenshelt		
Richard Koepke		
Richard Pense		
Sedric Thomas		

Ballots must be returned before December 15, 2024.

CITY OF ROCKWALL

RESOLUTION NO. 24-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE CASTING OF VOTES AND SUBMISSION OF THE OFFICIAL VOTING BALLOT TO THE ROCKWALL CENTRAL APPRAISAL DISTRICT (CAD) FOR THE 2025-2026 APPRAISAL DISTRICT BOARD OF DIRECTORS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Texas Property Code Sec. 6.03 (a) provides that a board of directors governs the central appraisal district (CAD); and

WHEREAS, term lengths for Appraisal District Board of Director (BOD) members will follow an altered cycle for the next couple of years, due to legislative changes stemming from Senate Bill 2; and

WHEREAS, during the current BOD election, two of the five entity appointed directors will serve a term of one year, and three directors will serve a term of three years, as explained in **"Exhibit A"** of this resolution; and

WHEREAS, the City of Rockwall, an eligible taxing unit, has participated in the appointment process by previously nominating up to five candidates for service consideration; and

WHEREAS, the chief appraiser then prepared a ballot of all nominees and mailed it to the City of Rockwall and other taxing units for voting; and

WHEREAS, the City of Rockwall's entitlement has been determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taking unit entitled to vote, by multiplying the quotient by 1,000; and

WHEREAS, according to information provided to the City of Rockwall by the appraisal district, the City of Rockwall is entitled to cast **415 votes** for 2025-2026.

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

Section 1. the Rockwall City Council, as a result of the Executive Session held at its regular city council meeting on the 4th day of November, 2024 hereby casts and submits its ballot to the Rockwall Central Appraisal District Board as specified in and attached hereto as **"Exhibit B;"** and

Section 2. this Resolution shall become effective from and after its adoption and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF NOVEMBER, 2024.

_____

Trace Johannesen, Mayor

ATTEST:

_____

Kristy Teague, City Secretary

“EXHIBIT A”

BOARD OF DIRECTORS	LENGTH OF TERM	BEGIN TERM	END TERM	# OF DIRECTORS	SB 2	EFFECTIVE IMMEDIATELY
APPOINTED DIRECTORS						
APPOINTED BY DECEMBER 15, 2023	1 YEAR	1/1/2024	12/31/2024	5	5.13(d)	The term of an appraisal district director serving on December 31, 2024 expires on January 1, 2025.
APPOINTED BY DECEMBER 31, 2024	1 YEAR	1/1/2025	12/31/2025	2	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Two shall be appointed to serve a term of one year.
APPOINTED BY DECEMBER 31, 2024	3 YEAR	1/1/2025	12/31/2027	3	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Three shall be appointed to serve a term of three years.
APPOINTED BY DECEMBER 31, 2025	4 YEAR	1/1/2026	12/31/2029	2	5.13(d)	Thereafter all appointed directors serve a term of four years.
APPOINTED BY DECEMBER 31, 2027	4 YEAR	1/1/2028	12/31/2031	3	5.13(d)	Thereafter all appointed directors serve a term of four years.
THE COUNTY ASSESSOR/COLLECTOR SERVES AS AN EX OFICIO DIRECTOR.						

"EXHIBIT B"

BOARD OF DIRECTORS BALLOT

2025-2026 Rockwall Central Appraisal District Board of Directors		
Nominee	**Name of Voting Entity**	**Number of Votes Cast**
Tim Hartley	City of Rockwall	
John Hohenshelt	City of Rockwall	
Richard Koepke	City of Rockwall	
Richard Pense	City of Rockwall	
Sedric Thomas	City of Rockwall	
Ballots must be returned before December 15, 2024.		

City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members

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

DATE: November 4, 2024

SUBJECT: CPAC Agenda Item Requested by Councilmember McCallum

Councilmember McCallum has requested this agenda item be placed on the Nov. 4, 2024 meeting agenda for Council discussion and consideration.

ATTACHMENTS:
None

City of Rockwall
The New Horizon

Building Inspections Department
Monthly Report

September 2024

Permits

Total Permits Issued:	**291**
Building Permits:	35
Contractor Permits:	256
Total Commercial Permit Values:	**$10,300,462.00**
Building Permits:	$8,803,742.00
Contractor Permits:	$1,496,720.00
Total Fees Collected:	**$300,912.22**
Building Permits:	$240,330.68
Contractor Permits:	$60,581.54

Board of Adjustment

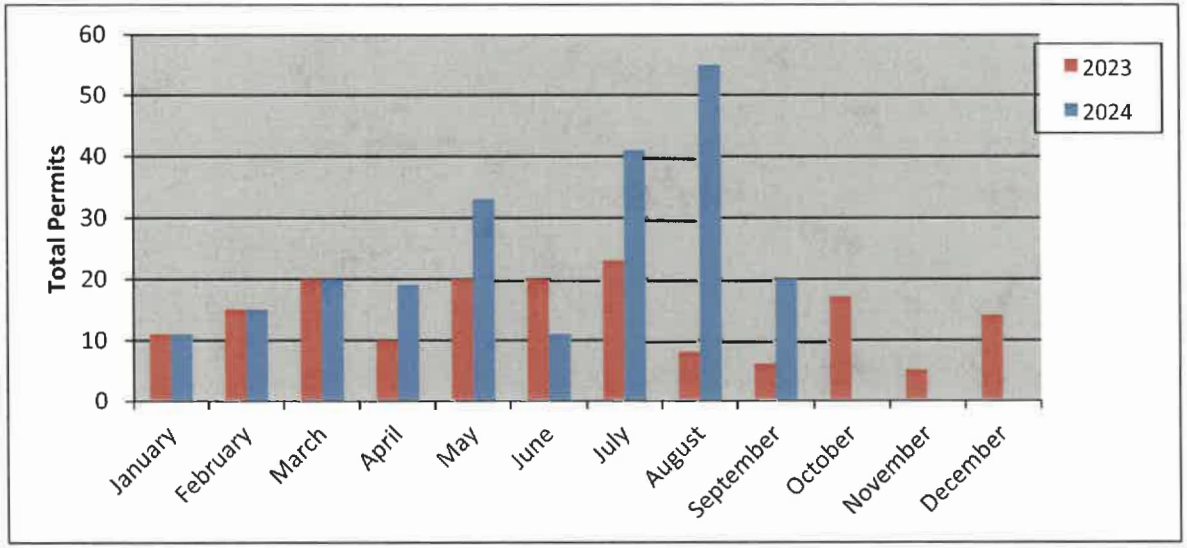
Board of Adjustment Cases:	**0**

City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 9/1/2024 to 9/30/2024

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	45	$10,300,462.00	$108,461.25
Accessory Building Permit	1	3,742.00	$110.93
Backflow Permit	1	7,866.00	$166.05
Cell Tower Permit	1	20,000.00	$339.41
Electrical Permit	4	770,211.00	$4,916.75
Fence Permit	2	13,100.00	$102.00
Irrigation Permit	1		$76.50
Mechanical Permit	3	100,990.00	$1,443.76
New Construction	1	8,800,000.00	$92,198.62
Plumbing Permit	1	3,800.00	$76.50
Remodel	13	537,304.00	$6,786.73
Sign Permit	16	43,449.00	$2,142.00
Temporary Construction Trailer	1		$102.00
Residential Building Permit	238		$188,430.97
Accessory Building Permit	4		$634.72
Addition	1		$127.50
Backflow Permit	1		$76.50
Concrete Permit	6		$925.44
Electrical Permit	4		$408.00
Fence Permit	40		$1,989.00
Fire pit/Fireplace	1		$51.00
Generator	6		$841.50
Irrigation Permit	23		$1,759.50
Mechanical Permit	17		$2,009.50
New Single Family Residential	20		$143,238.91
Outdoor Kitchen Permit	1		$51.00
Patio Cover/Pergola	8		$1,073.04
Plumbing Permit	32		$2,652.00
Pool	6		$912.00
Remodel	4		$2,407.33
Retaining Wall Permit	5		$255.00
Roofing Permit	31		$2,371.50
Solar Panel Permit	10		$3,890.33
Temporary Construction Trailer	4		$22,043.20
Window & Door Permit	14		$714.00
Short Term Rental	8		$4,020.00
Non-Owner-Occupied	7		$3,520.00
Owner-Occupied	1		$500.00
Totals:	**291**		**$300,912.22**

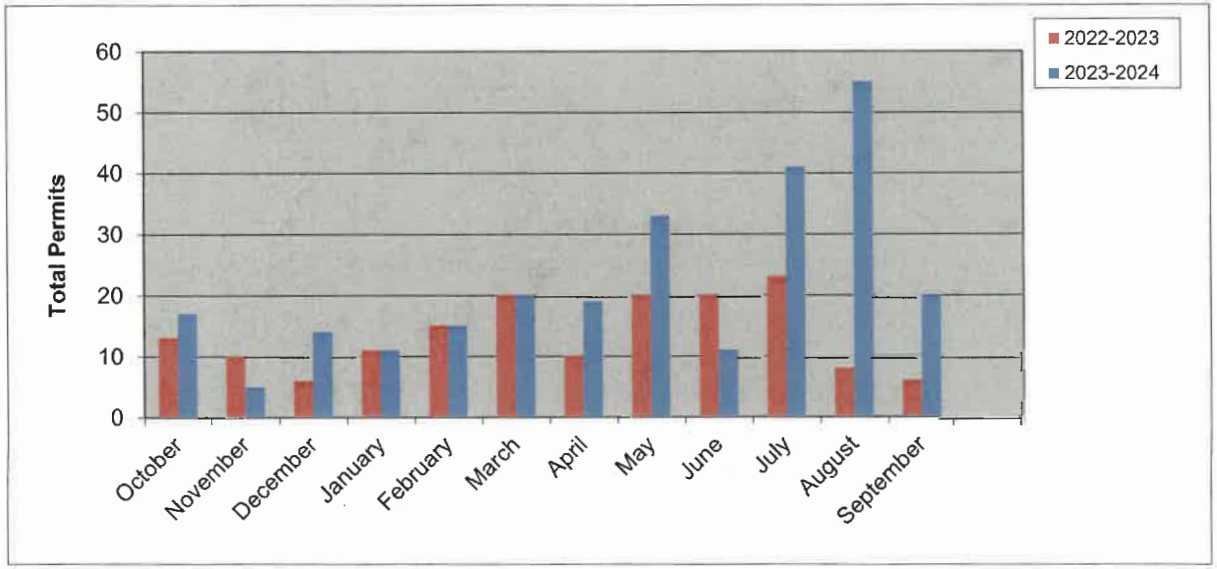
New Residential Permits Calendar Year

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	55
September	6	20
October	17	
November	5	
December	14	
Totals	169	225



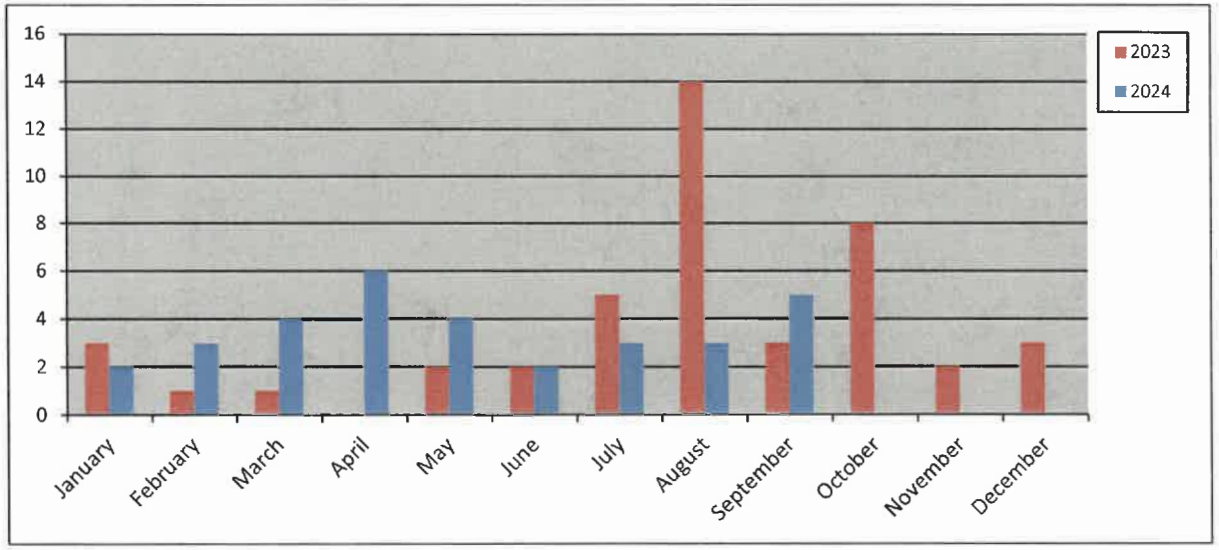
New Residential Permits Fiscal Year

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	55
September	6	20
Totals	**162**	**261**



