AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, November 18, 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 (re)appointments to city boards and commissions, pursuant to §551.074 (Personnel Matters).

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

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

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Mayor Johannesen

VI. Appointment Items

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

VII. Open Forum

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

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

please do so during "Open Forum."

1. Consider approval of the minutes from the November 4, 2024 city council meeting, and take any action necessary.

2. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding funding for the Children's Advocacy Center in the amount of $30,000, and the Rockwall Summer Musicals in the amount of $10,000 authorizing the City Manager to execute the associated agreements, and take any action necessary.

3. Consider authorizing the City Manager to execute a one-year contract with Evoqua Water Technologies for chemical injections for $90,000 annually to be funded by the Wastewater Operations Budget, and take any action necessary.

4. Consider approval of the material testing contract for Little Buffalo Wastewater System Extension and authorize the City Manager to execute a construction contract with Henley Johnston & Associates in the amount of $19,050 to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.

5. Consider approval of the contract for the purchase and installation of video surveillance equipment for the City of Rockwall's water facilities and authorize the City Manager to execute a contract with Enterprise Security Solutions of Texas, Inc., in the amount of $282,802.46, to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.

X. 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. **Z2024-049** - Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary **(1st Reading)**.

2. **Z2024-050** - Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(1st Reading)**.

3. **Z2024-051** - Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(1st Reading)**.

4. **Z2024-052** - Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove 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 1313 Gideon Way, and take any action necessary **(1st Reading)**.

XI. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 15th 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

MINUTES

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

Mayor Johannesen called the public meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza was absent from the public portion of the meeting but did attend Executive Session remotely via video teleconference.

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 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

Council adjourned from Ex. Session at 5:35 p.m.

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

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

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

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

VI. Proclamations / Awards / Recognitions

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

These two dispatchers were recognized for their outstanding job performance during extremely high call volumes and the complications associated with severe storms that impacted the City back on May 28, 2024.

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

These two civilians were instrumental in thwarting a recent child abduction in the City and were recognized for their actions, which led to the suspect being arrested and charged.

3. **"Unit Citation" Recognition by Rockwall Fire Department -** Eng.1 "B" Shift (Captain Greg Givens, Driver Engineer, Erick Sotelo, Firefighter Trevor 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)

This Fire Department crew was recognized for a serious vehicular accident they responded to in which people had to be extracted from the vehicle, which was trapped underneath an 18 wheeler.

VII. Appointment Items

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

This item was not addressed during the meeting.

VIII. Open Forum

Mayor Johannesen asked if anyone would like to come forth and speak during this time.

Richard Henson
2424 S. FM 549
Rockwall, TX

Mr. Henson came forth and shared various comments pertaining to the city's 2040 Comprehensive

Plan. He shared that it is a complicated document, and he generally expressed that he has some concerns about some things within it. He encouraged the Council to allow the city's Comprehensive Plan Advisory Committee (CPAC) to convene to review it.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to authorize the City Manager to finalize negotiations and execute a 380 agreement with IKEA Property, Inc. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 nay (McCallum).

X. Consent Agenda

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.

Councilmember McCallum pulled Consent Agenda Items #5 and #7 for further discussion. He then moved to approve the remaining items (#s 1, 2, 3, 4, 6, 8, 9, 10, and 11). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

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.

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.

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.

The motion on the floor passed by a vote of 7 ayes to 0 nays.

Councilmember McCallum shared that he voted against this item previously, so he will again vote 'no' on it. Councilmember Lewis moved to approve Consent Agenda item #5 (an ordinance abandoning a portion of Conveyor Street). Councilmember Thomas seconded the motion. The ordinance caption was 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.

The motion to approve Consent Agenda item #5 then passed by a vote of 5 in favor with 2 against (Jorif and McCallum).

Councilmember McCallum shared he is not in support of this item. Councilmember Thomas then moved to approve Consent Agenda item #7, Councilmember Lewis seconded the motion, which passed by a vote of 5 ayes with 2 nays (Jorif and McCallum).

XI. Public Hearing Items

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)**.

Planning Director, Ryan Miller provided background information regarding this agenda item. 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. 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. 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. 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. 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, and on Oct. 21, the City Council tabled this item (to allow the applicant an opportunity to actually be present at the city council meeting at which this item was being considered (he was unable to be there on Oct. 21). Since the P&Z Commission has recommended denial of this request, this case will require a 'super majority vote' (6 out of 7 councilmembers) voting in favor of it in order for it to be approved.

The applicant then came forth to speak.

Trenton Austin
1340 Meandering Way
Rockwall, TX

Mr. Austin shared that he does not believe approval of this will bring more traffic to the neighborhood or devalue any adjacent properties. He lives in the City and would not do anything to bring anything bad to this town

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

Councilmember Thomas spoke, sharing that Council previously tabled this item to allow the property owner an opportunity to be present at the council meeting and address Council. He acknowledged that each case has to be considered independently, and – in this instance – he does not believe there is any viable reason to not uphold the recommendation of the P&Z Commission to deny this request.

Mayor Pro Tem Jorif went on to make a motion to deny Z2024-044. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. Action Items

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)**.

Indication was given that this item was placed as an Action Item since it did not receive unanimous approval at the previous Council meeting. Councilmember Thomas then moved to approve Z2024-046. Councilmember Moeller seconded the motion.

Mayor Pro Tem Jorif shared that he watched the last council meeting (although he was not physically

present). Brief comments were made regarding this request and the distance(s) involved with this case. Following the brief comments, 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 to approve Z2024-046 passed by a vote of 5 ayes with 2 nays (Jorif and Lewis).

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.

Jodi Willard, Director of Tourism with the Rockwall Chamber came forth and briefed Council on recent tourism-focused events that have transpired within the City and the positive impact each has had on the community. She spoke about various marketing efforts, including social media cites and associated posts. She mentioned that the City of Rockwall was recently the 64th city in Texas to receive the "Music Friendly Designation." Councilmember Lewis complimented Ms. Willard and the Chamber on their efforts, indicating that her efforts are noteworthy and the reports (i.e. the hotel occupancy related information) were very helpful. Councilmember McCallum complimented Ms. Willard on the work she's doing regarding "Visit Rockwall" efforts. He sought and received clarification regarding increased spending in the most recent quarter (Ms. Willard shared that some contracts are paid for up front, once per year, and that's the reason for the increased expenditures compared to other times of year).

Councilmember Thomas asked Ms. Willard to comment on the various 'draws' that seem to attract visitors to Rockwall. Ms. Willard shared that The Hilton, The Harbor and our historic downtown area all serve as very positive, unique areas that The Chamber can successfully promote related to tourism.

Mayor Pro Tem Jorif indicated that efforts point to a "job well done." He asked what else, if anything, the Chamber needs to be successful. Ms. Willard shared that she wishes there was an additional staff member at some point, and she hopes that someday they could be located in the downtown area.

Mayor Pro Tem Jorif asked how she might 'sell' a possible convention center someday if the city were to ever have one. Ms. Willard shared that she would very much enjoy that type of facility, and she would book it out and promote and 'sell, sell, sell' it. Additional meeting space would be wonderful.

Councilmember Campbell asked if Ms. Willard will please email the Council numbers on "hotel occupancies" monthly, reflecting a comparison of the year 2023 months compared to the same months in 2024. Ms. Willard shared she will email that information.

No action was taken regarding this agenda item.

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

Councilmember McCallum moved to approve the resolution and cast all 415 votes on the resolution's attached ballot for "Sedric Thomas." Councilmember Lewis seconded the motion, which passed unanimously of those present (7 ayes to 0 nays).

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.

Indication was given that Councilmember McCallum requested this agenda item. Councilmember McCallum shared the Council has seen a lot of development-related activity over the last several months, and developers use the city's Comp Plan as a tool. In part, it defines 'density,' and it lays out where those densities can occur within the city. He indicated it has been six or seven years since the city's Comp Plan was really looked at, and he believes the CPAC should convene once again to review the document and come back to Council with some recommendations.

Councilmember Thomas shared that he believes it is a good idea for the Comp Plan to be revisited, and he knows there have been some really phenomenal citizens and other individuals who have served on the CPAC and assisted with the development and review of the document. He believes that the Comp Plan is a very important document, and it helps guide our vision as a city. He pointed out that the Comp Plan is not just a "Council document." A lot of public input has gone into it with a lot of thoughtful consideration, including public hearings having been held to glean input from the public as well. It is a very influential guide that helps us look at the vision for our community, even beyond the year 2040, as our area and areas in and around Dallas are growing and will continue to grow. He encouraged involvement from various types of stakeholders when review of the document periodically transpires, including an ability for citizens to have input and comment on it.

Councilmember Lewis shared he is not against the Comp Plan being reviewed; however, he does not believe this is the right time for it to be reviewed. He recently attended the TX Municipal League Conference (TML), and – at that conference – he heard some very concerning things regarding the TX Legislature. He pointed out that for at least the last few legislative sessions, the State has very much been in opposition of empowerment of cities in Texas. Our state government is very likely going to be considering some very noteworthy topics and associated bills, many of which could potentially impact

cities' abilities to even enforce their own zoning-related ordinances and associated regulations. So, he believes the City should wait until after the upcoming legislative session to see what powers, if any, the state ends up taking away from cities in Texas so that nobody potentially wastes time reviewing a plan that may end up having various portions that aren't even enforceable or applicable any longer.

Mayor Johannesen asked the Planning Director for input on how long the process of reviewing the Comp Plan typically takes. Mr. Miller shared that the process is a bit 'indefinite,' but it starts with holding a joint meeting between the City Council and the Planning & Zoning Commission. Once some areas within the plan are identified from that meeting, the CPAC will convene – typically once to twice per month – with meetings that go from about 5:00 – 10:00 p.m. each time. The meetings typically ensue until the CPAC comes to an agreement on a document the committee members would like to take to City Council. Staff would prepare the document and associated information to present to Council, likely at a work session. Thereafter, the document would be taken to the public for input. If the public provides comments, then those comments are taken back to the CPAC, and they and staff go back through the process of massaging the document further. At that point, public hearings are held regarding the document, and – ultimately – it gets approved by Council. So the process is fluid and the timeline depends on several factors.

Mayor Pro Tem Jorif shared that he also has very large concerns about things he heard at the TML Conference concerning things that could possibly transpire with the Legislature and them potentially taking away more and more of cities' rights to govern themselves. Jorif shared he also agrees with Councilmember Lewis that it is probably best to wait until the State Legislature meets and finishes its session before convening the CPAC committee, especially in respect of committee members' time.

Councilmember McCallum went on to share additional comments, sharing that review of the Comp Plan is not a very fast process – it takes quite a bit of time. So, for various reasons, he believes the review CPAC should go ahead and begin meeting. He'd rather do that then start later, as he believes starting later will put us behind.

Councilmember McCallum then moved to convene the CPAC for possible changes and updates to the city's Our 2040 Comprehensive Plan. Mayor Pro Tem Jorif seconded the motion.

Mayor Johannesen acknowledged the state legislature may well take away powers of the city. He pointed out that three existing CPAC members are currently now serving on the city's Planning & Zoning Committee. He likes the idea of first identifying who should be serving on the CPAC committee. Then, have the CPAC jointly meet with the City Council and the Planning & Zoning Commission (all together).

Councilmember McCallum amended his motion to move that the City convene "a" CPAC Committee, allowing some time between now and when they first meet in order for the Council to look at those serving on the Committee and make appropriate appointments in advance. Mayor Pro Tem Jorif seconded the amended motion.

Councilmember Thomas encouraged members of the public to encourage state elected officials to be mindful of cities and stop working against them. He acknowledged the CPAC meeting and reviewing the plan will be a long process.

Councilmember Lewis again reiterated that he is not opposed to the CPAC convening – he is 'all for it – but, he does not believe this is the proper time. He believes the State Legislature should meet first, and the city should wait to see what's done at the State so that CPAC members don't potentially waste their time.

Councilmember Campbell shared that she also believes the CPAC should meet to review the plan, and the Council should move forward with getting it started.

After the brief comments, the motion on the floor passed by a vote of 6 ayes with 1 nay (Lewis).

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

Mary Smith, City Manager commented that the busy holiday season is upon us. She encouraged Council to keep staff informed on their schedules and be watching for emails from staff member Laura Perez regarding specifics on the parade and other, upcoming events.

Mayor Pro Tem Jorif commented how much he appreciates City staff members.

XIV. Adjournment

The meeting was adjourned at 6:58 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 18th DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

City of Rockwall
The New Horizon

MEMORANDUM

TO: Mayor and Council Members

FROM: Hotel Occupancy Tax Sub-Committee Members
Mary Smith, City Manager

DATE: November 8, 2024

SUBJECT: Supplemental Request – CAD and Summer Musicals

The Children's Advocacy Center has requested HOT funding for their gala to be held in April 2025. This gala is held at the Hilton and a number of rooms are booked each year. The request is for $30,000.

Rockwall Summer Musicals has requested $10,000 to be applied to their programs for Summer 2025. They also report guests in local hotels each of their previous performances.

Prior to Council action on the above, the Hotel Occupancy Tax budget is as follows:

Fund Balance carried forward	**$3,470,000**
Budgeted Revenues	**2,000,000**
Previously Allocated Funding	**(1,270,900)**
Projected Fund Balance	**$4,199,100**

Subcommittee members Campbell, Lewis, and McCallum recommend funding the requested amounts. Council is asked to consider approving the funds as recommended by the subcommittee and authorizing the City Manager to execute the agreement with the organization.

City of Rockwall
The New Horizon

Hotel Occupancy Tax

Program Year 2025

Events held Oct. 1, 2024 – Sept. 30, 2025

Application

MUST BE TYPED or PRINTED

Deliver to:
City of Rockwall Finance Office
Attn: Misty Farris
385 S. Goliad St., Rockwall, TX 75087
Ph. 972-771-7700 Fax 972-771-7728 mfarris@rockwall.com

Organization Name:	Children's Advocacy Center for Rockwall County
Name of Event:	9th Annual Go Blue for Kids Gala
Date(s) of Event:	04/26/25
Funding Request $:	$30,000
Website Address:	https://rockwallcac.org/
Mailing Address:	1350 East Washington St., Rockwall, TX 75087
Physical Address:	1350 East Washington St., Rockwall, TX 75087
Telephone:	469.745.8200 Fax:
Primary Contact Name: (Project Director)	Farrah Brabson
Mailing Address:	1350 East Washington St, Rockwall, TX 75087
Email Address:	gala@rockwallcac.org
Telephone:	469.745.8202 Fax:
Secondary Contact Name: (President/Board Chairman)	Patricia Mejia
Mailing Address:	1350 East Washington Street, Rockwall, TX 75087
Email Address:	pmejia@rockwallcac.org
Telephone:	469.745.8201 Fax:

- **COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS**
- **INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE**

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

☒ **Advertising/Tourism** **Requested funding amount $**
Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

☐ **Arts** **Requested funding amount $**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☐ **Historical** **Requested funding amount $**
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2024 - Sept. 30, 2025) that you are requesting Hotel Tax funding. What is your event and why are you having it?
Our 9th Annual Go Blue for Kids Gala is a fundraiser that benefits the mission of the Children's Advocacy Center for Rockwall County(CACRC). We have this event to culminate the work done during Child Abuse Prevention Month, to increase awareness on the services and needs of CACRC, and to raise critical funds needed for CACRC's services and prevention efforts.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?
There are several ways this event meets the definition of Advertising and Tourism. Our event is located at a hotel in Rockwall, in which we will have a number of guests and volunteers staying overnight or for the entire weekend. We advertise the local hotels on our event page and on social media. We also highlight local businesses, attractions and hotels in our marketing and at our event (via auctions items and sponsorships).

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
No Name location: Hilton Dallas Rockwall Lakefront

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
N/A Name of Insurance Company:

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
8th Annual Go Blue for Kids Gala	2024	1	520	30
7th Annual Go Blue for Kids Gala	2023	1	510	14
6th Annual Go Blue for Kids Gala	2022	1	450	14

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).

   See exhibit C.

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.

   a) Separate checking account without combining with any other revenues or maintained in any other bank account or

   b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a separate line item in the organization's budget. Interest earned on the Hotel revenues must be used to support the event/program as well.

   Will the organization be able to segregate the accounting process in either a) or b) above? Yes, we will segregate the accounting process by doing b option.

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.rockwall.com/finance.asp
Exhibit F	Form 1295 https://www.rockwall.com/finance.asp

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman: Patricia Mejia

Print Name

Date

Patricia Mejia

Patricia Mejia (Oct 7, 2024 21:19 CDT)

Signature

Event/Program Director: _____

Date 10/06/24

Print Name

Farrah Brabson

Signature

Farrah Brabson

Both signatures are required for the application to be complete.

EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2025

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request application.

Organization Name: Children's Advocacy Center for Rockwall County
Event/Program Name: 9th Annual Go Blue Kids Gala
Requested Funding: $ 30,000

Expenses (for this project only)		Total Expenses	HOT Funding $ Request	Additional Justification for HOT Funding Request
1. Personnel	$			
Administrative				
Artistic				
Technical				
Other personnel				
2. Fees for outside professional services				
Administrative				
Artistic		15,000		
Technical		20,000		
3. Space Rental		12,000		
4. Equipment Rental				
5. Travel/Transportation		0		
6. Promotion/Printing		2,000		
7. Costumes/Royalties		0		
8. Other (supplies, postage etc.)		50,000		
9. Sub -Totals				
10. Total Expenses		99,000	30,000	

Revenues (for this project only)			
1. Total Amount of HOT Fund Request	$	30,000	Revenue - additional remarks
2. Admissions (ticket and concessions)		130,600	
3. Donations		50,000	
4. Organizational funds budgeted		0	
5. Grants (State)		0	
6. Other (list): Games		15,000	
7. Other (list): Auction		100,000	
8. Other (list):			
9. Other (list):			
10. Total income and contributions		325,600	
11. Total In-Kind		20,000	
12. Total Revenues		345,600	

Financial Information (for this project only)					
Fiscal Year (Oct. 1st - Sept. 30th)		2022 Actual	2023 Actual	2024 Actual	2025 Proposed
Total Revenue (including HOT funds)	$	248,154	175,650	300,087	345,600
Total Expenses	$	120,569	104,994	78,598	99,000
Total HOT funds awarded	$	0	0	0	30,000

Exhibits B-F to follow

If you are submitting more than one application (one for each event/program funding) only provide one copy of the following documents/exhibits with your submittal:

Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.irs.gov/pub/irs-pdf/fw9.pdf?
Exhibit F	Form 1295 https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

CACRC Hot Funds Program Year 2025 Application

Final Audit Report 2024-10-08

Created:	2024-10-06
By:	CAC Rockwall County (fbrabson@rockwallcac.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvNS-bzo_uucmBi5qUGMVtZMIcni4B1SK

"CACRC Hot Funds Program Year 2025 Application" History

Document created by CAC Rockwall County (fbrabson@rockwallcac.org)
2024-10-06 - 8:27:06 PM GMT- IP address: 107.198.57.212

Document emailed to Patricia Mejia (pmejia@rockwallcac.org) for signature
2024-10-06 - 8:27:10 PM GMT

Email viewed by Patricia Mejia (pmejia@rockwallcac.org)
2024-10-06 - 8:33:56 PM GMT- IP address: 104.28.97.16

Document e-signed by Patricia Mejia (pmejia@rockwallcac.org)
Signature Date: 2024-10-08 - 2:19:27 AM GMT - Time Source: server- IP address: 99.7.54.29

Agreement completed.
2024-10-08 - 2:19:27 AM GMT

Adobe Acrobat Sign

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JAN 07 2016

THE CHILDRENS ADVOCACY CENTER FOR
ROCKWELL COUNTY
1350 E WASHINGTON ST
ROCKWELL, TX 75087

Employer Identification Number:
47-4946358
DLN:
17053288318045
Contact Person:
JOHN J MCGEE ID# 31169
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
August 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
August 13, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

City of Rockwall
Hotel Occupancy Tax
Exhibit C

Examples and evidence of marketing area and readership

1. The Children's Advocacy Center for Rockwall (CACRC) hosts several events annually in Rockwall, with cross-promotion at each, particularly for larger events like the Go Blue For Kids Gala. In September, our fundraiser that attracts over 700 attendees from across the metroplex, featured extensive promotion for the gala and Hilton/Rockwall Lakefront. This includes advertising in the event slideshow, announcing ticket sales and sponsorship opportunities, and placing a Save the Date card in each goody bag given to attendees.