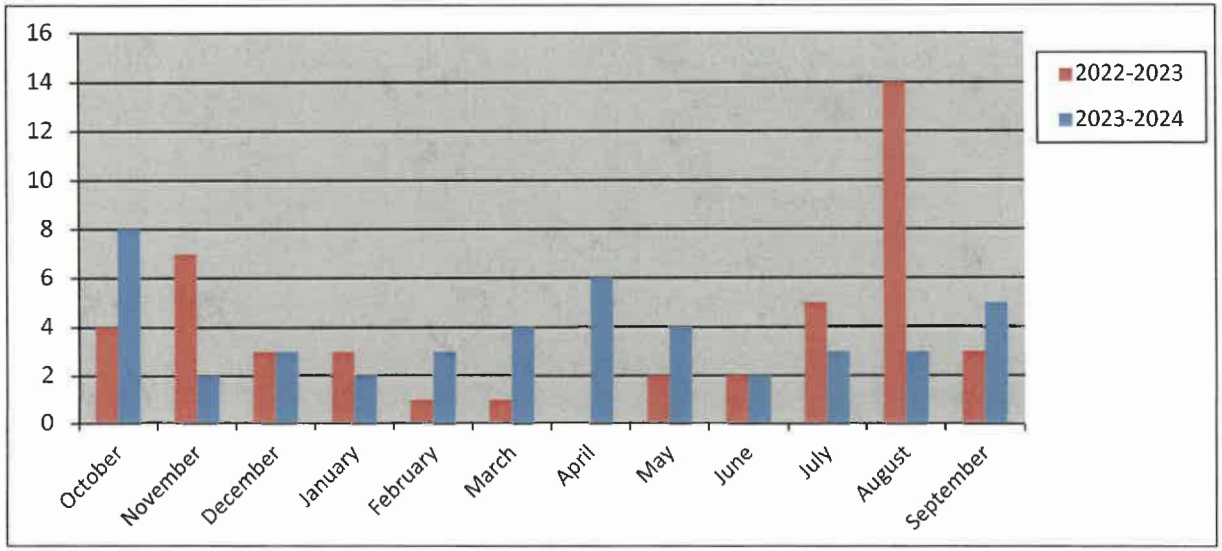
Residential Remodel/Additions Permits Calendar Year

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	3
September	3	5
October	8	
November	2	
December	3	
Totals	44	32



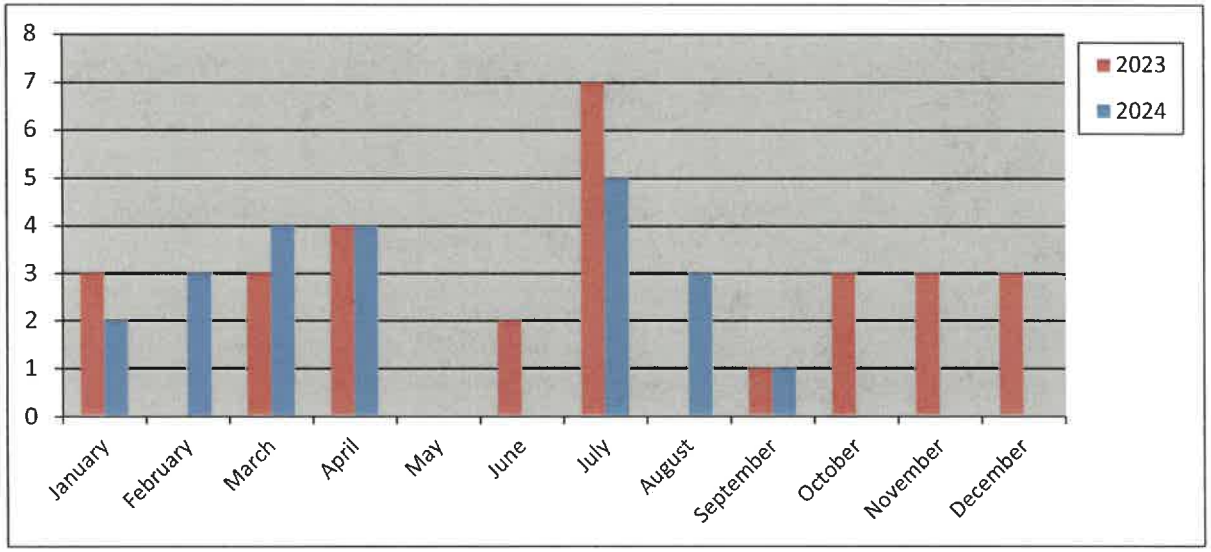
Residential Remodel/Additions Permits Fiscal Year

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	3
September	3	5
Totals	**45**	**45**



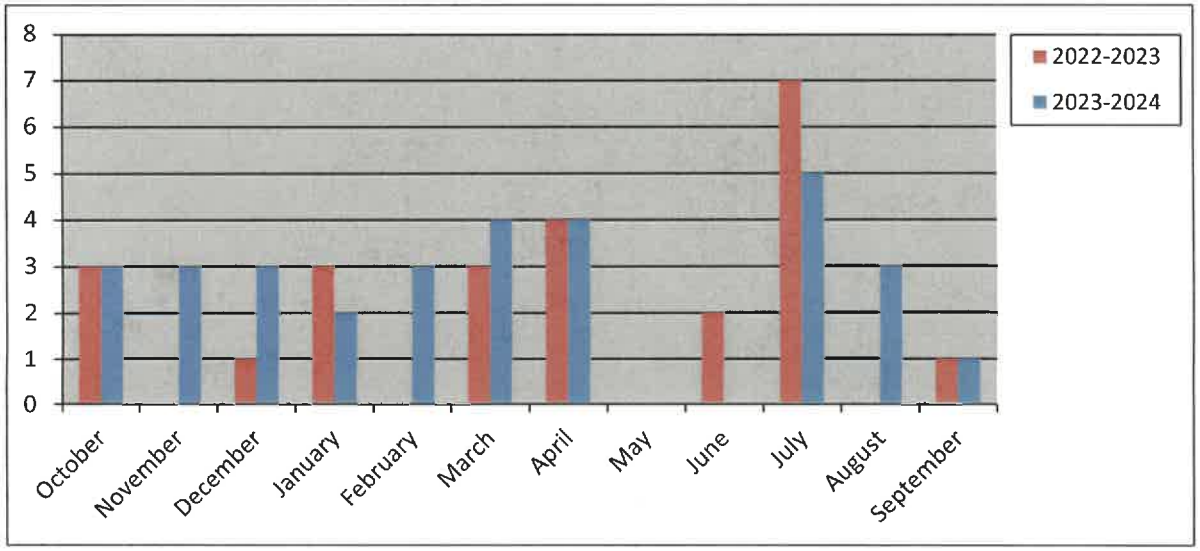
New Commercial Permits Calendar Year

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	3
September	1	1
October	3	
November	3	
December	3	
Totals	**29**	**22**



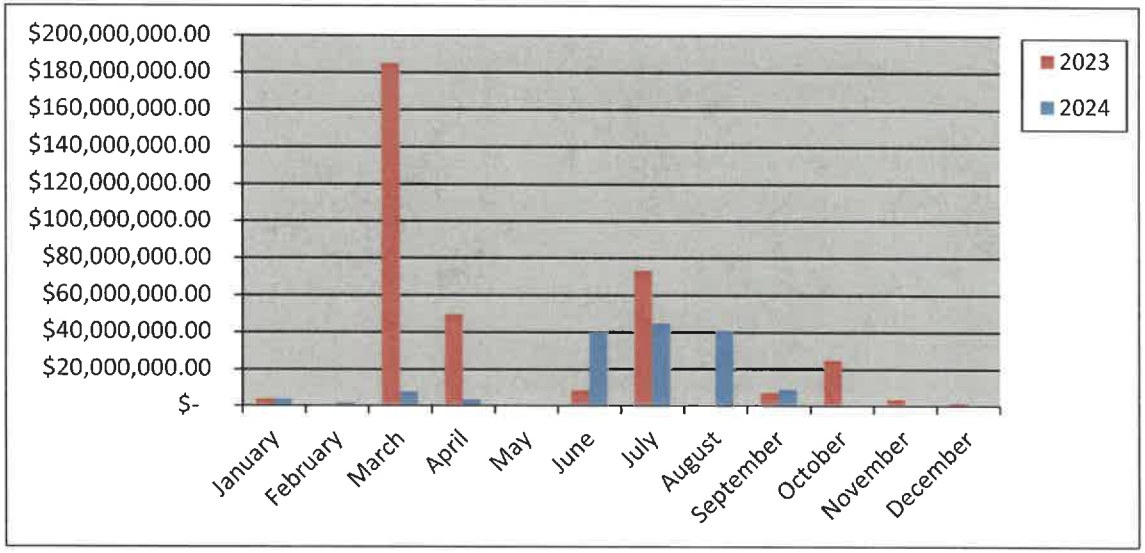
New Commercial Permits Fiscal Year

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	3
September	1	1
Totals	**24**	**31**



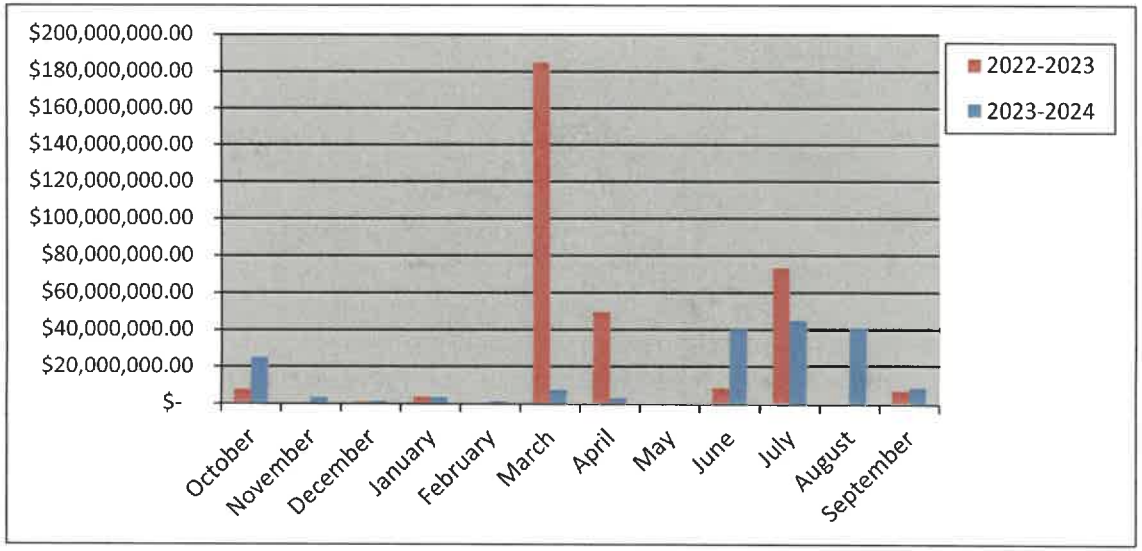
New Commercial Value Calendar Year

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	$ 44,803,145.65
August	$ -	$ 41,008,367.00
September	$ 7,200,000.00	$ 8,800,000.00
October	$ 25,014,439.00	
November	$ 3,500,000.00	
December	$ 1,539,000.00	
Totals	**$ 356,943,300.00**	**$ 150,828,759.43**



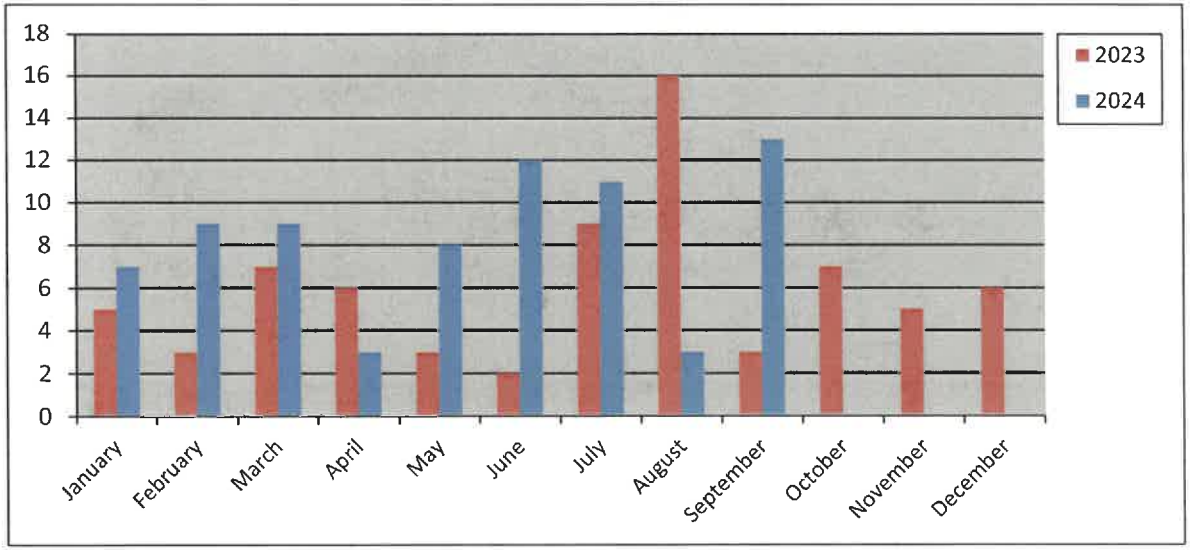
New Commercial Value Fiscal Year

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	$ 44,803,145.65
August	$ -	$ 41,008,367.00
September	$ 7,200,000.00	$ 8,800,000.00
Totals	**$ 335,362,311.00**	**$ 180,882,198.43**



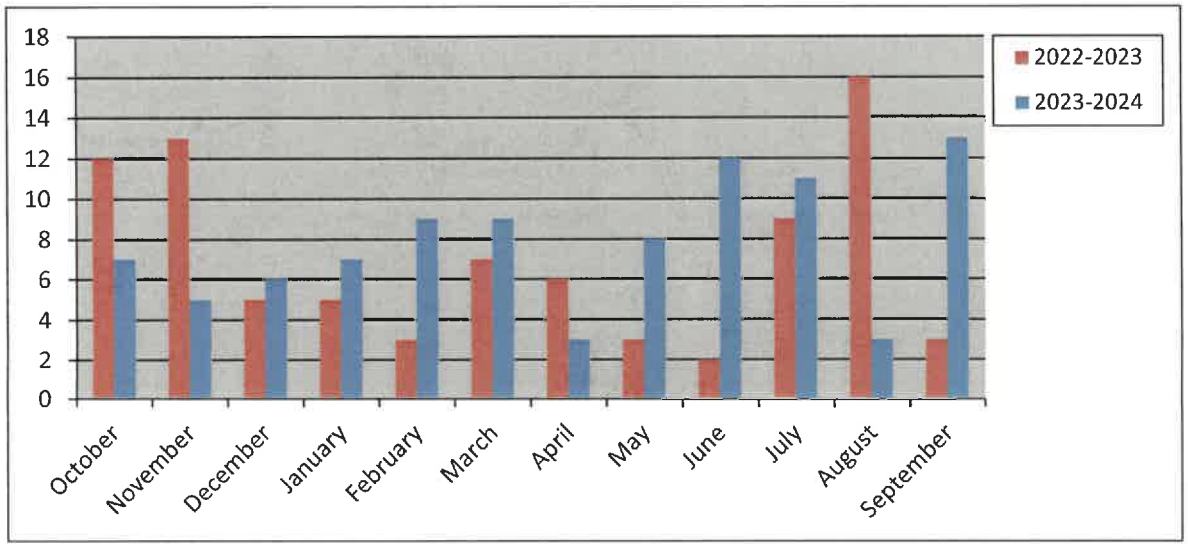
Commercial Remodel Permits Calendar Year

	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	3
September	3	13
October	7	
November	5	
December	6	
Totals	**72**	**75**



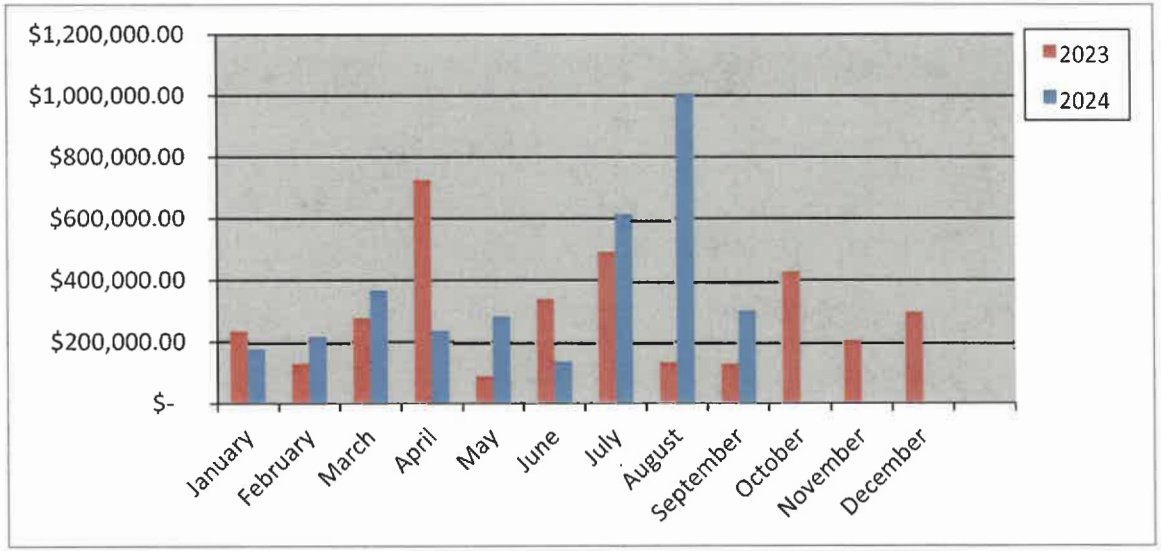
Commercial Remodel Permits Fiscal Year

	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	3
September	3	13
Totals	**84**	**93**



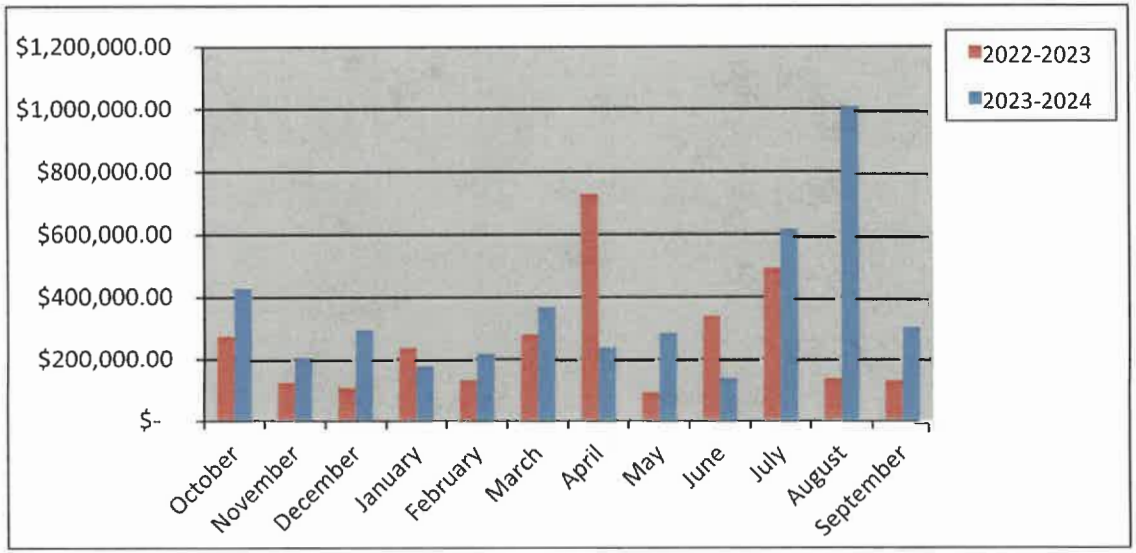
Total Fees Collected Calendar Year

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	$ 1,007,731.91
September	$ 129,729.04	$ 300,912.22
October	$ 428,622.49	
November	$ 204,858.87	
December	$ 295,452.22	
Totals	**$ 3,488,651.50**	**$ 3,346,067.52**



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	$ 1,007,731.91
September	$ 129,729.04	$ 300,912.22
Totals	**$ 3,062,333.91**	**$ 4,275,001.10**



CERTIFICATES OF OCCUPANCY ISSUED

For the Period 9/1/2024 to 9/30/2024

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
CO2024-100 05/23/2024 09/25/2024	Certificate of Occupancy ISSUED Double V Party & Event Rentals	1491 STL Townsend Dr., Suite 124, Rockwall, TX 75032		$75.00	$75.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Vida Flores	1 Lantern Dr	Heath	TX	75032
Business Owner	Vida Flores 469-585-2898	1491 STL Townsend Dr., Suite 124	Rockwall	TX	75032
Property Owner	Saro Partners LLC	1450 STL Townsend Dr, Suite 100	Rockwall	TX	75032
Inspection Report (	Grant Lunday				
Applicant	Grant Lunday				

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
CO2024-105 05/31/2024 09/12/2024	Certificate of Occupancy ISSUED Texas Pelvic Health	801 S Goliad St, Rockwall, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Hailey Jackson	801 S Goliad St	Rockwall	TX	75087
Business Owner	Hailey Jackson	801 S Goliad St	Rockwall	TX	75087
Property Owner	Victoria Delgadillo	1123 Parkfield Rd	Royce City	Tx	75189
Inspection Report (	Hailey Jackson	432 Connally St	Sulphur Springs	TX	75482

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
CO2024-107 06/07/2024 09/11/2024	Certificate of Occupancy ISSUED TRAKE CONSTRUCTION MANAGEMENT LLC	105 W WASHINGTON ST, 101D, ROCKWALL, TX, 75087		$75.00	$0.00

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
CO2024-117 06/27/2024 09/11/2024	Certificate of Occupancy ISSUED THE RUN HOUSE	811 E YELLOW JACKET LN, 107, ROCKWALL, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	VICKY DENTON	202 POINT ROYAL DR	Rockwall	TX	75087
Business Owner	VICKY DENTON 214-776-5464	105 W WASHINGTON ST, # 101D	ROCKWALL	TX	75087
Property Owner	Lorne Liechty	105 W Washington Street	Rockwall	TX	75087
Inspection Report C	VICKY DENTON	202 POINT ROYAL DR	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
CO2024-120 06/27/2024 09/10/2024	Certificate of Occupancy ISSUED A PERFECT LANDING EVENT CENTER	1505 AIRPORT RD, 300, ROCKWALL, TX 75087		$75.00	$75.00

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	MIRANDA HYVI	811 E YELLOW JACKET	Rockwall	TX	75087
Business Owner	MIRANDA HYVI 214-208-4757	811 E YELLOW JACKET, 107	ROCKWALL	TX	75087
Property Owner	DAVID LOWREY	811 E YELLOW JACKET	Rockwall	TX	75087
Inspection Report C	MIRANDA HYVI	811 E YELLOW JACKET	Rockwall	TX	75087

Contractors

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	MALGORZATA KIICHAN	152 BROWN WAY	Lavon	TX	75166
Business Owner	MALGORZATA KOCHAN 903-456-4717	1505 AIRPORT RD, 300	ROCKWALL	TX	75087
Property Owner	STEVE ARZE	1505 AIRPORT RD	Rockwall	TX	75087
Inspection Report C	MALGORZATA KIICHAN	152 BROWN WAY	Lavon	TX	75166

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
CO2024-121 06/26/2024 09/27/2024	Certificate of Occupancy ISSUED Firehouse Subs Rockwall	1067 E Interstate 30, 101, Rockwall, TX, 75032		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Vance Reynolds	13813 Notting Hill Dr.	Little Elm	TX	75068
Business Owner	Vance Reynolds	1067 E Interstate 30, 101	Rockwall	TX	75032
Property Owner	CTO23 Rockwall LLC	1140 North Williamson Blvd #140	Daytona Beach	FL	32114
Inspection Report C	Jeffrey Widner				

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
CO2024-138 08/14/2024 09/11/2024	Certificate of Occupancy ISSUED COLDWELL BANKER APEX REALTORS	105 N GOLIAD ST, ROCKWALL, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	BRIAN REYNOLDS	105 N GOLIAD	Rockwall	TX	75087
Business Owner	LORI ARNOLD 214-534-9215	105 N GOLIAD	Rockwall	TX	75087
Property Owner	GENISIS 39: 2-6	161 N GOLIAD	Rockwall	TX	75087
Inspection Report C	LORI ARNOLD	105 N GOLIAD	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
CO2024-139 08/14/2024 09/11/2024	Certificate of Occupancy ISSUED Fair Texas Title	6540 Alliance Dr, 120, 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
CO2024-142 08/16/2024 09/25/2024	Certificate of Occupancy ISSUED SARO PARTNERS LLC	1491 S T L TOWNSEND DR, 112		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Jeff Harvey	6540 Alliance Dr	rockwall	TX	75032
Business Owner	Jeff Harvey	6540 Alliance Dr., 120	Rockwall	TX	75032
Property Owner	5 sharp real estate	6540 Alliance Dr	Rockwall	tx	75032
Inspection Report C	Jeff Harvey	6540 Alliance Dr	rockwall	TX	75032