2. CAC will promote the Go Blue for Kids Gala through advertisements in the Herald Banner, Blue Ribbon News, and on social media platforms like Facebook and Instagram. The event details will also be posted on the CAC website, where attendees can purchase tickets and find information about local accommodations, including the Hilton Dallas Rockwall Lakefront Hotel, the event's venue. Additionally, room blocks will be available at the host hotel for the night of the gala.

    a. We have over 4,000 followers on our social media and last April our reach on Facebook alone exceeded 20K during the month of our event.

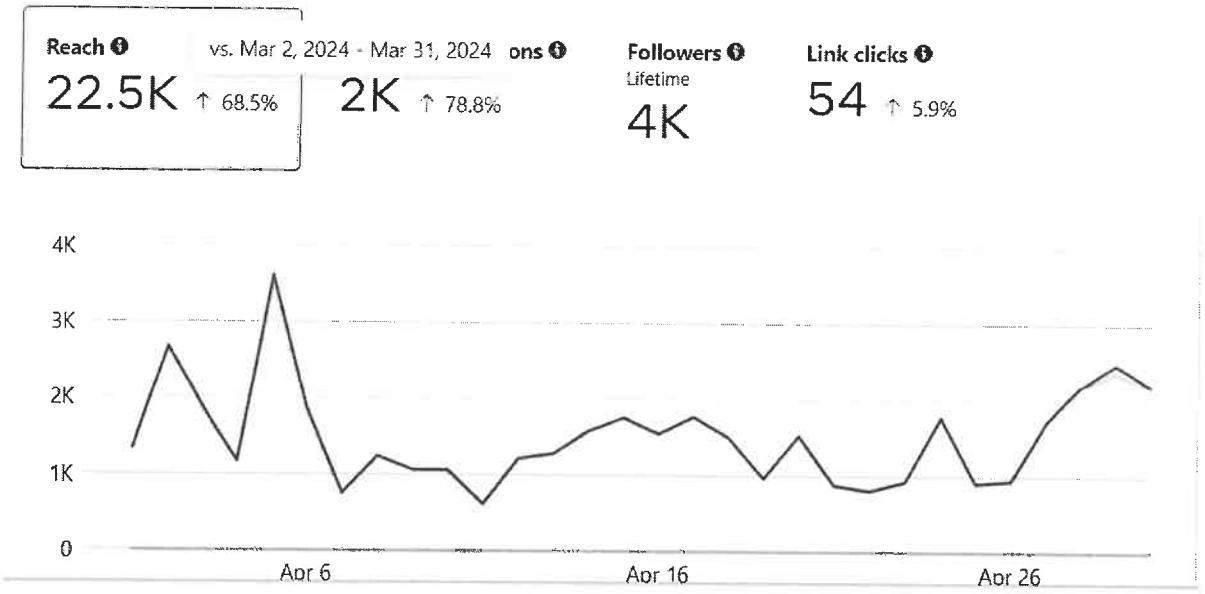


Exhibit D for CACRC

List members of the governing body including name, position, mailing address and phone number

President: Rick Carroll Phone: 903-235-2184

Address: 1350 E. Washington Street, Rockwall, TX 75087

Vice President: Felicia Oliphant Phone: 972-204-6809

Address: 1350 E. Washington Street, Rockwall, TX 75087

Treasurer: Kevin Hadawi Phone: 817-994-1313

Address: 1350 E. Washington Street, Rockwall, TX 75087

Secretary: Dawn Redig Phone: 214-342-8000

Address: 1350 E. Washington Street, Rockwall, TX 75087

Past President: Cindy Lindley Phone: 972-754-0818

Address: 1350 E. Washington Street, Rockwall, TX 75087

Parliamentarian: Gary Freedman Phone: 214-693-7570

Address: 1350 E. Washington Street, Rockwall, TX 75087

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Children's Advocacy Center for Rockwall County

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) ▶ Non-Profit 501(c) 3

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) 1

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1350 E Washington St

Requester's name and address (optional)

6 City, state, and ZIP code
Rockwall, TX 75087

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			-			-				

or

Employer identification number
4	7	-	4	9	4	6	3	5	8

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | Signature of U.S. person ▶ Patricia Major | Date ▶ 8/17/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.	**OFFICE USE ONLY**

1 **Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Children's Advocacy Center for Rockwall County

2 **Name of governmental entity or state agency that is a party to the contract for which the form is being filed.**

City of Rockwall, Texas

3 **Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the goods or services to be provided under the contract.**

City of Rockwal HOT Funds - 2025

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 **Check only if there is NO Interested Party.** [X]

6 AFFIDAVIT

FARRAH BRABSON
Notary ID #130990070
My Commission Expires
February 1, 2025

AFFIX NOTARY STAMP / SEAL ABOVE

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Patricia Mejia
Signature of authorized agent of contracting business entity

Sworn to and subscribed before me, by the said Patricia Mejia, this the 9th day of October, 20 24, to certify which, witness my hand and seal of office.

Farrah Brabson — Farrah Brabson — Director of Comm. Engagement
Signature of officer administering oath — Printed name of officer administering oath — Title of officer administering oath

ADD ADDITIONAL PAGES AS NECESSARY

Form provided by Texas Ethics Commission — www.ethics.state.tx.us — Adopted 10/5/2015

Hotel Occupancy Tax

Program Year 2025

Events held Oct. 1, 2024 – Sept. 30, 2025

Application

MUST BE TYPED or PRINTED

Deliver to:
City of Rockwall Finance Office
Attn: Misty Farris
385 S. Goliad St., Rockwall, TX 75087
Ph. 972-771-7700 Fax 972-771-7728 mfarris@rockwall.com

Organization Name:	Rockwall Summer Musicals	
Name of Event:	2025 13th Annual Season	
Date(s) of Event:	May 2025 through July 2025	
Funding Request	$: 10,000	
Website Address:	www.rockwallsummermusicals.org	
Mailing Address:	P. O Box 551, Rockwall TX 75087	
Physical Address:	1201 TL Townsend Dr., Rockwall, TX 75087	
Telephone:	972-202-3700	Fax:
Primary Contact Name:	Barbara Doudt (Artistic Director)	
Mailing Address:	604 Highland Drive Rockwall, TX 75087	
Email Address:	bsd19599@gmail.com	
Telephone:	972-2029673	Fax:
Secondary Contact Name:	Jacob Thomas (President/Board Chairman)	
Mailing Address:	2957 Clear Creek Dr., Rockwall, TX 75032	
Email Address:	jdthomas74@yahoo.com	
Telephone:	972-365-5917	Fax:

► **COMPLETE AN APPLICATION FOR EACH EVENT/PROGRAM/EXHIBIT REQUESTING FUNDS**

► **INCOMPLETE APPLICATIONS WILL NOT BE FORWARDED TO THE COUNCIL SUBCOMMITTEE**

1. Mark an "X" next to the category or categories that your organization is requesting funds in the attached budget request.

x **Advertising/Tourism** **Requested funding amount $ 2000**

Conducting solicitation or promotional programs that encourage tourists and delegates to come to the City of Rockwall.

x **Arts** **Requested funding amount $ 8000**
Providing encouragement, promotion, improvement and application of the arts as it relates to the presentation, performance execution or exhibition of the major art forms in the City of Rockwall.

☐ **Historical** **Requested funding amount $**
Providing historical restoration, preservation, programs and encouragement to visit preserved historic sites or museums located in the City of Rockwall.

2. Describe the program or event for the upcoming fiscal year (Oct. 1 2024 – Sept. 30, 2025) that you are requesting Hotel Tax funding. What is your event and why are you having it?

Each summer Rockwall Summer Musicals produces two fully staged, top quality Broadway musicals. Our productions feature a live orchestra, original costumes, locally built sets and large cast to appeal to all ages. Our productions allow for local talent to be showcased that rival what is produced in Dallas. We continue our mission to further the education of and provide entertainment to our local community in the area of dramatic arts with a specific emphasis on the art of musical theater production. This year, we added specific sponsorships and support to local students interested in furthering their skills in musical theater and prioritized their involvement to provide ample experience for these future thespians. We are also making every effort to choose shows that everyone loves and is familiar with in order to provide even more interest in our shows and drive new residents and others from around the area and state to attend our shows.Additionally, we have grown our social media presence in order to further our reach this year with net result of a 15% increase in out-of-town guests to our performances.

3. How does the event/program meet the definition of the categories listed in Item No. 1 above (promotion of tourism and the hotel industry in the City of Rockwall)?

We continue to encourage participation in our programs across the entire Metro area in addition to advertising and using social media to gain new followers and customers throughout the greater DFW area and across the state through musical theater networks and groups. Last year we featured a younger cast show in Grease and used social media to advertise the opportunities to schools and colleges across the state. As a result, we brought in college and high school students from across Texas who wanted to participate in high quality theater for their resumes and experience. Our plan is to continue to increase that social media and online presence in 2025 in order to continue to bring in guests to Rockwall.

4. Is the event/program that the organization is requesting Hotel Tax funds held in/on City-owned property?
Yes Name location:

Rockwall High School, 901 Yellow Jacket Ln., Rockwall, TX 85087 (Note: we are usually in the Utley MS Performing Arts Center, however, in the summer of 2025,

we expect RISD to be continuing renovations, thai we will need to utilize the RHS theater for this season)

5. Will your organization provide special event insurance coverage for the event/program if held on City property?
Yes Name of Insurance Company:

King Insurance Group

6. Provide 3 years attendance history for the above listed programs, activities, exhibits or event described in Item No. 2 above.

Event	Year	Event Duration (in Days)	Audience Size	# of Attendees in hotel rooms
South Pacific	2024	6	1276	unknown
Grease	2023	7	1720	22
Oklahoma	2023	6	1500	18
The Sound of Music	2022	6	2538	18
Singing in the Rain	2022	6	1539	12
Annie	2019	6	2126	20
Thoroughly Modern Millie	2019	6	1298	8

7. What specific market will you target with the event/program's marketing plan? Attach up to 3 examples and evidence of marketing area and readership (Label Exhibit C).

We plan to be included in the Trip Advisor calendar of events, Texas Highways, and TravelLens.co "Best things to do in Rockwall, TX". In addition we are always on the calendar with WFAA television during the weeks of our shows and are included on many travel and theater social media channels to promote our shows. We have been increasing our visibility on those social media groups this year following by 50% in one year.

8. The City of Rockwall must require segregated accounting of its Hotel funds. Organizations must maintain and account for revenue provided from the tax authorized by section 351.101(a) within one of the two options listed below.
   a) Separate checking account without combining with any other revenues or maintained in any other bank account or
   b) Maintain a line item accounting, whereby the Hotel revenues may not be combined with any other revenues or expenditures. The funds may be maintained in the same bank account, provided they are reported as a

Will the organization be able to segregate the accounting process in either a) or b) above? Yes

9. Provide all of the following documentation with this application and label each as outlined below.

Exhibit A	Proposed budget for each event/program using attached form
Exhibit B	Letter of determination certifying federal tax exempt 501(c)(3) status
Exhibit C	Examples and evidence of marketing area and readership (limit 3)
Exhibit D	List members of the governing body including name, position, mailing address and phone number
Exhibit E	W-9 Form https://www.rockwall.com/finance.asp
Exhibit F	Form 1295 https://www.rockwall.com/finance.asp

We certify, to the best of our ability, that the information in this application, including all exhibits and supporting documentation is true and correct to the best of our knowledge. It is understood and agreed that any funds awarded as a/ result of this application will be used for the purpose set for herein and the program guidelines.

President/Board Chairman:

Jacob Thomas
Print Name

Date

10-8-2024

Jacob Thomas
Signature

Event/Program Director:

Barbara Doudt
Print Name

Date

10-8-2024

Barbara Doudt
Signature

Both signatures are required for the application to be complete.

EXHIBIT A

Hotel Occupancy Tax Funding Request
Event/Program Budget - Program Year 2025

Financial information (round to the nearest dollar). Include a completed copy of this budget with funding request application.

Organization Name: Rockwall Summer Musicals
Event/Program Name: Rockwall Summer Musicals presents their 13th season
Requested Funding: $ 10,000

Expenses (for this project only)		Total Expenses	HOT Funding $ Request	Additional Justification for HOT Funding Request
1. Personnel	$			
Administrative		$ 2,000.00	$ 2,000.00	
Artistic		$ 5,000.00	$ 5,000.00	We endeavor to use local experts
Technical				and artists because we want to utilize
Other personnel		$ 800.00		Rockwall area resources
2. Fees for outside professional services				
Administrative				
Artistic		$ 5,500.00		
Technical		$ 15,000.00		
3. Space Rental		$ 21,000.00		
4. Equipment Rental		$ 10,500.00		
5. Travel/Transportation				
6. Promotion/Printing		$ 10,500.00	$ 3,000.00	We spend a great deal of time and
7. Costumes/Royalties		$ 15,000.00		money to promote RSM inside and
8. Other (supplies, postage etc.)		$ 30,500.00		outside of the area
9. Sub -Totals				
10. Total Expenses		$ 115,800.00	$ 10,000.00	

Revenues (for this project only)			
1. Total Amount of HOT Fund Request	$		Revenue - additional remarks
2. Admissions (ticket and concessions)		$ 10,000.00	
3. Donations		$ 78,800.00	
4. Organizational funds budgeted		$ 22,000.00	
5. Grants (State)		$ 5,000.00	
6. Other (list):			
7. Other (list):			
8. Other (list):			

9. Other (list):			
10. Total income and contributions			
11. Total In-Kind			
12. Total Revenues		$ 115,800.00	

Financial Information (for this project only)

Fiscal Year (Oct. 1st - Sept. 30th)		2022 Actual	2023 Actual	2024 Actual	2025 Proposed
Total Revenues(including HOT funds)	$	$ 98,686.00	$ 99,457.00	$ 48,143.00	$ 115,800.00
Total Expenses	$	$ 104,833.00	$ 111,061.00	$ 60,610.00	$ 115,800.00
Total HOT funds awarded	$	$ -	$ 5,000.00	$ 7,500.00	

Exhibit B

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 29 2011

ROCKWALL SUMMER MUSICALS INC
C/O JACOB DANIEL THOMAS
PO BOX 551
ROCKWALL, TX 75087

Employer Identification Number:
45-2247542
DLN:
17053140301041
Contact Person:
KEVIN W PAYTON ID# 31454
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
February 14, 2011
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

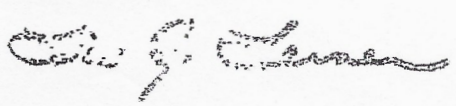
We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,



SOUTH PACIFIC
TOMORROW
Auditions
Sat 10 - 4 & Sun 1-6

SOUTH PACIFIC

BROADWAY IN YOUR BACKYARD
ROCKWALL
SUMMER MUSICALS

Music by **Richard Rodgers**

Lyrics by **Oscar Hammerstein II**

Book by Oscar Hammerstein II and Joshua Logan

Adapted from the Pulitzer Prize winning novel "Tales of the South Pacific" by James A. Michener

Tickets

Director **Barbara Doudt**

Musical Director **Traci Kaip**

Choreographer **Suzanne Toler**

June 28-30 & July 5-7

Rockwall High School
901 W. Yellow Jacket Lane

rockwallsummermusicals.org

SOUTH PACIFIC is presented by arrangement with Concord Theatricals on behalf of the Rodgers and Hammerstein organization
www.concordtheatricals.com

EXPERIENCE

SOUTH PACIFIC
June 28-30
& July 5-7

Exhibit D

Name	Email	BOD Position Held	Phone Number	Best Email Address
Caroline Englestad	ukcaroline.e@gmail.com	Marketing	432-631-9931	ukcaroline.e@gmail.com
Denise Duncan-Smith	dsx2591@gmail.com	Treasurer	972-841-2939	dsx2591@gmail.com
Jacob Thomas	rockwallsummermusicals@gmail.com	President	972-365-5917	jathomas74@yahoo.com
Hope Englestad McElroy	henglestad@gmail.com	Marketing	850-830-2324	henglestad@gmail.com
Jamie Rubush	jamie.rubush@gmail.com	Secretary	214-771-1135	jamie.rubush@gmail.com
Matt Johnson	thematt2874@gmail.com	VP Operations	757-297-9598	mljohnsonii@outlook.com
James Alan Peterson	hcexec2012@gmail.com	Community Affairs	972-977-5647	hcexec2006@sbcglobal.net
Barbara Doudt	bsd19599@gmail.com	VP Production	212-202-9673	bsd19599@gmail.com

Exhibit E

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Rockwall Summer Musicals, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) ▶ **501(c)(3)**

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
P.O. Box 551

Requester's name and address (optional)

6 City, state, and ZIP code
Rockwall, TX 75087

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
4	5	–	2	2	4	7	5	4	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Aaron Rupe Date ▶ 8-10-2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Exhibit F

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1176286

Date Filed:
06/17/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Rockwall Summer Musicals, Inc.
Rockwall, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Rockwall

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
2022-963171
Hotel Occupancy Tax Funding, HOT 2024 Performing Arts Group producing two Broadway musicals each summer.

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Jacob Thomas, and my date of birth is 7/17/74.

My address is 2957 Clear Creek Dr. (street), Rockwall (city), TX (state), 75032 (zip code), Rockwall (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____ (month), 20_____ (year).

Jacob Thomas

Signature of authorized agent of contracting business entity
(Declarant)

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 18, 2024**

SUBJECT: **Lift Station Chemical Injection Systems**

On February 07, 2017, staff brought before City Council to authorize the City Manager to execute a contract with Evoqua Water Technologies to install an injection system at the Fontana and Timber Creek Lift Stations to eliminate effluent odors.

The reason for the installations was to eliminate sewer odor complaints from residents along Daybreak Drive in the Lofland Subdivision. The existing sanitary sewer system in Daybreak Drive receives sanitary sewer effluent from the Fontana and Timber Creek Lift Stations. The lift stations discharge into the existing gravity flow system creating an environment for hydrogen sulfide to be emitted from the wastewater collection system.

In the 2018 budget, the Wastewater Division of Public Works requested the installation of an injection system at the Mims Lift Station to eliminate odors and hydrogen sulfide affecting residents in Windmill Ridge and Lake Rockwall Estates. Mims Lift Station discharges into the gravity line at Tubbs Road and Walnut Lane.

The product injected is BIOXIDE Plus 71 solution is a product which combines the benefits of BIOXIDE solution with a proprietary blend component to achieve highly effective odor and corrosion control. BIOXIDE solution controls sewage odor naturally, rather than chemically. This process eliminates the odor, prevents corrosion and overcomes safety concerns associated with atmospheric hydrogen sulfide.

BIOXIDE Plus 71 solution is environmentally safe. It contains no hazardous substances as defined by the CERCLA list of reportable quantities and the OSHA Hazard Communication Standard (29 CFR 1910.1200). The active ingredient is nitrate salts which is a stable, safe compound found in nature. This compound is selected as the active ingredient in BIOXIDE solutions because it specifically interacts with naturally occurring bacteria to remove and prevent dissolved sulfide, resulting in an effective, safe and effective product.

Staff requests City Council consider authorizing the City Manager to renew the contract with Evoqua Water Technologies for a one-year contract for Fontana, Timber Creek, and Mims Lift Stations to eliminate effluent odors with an estimated amount of $90,000 annually. Funding will be allocated through the water/sewer fund.