Contractors

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	SHAWN VALK	1451 STL TOWNSEND DR, 100	Rockwall	TX	75032
Business Owner	SHAWN VALK 972-772-2590	1451 S T L TOWNSEND DR, 100	ROCKWALL	TX	75032
Property Owner	SARO PARTNERS LLC	1450 TL TOWNSEND, 100	Rockwall	TX	75032
Inspection Report C	SHAWN VALK	1451 STL TOWNSEND DR, 100	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
CO2024-143 08/16/2024 09/26/2024	Certificate of Occupancy ISSUED SPR Distribution Center	1200 E WASHINGTON ST, ROCKWALL, TX 75087		$76.50	$76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	James Uyttewaal				
Business Owner	ALVAPLAST US DEVELC 469-402-1232	1480 JUSTIN RD	ROCKWALL	TX	75087
Property Owner	SPR Packaging	1480 Justin Rd	Rockwall	TX	75087
Inspection Report C	CAROLINA MOLINA	1480 JUSTIN RD	Rockwall	TX	75087
Inspection Report C	James Uyttewaal				

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

Contractors

CO2024-145 Certificate of Occupancy
08/19/2024
09/10/2024 ISSUED
McNew Dentistry
1300 E RALPH HALL PKWY, S. 114, ROCKWALL, TX, 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Leeza Stein	1300 E. Ralph Hall Pkwy. Ste. 114	Rockwall	TX	75032
Business Owner	Leeza Stein	1300 E. Ralph Hall Pkwy. Ste. 114	Rockwall	TX	75032
Property Owner	Ann and Jim Vaudagna	1445 W. San Carlos St.	San Jose	CA	95126
Inspection Report (	Leeza Stein	1300 E. Ralph Hall Pkwy. Ste. 114	Rockwall	TX	75032

Contractors

CO2024-149 Certificate of Occupancy
08/27/2024
09/06/2024 ISSUED
Kimberly & Co. Hair Studio LLC
306 E. Washington St., Unit A Rockwall, TX 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Business Owner	Kimberly & Co. Hair Stud	6688 Oak Ridge Ct.	Royse City	TX	75189
Property Owner	Cody Wallace	6688 Oak Ridge Ct.	Royse City	TX	75189
Inspection Report (	Scott Phillips	816 Matthew Ln.	Royse City	TX	75189
Applicant	Scott Phillips	816 Matthew Ln	Royse City	TX	75189

Contractors

CO2024-153 Certificate of Occupancy
09/09/2024
09/25/2024 ISSUED
Restore Aesthetics, PLLC
6520 Alliance Dr, 120, 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

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Lince Varughese	4521 Seney Drive	Rockwall	TX	75087
Business Owner	Lince Varughese	6520 Alliance Dr, 120	Rockwall	TX	75032
Property Owner	5 Sharp Real Estate	3021 Ridge Rd. #160	Rockwall	TX	75032
Inspection Report (	Lince Varughese	4521 Seney Dr	Rockwall	TX	75087

Contractors

CO2024-154 Certificate of Occupancy
09/10/2024
09/17/2024 ISSUED
Spooner Physical Therapy
3101 FIT SPORT LIFE BLVD, 102, ROCKWALL, TX, 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Clay Nugent	2110 113th st	Grand Prarie	TX	75050
Business Owner	Spooner Physical Therap	14287 87TH Street, Suite 220	Scottsdale	Ar	85260
Property Owner	Structured REA-FSL Roc	3104 E Camel Back Road #2387	Phoenix	Ar	85016
Inspection Report (	Clay Nugent	2110 113th st	Grand Prarie	TX	75050
Applicant	Soctt Nelson				

Contractors

CO2024-157 Certificate of Occupancy
09/13/2024
09/27/2024 ISSUED
Social Lab Marketing LLC
2231 Ridge Rd, 200, Rockwall, TX, 75087
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Tori Asiatico	120 Waxberry Dr	Royse City	TX	75189
Business Owner	Tori Asiatico 469-882-8410	2231 Ridge Rd, 200	Rockwall	TX	75087
Property Owner	Ron & Bennie Stanerry	1425 Huters Glen	Royse City	TX	75189
Inspection Report (	Tori Asiatico	120 Waxberry Dr	Royse City	TX	75189

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

Contractors

CO2024-85 Certificate of Occupancy
04/22/2024
09/26/2024 ISSUED
United Elite Gymnastics & Cheer LLC
2922 S GOLIAD ST, SUITE 301, ROCKWALL, 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Denise Hedges	2922 S. Goliad St	Rockwall	TX	75032
Business Owner	Denise Hedges and Igor	PO Box 1089	Royse City	TX	75189
Property Owner	Layza and Luna Real Est	2922 S. Goliad St	Rockwall	TX	75032
Inspection Report C	Denise Hedges	2922 S. Goliad St	Rockwall	TX	75032

Contractors

CO2024-90 Certificate of Occupancy
04/29/2024
09/11/2024 ISSUED
Kim Johnson dba The Kim Johnson Group
2922 S Goliad St, Suite 101, Rockwall, TX 75032
$76.50 $76.50

Contact Type	Contact Name / Business Phone	Contact Address			
Applicant	Kim Johnson	9123 Homestead Lane	Forney	TX	75126
Business Owner	Kim Johnson 469-273-0314	2922 S Goliad, Suite 101	Rockwall	TX	75032
Property Owner	Luis Layza & Rueben Lur	2922 S Goliad, Suite 101	Rockwall	TX	75032
Inspection Report C	Kim Johnson	2922 S Goliad, Suite 101	Rockwall	TX	75032

Contractors

CO2024-99 Certificate of Occupancy
05/16/2024
09/11/2024 ISSUED
Cornerstone Caregiving
761 Justin Rd, E, Rockwall, TX 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	Cornerstone Caregiving	761 Justin Rd Suite E	Rockwall	TX	75087
Business Owner	Rockwall TX Caregiving L	761 Justin Rd, E	Rockwall	TX	75087
Property Owner	Daiker Partners Limited	PO Box 1059	Rockwall	TX	75087
Inspection Report C	Greg Johnston				
Contractors					

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Total Valuation:
Total Fees: $1,372.50
Total Fees Paid: $1,297.50

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

FROM: **Mary Smith, City Manager**

DATE: **November 1, 2024**

SUBJECT: **September 2024 Quarterly Budget Report**

The following analysis is offered for the period ended September 30, 2024 budget report. The budget is established in broad categories with line item estimates. In each category actual expenses as a whole should be considered rather than at the line item level. The typical budget threshold for this period is 100%.

General Fund Revenues

- Sales tax revenue was slightly under budget for the fiscal year due to the large audit adjustments the Comptroller's office made. These are one-time adjustments and not expected to be repeated in the next year.
- Building Permits – have rebounded from a slow FY2023 and exceeded our expectations by 23%.
- Interest Earnings – have been extremely strong but that is due to interest rates being up but will moderate as rates begin to come down.

General Fund Expenditures

There are not any remarkable variances from budgeted expenditures. Overall, the General Fund is running at 96% of budgeted expenditures. There will be a few invoices that remain to be paid as happens at every year end but those should be minor.

We did finally begin to see a break in the logjam of vehicle purchases. Trucks from as much as 3 budgets ago finally arrived and the budgets were adjusted accordingly.

Major capital projects included in the budget including the remodel of offices for Fire Administration, Fire Marshal and several Police divisions were completed this fiscal year.

Water / Sewer Revenues

- Water sales – sales are slightly over budget estimates and sewer charges are slightly under estimates. ahead of this time of year.

- All other revenues are in line with projections as these revenues are always higher in the dry summer months.

Water / Sewer Expenditures

- All were generally within budgeted amounts. Capital – same note as in the General Fund.

CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

GENERAL FUND

	Fiscal Year 2023			Fiscal Year 2024		
	Amended	Actual	Percentage	Amended	Actual	Percentage
00 REVENUES						
311 - PROPERTY TAXES						
4100 - CURRENT PROPERTY TAXES	13,910,850	13,641,069	98.06%	14,795,600	14,799,467	100.03%
4105 - DELIQUENT PROPERTY TAX	80,000	64,057	80.07%	80,000	81,432	101.79%
4110 - PENALTY AND INTEREST	60,000	62,121	103.54%	60,000	69,465	115.78%
311 - PROPERTY TAXES Total	**14,050,850**	**13,767,247**	**97.98%**	**14,935,600**	**14,950,364**	**100.10%**
313 - SALES TAXES						
4150 - CITY SALES TAX	26,820,000	26,942,618	100.46%	27,176,400	26,711,081	98.29%
4155 - BEVERAGE TAXES	250,000	385,397	154.16%	375,000	443,915	118.38%
313 - SALES TAXES Total	**27,070,000**	**27,328,015**	**100.95%**	**27,551,400**	**27,154,996**	**98.56%**
315 - FRANCHISE FEES						
4201 - ELECTRIC FRANCHISE FEES	2,265,000	2,265,607	100.03%	2,312,000	2,300,287	99.49%
4203 - TELEPHONE FRANCHISE FEES	63,000	60,930	96.71%	55,000	55,793	101.44%
4205 - GAS FRANCHISE FEES	900,000	898,277	99.81%	810,000	809,050	99.88%
4207 - CABLE TV FRANCHISE FEE	285,000	265,652	93.21%	255,000	241,331	94.64%
4209 - GARBAGE FRANCHISE FEE	395,000	425,705	107.77%	440,000	474,345	107.81%
315 - FRANCHISE FEES Total	**3,908,000**	**3,916,171**	**100.21%**	**3,872,000**	**3,880,807**	**100.23%**
318 - FEES						
4250 - PARK & RECREATION FEES	28,000	35,845	128.02%	30,000	39,676	132.25%
4251 - MUNICIPAL POOL FEES	22,000	9,939	45.18%	15,000	9,705	64.70%
4253 - CENTER RENTALS-7%	15,000	22,725	151.50%	15,000	18,620	124.13%
4255 - HARBOR RENTALS	1,000	13,700	1370.00%	-	100	-
4270 - CODE ENFORCEMENT FEES	45,000	49,819	110.71%	20,000	31,505	157.52%
4280 - PLANNING AND ZONING FEES	75,000	64,093	85.46%	50,000	74,966	149.93%
4283 - CONSTRUCTION INSPECTION	1,200,000	1,233,583	102.80%	500,000	592,721	118.54%
4288 - MIXED BEVERAGE PERMIT FEE	15,000	15,520	103.47%	15,000	23,070	153.80%
4295 - FIRE-PLAN REVIEW FEES	4,500	4,950	110.00%	4,500	6,450	143.33%
318 - FEES Total	**1,405,500**	**1,450,174**	**103.18%**	**649,500**	**796,813**	**122.68%**
321 - PERMITS						
4300 - BUILDING PERMITS	900,000	926,508	102.95%	975,000	1,278,553	131.13%
4302 - FENCE PERMITS	20,000	24,950	124.75%	20,000	18,900	94.50%
4304 - ELECTRICAL PERMITS	40,000	53,527	133.82%	30,000	44,681	148.94%
4306 - PLUMBING PERMITS	60,000	74,622	124.37%	60,000	70,197	117.00%
4308 - MECHANICAL PERMITS	35,000	30,575	87.36%	35,000	26,175	74.79%
4310 - DAY CARE CENTER PERMITS	5,500	5,120	93.09%	5,500	4,940	89.82%
4312 - HEALTH PERMITS	122,000	117,606	96.40%	128,000	121,753	95.12%
4314 - SIGN PERMITS	20,000	19,025	95.13%	20,000	20,575	102.88%
4320 - MISC. PERMITS	100,000	111,844	111.84%	95,000	105,446	111.00%
4418 - SHORT TERM RENTAL PERMITS	-	-	-	5,500	12,000	218.18%
321 - PERMITS Total	**1,302,500**	**1,363,777**	**104.70%**	**1,374,000**	**1,703,220**	**123.96%**

322 - MUNICIPAL COURT						
4400 - COURT FINES	275,000	238,191	86.61%	275,000	276,478	100.54%
4402 - COURT FEES	60,000	58,791	97.98%	70,000	69,841	99.77%
4404 - WARRANT FEES	30,000	23,180	77.27%	30,000	28,328	94.43%
4406 - COURT DEFERRAL FEES	90,000	94,834	105.37%	100,000	112,175	112.18%
4408 - ANIMAL REGISTRATION FEE	5,000	5,154	103.08%	5,000	4,579	91.58%
4414 - ALARM FEES AND FINES	62,000	46,585	75.14%	55,000	56,279	102.33%
322 - MUNICIPAL COURT Total	**522,000**	**466,735**	**89.41%**	**535,000**	**547,680**	**102.37%**
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	800,000	1,773,597	221.70%	1,500,000	1,997,279	133.15%
4007 - SALE OF SUPPLIES	500	105	21.00%	500	-	0.00%
4010 - AUCTION /SCRAP PROCEEDS	20,000	-	0.00%	20,000	160	0.80%
4019 - MISCELLANEOUS REVENUE	70,000	174,294	248.99%	111,250	156,730	140.88%
323 - MISCELLANEOUS REVENUE Total	**890,500**	**1,947,996**	**218.75%**	**1,631,750**	**2,154,169**	**132.02%**
330 - INTERGOVERNMENTAL REVENUES						
4500 - GRANT PROCEEDS	1,013,150	1,080,893	106.69%	966,000	1,035,536	107.20%
4510 - SCHOOL PATROLS	771,200	965,162	125.15%	941,600	750,496	79.70%
4520 - COUNTY CONTRACTS	1,000	1,120	112.00%	1,000	1,760	176.00%
4530 - CITY CONTRACTS	594,700	594,704	100.00%	735,350	687,009	93.43%
330 - INTERGOVERNMENTAL REVENUES Tot	**2,380,050**	**2,641,879**	**111.00%**	**2,643,950**	**2,474,801**	**93.60%**
391 - OPERATING TRANSFERS						
4902 - TRANSFER IN - W/S	400,000	300,000	100.00%	400,000	400,000	100.00%
4911 - TRANSFER IN - POLICE INV	-	-	-	45,850	45,850	100.00%
391 - OPERATING TRANSFERS Total	**400,000**	**300,000**		**445,850**	**445,850**	**100.00%**
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	25,000	23,591	94.36%	25,000	28,988	115.95%
4460 - OFFICE LEASE	-	-	-	44,600	39,538	88.65%
4680 - DEVELOPER CONTRIBUTIONS	30,000	-	0.00%	30,000	161,170	537.23%
NON - NON-OPERATING REVENUES Total	**55,000**	**23,591**	**42.89%**	**99,600**	**229,696**	**230.62%**
00 REVENUES Total	**51,984,400**	**53,205,585**	**102.35%**	**53,738,650**	**54,338,395**	**101.12%**

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

GENERAL FUND

	Fiscal Calendar 2023			Fiscal Calendar 2024		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
01 MAYOR/COUNCIL						
10 - PERSONNEL SERVICES	24,200	24,221	100.09%	24,200	24,221	100.09%
20 - CONTRACTUAL	69,700	69,956	100.37%	72,800	71,952	98.84%
30 - SUPPLIES	1,250	923	73.84%	1,250	527	42.16%
40 - OPERATIONS	36,200	36,063	99.62%	45,200	40,430	89.45%
01 MAYOR/COUNCIL Total	**131,350**	**131,163**	**99.86%**	**143,450**	**137,130**	**95.59%**
05 ADMINISTRATION						
10 - PERSONNEL SERVICES	1,255,800	1,156,048	92.06%	1,275,150	1,274,138	99.92%
20 - CONTRACTUAL	916,800	854,653	93.22%	972,200	962,223	98.97%
30 - SUPPLIES	31,500	36,541	116.00%	31,500	35,145	111.57%
391 - OPERATING TRANSFERS	3,300,450	3,300,450	100.00%	3,653,500	3,653,450	100.00%
40 - OPERATIONS	44,000	52,870	120.16%	60,000	60,933	101.56%
50 - UTILITIES	8,300	6,017	72.49%	7,300	6,858	93.95%
05 ADMINISTRATION Total	**5,556,850**	**5,406,579**	**97.30%**	**5,999,650**	**5,992,747**	**99.88%**
06 ADMINISTRATIVE SERVICES						
10 - PERSONNEL SERVICES	411,850	456,023	110.73%	438,350	426,021	97.19%
20 - CONTRACTUAL	7,500	7,508	100.11%	8,200	8,183	99.79%
30 - SUPPLIES	1,500	1,119	74.60%	1,500	994	66.27%
40 - OPERATIONS	49,450	32,346	65.41%	49,100	30,367	61.85%
50 - UTILITIES	3,500	1,543	44.09%	3,500	2,418	69.09%
06 ADMINISTRATIVE SERVICES Total	**473,800**	**498,539**	**105.22%**	**500,650**	**467,983**	**93.48%**
07 INFORMATION TECHNOLOGY						
10 - PERSONNEL SERVICES	497,300	486,023	97.73%	563,700	549,842	97.54%
20 - CONTRACTUAL	510,500	452,054	88.55%	525,200	548,168	104.37%
30 - SUPPLIES	22,200	18,171	81.85%	22,200	14,940	67.30%
40 - OPERATIONS	17,500	4,254	24.31%	17,500	2,789	15.94%
50 - UTILITIES	6,150	5,505	89.51%	6,150	5,231	85.06%
07 INFORMATION TECHNOLOGY Total	**1,053,650**	**966,007**	**91.68%**	**1,134,750**	**1,120,970**	**98.79%**
09 INTERNAL OPERATIONS						
10 - PERSONNEL SERVICES	755,000	762,320	100.97%	781,150	775,789	99.31%
20 - CONTRACTUAL	1,489,750	1,358,759	91.21%	1,396,450	1,288,922	92.30%
30 - SUPPLIES	93,900	90,606	96.49%	100,500	96,772	96.29%
40 - OPERATIONS	3,100	461	14.87%	3,000	1,062	35.40%
50 - UTILITIES	460,100	488,415	106.15%	570,200	569,262	99.84%
60 - CAPITAL	459,900	403,762	87.79%	881,850	883,638	100.20%
09 INTERNAL OPERATIONS Total	**3,261,750**	**3,104,323**	**95.17%**	**3,733,150**	**3,615,445**	**96.85%**
15 FINANCE						
11 FINANCE						
10 - PERSONNEL SERVICES	608,800	419,058	68.83%	574,400	375,312	65.34%
20 - CONTRACTUAL	480,900	430,732	89.57%	510,500	481,075	94.24%
30 - SUPPLIES	64,250	58,409	90.91%	71,250	59,978	84.18%
40 - OPERATIONS	9,000	8,378	93.09%	9,000	10,385	115.39%
50 - UTILITIES	1,250	1,175	94.00%	1,250	1,222	97.76%
11 FINANCE Total	**1,164,200**	**917,752**	**78.83%**	**1,166,400**	**927,972**	**79.56%**

15 MUNICIPAL COURT						
10 - PERSONNEL SERVICES	425,900	370,624	87.02%	331,200	340,752	102.88%
20 - CONTRACTUAL	128,500	130,026	101.19%	149,600	164,635	110.05%
30 - SUPPLIES	4,750	4,176	87.92%	4,750	3,665	77.16%
40 - OPERATIONS	5,000	3,826	76.52%	5,000	3,385	67.70%
60 - CAPITAL	-	-	0.00%	37,700	37,692	99.98%
15 MUNICIPAL COURT Total	**564,150**	**508,652**	**90.16%**	**528,250**	**550,129**	**104.14%**
20 FIRE						
25 OPERATIONS						
10 - PERSONNEL SERVICES	6,416,200	6,409,159	99.89%	7,424,600	7,163,384	96.48%
20 - CONTRACTUAL	293,000	311,583	106.34%	283,900	300,672	105.91%
30 - SUPPLIES	163,150	126,282	77.40%	219,800	191,159	86.97%
40 - OPERATIONS	56,500	58,443	103.44%	50,500	52,244	103.45%
50 - UTILITIES	4,300	3,750	87.21%	4,300	4,156	96.65%
60 - CAPITAL	60,000	-	0.00%	546,000	47,381	8.68%
25 OPERATIONS Total	**6,993,150**	**6,909,217**	**98.80%**	**8,529,100**	**7,758,996**	**90.97%**
29 FIRE MARSHAL						
10 - PERSONNEL SERVICES	640,000	645,640	100.88%	662,200	650,204	98.19%
20 - CONTRACTUAL	29,000	23,218	80.06%	31,500	25,188	79.96%
30 - SUPPLIES	76,900	50,363	65.49%	69,700	62,159	89.18%
40 - OPERATIONS	28,000	27,592	98.54%	32,500	23,412	72.04%
50 - UTILITIES	5,000	4,653	93.06%	5,000	4,888	97.76%
60 - CAPITAL	110,650	45,441	41.07%	145,000	160,777	110.88%
29 FIRE MARSHAL Total	**889,550**	**796,907**	**89.59%**	**945,900**	**926,628**	**97.96%**
30 POLICE						
31 POLICE ADMINISTRATION						
10 - PERSONNEL SERVICES	1,346,600	1,318,793	97.94%	1,541,050	1,581,318	102.61%
20 - CONTRACTUAL	126,300	99,485	78.77%	135,250	124,909	92.35%
30 - SUPPLIES	31,500	16,850	53.49%	23,500	16,234	69.08%
40 - OPERATIONS	89,150	59,712	66.98%	89,150	72,525	81.35%
50 - UTILITIES	9,000	6,823	75.81%	9,000	8,401	93.34%
60 - CAPITAL	-	34,673	0.00%	1,400	2,032	145.14%
31 POLICE ADMINISTRATION Total	**1,602,550**	**1,536,336**	**95.87%**	**1,799,350**	**1,805,419**	**100.34%**
32 COMMUNICATIONS						
10 - PERSONNEL SERVICES	1,272,700	1,297,518	101.95%	1,327,750	1,289,543	97.12%
20 - CONTRACTUAL	415,300	367,355	88.46%	388,000	384,083	98.99%
30 - SUPPLIES	7,450	4,640	62.28%	7,450	3,790	50.87%
40 - OPERATIONS	13,150	10,670	81.14%	27,100	14,611	53.92%
50 - UTILITIES	4,900	3,483	71.08%	4,900	4,185	85.41%
32 COMMUNICATIONS Total	**1,713,500**	**1,683,666**	**98.26%**	**1,755,200**	**1,696,212**	**96.64%**
33 PATROL						
10 - PERSONNEL SERVICES	6,768,250	6,532,541	96.52%	6,860,350	6,850,699	99.86%
20 - CONTRACTUAL	157,000	163,585	104.19%	157,000	227,797	145.09%
30 - SUPPLIES	547,550	484,504	88.49%	504,050	476,310	94.50%
40 - OPERATIONS	86,000	64,397	74.88%	98,000	108,921	111.14%
50 - UTILITIES	15,950	12,911	80.95%	16,950	17,720	104.54%
60 - CAPITAL	691,000	546,666	79.11%	1,566,250	1,691,680	108.01%
33 PATROL Total	**8,265,750**	**7,804,604**	**94.42%**	**9,202,600**	**9,373,127**	**101.85%**

34 CRIMINAL INVESTIGATIONS						
10 - PERSONNEL SERVICES	2,092,200	1,997,959	95.50%	2,159,200	2,112,704	97.85%
20 - CONTRACTUAL	132,100	75,450	57.12%	159,450	147,745	92.66%
30 - SUPPLIES	53,300	41,617	78.08%	53,800	46,095	85.68%
40 - OPERATIONS	17,800	16,235	91.21%	21,500	18,875	87.79%
50 - UTILITIES	19,550	12,826	65.61%	12,350	13,759	111.41%
60 - CAPITAL	101,500	136,567	134.55%	1,400	38,062	2718.71%
34 CRIMINAL INVESTIGATIONS Total	**2,416,450**	**2,280,654**	**94.38%**	**2,407,700**	**2,377,240**	**98.73%**
35 COMMUNITY SERVICES						
10 - PERSONNEL SERVICES	1,950,650	1,864,212	95.57%	2,109,200	2,105,463	99.82%
20 - CONTRACTUAL	189,750	77,765	40.98%	22,000	54,748	248.85%
30 - SUPPLIES	106,550	68,458	64.25%	92,550	69,760	75.38%
40 - OPERATIONS	9,900	1,964	19.84%	9,900	9,615	97.12%
50 - UTILITIES	4,900	3,432	70.04%	13,400	11,063	82.56%
60 - CAPITAL	111,000	40,335	36.34%	-	-	0.00%
35 COMMUNITY SERVICES Total	**2,372,750**	**2,056,166**	**50.79%**	**2,247,050**	**2,250,649**	**100.16%**
36 WARRANTS						
10 - PERSONNEL SERVICES	276,500	271,636	98.24%	250,350	242,626	96.91%
20 - CONTRACTUAL	2,600	945	36.35%	2,600	1,500	57.69%
30 - SUPPLIES	3,150	1,372	43.56%	3,150	1,298	41.21%
36 WARRANTS Total	**282,250**	**273,953**	**97.06%**	**256,100**	**245,424**	**26.07%**
37 POLICE RECORDS						
10 - PERSONNEL SERVICES	357,400	364,198	101.90%	357,650	357,054	99.83%
20 - CONTRACTUAL	3,900	3,521	90.28%	5,300	4,278	80.72%
30 - SUPPLIES	2,950	2,861	96.98%	2,950	2,195	74.41%
40 - OPERATIONS	5,100	2,421	47.47%	5,100	2,465	48.33%
37 POLICE RECORDS Total	**369,350**	**373,001**	**100.99%**	**371,000**	**365,992**	**98.65%**
40 COMMUNITY DEVELOPMENT						
41 PLANNING						
10 - PERSONNEL SERVICES	777,800	789,223	101.47%	854,000	827,159	96.86%
20 - CONTRACTUAL	87,600	65,837	75.16%	140,050	155,452	111.00%
30 - SUPPLIES	4,400	7,450	169.32%	6,200	5,192	83.74%
40 - OPERATIONS	36,700	23,917	65.17%	33,200	23,214	69.92%
50 - UTILITIES	1,300	1,175	90.38%	1,300	1,268	97.54%
41 PLANNING Total	**907,800**	**887,602**	**97.78%**	**1,034,750**	**1,012,285**	**97.83%**
42 NEIGHBORHOOD IMPROVEMENT						
10 - PERSONNEL SERVICES	380,900	378,347	99.33%	383,450	371,602	96.91%
20 - CONTRACTUAL	175,700	157,885	89.86%	173,750	154,589	88.97%
30 - SUPPLIES	21,500	13,525	62.91%	18,500	9,712	52.50%
40 - OPERATIONS	9,650	6,018	62.36%	9,650	6,526	67.63%
50 - UTILITIES	3,750	2,538	67.68%	3,750	2,269	60.51%
42 NEIGHBORHOOD IMPROVEMENT Total	**591,500**	**558,313**	**94.39%**	**589,100**	**544,698**	**92.46%**
43 BUILDING INSPECTIONS						
10 - PERSONNEL SERVICES	787,350	775,648	98.51%	804,750	782,582	97.25%
20 - CONTRACTUAL	129,000	111,929	86.77%	119,000	105,868	88.96%
30 - SUPPLIES	19,800	10,316	52.10%	15,300	10,407	68.02%
40 - OPERATIONS	13,250	7,293	55.04%	10,250	5,094	49.70%
50 - UTILITIES	6,400	5,613	87.70%	6,400	5,639	88.11%
43 BUILDING INSPECTIONS Total	**955,800**	**910,799**	**95.29%**	**955,700**	**909,590**	**95.18%**