November 12, 2024

Mr. Shon Bellah
City of Rockwall
385 South Goliad St.
Rockwall, TX 75087
Email: sbellah@rockwall.com

RE: 2024-2025 BIOXIDE® PLUS 71 FSOC PRICING
CITY OF ROCKWALL, TX
Evoqua Quote No. Q241112AR1 (REF: 2017-181906 r1)

Dear Mr. Bellah:

Evoqua Water Technologies LLC would like to thank you for your business and continued interest in our products and services; specifically, your use of BIOXIDE® Plus 71 in treating your H2S and odor control needs. Evoqua would like to renew the supply of BIOXIDE® Plus 71 Solution, feed system and quarterly service for an additional calendar year.

Your current delivered price for BIOXIDE® Plus 71 will be $4.90 per gallon in minimum 2,000-gallon full loads. The new agreement will take effect October 1, 2024, and will remain firm through September 30, 2025.

The above price is for BIOXIDE Plus 71, equipment and preventative maintenance. The maintenance schedule and optimization services will remain quarterly. An Evoqua service technician will visit the site to perform routine maintenance on the dosing equipment, optimize chemical dosing, conduct compliance sampling and provide a written report. Routine service shall include, but not be limited to:

1. Check the equipment for proper operation
2. Perform sulfide sampling at the control point
3. Perform scheduled preventative maintenance on equipment.

The above pricing and services apply to FONTANA, TIMBER CREEK, and MIMS Road Lift Stations.

All other Terms and Conditions of the original contract no. 2017-181906r1 are considered a part of this renewal and shall apply. Any applicable taxes due are not included.

PLEASE NOTE: Effective April 2022, you may be assessed a 3% fee if paying via Credit Card. Find more info on our website here > https://www.evoqua.com/en/about-us/terms-conditions-sale-products-services/credit-card-fee-faqs. Ask us how to avoid paying fees by migrating to ACH CTX payment type.

Evoqua appreciates your business and support and looks forward to continuing to provide you the quality products, services and lowest cost solutions. If you have any questions or need additional information, you can reach me at (941) 376-9226 or via email at Alexander.Rodriguez@xylem.com. We look forward to providing you the “Best in Class” service for years to come.

Sincerely,

Evoqua Water Technologies LLC

Alex Rodriguez

Alex Rodriguez
Technical Sales Representative

RE: 2024-2025 BIOXIDE® PLUS 71 FSOC PRICING
CITY OF ROCKWALL, TX
Evoqua Quote No. Q241112AR1 (REF: 2017-181906 r1)

Evoqua will process your order when we receive acceptance of this proposal, by signing below and returning to utilityservicesinbox@xylem.com or via fax to: (941) 359-7985.

Company Name: _____

This ____ day of _____Month _____Year

By: _____

Title: _____

P.O. Number_____

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 18, 2024**

SUBJECT: **Construction Materials Testing for the Little Buffalo Creek Wastewater System Extension Project**

City's *Engineering Standards of Design and Construction Manual* requires that construction material testing occur on all projects constructed by the City. Proper material testing ensures that City projects are constructed with materials that meet the City's standards, and which have the potential to reduce future maintenance and operational expenses after the construction is complete.

Staff requests that the City Council consider approving the construction materials testing contract for the Little Buffalo Creek Wastewater System Extension Project and authorize the City Manager to execute a contract with Henley Johnston & Associates in the amount of $19,050.00 which will be funded by *State and Local Fiscal Recovery Funds*, and take any action necessary.

Cc: Jonathan Browning, P.E., CFM, Civil Engineer
File

HENLEY | JOHNSTON & ASSOCIATES

geotechnical and construction materials consultants

November 14, 2024
Proposal No. 14146

Birkhoff, Hendricks & Carter, L.L.P
11910 Greenville Ave., Suite 600
Dallas, Texas 75243
ATTN: Derek B. Chaney
Phone: 214-361-7900
Email: dchaney@bhcllp.com

Proposal for Construction Materials Testing Services
Little Buffalo Creek Sanitary Sewer Extension
Rockwall, Texas

In response to your request, Henley-Johnston & Associates, Inc. (HJA) is pleased to submit this proposal for Construction Materials Testing Services related to the construction of the above-referenced project.

The following documents and considerations were used in developing the proposed quantities and number of tests.

- Plans-Little Buffalo Creek San Sew Extension.
- Specs-Little Buffalo Creek San Sew Extension.
- HJA assumes that the scope of services is periodic testing/observation.

The following are our estimated quantities and tests based on the above documents and our previous experience with projects of this type and size. The actual cost will vary.

EARTHWORK

- Sample materials proposed for use as subgrade, lime-treated subgrade, mass grading, trench backfill, and proposed select fill. Prepare and test the samples for Atterberg Limits (ASTM D4318), Percent Finer than No. 200 Sieve (ASTM D1140), and Moisture Density Relationship (ASTM D698).
- Perform field moisture and density test using the nuclear method (ASTM D6938) to determine the in-place moisture content and percent compaction of soil materials, and observation of the earthwork installation

Item Description	Unit Rate	Quantity	Total
Trip Charge, each	$40.00	35	$1,400.00
Engineering Technician, hour	$60.00	140	$8,400.00
Engineering Technician, overtime hour	$90.00	15	$1,350.00
Proctor Sample 4" (ASTM D698), each	$180.00	4	$720.00
Atterberg Limits (D4318), each	$65.00	4	$260.00
Percent Finer than #200 Sieve	$50.00	4	$200.00
Density Gauge, Daily Rate	$100.00	35	$3,500.00
Clerical, hour	$70.00	5	$350.00
Project Manager, hour	$110.00	8	$880.00
		Subtotal	**$17,060.00**

CONCRETE

- Henley-Johnston & Associates will staff project with qualified technicians . Concrete will be sampled in accordance with ASTM C172. Slump (ASTM C143), Air Content (ASTM C231), Temperature (ASTM C1064) and Unit Weight (ASTM C138) will be tested each time concrete is sampled.
- Concrete cylinders will be cast in sets of five cylinders (1) 7 days (3) 28 days and (1) Hold
- If 6x12 Cylinders are required on this project and/or any particular concrete mix design, a $25 per cylinder charge will apply
- Concrete samples will be cast and stored on site in accordance with ASTM C31. After proper transportation to the lab, test cylinders will be tested in accordance with ASTM C617, C39, if needed, concrete cores will be obtained from the field in accordance with ASTM C42.

Item Description	Unit Rate	Quantity	Total
Trip Charge, each	$40.00	4	$160.00
Concrete Technician, hour	$60.00	12	$720.00
Concrete Technician, overtime hour	$90.00	2	$180.00
Concrete Cylinders, each (Sets of 5)	$18.00	15	$270.00
Sample Pick Up, each	$160.00	3	$480.00
Final Letter (If Requested)	$300.00	0	$0.00
Clerical, hour	$70.00	1	$70.00
Project Manager, hour	$110.00	1	$110.00
		Subtotal	**$1,990.00**

ESTIMATED TOTAL COST FOR THIS PROJECT		
Service	Subtotal	Percentage of Total
EARTHWORK	$17,060.00	89.6%
CONCRETE	$1,990.00	10.4%
TOTAL COST	**$19,050.00**	**100.0%**

This cost does not include cancellations after arrival on site, stand-by time due to test locations not being ready when scheduled, or delays in the referenced construction schedule. These unit fees are valid for the duration of this project. The actual total cost will vary.

It should be recognized that variations in construction schedules, weather, amount of re-testing, additional testing by the client, etc., could result in differences between the actual and estimated testing cost. Therefore, although efforts will be made to maintain the testing costs within the estimated amount, charges will be computed based on actual services rendered.

Unit rates are for local services portal to portal from the Dallas office between 7:00 am and 5:00 pm, Monday through Friday. Overtime will be charged at 1.50 times the normal rate for hours worked on the project outside normal working hours or over eight hours per day, including travel time. Sunday and holiday activities will be billed at 2.0 times the normal rate and only if we have a volunteer from our staff to perform these services. Otherwise, HJA will not be able to cover the fieldwork. Only those services requested and authorized will be provided.

Services can be scheduled directly through the dispatcher at 469-983-9215. A minimum of 24 hours' notice for scheduling all services is required.

Please note that all quantities have been estimated and presented at fixed unit prices to provide an estimated expenditure for budgetary considerations. As the project progresses, every effort will be made to provide these services most efficiently and economically consistent with prudent engineering judgment. To remain current as the project progresses, HJA must be placed on the distribution list for all revised plans, drawings, and RFI. Services will be invoiced monthly, with payment expected within 30 calendar days of receipt of the invoice.

Clarifications:

1. All field services will be charged from portal to portal. There is a minimum four-hour charge for all site visits except trips for sample pick-up. For example, visits to the job site to pick up construction material samples will be billed as a two-hour minimum or portal to portal, whichever is greater, or when no other service is scheduled for that day.
2. Vehicle Charges pertain to all site visits.
3. Each type of service will be billed independently, and the minimum charge will apply to each.
4. The turnaround time for proctors (ASTM D 698) is three to five business days. Therefore, please allow enough time for lab testing before scheduling the field density test.
5. Reinforcing steel inspections must be scheduled to allow enough time for completion before concrete placement. Please consider the amount of reinforcing and the placement size when scheduling. HJA is not responsible for any cost of placing concrete before a reinforcing steel inspection is complete.
6. HJA is not responsible for verifying that all required tests are scheduled or performed.
7. HJA is not responsible for verifying the dimensions and location of excavated areas or measurements of loose lift thickness.
8. HJA will periodically test select fill and flexible base material as directed by the client.
9. Allowances given in this proposal for project management and review include:
   Attending construction meetings upon request.
   Coordinate field and laboratory testing.
   Communication with field technicians, Contractors, Consultants, and Owner's representatives.
   Review of laboratory and field reports.
   Manage project budget and invoicing.
10. HJA will not accept or revoke any portion of the work per project specifications.
11. In keeping with OSHA Safety regulations, HJA employees will not enter a trench that is not in compliance with current OSHA regulations. Therefore, delays or cancellations caused by waiting for trench(s) to be brought into compliance will be invoiced hourly and are not included in the cost estimate.
12. HJA is not responsible for verifying that all failed tests have been re-tested. However, if needed, site visits for re-inspection or testing can be scheduled through the dispatcher.
13. Parking spaces for field technicians will be at the Client's expense.
14. HJA currently carries the following levels of insurance coverage:

Commercial General Liability	$1M per occurrence/$2M annual aggregate
Automobile Liability	$1M per accident/combined single limit
Workers' Compensation	$1M per accident/policy limit
Professional Liability	$2M per claim/$2M annual aggregate
Umbrella Liability	$5M per occurrence/$5M annual aggregate.

Any requirements for additional insurance or levels of coverage will result in additional fees to accommodate the higher premiums associated with this increased coverage.

Authorization to proceed may be made by returning an executed copy of the proposal acceptance form to HJA.

We appreciate the opportunity to propose this project and look forward to working with you. Please call us at 214-941-3808 if you have any questions or comments regarding any aspect of this proposal.

Signed,
HENLEY-JOHNSTON & Associates, Inc.

Carlos Cordero
Asst. CMT Dept. Manager
ccordero@hja-eng.com

Robert Ray
CMT Department Manager
rray@hja-eng.com

CONSTRUCTION MATERIAL TESTING
ACCEPTANCE / SET UP FORM

Please Print or Type

PROJECT NAME:	Little Buffalo Creek Sewer Extension (Phase 3)
PROJECT ADDRESS:	Little Buffalo Creek Basin
PURCHASE ORDER NUMBER:	
HJA CLIENT:	City of Rockwall
CLIENT ADDRESS:	385 S. Goliad
CITY / STATE/ ZIP:	Rockwall, TX 75087
CLIENT CONTACT:	Jonathan Browning
CONTACT PHONE:	972-771-7746
CONTACT EMAIL:	jbrowning@rockwall.com

ACCEPTED BY:

(Must match or be an Authorized Representative of the HJA Client listed above).

Mary Smith
Name

City Manager of the City of Rockwall
Title and Company

Signature **Date**

ACCOUNTS PAYABLE CONTACT

AP CONTACT NAME:	Jonathan Browning
PHONE NUMBER:	972-771-7746
EMAIL:	jbrowning@rockwall.com

Invoices are emailed to Accounts Payable Contact / Statements and are MAILED by USPS to the Client Address.

REPORT DISTRIBUTION

PLEASE LIST ALL NAMES AND EMAILS OF PERSONS WHO WILL NEED COPIES OF THESE REPORTS – YOU CAN ADD PEOPLE AT A FUTURE TIME IF NEEDED. HOWEVER, WE ASK YOU TO PROVIDE ANY BACK COPIES ALREADY SENT TO THOSE ADDED.

FIRM / NAME OF CONTACT	EMAIL ADDRESS
Jonathan Browning	jbrowning@rockwall.com
Steve Salazar	ssalazar@rockwall.com
Mike White	mwhite@rockwall.com
Derek Chaney	dchaney@bhcllp.com

OFFICE USE ONLY

Did HJA do GEO? ☐ **YES** ☐ **NO** **IF SO, GEO NUMBER** _____ **PROPOSAL #** _____

LUMP SUM _____ **STANDARD FEE SCHEDULE** _____ **PROPOSAL TOTAL** _____

LMS CLIENT # _____ **PROJECT MANAGER** _____ **PROJECT NUMBER** _____

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 18, 2024**

SUBJECT: **Video Surveillance for Water Facilities**

On October 23, 2018, the America's Water Infrastructure Act (AWIA) was signed into law. Section 2013 of the AWIA amends section 1433 of the Safe Drinking Water Act to require water systems serving over 3,300 people to improve the overall sustainability of the water system through a two-step process. Step 1 is to conduct a Risk and Resilience Analysis (RRA) of how malevolent acts and natural hazards could affect the water system. Malevolent acts include cyber intrusion, contamination, and vandalism. Tornadoes, droughts, ice storms, and earthquakes are some examples of the natural hazards that will also be included in the analysis. For cities serving a population over 3,300 people (e.g. the City of Rockwall), the RRA must be complete no later than December 31, 2020. Step 2 requires updating the City's Emergency Response Plan (ERP) with strategies and resources intended to improve the resilience of the water system with physical and cyber security improvements that can aid in the response to malevolent acts and natural hazards. The City's RRA and ERP was accepted by the Environmental Protection Agency (EPA) on July 20, 2021.

As part of these plans selected countermeasures were identified to reduce the vulnerability of the City's critical infrastructure. One of these countermeasures are security cameras at all of the City's water elevated storage tanks, ground storage tanks, and pump stations. Staff has been coordinating with Enterprise Security Solutions of Texas, Inc. (ESST) to generate a plan to effectively monitor all of these facilities. ESST has submitted a proposal, in the amount of $282,802.46, to install video surveillance, cloud-based video storage, and instantaneous video monitoring through a web browser and mobile application.

Staff is requesting the City Council consider authorizing the City Manager to initiate the contract with Enterprise Security Solutions of Texas, Inc. in the amount of $282,802.46, to be funded out of the State and Local Fiscal Recovery Funds, and take any action necessary.

AW:jb

Cc: Joey Boyd, Assistant City Manager
Jonathan Browning, P.E., CFM, Assistant City Engineer
Rick Sherer, Manager Water/Wastewater
File

Proposal Prepared for:

City of Rockwall
Water Plants/Towers

IP Video Surveillance Cloud Solutions Final

Presented To:
Mr. Pete Rosalies & Mr. Shon Bellah

BuyBoard Contract
#654-21 expires 11.30.24
#751-24 starts 12.01.2024 exp 11.30.2025

TIPS Contract
24020302 Exp 4/30/29

Date:11/15/2024

Prepared by:
The ESST Team

Enterprise Security Solutions of Texas, Inc.
PO Box 339
Justin, Texas 76247
(940) 320-ESST (3778) Phone

A Texas Corporation

Enterprise Security Solutions of Texas, Inc.:

ESST is committed to providing proven technology to meet the demands of today's market. The Company provides services ranging from Security/access control systems to IP-based megapixel Camera Systems.

ESST utilizes its over 80 years of combined experience in the design, implementation, and service of electronic security to provide unparalleled services in our industry. Our team offers the most capable and experienced talents and project management expertise for successfully implementing the highly complex and effective systems available today.

ESST is committed to "Service after the Sale," a portion we feel is neglected in our industry today. We offer a wide range of service options for both new and existing systems. Service is the foundation upon which we are formed. The most critical piece of any modern system is its maximum use. ESST service plans allow for maximum uptime and the utmost return on Investment; our willingness to tailor our plans to meet the individual requirements of our business partners is unique in the industry.

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EXECUTIVE SUMMARY

Rockwall Water & Wastewater

ESST is pleased to offer City of Rockwall Water Tower and plants Video Cloud solutions as follows:

This project involves installing a video surveillance system using the City of Rockwall's Water Plants/Tower's existing Scada Cellular transmission system at water tower/building sites without city intranet network capabilities

The following quotes provide the City of Rockwall with a cloud-based Avigilon Alta camera, an onboard video server, and 30 days of storage. They also have redundant 30-day video storage with cloud connections provided via transmission scheduling via cellular.

The cameras, via cloud connections, provide carefree updates, enchantments, and health monitoring without the need for software on client PCs. The cameras are monitored via a web browser or iOS device via apps downloaded. This allows the owner to view from any location without software. With the cloud services, the camera carries up to a 10-year warranty. Attached are the reference specification sheets on the camera and services.

Current Scada Cellular devices can connect to the Internet for camera linking to Cloud Storage, Data, and Services.

Upon completion of the system installation, ESST will set up all browsers and mobile apps and provide up to (2) hours of training will be provided to the Client and designated personnel at each facility.

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Video Surveillance

ESST will install a complete IP video surveillance system with an Alta 3-year cloud service, eliminating the need for server or software deployments on-site or remotely. You can also extend the cloud services, providing a full camera warranty for up to 10 years.

The heart of the system is the ALTA AWARE Cloud services. ALTA AWARE is a powerful video management system with integrated machine learning capabilities that are accessible in the cloud.

The ALTA AWARE Platform provides the following vital features and benefits:

- **Cloud-Based Services – Software, firmware updates, and system updates are provided by ALTA via the cloud.**
- **AI and Analytics are included with the ALTA AWARE Solutions**
- **ALTA AWARE MOBILE APP (Android iOS)**
- **ALTA SMART SEARCH for quick searches by appearance, event, or objects**
- **ALTA SPOTLIGHT Anomaly Detection with instant notifications via programmed emails or grouped messages.**

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The Following are the sites with a view of the camera placements and types; all sites will have Rigid Aluminum Conduit with Stainless Steel connections to each camera from the Scada POE ++ switch enclosures.

South Side Water Tower

Three exterior pendant multi-head 180° (3 cameras 5-megapixel each) and one 5-megapixel interior dome.

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Heath Street Water Yard

Two corner mount Multi-head 180° (3 cameras 5-megapixel each) cameras on the opposite corners of the small building and one Multi-head 360° (4 cameras 5 mega each) mounted 20 feet above ground on the Rohm Tower(on Nema 4 weatherproof enclosure).

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North Country Water Tower

Has existing Sony cameras with Avigilon Blue retain these cameras and appliance

Three exterior pendants multi head 180° cameras (3 cameras 5-megapixel each) for 360° view of site and one 5 Mega-pixel Dome camera interior.

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Springer Water Tower

Three exterior pendants multi head 180° cameras (3 cameras 5-megapixel each) for 360° view of site and one 5 Mega-pixel Dome camera interior.

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1310 Interstate 30

Two corner-mounted multi-head 180° cameras (3 cameras 5-megapixel each) to building

Two pole-mount multi-head 180° camera (3 cameras, 5-megapixel each) will be mounted on a new 15' Bronze finish square pole with an encased Duct Bank, 6'x2' concrete pier, and rigid conduit by the Electrical Contractor.