45 PARKS AND RECREATION						
45 PARKS						
10 - PERSONNEL SERVICES	1,477,800	1,498,429	101.40%	1,615,200	1,600,241	99.07%
20 - CONTRACTUAL	1,020,000	1,012,572	99.27%	1,083,450	1,171,201	108.10%
30 - SUPPLIES	611,500	587,560	96.09%	723,000	556,265	76.94%
40 - OPERATIONS	18,250	10,286	56.36%	18,250	8,345	45.73%
50 - UTILITIES	342,500	269,374	78.65%	326,500	310,654	95.15%
60 - CAPITAL	185,000	124,994	67.56%	173,500	168,702	97.23%
45 PARKS Total	**3,655,050**	**3,503,215**	**95.85%**	**3,939,900**	**3,815,408**	**96.84%**
46 HARBOR O & M						
10 - PERSONNEL SERVICES	144,550	145,527	100.68%	220,700	199,712	90.49%
20 - CONTRACTUAL	343,685	220,280	64.09%	410,300	332,730	81.09%
30 - SUPPLIES	101,000	49,163	48.68%	101,000	70,869	70.17%
40 - OPERATIONS	1,050	320	30.48%	1,800	730	40.56%
50 - UTILITIES	123,600	148,091	119.81%	173,600	195,782	112.78%
60 - CAPITAL	-	-	0.00%	44,500	60,314	135.54%
46 HARBOR O & M Total	**713,885**	**563,381**	**78.92%**	**951,900**	**860,137**	**90.36%**
47 RECREATION						
10 - PERSONNEL SERVICES	882,000	811,843	92.05%	927,500	845,951	91.21%
20 - CONTRACTUAL	50,500	43,268	85.68%	50,500	47,978	95.01%
30 - SUPPLIES	66,750	66,090	99.01%	78,650	62,130	79.00%
40 - OPERATIONS	83,250	78,677	94.51%	100,500	101,126	100.62%
50 - UTILITIES	79,000	96,027	121.55%	109,000	105,276	96.58%
60 - CAPITAL	20,000	63,016	315.08%	-	-	0.00%
47 RECREATION Total	**1,181,500**	**1,158,921**	**98.09%**	**1,266,150**	**1,162,461**	**91.81%**
48 ANIMAL SERVICES						
10 - PERSONNEL SERVICES	199,200	205,082	102.95%	214,250	214,923	100.31%
20 - CONTRACTUAL	426,000	420,659	98.75%	495,500	491,669	99.23%
30 - SUPPLIES	20,750	14,133	68.11%	16,750	12,697	75.80%
40 - OPERATIONS	5,250	3,361	64.02%	5,250	4,868	92.72%
50 - UTILITIES	5,500	2,941	53.47%	3,850	2,484	64.52%
60 - CAPITAL	-	-	0.00%	162,000	156,546	96.63%
48 ANIMAL SERVICES Total	**656,700**	**646,176**	**98.40%**	**897,600**	**883,187**	**98.39%**
50 PUBLIC WORKS						
53 ENGINEERING						
10 - PERSONNEL SERVICES	977,750	962,253	98.42%	992,600	971,491	97.87%
20 - CONTRACTUAL	203,100	116,267	57.25%	302,600	203,678	67.31%
30 - SUPPLIES	33,850	22,207	65.60%	27,850	20,248	72.70%
40 - OPERATIONS	23,700	15,683	66.17%	23,700	12,248	51.68%
50 - UTILITIES	12,500	9,001	72.01%	9,450	8,051	85.20%
60 - CAPITAL	70,000	-	0.00%	82,100	82,103	0.00%
53 ENGINEERING Total	**1,320,900**	**1,125,411**	**85.20%**	**1,438,300**	**1,297,819**	**90.23%**
59 STREETS						
10 - PERSONNEL SERVICES	977,000	872,196	89.27%	927,100	895,932	96.64%
20 - CONTRACTUAL	294,000	249,219	84.77%	554,450	553,524	99.83%
30 - SUPPLIES	3,037,600	3,135,637	103.23%	3,252,600	2,675,361	82.25%
40 - OPERATIONS	11,500	8,524	74.12%	11,500	3,155	27.43%
50 - UTILITIES	486,000	547,909	112.74%	536,000	563,140	105.06%
60 - CAPITAL	143,500	158,460	110.43%	126,000	146,360	0.00%
59 STREETS Total	**4,949,600**	**4,971,945**	**100.45%**	**5,407,650**	**4,837,472**	**89.46%**
Grand Total	**52,043,785**	**49,573,282**	**95.25%**	**57,201,350**	**54,935,120**	**96.04%**

CITY OF ROCKWALL
REPORT OF REVENUES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

WATER & SEWER

	Fiscal Year 2023			Fiscal Year 2024		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
00 REVENUES						
323 - MISCELLANEOUS REVENUE						
4001 - INTEREST EARNINGS	230,000	822,977	357.82%	680,000	818,428	120.36%
4010 - AUCTION /SCRAP PROCEEDS	15,000	6,924	46.16%	8,700	17,021	195.64%
4019 - MISCELLANEOUS REVENUE	55,000	136,247	247.72%	926,950	939,386	101.34%
323 - MISCELLANEOUS REVENUE Total	**300,000**	**966,148**	**322.05%**	**1,615,650**	**1,774,835**	**109.85%**
340 - UTILITY SALES						
4601 - RETAIL WATER SALES	17,025,000	18,222,523	107.03%	19,000,000	19,203,050	101.07%
4603 - SEWER CHARGES	11,500,000	9,483,832	82.47%	10,500,000	10,104,979	96.24%
4605 - PRETREATMENT CHARGES	100,000	91,766	91.77%	111,000	112,602	101.44%
4609 - HOUSE HAZARDOUS WASTE FEE	190,000	193,096	101.63%	214,000	213,717	99.87%
4610 - PENALTIES	350,000	344,857	98.53%	203,000	240,171	118.31%
4611 - PORTABLE METER WATER SALES	125,000	230,846	184.68%	175,000	221,832	126.76%
340 - UTILITY SALES Total	**29,290,000**	**28,566,920**	**97.53%**	**30,203,000**	**30,096,351**	**99.65%**
CONT - TOTAL CONTRACT SALES						
4622 - RCH WATER CORP-WATER SALE	2,045,950	1,710,888	83.62%	1,702,000	1,771,626	104.09%
4632 - BLACKLAND-WATER SALES	1,018,250	921,692	90.52%	999,000	1,167,820	116.90%
4640 - MCLENDON CHISHOLM SEWER CHARG	480,000	354,888	73.94%	460,000	428,589	93.17%
4650 - CITY OF HEATH-WATER SALES	3,335,000	3,441,850	103.20%	3,728,000	3,691,807	99.03%
TOTAL CONTRACT SALES Total	**6,879,200**	**6,429,318**	**93.46%**	**6,889,000**	**7,059,842**	**102.48%**
NON - NON-OPERATING REVENUES						
4480 - TOWER LEASES	275,000	214,271	77.92%	265,000	314,395	118.64%
4670 - WATER IMPACT FEES	800,000	539,786	67.47%	700,000	858,908	122.70%
4672 - SEWER IMPACT FEES	650,000	502,589	77.32%	652,000	868,507	133.21%
4676 - WATER PRO RATA	-	6,434	0.00%	-	-	0.00%
4678 - SEWER PRO RATA	-	154,476	0.00%	-	45,851	0.00%
NON-OPERATING REVENUES Total	**1,725,000**	**1,417,556**	**82.18%**	**1,617,000**	**2,087,661**	**129.11%**
OTHE - TOTAL OTHER RECEIPTS						
4660 - WATER TAPS	85,000	56,319	66.26%	84,000	97,496	116.07%
4662 - SEWER TAPS	10,000	620	6.20%	8,500	8,237	96.91%
4665 - METER RENTAL FEES	40,000	73,981	184.95%	66,000	73,805	111.83%
OTHER RECEIPTS Total	**135,000**	**130,920**	**96.98%**	**158,500**	**179,538**	**113.27%**
00 REVENUES Total	**38,329,200**	**37,510,862**	**97.86%**	**40,483,150**	**41,198,227**	**101.77%**

CITY OF ROCKWALL
REPORT OF EXPENDITURES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024
WITH COMPARATIVE TOTAL FROM PRIOR YEAR

WATER & SEWER FUND

	Fiscal Calendar 2023			Fiscal Calendar 2024		
	Amended Budget	Actual	Percentage	Amended Budget	Actual	Percentage
10 GENERAL GOVERNMENT						
05 ADMINISTRATION						
391 - OPERATING TRANSFERS	1,313,750	1,313,750	100.00%	1,453,750	1,453,750	100.00%
05 ADMINISTRATION Total	**1,313,750**	**1,313,750**	**100.00%**	**1,453,750**	**1,453,750**	**100.00%**
60 UTILITY SERVICES						
61 BILLING SERVICES						
10 - PERSONNEL SERVICES	701,500	680,342	96.98%	755,550	738,853	97.79%
20 - CONTRACTUAL	566,150	568,401	100.40%	576,150	524,811	91.09%
30 - SUPPLIES	93,300	118,356	126.86%	113,800	144,636	127.10%
40 - OPERATIONS	205,900	200,063	97.17%	224,300	226,169	100.83%
61 BILLING SERVICES Total	**1,566,850**	**1,567,162**	**100.02%**	**1,669,800**	**1,634,469**	**97.88%**
62 DEBT SERVICE						
70 - DEBT SERVICE	4,764,000	4,697,865	98.61%	4,600,300	4,607,346	100.15%
62 DEBT SERVICE Total	**4,764,000**	**4,697,865**	**98.61%**	**4,600,300**	**4,607,346**	**100.15%**
63 WATER OPERATIONS						
10 - PERSONNEL SERVICES	1,371,850	1,345,852	98.10%	1,533,650	1,514,113	98.73%
20 - CONTRACTUAL	16,927,250	16,842,304	99.50%	18,655,950	18,367,210	98.45%
30 - SUPPLIES	947,700	809,545	85.42%	947,700	843,209	88.97%
40 - OPERATIONS	23,250	19,998	86.01%	23,250	13,879	59.69%
50 - UTILITIES	293,500	370,704	126.30%	288,500	400,282	138.75%
60 - CAPITAL	375,000	238,279	63.54%	185,700	245,452	132.18%
63 WATER OPERATIONS Total	**19,938,550**	**19,626,682**	**98.44%**	**21,634,750**	**21,384,145**	**98.84%**
67 SEWER OPERATIONS						
10 - PERSONNEL SERVICES	1,419,650	1,343,378	94.63%	1,459,900	1,464,571	100.32%
20 - CONTRACTUAL	10,358,700	10,083,826	97.35%	10,767,250	9,454,200	87.81%
30 - SUPPLIES	251,450	224,338	89.22%	288,050	302,399	104.98%
40 - OPERATIONS	17,700	12,988	73.38%	17,700	14,692	83.01%
50 - UTILITIES	120,500	136,448	113.23%	120,500	149,070	123.71%
60 - CAPITAL	288,300	425,942	147.74%	328,900	331,728	100.86%
67 SEWER OPERATIONS Total	**12,456,300**	**12,226,920**	**98.16%**	**12,982,300**	**11,716,660**	**90.25%**
Grand Total	**40,039,450**	**39,432,379**	**98.48%**	**42,340,900**	**40,796,370**	**96.35%**



September 2024

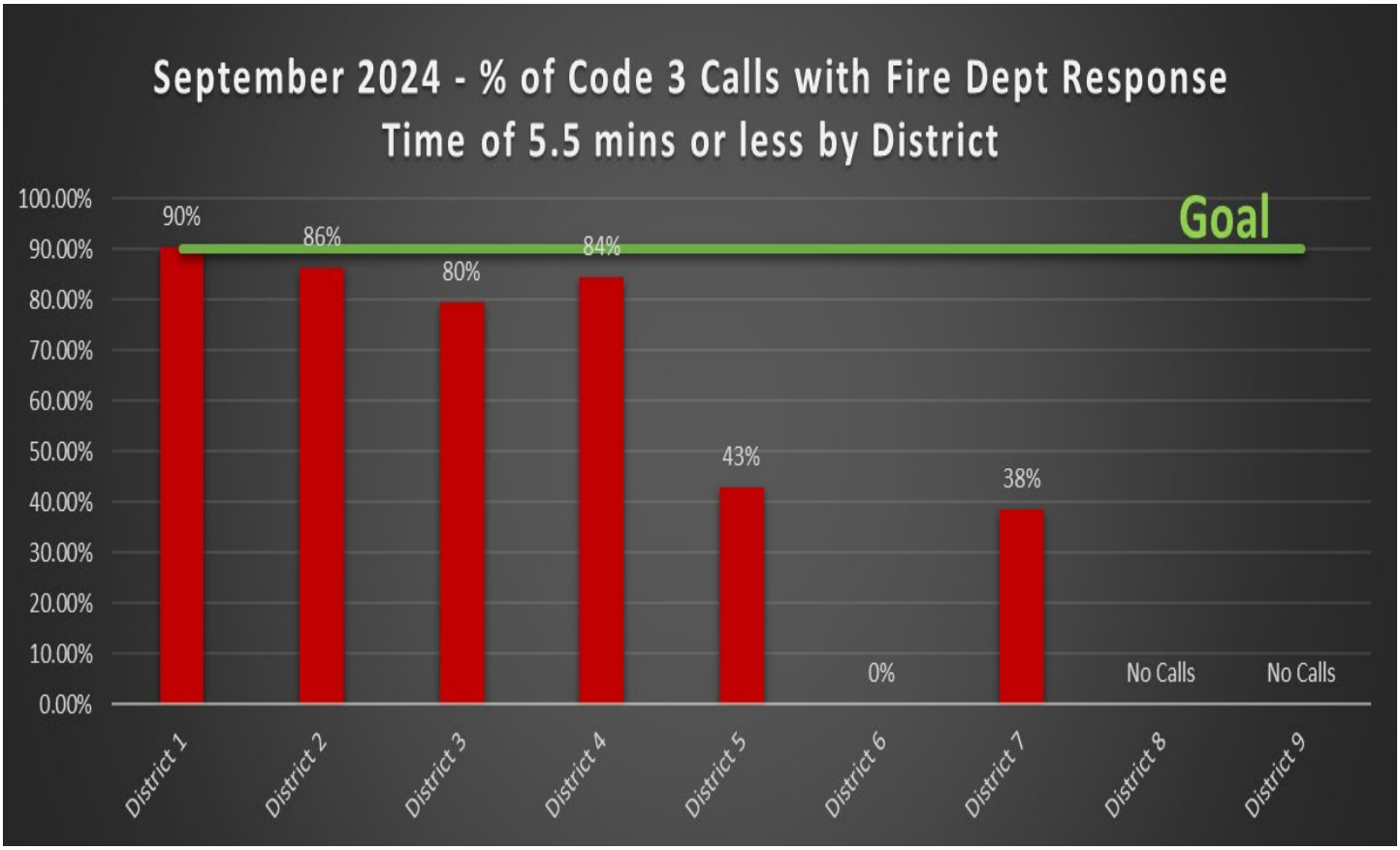
Monthly Report



All Calls By NFIRS Call Type	Incident Count
111 Building fire	1
131 Passenger vehicle fire (cars, pickups, SUV's)	2
142 Brush or brush-and-grass mixture fire	1
143 Grass fire	1
150 OTHER Outside rubbish fire	1
311 Medical assist, assist EMS crew	202
322 Motor vehicle accident with injuries	9
324 Motor vehicle accident with no injuries.	21
331 Lock-in (if lock out , use 511)	1
342 Search for person in water	2
352 Extrication of victim(s) from vehicle	1
353 Removal of victim(s) from stalled elevator	2
360 Water & ice-related rescue, other	1
412 Gas leak (natural gas or LPG)	12
445 Arcing, shorted electrical equipment	3
460 Accident, potential accident, other	1
511 Lock-out	3
522 Water or steam leak	5
531 Smoke or odor removal	1
550 Smoke Detector Battery Change/Install	7
553 Public service	3
554 Assist invalid	3
611 Dispatched & canceled en route	19
622 No incident found on arrival at dispatch address	8
651 Smoke scare, odor of smoke	1
653 Smoke from barbecue, tar kettle	1
671 HazMat release investigation w/no HazMat	1
700 False alarm or false call, other	3
711 Municipal alarm system, malicious false alarm	2
733 Smoke detector activation due to malfunction	8
735 Alarm system sounded due to malfunction	8
740 Unintentional transmission of alarm, other	1
743 Smoke detector activation, no fire - unintentional	6
745 Alarm system activation, no fire - unintentional	13
746 Carbon monoxide detector activation, no CO	1
Grand Total	**355**

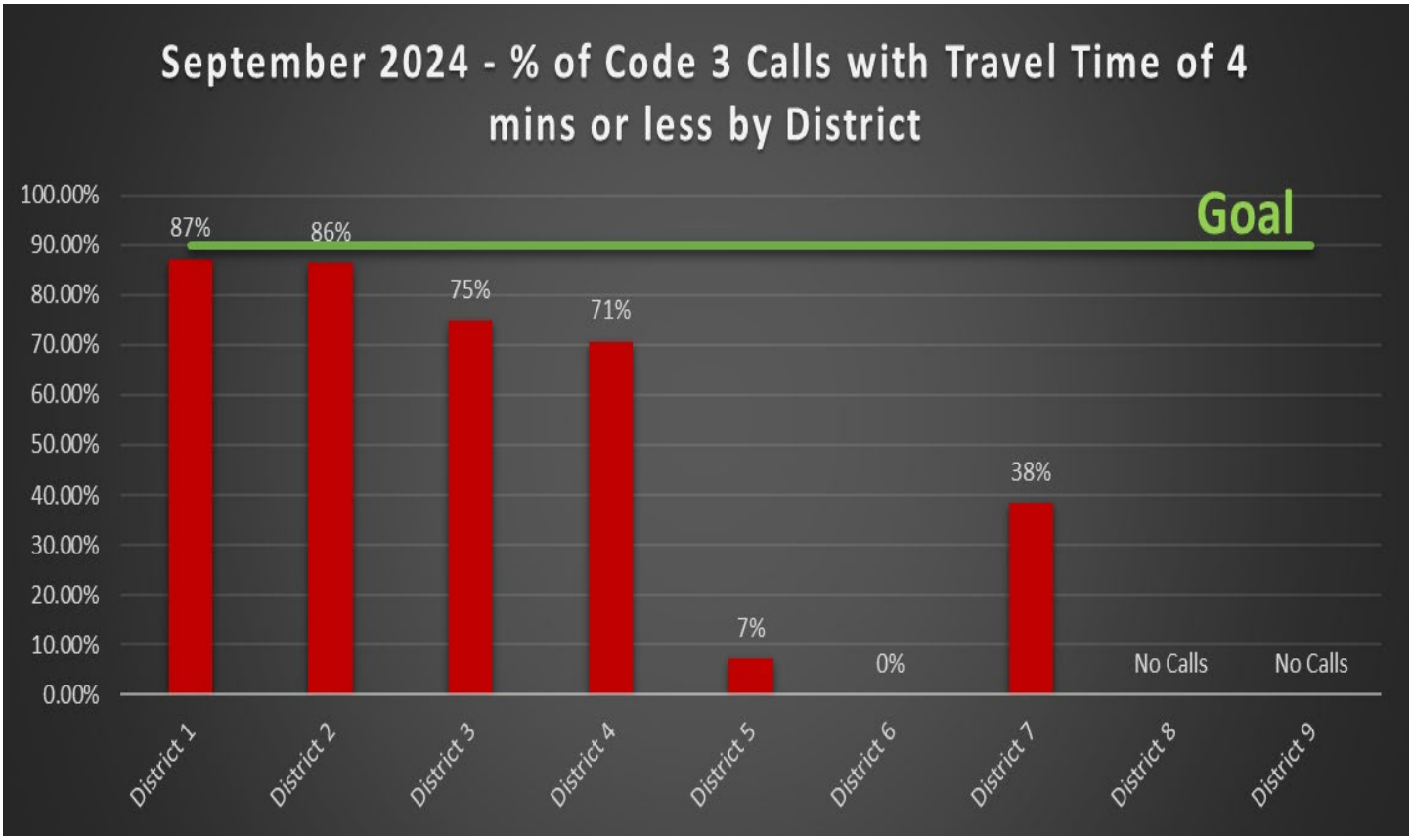
September 2024 Dispatch to Arrival Analysis

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	94	32%	85	0:03:25	90%	90%
District 2	66	23%	57	0:04:21	86%	90%
District 3	44	15%	35	0:04:10	80%	90%
District 4	58	20%	49	0:04:05	84%	90%
District 5	14	5%	6	0:07:10	43%	90%
District 6	2	1%	0	0:09:19	0%	90%
District 7	13	4%	5	0:06:27	38%	90%
District 8	0	0%	0	0:00:00	No Calls	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	291	100%	237	0:04:14	81%	90%



September 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	94	32%	82	0:02:46	87%	90%
District 2	66	23%	57	0:03:23	86%	90%
District 3	44	15%	33	0:03:20	75%	90%
District 4	58	20%	41	0:03:16	71%	90%
District 5	14	5%	1	0:06:29	7%	90%
District 6	2	1%	0	0:08:29	0%	90%
District 7	13	4%	5	0:05:27	38%	90%
District 8	0	0%	0	0:00:00	No Calls	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	291	100%	219	0:03:26	75%	90%



Total Dollar Losses

September 2024

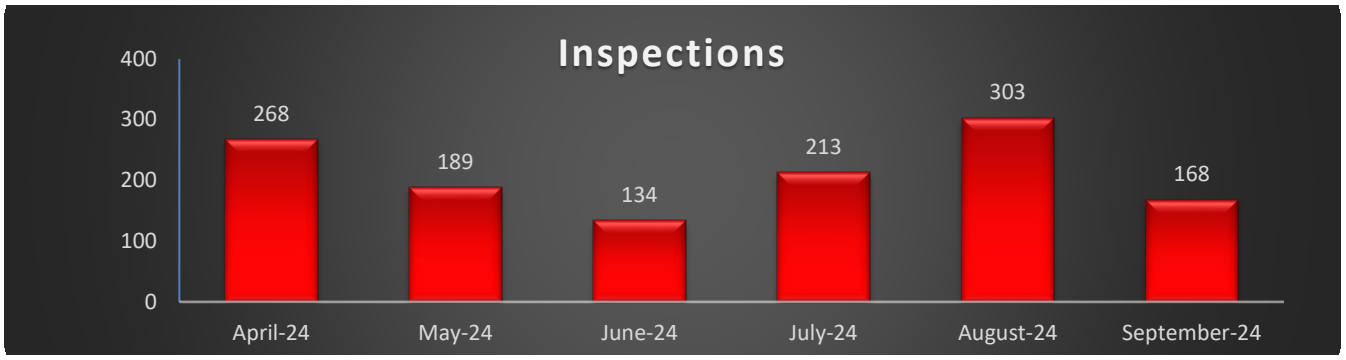
Print Date/Time: 10/04/2024 09:41
Login ID: rck\dgang
Layer: All
Areas: All