Two corner mounts multi-head 180° cameras (3 cameras 5-megapixel each) to building

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1310 Interstate 30 Future GSM

Two exterior pendants multi-head 180° cameras (3 cameras 5-megapixel each) for an additional 360° site view new storage area.

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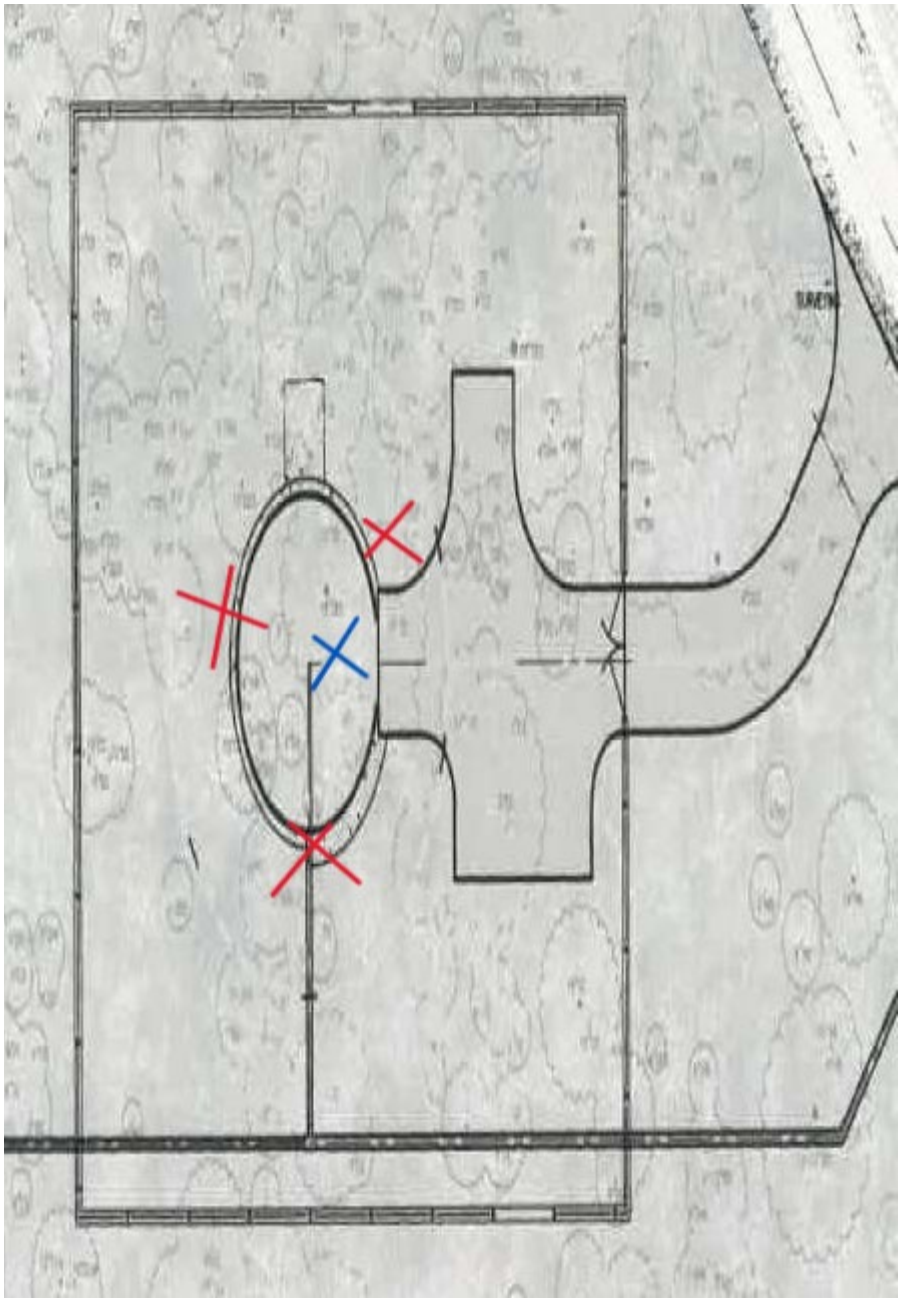
Future MIMS Water Tower

Three exterior pendants, multi-head 180° cameras (3 cameras, 5 megapixel each), allow for a 360° view of the site, and one 5 Mega-pixel Dome camera interior.



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Complete System Equipment list attached;

AVA-AWA-CLD-3Y	25	Alta Aware License 3 years Real-time video-analytics. Including 30 days cloud storage.
AVA-15C-H5A-3MH-30	20	15 MP; 30 Day; Alta; 3 head H5A Multisensor Camera; up to 10-year warranty with an active Aware license
AVA-20C-H5A-4MH-30	1	20 MP; 30 Day; Alta; 4 head H5A Multisensor Camera; up to 10-year warranty with an active Aware license
AVA-H5AMH-AD-PEN	21	Outdoor pendant mount adapter. For use with the Avigilon H5A Multisensor
AVA-H5AMH-DO-CO	21	Dome bubble and cover; for outdoor surface mount or pendant mount; clear. For use with the Avigilon H5A Multisensor
AVA-WLMT-1001	21	Wall Mount for large pendant camera
AVA-H4AMH-AD-IRIL	21	Optional IR illuminator ring; up to 30m (100ft);
AVA-PLMT-1001	2	POLE MOUNT FOR LRGE PENDT WLMT-1001
AVA-CRNMT-1001	4	CORNER MNT FOR LRGE PENDT WLMT-1001
AVA-DOME-W-5MP-30	4	Ava cloud-native camera - Dome white. 5MP resolution. 30 days retention. Up to 10-year warranty with an active Aware license an active Aware license.
AVA-ACC-PEN-CAP-	4	Ava Cap Wht
AVA-ACC-MNT-ARM-	4	Ava Arm White. For Pendant cap (ACC-PEN-CAP-W)
ESS-MISCHARDWARE	1	Miscellaneous Hardware
ESST-OH&P	1	Administration

Equipment Subtotal	**$ 81,301.26**
ESST Installation Subtotal	**$ 15,010.00**
Subcontractors Subtotal	**$ 173,621.80**
Shipping:	**$1,180.00**
Total:	**$ 271,113.06**
Optional Contingency:	**$ 11,689.40**
Project Grand Total:	**$ 282,802.46**

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Investment

Grand Total with 3-year Cloud Services:

$ 271,113.06

Optional Contingency: $ 11,689.40

Project Grand Total: $ 282,802.46

Optional 5-year cloud services for the above is an additional $ 6,846.00

Optional Customer Car Plan: 3 years complete warranty on the Camera system.
Page 17 outlines the complete Plan Total $ 14,227.00

IN WITNESS, OF WHICH, THE PARTIES HERETO EXECUTE AND ACCEPT THIS AGREEMENT AND AGREE TO BE BOUND BY ALL PARTS HEREOF, INCLUDING THE STANDARD ESST TERMS AND CONDITIONS ATTACHED HERETO.

Seller	**Customer / Buyer**
Enterprise Security Solutions of Texas, Inc.	
	_____
	Printed Name Title
David R. Jones President	_____
Signature Title	Signature PO# Date

This agreement shall not be binding to Enterprise Security Solutions of Texas, Inc., (ESST) unless approved in writing by an officer of ESST. In the event of non-approval, the sole liability of ESST shall be to refund to buyer the deposit amount that has been paid to ESST by buyer.

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TERMS AND CONDITIONS FOR SALES AND SERVICES

Agreement made as of the date signed herein; hereof by and between Enterprise Security Solutions of Texas, Inc. (ESST), a Texas Corporation PO Box 339, Justin, Texas, and Customer, y..
In consideration of the mutual promises and covenants hereinafter specified, and for other good and valuable consideration, the parties here to do, for themselves, their successors and assigns mutually agree as follows:

1. ORDER ACCEPTANCE
These terms and conditions apply to all Customer orders for systems sales and services offered by ESST; which include, but are not limited to, CCTV, access control, intercoms, alarms, Code Alert, detection systems, identification systems, and / or other related systems. The customer wishes to contract with ESST to provide these products and services on either an "on call" or contract basis to the Customer's various systems.

2. PEVIOUS AND NEW INSTALLATIONS
Customer hereby represents that it has contracted, or may contract with ESST for the installation of an electronic security systems or other services or products or associated equipment at one or more premises owned or occupied by the Customer; and that the Customer may desire additional continued ESST services for the above.
Upon receipt of a Customer purchase order, an ESST coordinator will be in contact with the Customer to schedule a mutually agreeable time for any services; which could include the installation of new systems or components.

3. DELIVERY OF DIRECT SALE EQUIPMENT
Services may include the direct sale of equipment or replacement parts. Dates quoted for equipment are approximate and are based upon proper receipt of all necessary information, documents, and materials that are required to be furnished by Customer.

Delivery of products will be by UPS ground unless otherwise specified. Overnight or other special delivery will be made at added charge to Customer. All sales are F.O.B. Manufacturer's shipping point unless otherwise specified on Customer's purchase order. ESST shall not be responsible for any delays or defaults hereunder by reason of fire, flood, acts of God, and labor troubles, inability to secure materials, acts of government or other causes beyond ESST'S reasonable control.

4. PRICES, PAYMENTS, TAXES; CHARGES
Standard ESST payment terms are as follows:

Except as provided below, all contracted services require payment in full, due upon receipt of invoice.

Installation contracts or services in excess of $1,000.00 in charges require - A.) 30% down payment. B.) 100% payment of stored materials upon receipt at ESST'S warehouse. Inspection of billed products by Customer at ESST'S warehouse will be permitted. C.) Progress labor billing will occur each month based upon the percentage of completion of whole project up to 90% of total labor charges. D.) Final charges will be billed upon final completion of the job. All billings shall be net due upon receipt of invoice.

Customer is responsible for all taxes; except if the Customer represents that it is tax exempt under sections 501(a) and 501(c) of the Internal Revenue Code of the United States, and under the applicable laws of any State due any tax. If Customer represents that all sales, use or business taxes or personal property taxes and all fees imposed by municipal, state, and/or federal authorities in connection with the systems and services to be performed or sold by ESST are tax exempt. Customer agrees to hold ESST harmless from and to indemnify ESST against any of the foregoing charges if the exempt status is incorrect, discontinued, or modified.

5. CONSTRUCTION AND REMEDIES
The contract shall be deemed to have been entered into and shall be construed and interpreted in accordance with the UNIFORM COMMERCIAL CODE of the State of Texas. The illegality of any particular provision or provisions of this agreement shall not affect the remaining obligations of the Customer or of ESST as set forth herein. Waiver by ESST of a breach by customer of any provisions of this agreement shall not be deemed a waiver of future compliance therewith and such provision, as well as other provisions hereunder shall remain in full force and effect. The parties consent to exclusive jurisdiction as to all disputes between them in the courts of the State of Texas. Finance charges shall accrue at the rate of 2% per month if not paid when due, or the maximum rates allowed by law. ESST shall recover its courts costs and attorney's fees in enforcing its rights hereunder.

6. INSTALLATION / SERVICE LABOR
All contract work will be calculated at ESST standard billing rates in effect as of the date of any work performed on a per-man per-hour basis for the estimated hours to complete the project. ESST reserves the right to bill for the full charges in excess of the estimate. Time and material services or installation charges will be at ESST'S standard rates in effect as of the date the services are provided. Saturday and overtime rates will be charged at time and one-half ESST'S standard rates; Sundays and Holidays will be charged at two times ESST'S standard labor billing rates. Other incidental charges such as tolls, travel, hotels, etc. as applicable, will be added to invoices.

7. WARRANTY
Each item of equipment purchased under this agreement is covered by the manufacturer's warranty. ESST shall specifically not have any

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liability under this agreement for equipment malfunction or failure attributable to unauthorized repairs, modifications, misuse, accident, catastrophe, neglect or if at any time the power supplied to any part of the equipment exceeds the rated tolerance.

ESST'S sole warranty is for its labor which is warranted for months on new equipment and services. Customer's exclusive remedy for breach of this warranty shall be the repair of any defective labor. IN NO EVENT SHALL ESST BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, OR SPECIAL DAMAGES. Except as provided herein, ESST makes no warranties or a representation to the Customer, and Customer hereby waives any liability against ESST including, but not limited to, claims based on negligent misrepresentation or manufacture. THE FOREGOING WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

These warranty provisions shall apply only where Purchaser purchased from ESST all of the components of the electronics system, software, central controllers, peripherals, equipment accessories and auxiliary equipment as these terms are defined in manufacturers' manuals.

ESST DOES NOT WARRANT AND HEREBY EXPRESSLY DISCLAIMS ANY WARRANTY ON COMPONENTS PURCHASED FROM IT WHICH ARE USED IN CONJUNCTION WITH COMPONENTS PURCHASED FROM ANOTHER MANUFACTURER OR SUPPLIER AND ESST SHALL BE UNDER NO OBLIGATION TO PROVIDE EITHER MAINTENANCE, SERVICE OR SUPPORT FOR ANY SUCH SYSTEM.

8. ENTERPRISE SECURITY SOLUTIONS - TEXAS, INC. IS NOT AN INSURER; DISCLAIMER OF WARRANTIES; LIMITATION OF LIABILITY

IT IS UNDERSTOOD AND AGREED THAT ESST IS NOT AN INSURER AND IF INSURANCE IS DESIRED TO PROTECT THE CUSTOMER, IT SHALL BE OBTAINED BY THE CUSTOMER; THAT THE PAYMENTS PROVIDED FOR HEREIN ARE BASED SOLELY ON THE VALUE OF THE SYSTEMS AND SERVICES AS SET FORTH HEREIN AND ARE UNRELATED TO THE VALUE OF THE CUSTOMER'S PROPERTY OR THE PROPERTY OF OTHERS LOCATED ON THE CUSTOMER'S PREMISES OR THE POTENTIAL LIABILITY OF THE CUSTOMER; THAT ESST. MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; THAT THE SYSTEMS AND SERVICES SUPPLIED WILL AVERT OR PREVENT OCCURRENCES OR THE CONSEQUENCES THERE FROM WHICH THE SYSTEMS OR SERVICE IS DESIGNED TO DETECT OR AVERT OR THAT SAME CANNOT BE COMPROMISED OR CIRCUMVENTED. THE CUSTOMER ACKNOWLEDGES THAT IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT IN ANY MANNER FROM A FAILURE TO PERFORM ANY OF THE OBLIGATIONS HEREIN, OR THE FAILURE OF ANY SYSTEM TO PROPERLY OPERATE WITH RESULTING LOSS TO THE CUSTOMER BECAUSE OF THESE AND OTHER CONSIDERATIONS:

A.) THE UNCERTAIN VALUE OR LIABILITY ISSUES WHICH THE SYSTEMS OR SERVICE IS DESIGNED TO DETECT OR AVERT; OR

B.) THE UNCERTAINTY OF THE RESPONSE TIME OF ANY POLICE OR SECURITY PERSONNEL AS A RESULT OF ANY SIGNAL BEING RECEIVED; OR

C.) THE INABILITY TO ASCERTAIN WHAT PORTION, IF ANY, OF ANY LOSS WOULD BE PROXIMATELY CAUSED BY ESST SOLUTIONS - Texas, INC.'S FAILURE TO PERFORM OR BY THE SYSTEM'S OR EQUIPMENT'S OPERATION OR FAILURE TO OPERATE; OR

D.) THE NATURE OF THE SYSTEMS AND SERVICES TO BE PERFORMED BY ESST; OR

E.) CUSTOMER UNDERSTANDS AND AGREES THAT IF ESST SHOULD BE FOUND LIABLE FOR LOSS OR DAMAGE DUE TO A FAILURE OF THE SYSTEMS AND SERVICES OR EQUIPMENT IN ANY RESPECT WHATSOEVER, LIABILITY SHALL BE LIMITED TO TWO HUNDRED FIFTY DOLLARS ($250.00) AND THIS LIABILITY SHALL BE EXCLUSIVE; AND THAT THE PROVISIONS OF THIS SECTION SHALL APPLY IF LOSS OR DAMAGE, IRRESPECTIVE OF CAUSE OF ORIGIN, RESULTS DIRECTLY OR INDIRECTLY TO PERSONS OR PROPERTY FROM PERFORMANCE OR NONPERFORMANCE OF THE OBLIGATIONS IMPOSED BY THIS CONTRACT, OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, OF ESST, ITS AGENTS, ASSIGNS OR EMPLOYEES. IN NO EVENT WILL ESST BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. ANY ALL CLAIMS AGAINST ESST ARE TO BE MADE WITHIN THREE (3) MONTHS OF THE OCCURRENCE OR THE CUSTOMER'S AWARENESS OF THE OCCURENCE; OR

F) SPECIAL SYSTEMS SUCH AS INFANT ABDUCTION, WANDERING PATIENTS OR ANY SYSTEM OR PRODUCT IS SOLELY INTENDED TO PROVIDE AN ADDITIONAL SAFEGUARD IN DETECTING WANDERING PATIENTS, ATTEMPTED ABDUCTIONS OF AN INFANT, OR OTHER EVENTS. IN NO WAY DOES ESST IMPLY THAT ANY EQUIPMENT MANUFACTURED OR SUPPLIED BY THEM IS INFALLIBLE; OR THAT ANY SYSTEM CAN PREVENT OR DETECT ANY CRIMINAL ACT.

9. THIRD PARTY INDEMNIFICATIONS

In the event any person not a party to this Agreement, including, but not limited to the Customer, shall make any claims or file any lawsuit against ESST for any reason related to ESST'S obligations pursuant to this Agreement, the Customer agrees to indemnify, defend, and hold ESST harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees, whether these claims be based upon alleged intentional conduct, active or passive negligence, strict or product liability or otherwise on the part of ESST, its agents, servants, or employees. If a jury finds ESST liable due to its sole negligence or gross misconduct, the Customer may seek to recover damages

This information is proprietary and confidential to Enterprise Security Solutions of Texas, Inc. (ESST) and is only for the use of the individual or entity to whom it was delivered. No part of this document may be distributed, reproduced or utilized in any form or by any means, electronic or mechanical, including photocopying, without permission in writing from ESST. This document is to be returned to ESST upon request of ESST.

from ESST.

10. DISCLAIMER OF WARRANTIES

CUSTOMER ACKNOWLEDGES THAT ANY AFFIRMATION OF FACT OR PROMISE MADE BY ESST SHALL NOT BE DEEMED TO CREATE AN EXPRESS WARRANTY UNLESS EXPRESSLY SET FORTH HEREIN AND THAT THERE ARE NO WARRANTIES, WHICH EXTEND BEYOND THOSE ON THE FACE OF THE AGREEMENT HEREOF. CUSTOMER ACKNOWLEDGES THAT IT HAS DISCUSSED THIS AGREEMENT WITH ESST PARTICULARLY SECTIONS REGARDING ESST'S LIMITATION OF LIABILITY, AND HAS ACCEPTED THIS LIMITATION OF LIABILITY.

11. ENTIRE INTEGRATED AGREEMENT; MODIFICATIONS; ALTERATIONS WAIVER

The parties intend this writing as a final expression of their agreement for all transactions, and as a complete and exclusive statement of the terms thereof and the Customer has read and understands this entire Agreement. This Agreement supersedes all other representatives, understandings or agreements of the parties and the parties rely only upon the contents of this Agreement in executing it. This agreement shall govern all future Customer orders unless the terms herein are expressly varied by such order. This Agreement can only be modified or terminated in writing and signed by the parties or their duly authorized agent. All notices shall be in writing and sent to the address of each party set forth herein or such other address as from time to time either party shall set forth in writing to the other. No wavier of a breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach. The parties agree that this Agreement is to be performed in the State of Texas and shall be governed by the laws if the State of Texas. Use of any gender shall include all genders and the singular shall include the plural, and vice versa, All titles are for convenience of reference only and shall not limit the provisions hereof.