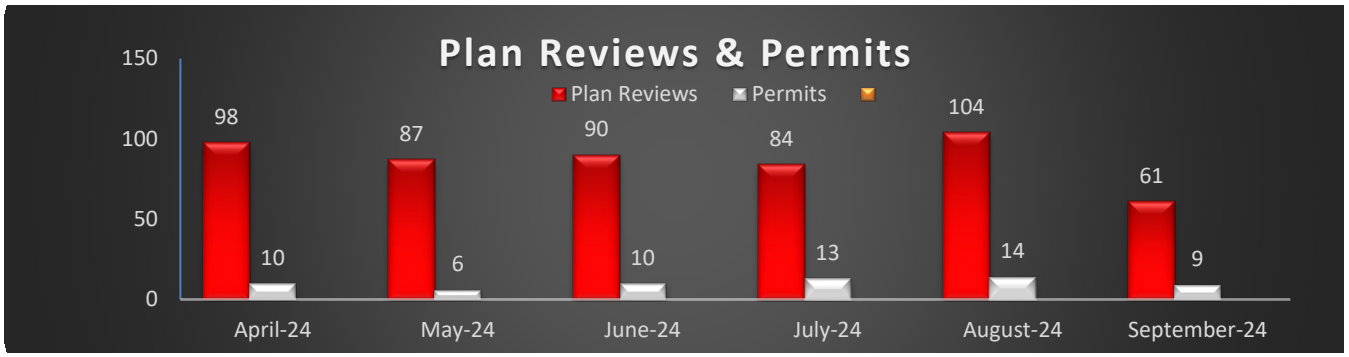
Rockwall Fire Department

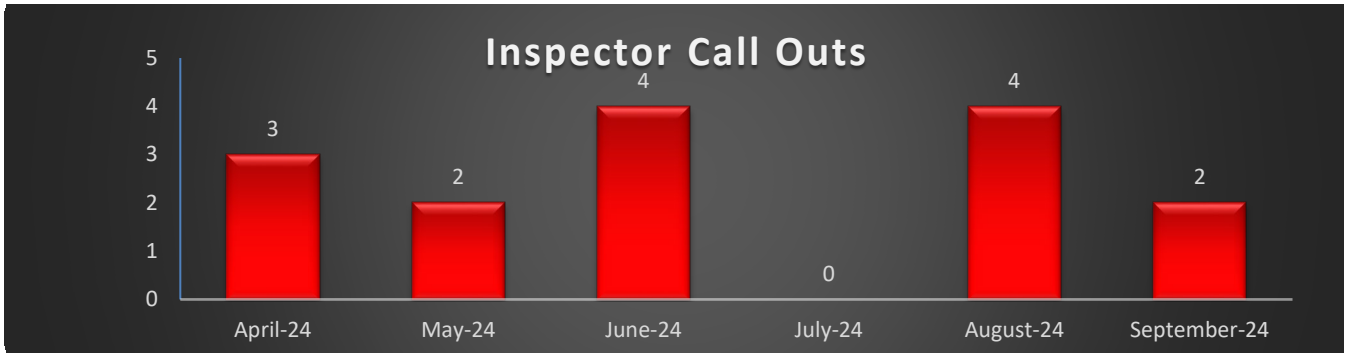
ORI Number: TX504
Incident Type: All
Station: All

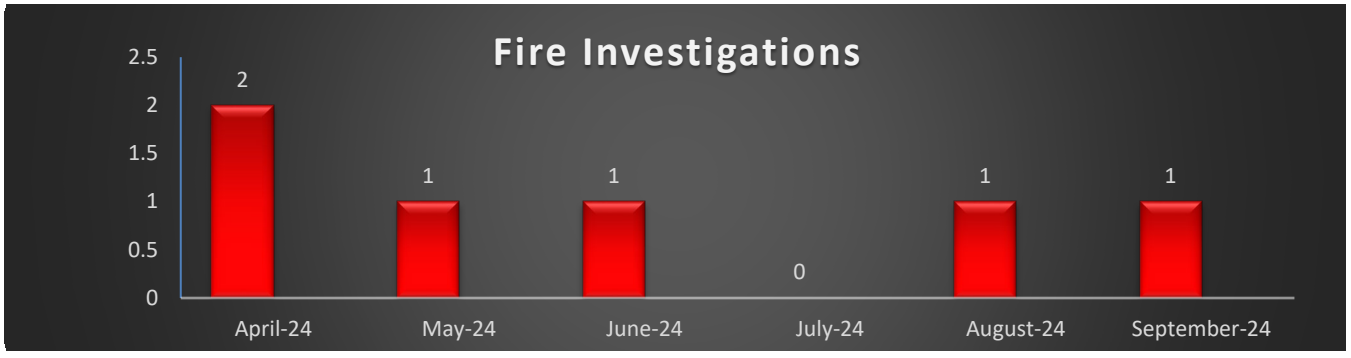
	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	$30,000.00	$66,000.00	$0.00	$144,000.00	$1,637,750.32
Total Content Loss:	$2,000.00	$32,000.00	$0.00	$48,000.00	$2,049,173.75
Total Property Pre-Incident Value:	$436,500.00	$678,179.64	$0.00	$1,633,253.64	$117,249,418.32
Total Contents Pre-Incident Value	$261,900.00	$398,307.78	$0.00	$695,207.78	$24,728,920.19
Total Losses:	$32,000.00	$98,000.00	$.00	$192,000.00	$32,000.00
Total Value:	$698,400.00	$1,076,487.42	$.00	$2,328,461.42	$141,978,338.51

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









ROCKWALL PARKS & RECREATION

GO OUTSIDE AND PLAY

PLAYROCKWALL.COM

Monthly Report
September 2024

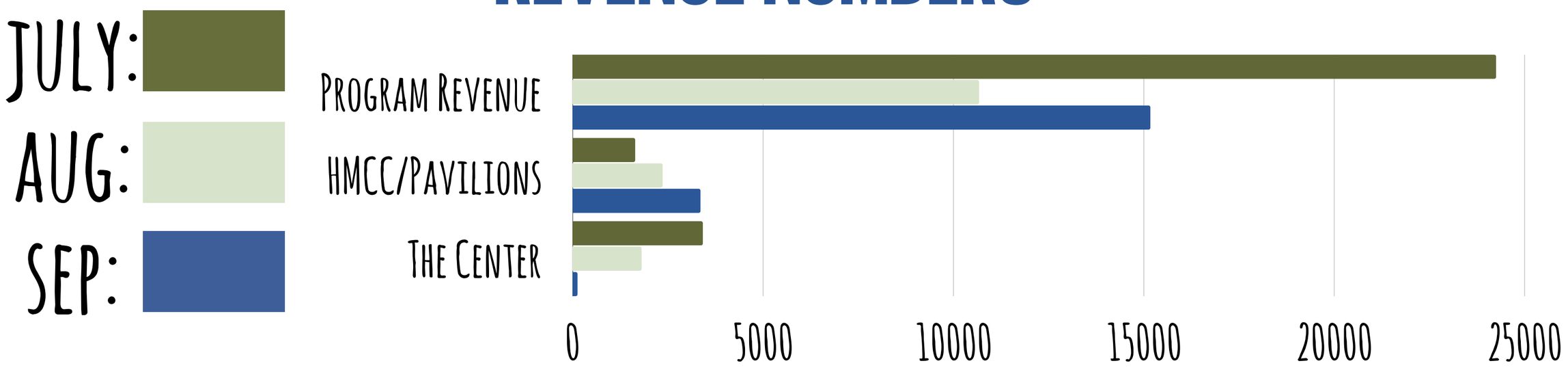
MOTHER SON DANCE



200 ATTENDEES



REVENUE NUMBERS



Upcoming:

Shot Clinic	**Nov 9, 2024**
Fishing Derby	**Nov 9, 2024**

PARKS PROJECT UPDATE – SEP 2024



ASSIST FIRE DEPT



INSTALL JOE WILLY BENCH AT MYERS



REFURBISH GRANITE TRAIL AT MUSEUM



KIDZONE PAVILION WALKWAY REPLACEMENT

Other Projects

SEVERAL MEMORIAL BENCHES INSTALLED AT PARKS

Rockwall Police Department

Monthly Activity Report

September-2024

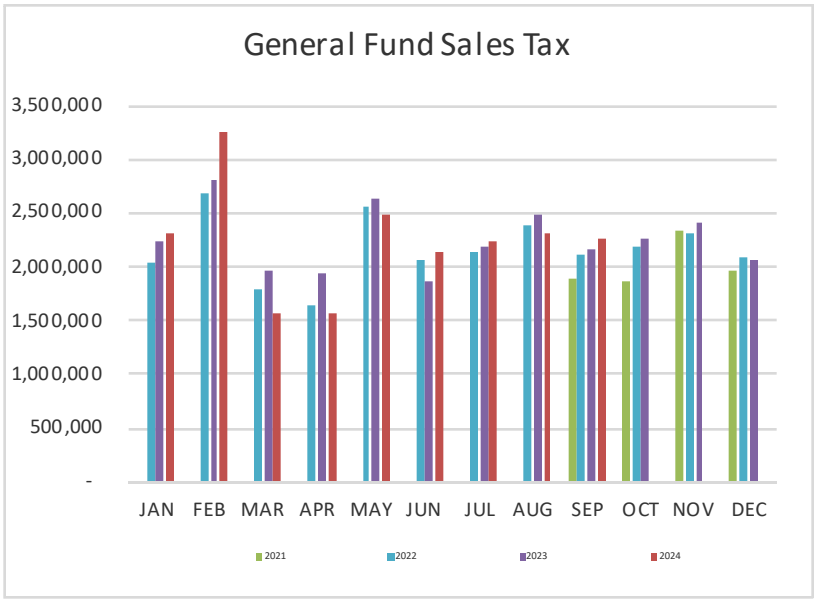
ACTIVITY	CURRENT MONTH SEPTEMBER	PREVIOUS MONTH AUGUST	YTD 2024	YTD 2023	YTD % CHANGE
PART 1 OFFENSES					
Homicide / Manslaughter	0	0	0	0	**0.00%**
Sexual Assault	2	3	10	9	**11.11%**
Robbery	0	1	5	8	**-37.50%**
Aggravated Assault	8	8	39	19	**105.26%**
Burglary	9	5	50	30	**66.67%**
Larceny	40	60	419	437	**-4.12%**
Motor Vehicle Theft	5	6	28	61	**-54.10%**
TOTAL PART I	**64**	**83**	**551**	**564**	**-2.30%**
TOTAL PART II	**128**	**128**	**989**	**1078**	**-8.26%**
TOTAL OFFENSES	**192**	**211**	**1540**	**1642**	**-6.21%**
ADDITIONAL STATISTICS					
FAMILY VIOLENCE	25	22	151	85	**77.65%**
D.W.I.	22	12	119	118	**0.85%**
ARRESTS					
FELONY	24	34	197	232	**-15.09%**
MISDEMEANOR	67	60	452	451	**0.22%**
WARRANT ARREST	5	5	66	65	**1.54%**
JUVENILE	11	6	53	44	**20.45%**
TOTAL ARRESTS	**107**	**105**	**768**	**792**	**-3.03%**
DISPATCH					
CALLS FOR SERVICE	1980	2239	20762	22352	**-7.11%**
ACCIDENTS					
INJURY	2	3	15	12	**25.00%**
NON-INJURY	81	105	1032	829	**24.49%**
FATALITY	0	0	1	3	**-66.67%**
TOTAL	**83**	**108**	**1048**	**844**	**24.17%**
FALSE ALARMS					
RESIDENT ALARMS	38	33	380	417	**-8.87%**
BUSINESS ALARMS	119	152	1257	1334	**-5.77%**
TOTAL FALSE ALARMS	**157**	**185**	**1637**	**1751**	**-6.51%**
Estimated Lost Hours	**103.62**	**122.1**	**1080.42**	**1155.66**	**-6.51%**
Estimated Cost	**$2,464.90**	**$2,904.50**	**$25,700.90**	**$27,490.70**	**-6.51%**

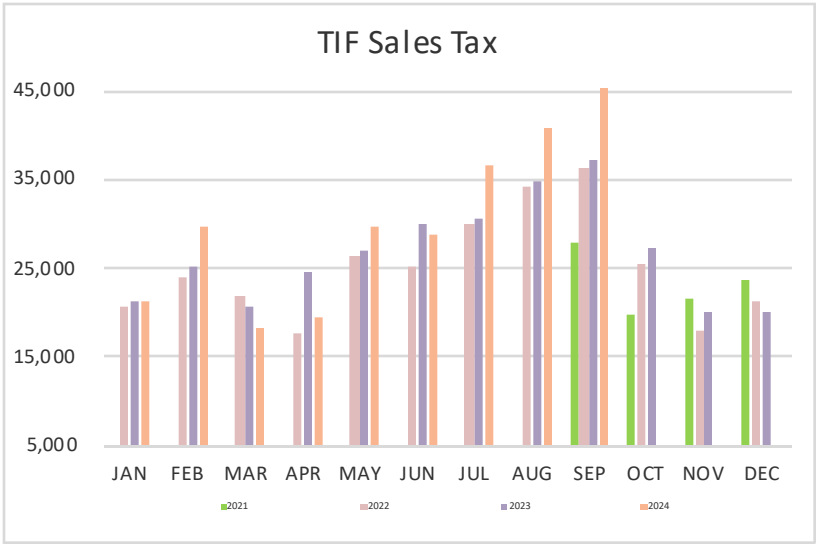
ROCKWALL NARCOTICS UNIT

Number of Cases	**2**
Arrests	**3**
Arrest Warrants	**0**
Search Warrants	**1**
Seized	
Firearm	1
Methamphetamine	1065g
Cocaine	28g
Fentanyl	6 kilos

Sales Tax Collections - Rolling 36 Months

	General Fund Sales Tax	TIF Sales Tax
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
Aug-24	2,301,556	40,719
Sep-24	2,244,383	47,289





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
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
Aug-24	716,579,590	23,115,472	25,942,998
Sep-24	564,519,530	18,817,318	22,530,378

Source: SCADA Monthly Reports generated at the Water Pump Stations