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Enterprise Security Solutions of Texas, Inc.(a Texas corporation) Customer Care Plan

(A) **Customer Care Plan includes;**

1) providing all Alta Cloud monitoring with software updates, upgrades, and installation (excluding any new equipment required to meet the new platforms of software);

2) Maintain Alta cameras, hardware, cabling, switch ports, inspect current firmware, and test cameras. Cleaning camera lenses with proper cleaning solutions per manufacturer during semiannual inspections);

3) carrying out at least two (2) visits during the year to perform preventative maintenance and evaluate system performance;

4) upon identifying a defect or being notified any part of the system is not performing correctly, provide on-site technical support, perform diagnostic tests, isolate defects, and provide on-site, bench, or factory repairs, as appropriate;

5) Bi-annual report of equipment status, repairs performed, and any equipment that requires new replacement, including equipment whose manufacturer has ended the product's life.

6) ESST will provide remote diagnostic help for problem identification.

7) In the case of renovations by customer-provided electricians or contractors, they act in a consulting role to coordinate the installation and perform final adjustments and optimization of the security system at no charge.

To the extent feasible, these services shall be performed during regular maintenance visits. If service is required upon receipt of the report via Email (Service@esstexas.com or telco line 940.320.3778) will be placed in service dispatch above all non CCP customers.
ESST shall provide parts, material, tools, and unless otherwise noted, equipment to repair and/or restore the Customer's equipment to proper operation. This plan includes the following equipment install by ESST, IP cameras, network switch and cabling.

(B) **Customer Responsibilities. The Customer shall be responsible for:**
(1) determining that any item of equipment is not operating properly, and notifying ESST of the need for repairs via email (service@esstexas.com);
(2) providing proper electrical power and outlets for the equipment, and a clean operating environment within the rated operating temperatures, humidity, vibration, noise, RF, and lighting;
(3) if remote diagnostic help is called for the above, provide internet remote interconnect to the Customer's system, for remote diagnostic help;
(4) providing access to equipment and facilities, as necessary, and heat, light and power;

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(6) issuing any required card access badges to be issued to the ESST technicians, which will be returned upon ESST's termination of an employee;

(7) proper maintenance of data (i.e., periodic system back-ups and safe keeping, purging the history files to free up the normal transactions, and keeping up with data entry and reports so that the system can properly operate); and

(8) Electrical installation and any required modification to walls, doors, hinges, etc.

(C) Time and Place of Maintenance. All regular work shall be performed by non-union workers during normal working hours. Emergency service, where applicable, shall be provided in the event that critical failures render the system inoperable. Equipment shall be serviced at the site of the fixed equipment at ESST's option, or at the service shop, in cases of non-fixed equipment. ESST shall respond to Customer request for service within one (1) day via internet remote and once issue is determine dispatch tech to site to inspect and issue RMA for equipment replacement by manufacture or repair failure.

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Proudly Providing Security Solutions since 2003

Brochure

Ava Cloud Video Security

Ava Cloud Video Security

Rethink security and bring Ava's cloud-native video security solution with full analytics and operational insights to your existing cameras and systems.

- Detect threats and anomalies in real time with AI-powered security
- Deploy Ava Cloud Cameras with integrated analytics and onboard storage
- Get started quickly and manage seamlessly
- Stay protected from cyberattacks and updated through the cloud
- Search faster and more accurately
- Get analytics from all your cameras, all the time, in a unified, single view
- Optimize operations with insights
- Enjoy secure web and app access from anywhere in the world
- Integrate with the tools and systems that you use every day
- Reduce bandwidth usage and get high-quality footage

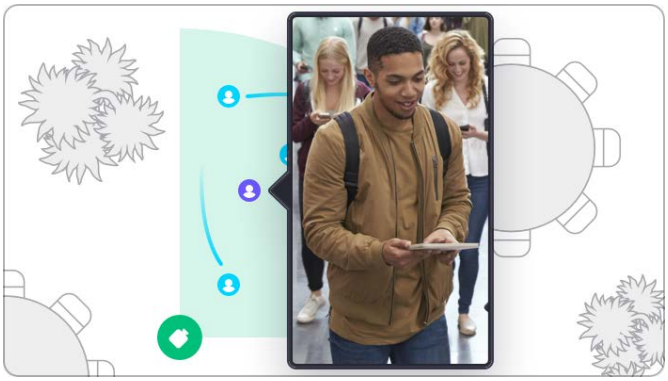
A complete security ecosystem at your fingertips

Ava Compact Dome
Ava Dome
Ava 360

Ava Aware Cloud Video Management System

Ava Cloud Connector

Why Ava?

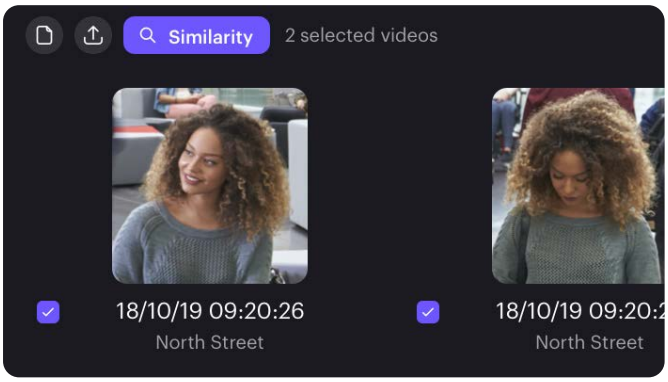


Map view with Smart Presence™

Add maps of all your locations and facilities in Aware to gain enhanced situational awareness and insights. Each map can be configured and includes camera views, alarm views, as well as the ability to track and count people, vehicles, and other objects as they move on your premises.

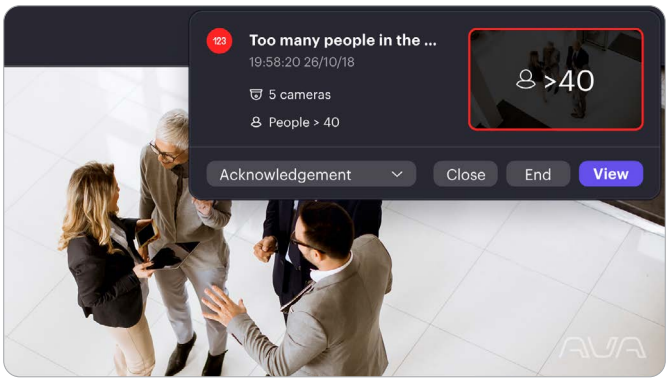
Video view with Spotlight

Powered by deep learning, Aware uses Spotlight to change video streams dynamically to bring only the relevant feeds to the operators' attention. Real-time alerts and notifications pop up on the video wall to describe the incident, the time, and the place it occurred.



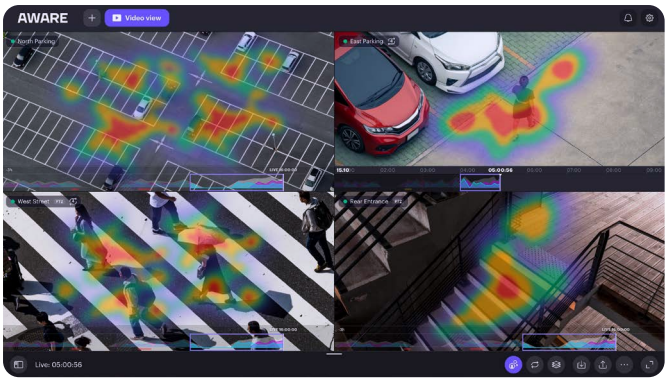
Fast investigations with Smart Search™

Search by event, similarity, appearance, and image using machine learning to comb through countless hours of video throughout your entire deployment. Reduce forensic investigation time from days to minutes, and gain more efficiency and accuracy with the same number of operators.



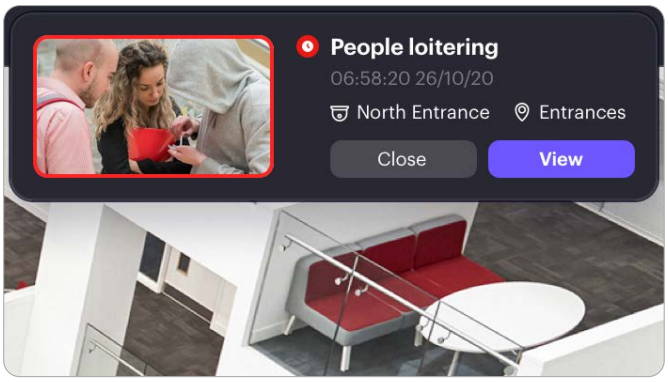
Occupancy counting

With occupancy counting, security operators and administrators can monitor large facilities to keep a rolling total of the current occupancy of people and vehicles of defined locations. Additionally, in-view area counting can be used to monitor specific areas where people are congregating.



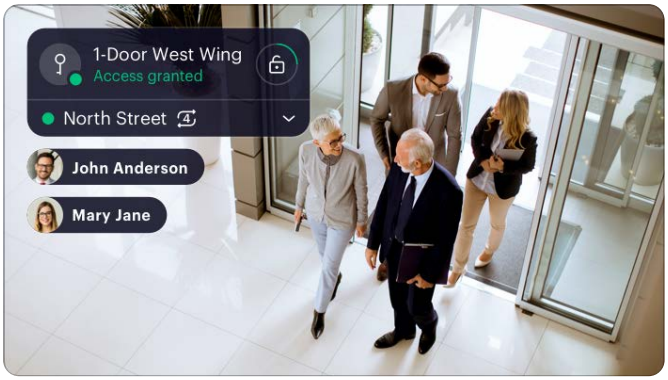
Heatmaps

Heatmaps are ideal for gaining more insights into retail, healthcare, schools and other educational facilities, public venues, hospitality locales, public transport, or federal government premises. The tool provides enhanced awareness of customer behavior, dwell times and congestions, transportation flows, suspicious activities, and more.



Anomaly detection real-time

Use rules-based templates to define scenarios where you want to be notified when specific events occur, such as loitering, line crossing, fire exit access, and more. Aware leverages advanced object identification to monitor and detect unusual events and behaviors and sends alerts and notifications in real-time.

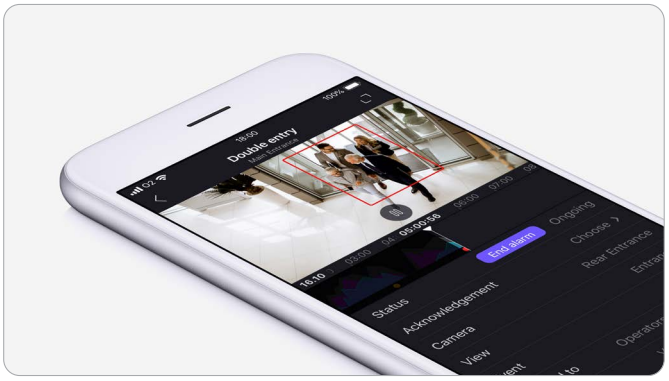


Integrations

Deploy Aware Cloud directly or use one of our highly performant Cloud Connectors to achieve a friction-free transition to the cloud, gain local storage capacity, and power your third-party cameras with AI analytics and storage. Integrate Aware with your existing security cameras, access control systems, dashboards, monitoring systems, sensors, and APIs to get more value and visibility in a single view.

Single View™

See and manage all your Ava and third-party devices across all deployments in a single pane of glass, regardless of whether they are directly connected to the cloud, or physically tethered to the Cloud Connector.

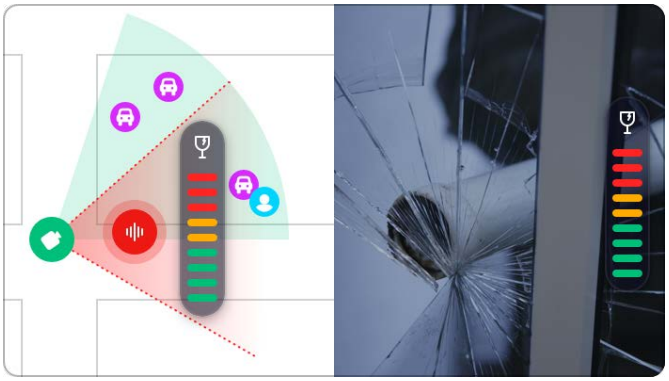


Mobile app (Android, iOS)

With the Ava Aware Android and iOS apps, we offer users a set of features that mirrors the Aware web client, from seeing and managing alarms, viewing video live, or playback to manual recording. Users will experience a natural, smooth transition from web to mobile and vice-versa.

Smart Recording™

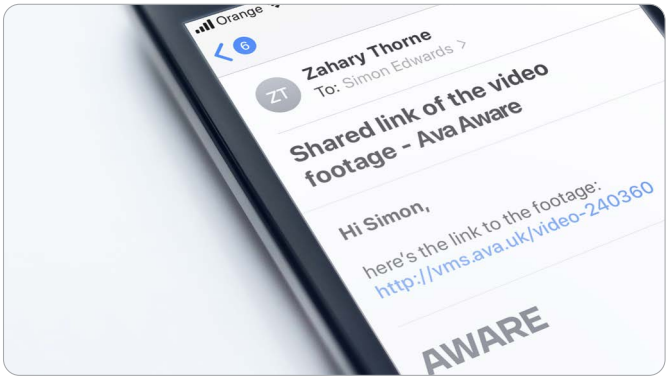
Smart Recording™ switches the resolution stream for all your camera recordings. It automatically records with maximum resolution when people and vehicles are present or interesting events occur, and changes to as low as 360p or no recording at all when the activity disappears to save storage space.



On-camera analytics

Ava's cloud-managed Dome, Compact Dome, and 360 security cameras integrate intelligence via image recognition, machine learning, and directional acoustic sensors. Each camera also identifies specific sound patterns, like screaming, gunshots, breaking glass, or loud noises, to determine the type of sound and direction.

* Compact Dome has sound analytics, but cannot determine direction.



Secure sharing of recordings

Aware enables you to select clips of interest and then generate a link that you can send to relevant people, such as your HR department or law enforcement authorities, for secure viewing. When they follow this link, they can view your selected video clip without needing access credentials. You can choose the access availability or allow the viewer to download.

Always on security

With automatic updates of the software from the cloud, end-to-end encrypted data and metadata, and secure remote access from anywhere in the world, it's never been easier to prevent cybersecurity threats. We manage all your Ava products through the cloud, enabling a controlled, proactive process to keep your system always up-to-date

Reduce bandwidth and get high-quality video

Ava Smart Path™ minimizes bandwidth consumption and keeps video local using unique and innovative technology such as WebRTC intelligent routing and AI-based bandwidth and storage optimization, alleviating a key customer concern.

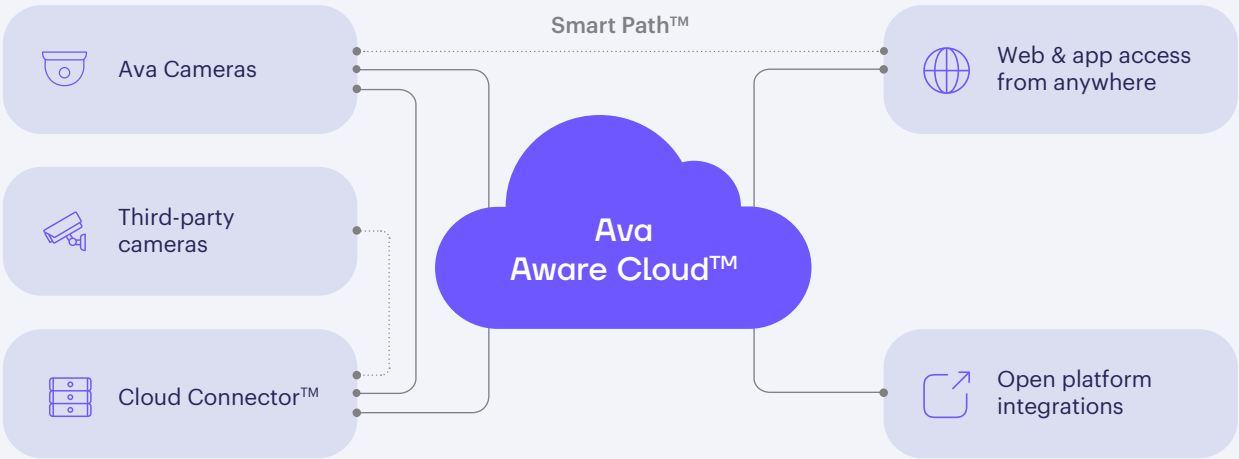
100% NDAA-889 compliant

Ava's video security hardware adheres to the US Federal Government IT procurements guidelines and is 100% NDAA Section 889 compliant.

ISO 27001 certified

Ava's design, development, sales, implementation, and support of software for cyber and video security including cloud-hosted services with associated support services, including operational delivery are ISO 27001 certified.

The solution - Simple, open,and scalable video security



Simple and flexible licensing

With a simple licensing model, Ava always includes services and software upgrades. You no longer have to worry about integration charges, operator charges, API fees, or the complexity between small, medium, large, and enterprise services.

Ava Security is a global technology company with offices in the UK, Norway, and the USA. It was founded in 2016 to create a better, smarter way to deliver security.

Ava protects people, property, and data anywhere. Innovative companies worldwide use Ava Reveal™ for human-centric data loss protection and Ava Aware Cloud™ for video security and analytics. To learn more about Ava's smart solutions and how you can enjoy proactive security, visit our website or schedule a demo.

Proudly Providing Security Solutions since 2003

Enterprise Security Solutions of Texas Inc.
316 East 5th Street
Justin, Texas 76247
Off: 940.320.3778

Alta H5A Multisensor Camera

9 MP | 12 MP | 15 MP | 20 MP | 24 MP | 32 MP | 10-YEAR WARRANTY

See around corners, through intersections or across parking lots with a single camera. Arrange three or four sensors for crisp 180, 270 or 360-degree views in any direction, with one install cable. The cloud-native H5A Multisensor for Avigilon Alta Aware combines visibility, image quality and ease of use with zero compromises, so you can secure any area over the cloud.

Features

Exceptional Image Quality

Varifocal lenses with up to 8MP resolution provide crisp clear images with the details you need. IR up to 98ft and HDR provide reliable video in all light and weather conditions.

Easy Installation

The H5A Multisensor is a single cable install with up to 4 unique views, for a plug-and-play camera that is up and running in minutes. Scan the camera QR code to onboard to Aware quickly.

Open Platform

Integrate the business tools you use day in, day out for extra intelligence. Alta Aware VMS uses an open API architecture, so you can link third-party hardware like cameras, sensors and speakers. The Alta H5A is also ONVIF® conformant to work with third-party systems.

Highly Customizable

With 3 or 4 adjustable sensors for up to a 360-degree field of view and a range of mounting options, the H5A provides you the perfect shot, wherever you install it.

Smarter, Faster Responses

Get alerted in real-time about events in all directions, with AI-powered analytics on each sensor. The H5A works in sync with Alta Aware to notify you of events with people, vehicles and anomalies, to help improve security.

Reliable and Resilient

IK10, IP66/67, NEMA Type 4X and TS2 ratings protect against impact, water, windblown dust and a degree of corrosion. 10 year warranty and security in the camera and the cloud help ensure your system is protected.

ONVIF is a trademark of Onvif, Inc.

Specifications

Image Performance		3.0 MP	5.0 MP	4K (8.0 MP)
Image Sensor		1/2.8” CMOS		1/2.8" CMOS
Active Pixels		2048 (H) x 1536 (V) (4:3)	2592 x 1944 (4:3)	3840 x 2160 (16:9)
3 x Image Sensor, Max Resolution		6144 (H) x 1536 (V) (4:3)	7776 x 1944 (4:3)	11520 x 2160 (16:9)
4 x Image Sensor, Max Resolution		8192 (H) x 1536 (V) (4:3)	10368 x 1944 (4:3)	15360 x 2160 (16:9)
Sensor Aspect Ratio		4:3	4:3	16:9
IR Illumination - Optional (high power 850 nm LEDs)[1]		30 m (98 ft) maximum distance at 0 lux when camera is mounted at 4 m (13 ft) off the ground		
Minimum Illumination		0.020 lux (F1.5) in color mode 0.018 lux (F1.5) in mono mode 0 lux with optional IR illuminator		0.020 lux (F1.5) in color mode 0.016 lux (F1.5) in mono mode 0 lux with optional IR illuminator
Dynamic Range	HDR On	120 dB, true HDR, dual exposure		
	HDR Off	80 dB		
3D Noise Reduction Filter		Supported		
Maximum Frame Rate 60 Hz / 50 Hz		30 / 25 fps	24 / 25 fps	17 / 16 fps

[1] The IR intensity is based on supplied PoE power.

Image Control	
Image Compression Method	H.264, Motion JPEG
Electronic Shutter Control	Automatic
Iris Control	Fixed
Day/Night Control	Automatic
Flicker Control	60 Hz, 50 Hz
White Balance	Automatic
Privacy Zones	Up to 64 zones

Lens (per image sensor)	3.0 MP	5.0 MP	4K (8.0 MP)
Focal Length	3.3-5.7 mm		
Lens and Horizontal Field of View Based on Aspect Ratio	53° - 99° (4:3)		58° - 106° (16:9)
Lens and Vertical Field of View Based on Aspect Ratio	39° - 69° (4:3)		32° - 55° (16:9)
Aperture Range	F1.5 - F1.9		
Control	Fixed Iris, Remote Focus and Zoom		

Network	
Network	Gigabit Ethernet, 100BASE-TX, 1000BASE-TX
Cabling Type	CAT5E
Connector	RJ-45
ONVIF[1]	ONVIF® compliance Profile S, T, M, and G (www.onvif.org)
Security	Password protection, HTTPS encryption,signed and encrypted firmware
Protocol	IPv4, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMPv3, ICMP, DHCP, Zeroconf, HSTS
Streaming Protocols	WebRTC, RTP/RTSP/UDP, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP
Platform Compatibility	Avigilon Alta Aware, Avigilon Unity ACC[1], 3rd party VMS[1]

[1] Requires the camera to be running Avigilon Unity firmware.

ALTA H6SL CAMERA LINE

2 MP | 3 MP | 5 MP | 5-YEAR WARRANTY

Proactively boost safety and security with the analytics-enabled Avigilon H6SL camera line for Alta Aware. Available in a dome or bullet form factor, the cloud-native Alta H6SL line combines versatility and high performance for indoor and outdoor use. With high dynamic range, IR options and up to 5 MP resolution, you get crisp, clear images in even the most challenging lighting conditions. Intelligent analytics with real-time alerts help you react and respond faster to critical events and the cloud-native Alta Aware provides access to video at any time and from any location.

FEATURES

REACT AND RESPOND FASTER WITH AI

Gain security preparedness and act quicker with intelligent analytics that alert you in real-time of critical events. The Alta H6SL notifies you of people, vehicles or anomalies to help you identify potential threats.

SEE CLEARLY IN ALL LIGHT CONDITIONS

With High Dynamic Range, the Alta H6SL Dome can easily handle high-contrast scenes, and IR illumination captures details in low-light conditions so you can see clearly in all environments.

TRUSTED AND SECURE

With North American Avigilon manufacturing you can trust and security in the camera and the cloud, rest assured that your security system is protected.

OPTIONS FOR EVERY DEPLOYMENT

With a variety of storage and resolution configurations and wide and telephoto lens options on the H6SL Bullet, there's a cloud-native Alta H6SL to meet all your deployment needs.

SUITABLE FOR TOUGH ENVIRONMENTS

All H6SL cameras are IK10-rated for impact resistance. All outdoor models are IP66/IP67 and NEMA Type 4X rated for water, windblown dust and a degree of corrosion.

24/7 AWARENESS FROM ANYWHERE

Securely access video anywhere with a cloud-native platform that offers easy-to-use viewing and management via a browser or on-the-go visibility from a powerful mobile app.

SPECIFICATIONS

IMAGE PERFORMANCE		2.0 MP	3.0 MP	5.0 MP
Image Sensor		1/2.8" progressive scan CMOS		
Imaging Area (H × V)		5.57 mm × 3.13 mm 0.219" × 0.123"	5.18 mm × 3.89 mm 0.204" × 0.153"	
Aspect Ratio		16:9	4:3	
Dynamic Range	HDR Off	83 dB		
	HDR On	126 dB	130 dB	
3D Noise Reduction Filter		Supported		
Max Frame Rate		30 fps		
Streaming Resolutions		1920x1080, 1280x720, 640x360	2048x1536, 1280x960, 640x480	2592x1944, 1920x1440, 1280x960, 640x480

LENS AND IR ILLUMINATION		3.4-10.5 MM (DOME/BULLET)	10.9-29 MM (BULLET ONLY)
IR Illumination Max Distance (high power 850 nm LEDs)	Dome	30 m (100 ft), full tele 20 m (65 ft), full wide	N/A
	Bullet 2.0 MP	50 m (164 ft), full tele 30 m (100 ft), full wide	N/A
	Bullet 3.0 MP / 5.0 MP	40 m (131 ft), full tele 20 m (65 ft), full wide	70 m (230 ft), full tele 30 m (100 ft), full wide
Minimum Illumination (at 33 ms shutter speed)	2.0 MP	With IR: 0 lux in monochrome mode Without IR: 0.01 lux in color mode; 0.005 lux in monochrome mode	N/A
	3.0 MP / 5.0 MP	With IR: 0 lux in monochrome mode Without IR: 0.04 lux in color mode; 0.02 lux in monochrome mode	
Horizontal Angle of View	2.0 MP	101° - 31°	N/A
	3.0 MP / 5.0 MP	95° - 28°	28° - 10°
Vertical Angle of View	2.0 MP	53° - 17°	N/A
	3.0 MP / 5.0 MP	69° - 21°	21° - 7°
Max Aperture		F1.6	F1.7
Lens Control		Remote Zoom and Focus, Autofocus, IR Cut Filter	

IMAGE CONTROL	
Image Compression Method	H.265, H.264, Motion JPEG
Electronic Shutter Control	Automatic
Day/Night Control	Automatic
Flicker Control	50 Hz, 60 Hz
Iris Control	P-Iris
White Balance	Automatic
Image Rotation	0°, 90°, 180°, 270° including Corridor Mode
Privacy Zones	Up to 64 zones

NETWORK	
Network	100BASE-TX
Cabling Type	CAT5
Network	RJ45 Connector
ONVIF[1]	ONVIF® compliance Profile S, Profile T, Profile G, and Profile M (www.onvif.org)
Security	Password protection, HTTPS encryption
Protocols	IPv6, IPv4, HTTP, HTTPS, SOAP, DNS, NTP, RTSP, RTCP, RTP, TCP, UDP, IGMP, ICMP, DHCP, ARP, HSTS
Streaming Protocols	WebRTC, RTP/RTSP/UDP, RTP/RTSP/TCP, RTP/RTSP/HTTP/TCP, RTP/RTSP/HTTPS/TCP
Platform Compatibility	Avigilon Alta Aware, Avigilon Unity ACC[1], 3rd party VMS[1]

[1] Requires the camera to be running Avigilon Unity firmware.

AUXILIARY I/O	
Audio Compression Method	G.711 PCM 8 kHz, Opus
Audio Input/Output[1]	Line level I/O
External I/O Terminals[1]	Alarm In, Alarm Out
Microphone (Indoor Dome)	Optional Microphone accessory sold separately for Indoor Dome Camera only[2]

[1] Not currently supported.

[2] Available soon.

MECHANICAL (DOME)	SURFACE MOUNT	IN-CEILING MOUNT	PENDANT MOUNT
Dimensions	D 156 mm × H 116 mm; D 6.1″ × H 4.6″	D 174 mm × H 165 mm; D 6.9″ × H 6.5″	D 156 mm × H 161 mm; D 6.2″ × H 6.3"
Weight	0.81 kg	0.80 kg	1.07 kg
Max. Ceiling Thickness	N/A	25 mm (1.0")	N/A
Dome Bubble	Polycarbonate		
Body	Polycarbonate		
Housing	Polycarbonate		
Finish	Plastic, injection molded, Pantone 427C		
Adjustment Range	360° pan, 30°–95° tilt (recommended), 8°–95° tilt (maximum), ±180° azimuth		

MECHANICAL (BULLET)		3.4-10.5 MM AND 10.9-29 MM
Dimensions (L x W x H)	Camera with junction box	296 mm × 126 mm × 106 mm; 11.7″ × 5.0″ × 4.2″
Weight		1.31 kg (1.78 kg with junction box)
Body		Aluminum
Housing		Aluminum
Finish		Powder coat, close to Pantone 427C
Adjustment Range		±175° pan, ±90° tilt, ±175° azimuth

ELECTRICAL		
Power Source		PoE: IEEE 802.3af Class 3 compliant, 12VDC Aux (Available on Bullet only)
IR Illuminator Behaviour	Dome	IR illuminator will turn off if the temperature is 60°C (140°F) or higher. The illuminator will operate at 50% power if the temperature is between 40°C (104°F) and 52 °C (117°F). Hysteresis: 2°C (3.6°F).
	Bullet	IR illuminator will turn off if the temperature is 60°C (140°F) or higher.
RTC Battery Backup		3V manganese lithium
PoE	Dome	10 W max (8 W with no IR or IR disabled)
	Bullet	13 W max
Memory		1GB RAM, 512MB Flash

ENVIRONMENTAL	INDOOR DOME	OUTDOOR DOME	BULLET
Operating Temperature	-10°C to +60°C (14°F to 140°F)	-40°C to +60°C (-40°F to 140°F)	-40°C to +60°C (-40°F to 140°F)
Storage Temperature	-10°C to +70°C (14°F to 158°F)		
Absolute Maximum Temperature	74°C (165°F) per NEMA TS2 (Temp.) para 2.2.7.2 - 2.2.7.7		
Humidity	0 - 95% non-condensing		

CERTIFICATIONS	INDOOR DOME	OUTDOOR DOME	BULLET
Certifications/Approvals	UL, cUL, CE, UKCA, ROHS, RCM, NOM, KC, BIS		
Safety	UL/CSA/EN/IEC 62368-1, IEC 62471		
Environmental	IEC/EN 62262 Impact (IK 10), IEC 60529 IP52 rating	IEC/EN 62262 (IK 10), IEC 60529 IP66, IP67 rating, Type 4X, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6, IEC 60068-2-14, IEC 60068-2-27	IEC/EN 62262 (IK 10), IEC 60529 IP66, IP67 rating, Type 4X, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6, IEC 60068-2-14, IEC 60068-2-27
Electromagnetic Emissions	FCC Part 15 Subpart B (Class B), IC ICES-003 (Class B), EN 55032 (Class B), EN 61000-6-3, EN 61000-3-2, EN 61000-3-3		
Electromagnetic Immunity	EN 55035, EN 61000-6-1, EN 50130-4, EN 50121-4		
Warranty	5-year warranty		

ANALYTICS SPECIFICATIONS

ANALYTIC RULES SUPPORTED	
Object in Area	Rule triggered when an object of the selected type and attributes is detected in the region of interest.
Object Loitering	Rule triggered when an object of the selected type and attributes loiters in the selected area for the selected period of time.
Objects Crossing Line	Rule triggered when an object of the selected type and attributes crosses the line. The line can be unidirectional or bidirectional.
Object Counting	Rule triggered when the count of objects of the selected type either exceeds or is less than the selected threshold.
Object Line Crossing Counting	Rule triggered when the specific number of objects of the selected type either cross a line to enter or leave an area.
License Plate Detection	Requires additional license.
Audio[1]	Rule triggered when audio of one of the specified types is detected.

[1] Audio Analytics will be available soon. Requires Avigilon microphone accessory (for indoor domes only).

DETECTED ATTRIBUTES	
Object Attributes	Vehicle, sub-types: Small/Medium Vehicles (sedan, SUV, pickup truck, etc.), Large Vehicles (bus, truck), Two-wheeled Vehicles (bicycle, motorcycle), Unclassified Vehicles Person Color (people's clothing, top and bottom, and vehicles)

SUPPORTED AUDIO EVENTS[1]	
Audio Events	Glass breaking, Loud Noise, Gun Shot, Screaming, Smoke Alarm, Car Alarm, Ultrasound Panic Alarm, Dog Barking

[1] Audio Analytics will be available soon. Requires Avigilon microphone accessory (for indoor domes only).

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 18, 2024
APPLICANT:	Renee Ward, P.E.; *Weir and Associates, Inc.*
CASE NUMBER:	Z2024-049; *Specific Use Permit (SUP) for Home2Suites*

SUMMARY

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and April 5, 2005. On May 17, 2021, the City Council approved a preliminary plat (*i.e. Case No. P2021-020*) showing the subject property as being a portion of a future 4.767-acre parcel of land identified as Lot 2, Block A, Fit Sport Life Addition. Following this approval, on August 2, 2021, the City Council approved a final plat (*i.e. Case No. P2021-043*) establishing the subject property as a portion of Lot 2, Block B, Fit Sport Life Addition. The subject property was replatted (*i.e. Case No. P2021-061*) as a portion of Lot 6, Block B, Fit Sport Life Addition by the City Council on December 6, 2021. The subject property has remained vacant since its annexation into the City of Rockwall. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a *Residence Hotel* [*Case No. Z2024-023*] without prejudice to allow the applicant to resubmit the request after the developer increased the parking area on the Amerisports property. On October 7, 2024, a building permit [*Case No. COM2024-4701*] was approved allowing an additional 101 parking spaces on the Amerisports property. This parking lot is currently under construction.

PURPOSE

On April 19, 2024, the applicant -- *Renee Ward of Weir and Associates, Inc.* -- submitted an application requesting a Specific Use Permit (SUP) for a *Residence Hotel* for the purpose of constructing a 61,496 SF Home2Suites Hotel on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of FM-549 and Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2, of the R Irvine Survey, Abstract No. 120*), zoned Commercial (C) District. Beyond this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Continuing north are two (2) vacant tracts of land (*i.e. Tract 10-3 [8.23-acres] and Tract 10 [14.8-acres] of the R. Irvine Survey, Abstract No. 120*) that are zoned Commercial (C) District. Beyond this are the corporate limits for the City of Rockwall.

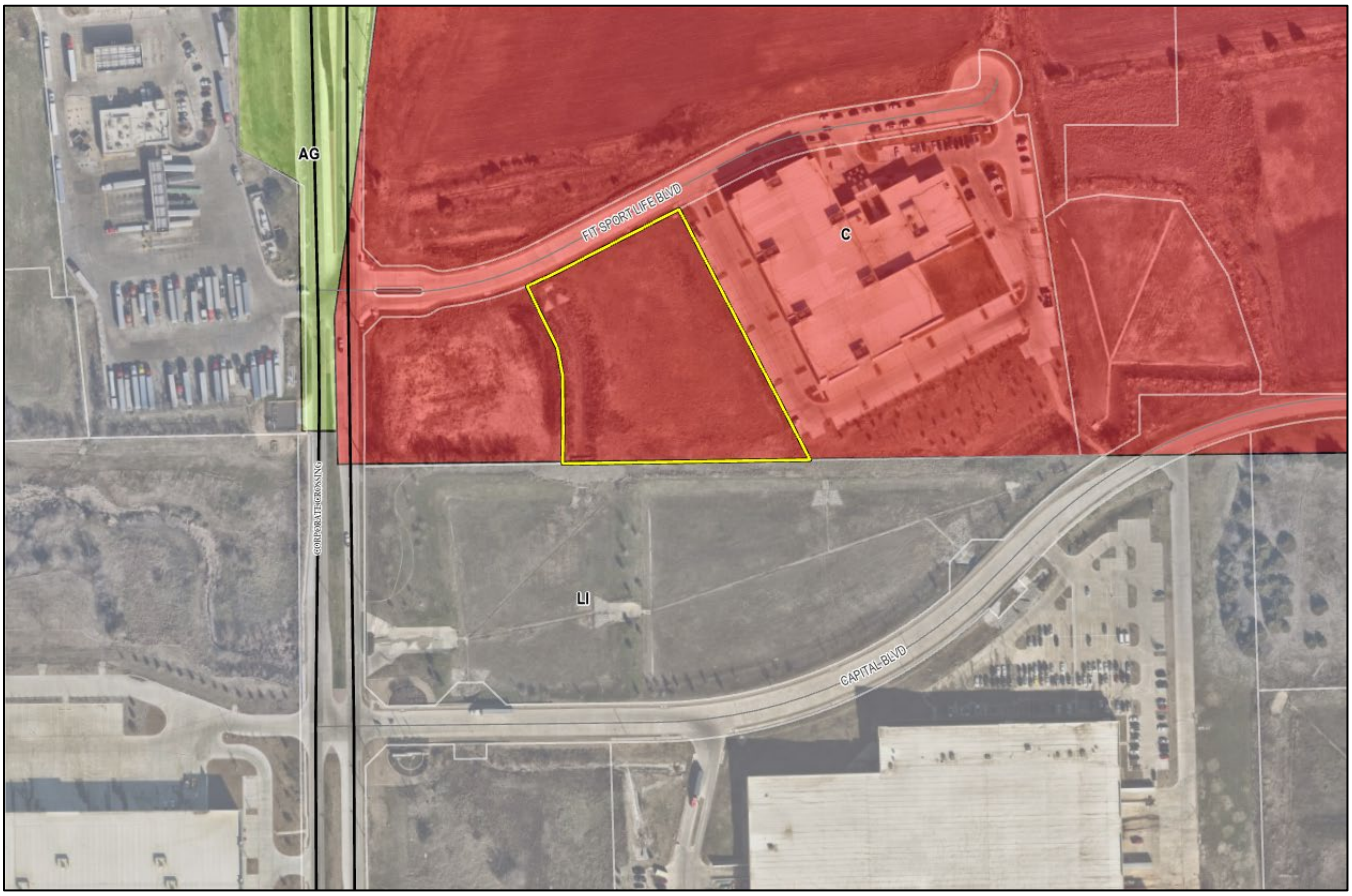
South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as the regional detention system for Phase 2 of the

Rockwall Technology Park. Continuing south, and adjacent to this tract of land, is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) large industrial facilities (*i.e. Pratt Industries and Lollicup*), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 6.3770-acre parcel of land identified as Lot 5, Block B, Fit Sport Life Addition and zoned Commercial (C) District. This property is developed with a sports facility (*i.e. AmeriSports*). Beyond this is a 20.51-acre tract of land (*i.e. Tract 22, of the R. Irvine Survey*) zoned Commercial (C) District. North of this tract of land is a 4.317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey*), which is occupied by Big-Tex Trailers and that is zoned Light Industrial (LI) District.

West: Directly west of the subject property is the remainder of a 1.948-acre portion of the larger 4.767-acre parcel of land (*i.e. Lot 6, Block B, Fit Sport Life Addition*), which is being developed with a *Retail Store with Gasoline Sales* (*i.e. 7/11*). This remainder lot is zoned Commercial (C) District. Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.1917-acre parcel of land (*i.e. Love's Country Store*) followed by two (2) vacant tracts of land (*i.e. Tract 9-9 [1.898-acres] and Tract 9-11 [1.30-acres of the J Lockhart Survey, Abstract No. 134]*), and a 3.0654-acre parcel of land identified as Lot 1, Block 1, Ya-Hoo Subdivision (*i.e. Photo Technologies*). All of these properties are zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for a *Residence Hotel* (*see Figure 1*). According to the concept plan, the proposed hotel will consist of a four (4) story building with a 61,496 SF building footprint and a total of 107 guest rooms. The first floor will

consist of 16,586 SF, and the second, third, and fourth floors will consist of 14,970 SF each. The total proposed square footage of all the floors is 61,496 SF. In addition to the *Residence Hotel*, the concept plan (*see Figure 1*) also shows the location of the pool, parking areas, and a pet area. The proposed facility will have access off of Fit Sport Life Boulevard and a cross access easement from the western and eastern properties (*i.e. the future 7/11 Gas Station and the AmeriSports Facility*).

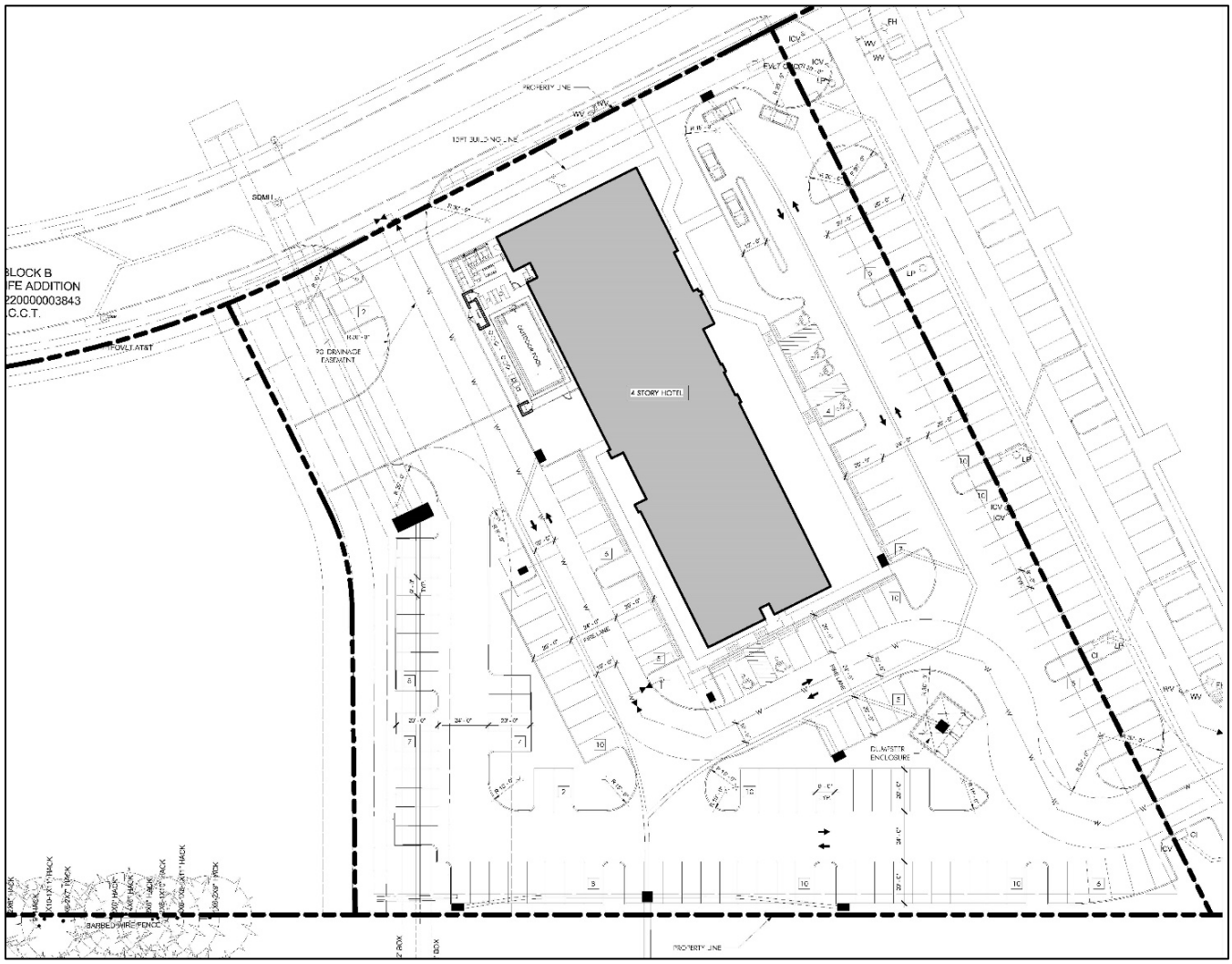


FIGURE 1. CONCEPT PLAN

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Residence Hotel* is defined as "(a) hybrid lodging establishment that combines the elements of traditional hotels with long-term residential accommodations. Residence hotels typically offer full furnished, apartment style units equipped with kitchens or kitchenettes, living areas, and separate bedrooms, providing guests with a home-like environment during their stay. These establishments cater to both short-term and extended-stay guests, offering flexible accommodations for travelers, corporate clients, and individuals in need of temporary housing solutions. Residence hotels often provide additional amenities such as housekeeping services, on-site laundry facilities, fitness centers, business centers, and communal spaces to enhance the guest experience." In this case, the proposed *Residence Hotel* will incorporate kitchen facilities, be fully furnished, and have internal corridors leading to the doorways for each unit. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Residence Hotel* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that a *Residence Hotel* may be appropriate within all areas of the City that are zoned Commercial (C) Districts. In addition, according to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the maximum height for a building in a Commercial (C) District is 60-feet; however, the building height may be increased up to 240 feet if approved through a Specific Use Permit (SUP). In this case, the applicant is requesting a height of 65-feet.

Staff should note that the provided concept plan currently conforms to the parking requirements for a *Residence Hotel*. Specifically, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that a *Hotel* provide one (1) parking space per each unit and 50.00% of the accessory uses provided in the *Hotel*. Based on the provided concept plan, the required parking for the proposed *Residence Hotel* is 125 parking spaces. Staff calculated this as follows:

- 107 Guest Rooms (1/1) = 107 parking spaces
- Storage Uses (1/1,000 SF @ 1,499 SF) = 2 parking spaces
    - *Includes*: Housekeeping (825 SF), Guest Laundry (110 SF), Laundry (416 SF), Pool Equipment (38 SF), Pool Storage (15 SF), Closet (5 SF), Storage (50 SF), Store Room (40 SF)
- Office (1/300 SF @ 1,340 SF) = 5 parking spaces
    - *Includes*: Engineer's Office (153 SF), Manager's Office (96 SF), Sales Office (119 SF), Employee Work Station (149 SF), Employee Break Room (153 SF)
- Limited Service Restaurant Area (1/250 SF @ 1,661 SF) = 7/2 (as Accessory Use) = 4 parking spaces
    - *Includes*: Gathering Room (1,166 SF), TV Lounge (171 SF), Breakfast (242 SF), Servery (82 SF)
- Market [*i.e. General Retail*] (1/250 SF @ 99 SF) = 1/2 (as Accessory Use) = 1 parking space
- Fitness Center and Pool [*i.e. Health Club*] (1/200 SF @ 2,266 SF) = 12/2 (as Accessory Use) = 6 parking spaces

TOTAL: 125 Parking Spaces

Currently, the concept plan shows the provision of 144 parking spaces or 12 parking spaces over the requirement. Staff should also point out that the concept plan shows that they will be removing 12 spaces from the adjacent property sports complex (*i.e. AmeriSports*), and has indicated to staff that these will be provided through the additional parking being added to the sports complex. If the *Residence Hotel* is constructed prior to the construction of the 101 parking spaces on the adjacent property (*i.e. Amerisports*), this will require the applicant to setup a parking agreement to utilize the 12 excess parking spaces on the proposed hotel property. This can be accomplished through the final plat process for this property in accordance with the requirements of the Unified Development Code (UDC); however, it is anticipated that the additional parking for the sports complex will be complete prior to the construction of the hotel.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "…intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region…" According to the *District Strategies* for the *IH-30 Corridor District* properties designated for *Special Commercial Corridor* land uses "…will continue to be the City's primary retail corridor in the future…" and "…large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields." In this case, the applicant is proposing a *Residence Hotel* that will complement the surrounding uses. Currently, there is an *Indoor Sports Facility* adjacent to the subject property that attracts many families form outside of the City through tournaments and league play. Additionally, the applicant has provided a pet area at the south end of the property and several parking islands that break up the large amounts of parking required. Based on this, the proposed facility appears to conform to the OURHometown Vision 2040 Comprehensive Plan.

STAFF ANALYSIS

The concept plan provided by the applicant generally meets the requirements of the Unified Development Code (UDC) with the exception of the proposed height. Staff should note that the adjacent property (*i.e. the Golf Driving Range and Entertainment Venue northeast of the subject property [Texas Wedge]*) was granted an increased height of 120-feet for their proposed golf netting. In addition, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the applicant will be subject to the building and landscape requirements outlined in the *General Overlay District Standards* and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) at the time of site plan approval. The applicant will also be required to provide building elevations at the time of site plan to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to make recommendations and approvals related to the design of the building. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 19, 2024, staff mailed 10 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations 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 not received any responses in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approval the applicant's request for a *Specific Use Permit (SUP)* for a *Residence Hotel* on the subject property, then staff would propose the following conditions of approval:

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

  (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel.*

  (b) The development of the subject property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.

  (c) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

(2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.

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

PLANNING AND ZONING COMMISSION

On November 12, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Womble and 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	Fit Sport Life Blvd.				
SUBDIVISION	Fit Sport Life Addition	LOT	6	BLOCK	B
GENERAL LOCATION	750' South and 337' East of Intersection of I-30 and Corporate Crossing				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C	CURRENT USE	Vacant
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Hotel
ACREAGE	2.82 acres	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Structured REA-Rockwall Land LLC	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Renee Ward, P.E.
ADDRESS	3104 E. Camelback Road, Ste. 2387	ADDRESS	2201 E. Lamar Blvd, Ste 200E
CITY, STATE & ZIP	Phoenix, Arizona 85016	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	(480) 856-8808	PHONE	(817) 467-7700
E-MAIL	conork@structuredrea.com	E-MAIL	ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Conor Keilty [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 $ 242.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* FIFTH *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."*

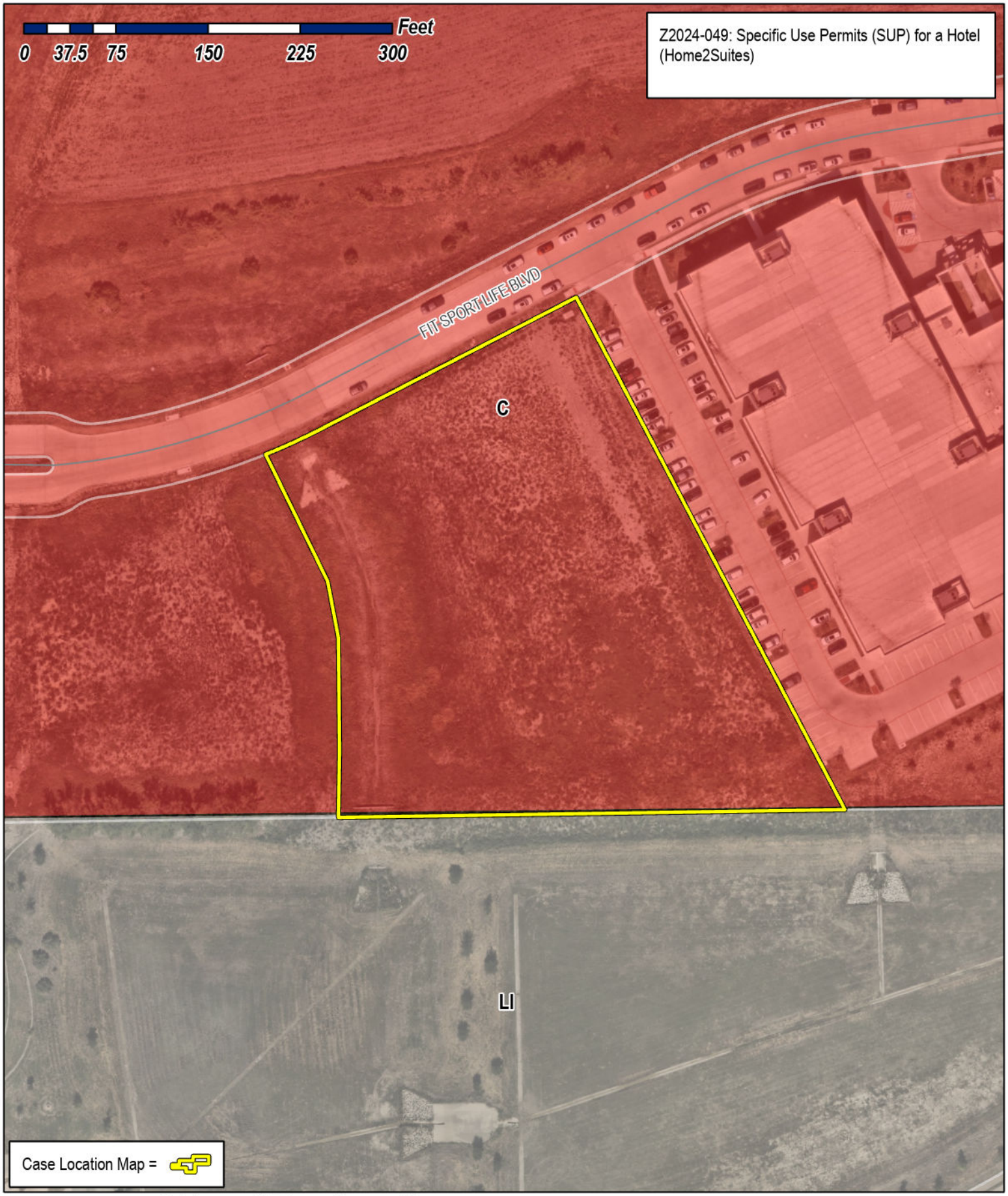
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5TH *DAY OF* September, 20 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ New Jersey

IVAN M BALEV
Commission # 2273810
Notary Public, State of New Jersey
My Commission Expires

MY COMMISSION EXPIRES 04/03/2026



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.

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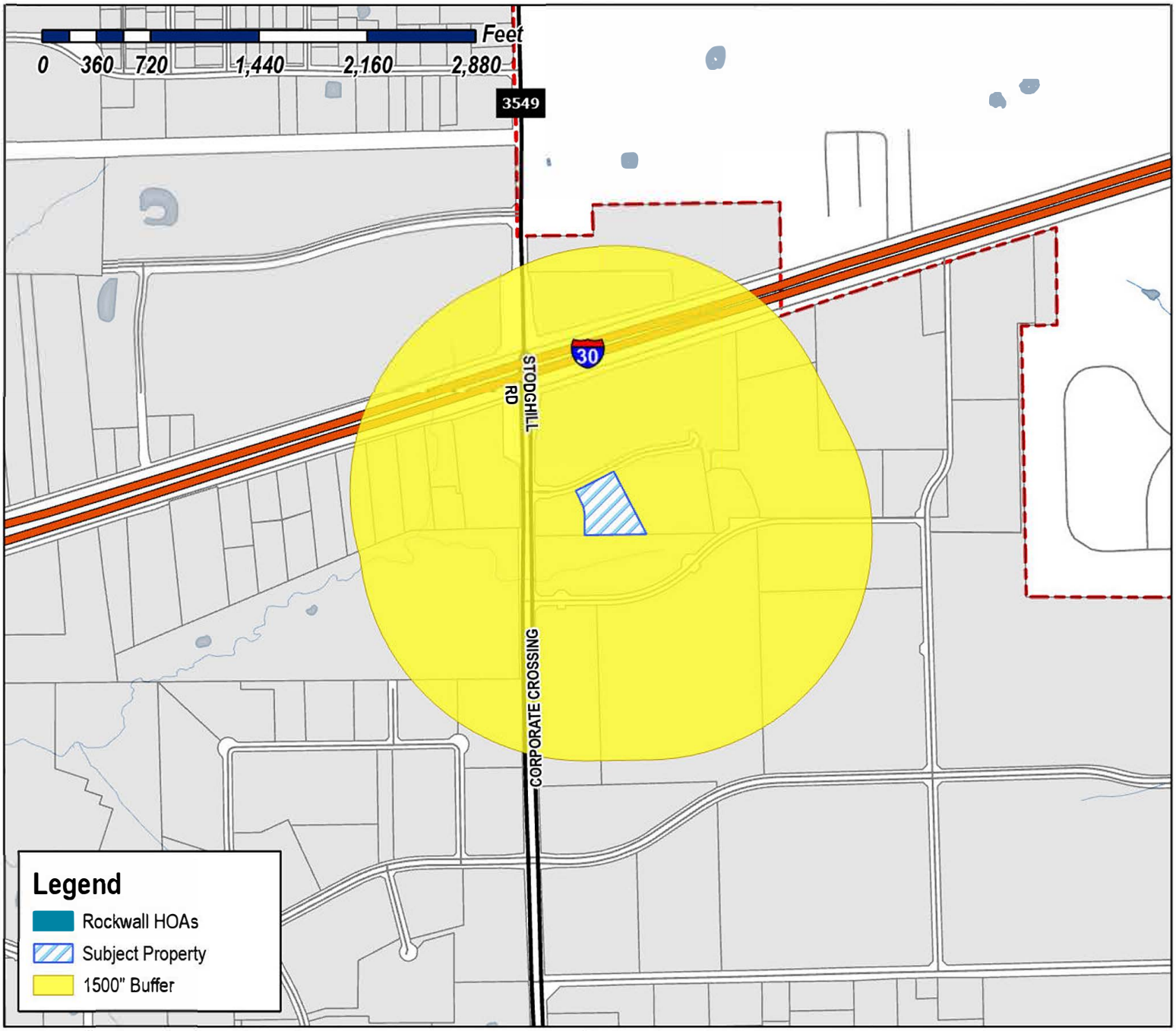
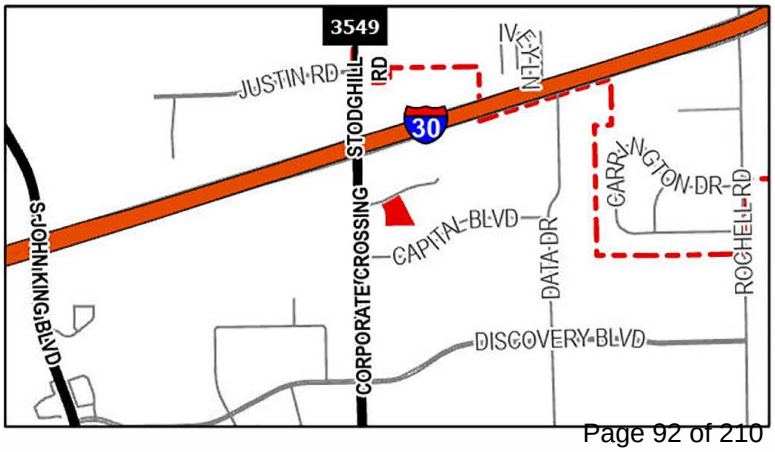


Case Number: Z2024-049
Case Name: SUP for a Residence Hotel
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of I-30 and Corporate Crossing



Date Saved: 10/18/2024
For Questions on this Case Call (972) 771-7745

City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
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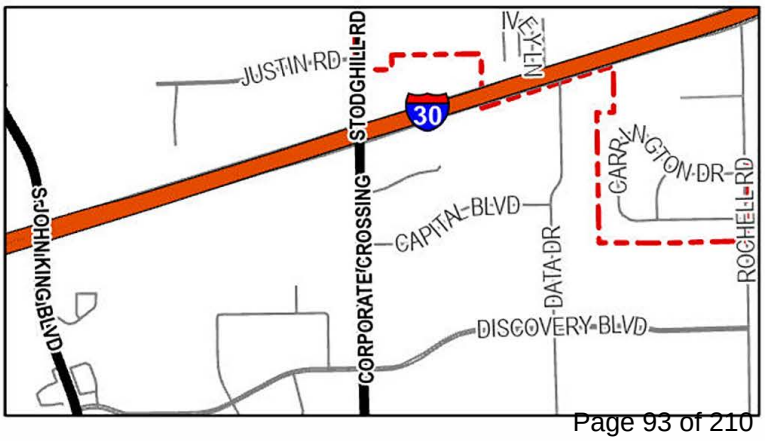


Date Saved: 10/18/2024
For Questions on this Case Call: (972) 771-7745

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
P O BOX 968
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

WESTCORE BRAVO ROCKWALL LLC
4350 LA JOLLA VILLAGE DR STE 900
SAN DIEGO, CA 92122

ROCKWALL ECONOMIC DEVELOPMENT CORPORATION
P O BOX 968
ROCKWALL, TX 75087

CAPITAL BOULEVARD VENTURE LLC AND GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

STRUCTURED REA FSL ROCKWALL LLC
3104 E CAMELBACK RD
PHOENIX, AZ 85016

RESIDENT
1990 E I30
ROCKWALL, TX 75032

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Z2024-049: Specific Use Permit for a Residence Hotel

Hold a public hearing to discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, November 18, 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. Z2024-049: Specific Use Permit for a Residence Hotel

Please place a check mark on the appropriate line below:

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

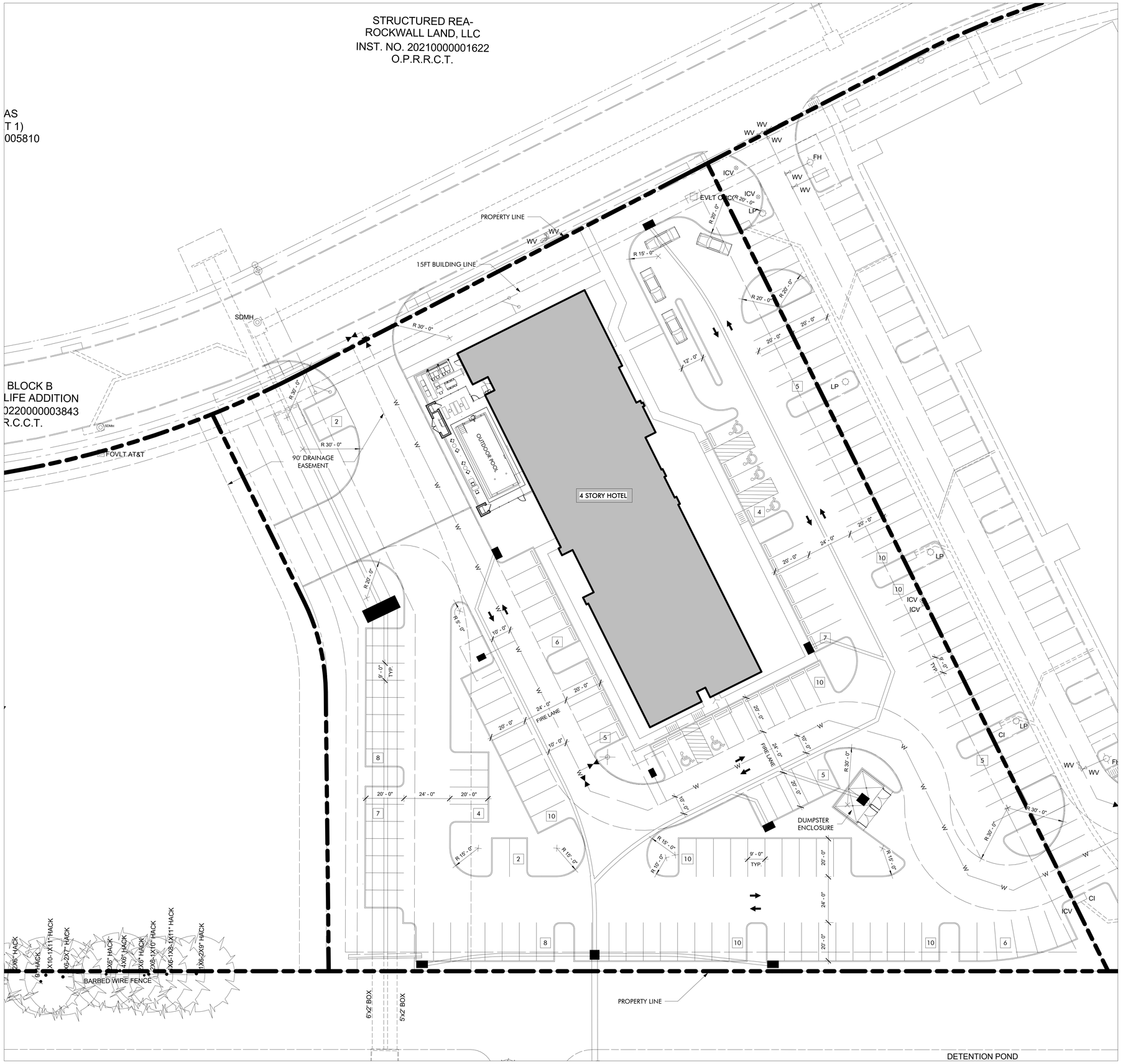
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



01 CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

NORTH

PROJECT DATA

PARKING DATA	
GUEST ROOMS 107 (1:1) =	107 PARKING SPACES
STORAGE USES (1/1,000 SF @ 1,499 SF) =	2 PARKING SPACES
OFFICE (1/300 SF @ 1,340 SF) =	5 PARKING SPACES
LIMITED SERVICE RESTAURANT AREA (1/250 SF @ 1,661 SF) =1/2 (AS ACCESSORY USE) =	4 PARKING SPACES
MARKET [I.E. GENERAL RETAIL] (1/250 SF @ 99 SF) = 1/2 (AS ACCESSORY USE) =	1 PARKING SPACE
FITNESS CENTER AND POOL (1/200 SF @ 2,266 SF) = 1/2 (AS ACCESSORY USE) =	6 PARKING SPACES
TOTAL PARKING FOR HOTEL:	125 SPACES
PARKING REMOVED FROM AMERISPORTS:	12 SPACES
PARKING SPACES REQUIRED:	137 PARKING SPACES
PARKING SPACES PROVIDED:	144 PARKING SPACES

BUILDING DATA	
PROJECT DESCRIPTION	HOME 2 SUITES BY HILTON
BUILDING LOCATION	ROCKWALL, TX
CITY OF ROCKWALL CODES	2021 IBC W/ ROCKWALL AMENDMENTS 2021 IMC W/ ROCKWALL AMENDMENTS 2020 NEC W/ ROCKWALL AMENDMENTS 2021 IPC W/ ROCKWALL AMENDMENTS 2021 IECC W/ ROCKWALL AMENDMENTS 2012 TAS
TOTAL SITE AREA	122,785 SF = 2.82 ACRES
BUILDING AREA	61,496 SF GROSS
BUILDING HEIGHT	60' 0" HIGHEST POINT, 52'-0" MAIN PARAPET
NUMBER OF STORIES	4
CONSTRUCTION TYPE	TYPE VA
OCCUPANCY TYPE	A-2 R-1
SPRINKLED	YES NFPA 13
ORDINANCE NO. ZONING	

BUILDING AREA STATISTICS

AREA: 107 ROOM PROTOTYPE	UNIT	SF	TOTAL SF
GROSS AREA:			
GROUND LEVEL	1	16586	16586
UPPER LEVELS	3	14970	44910
TOTAL GROSS AREA			61496

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These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

11.04.2024

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SUP Z2024-049

revisions

title
CONCEPT SITE PLAN

date 05.16.2024
sheet
A1.01

BUILDING ELEVATION AREAS

	TOTAL SURFACE AREA	TOTAL GLAZING AREA		NET SURFACE AREA	STONE		BRICK		EIFS*	
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.	11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %	5900 sq. ft.	65 %	848 sq. ft.	9.4 %
NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %	2826 sq. ft.	73 %	373 sq. ft.	9 %
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2612 sq. ft.	66 %	403 sq. ft.	10 %

FINISH KEY :

BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 398 "FLOWER POWER"
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD SN54, CRYSTAL GRAY - CLEAR

GENERAL NOTES THIS SHEET:

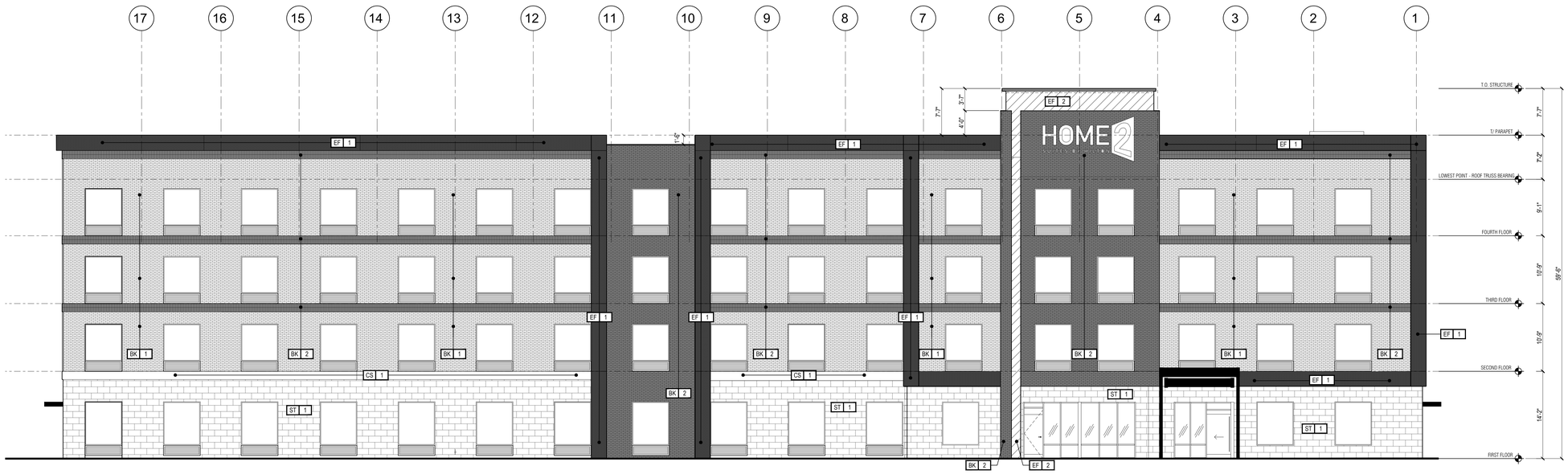
1. GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.
2. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE.

1. CANOPIES, AWNINGS, OR PORTICOS
2. RECESSES/ PROJECTIONS
3. OUTDOOR PATIOS
4. ARTICULATED GROUND FLOOR LEVELS OR BASES
5. ARTICULATED CORNICE LINE
6. VARIED ROOF HEIGHTS

2 A-201 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"



1 A-201 EXTERIOR ELEVATION - EAST

SCALE: 1/8" = 1'-0"

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architecture + design + connect

project
HOME 2 SUITES by Hilton
Rockwall, TX 75032

HOME 2 SUITES BY HILTON

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SUP Z2024-049

revisions

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet
A-201

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SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2612 sq. ft.	66 %	403 sq. ft.	10 %

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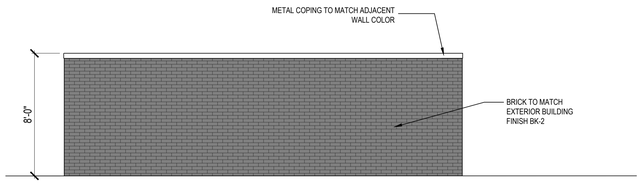
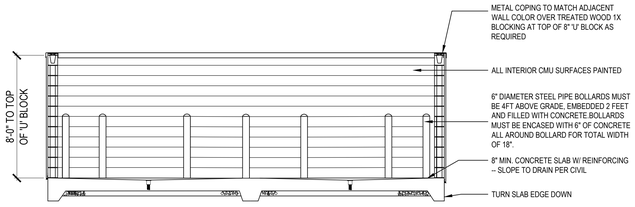
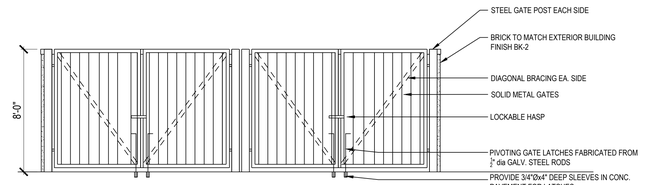


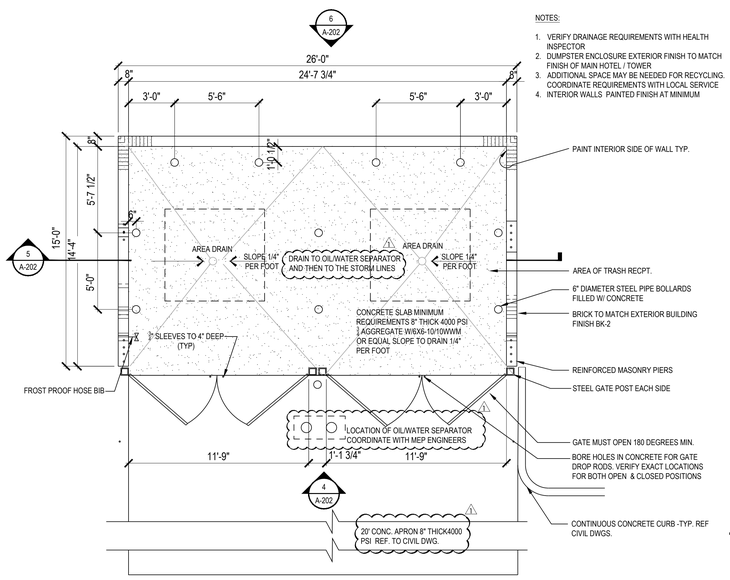
6 A-202 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



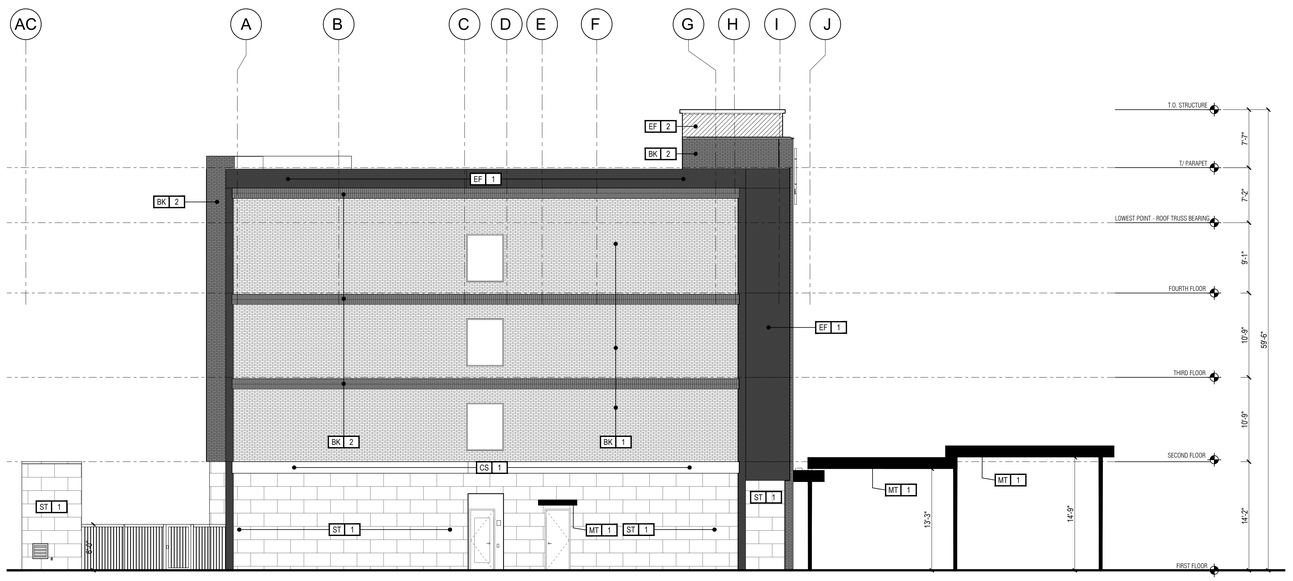
5 A-202 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



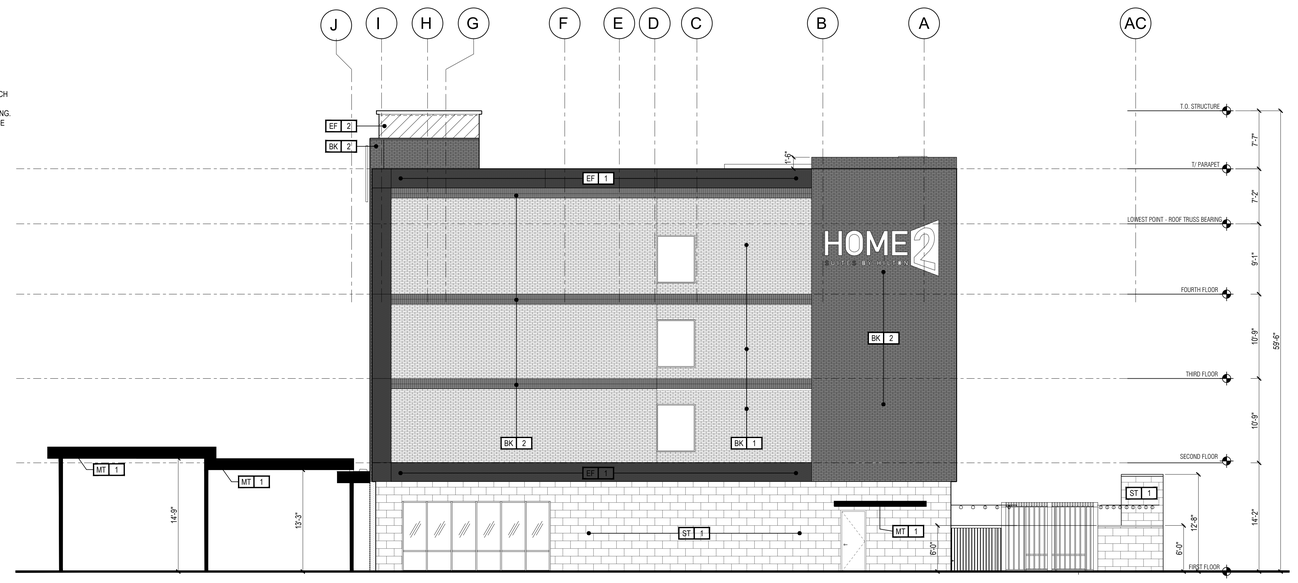
4 A-202 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



3 A-202 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



2 A-202 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 A-202 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

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HOME 2 SUITES by Hilton
Rockwall, TX 75032

HOME 2 SUITES BY HILTON

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SUP Z2024-049

revisions

1	CITY COMMENTS	2024.10.29

title
EXTERIOR ELEVATIONS

date 06/14/2024

sheet
A-202

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

THENCE S 27°18'10" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, ALONG THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF SAID LOT 5, A DISTANCE OF 471.23 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20160000023061, O.P.R.R.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE S 89°10'38" W, ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 410.08 FEET TO A POINT;

THENCE N 00°36'39" W, DEPARTING THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 149.65 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 48.96 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 25°30'11", AND A CHORD BEARING N 13°21'44" W, A DISTANCE OF 48.56 FEET TO A POINT;

THENCE N 26°06'50" W, A DISTANCE OF 109.76 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 50.67 FEET ALONG THE NORTH LINE OF SAID LOT 6, THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 05°28'40", AND A CHORD BEARING OF N 65°23'25" E, A DISTANCE OF 50.65 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, CONTINUING ALONG THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, A DISTANCE OF 235.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.819 ACRES (122,785 SQUARE FEET) OF LAND, MORE OR LESS.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

WA#19144.03 PRINTED: 11/5/2024 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/5/2024 9:15 AM SAVED BY: CRISTIANV FILE: ZONING-2.819ACRE-M&B-19144.03.DWG

SURVEYOR PREPARING THIS EXHIBIT:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900

2.819 ACRE TRACT
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: CV	SHEET NO. 1 OF 1	REV.
APPROVED: ALS		

ZONING CASE: Z2024-049

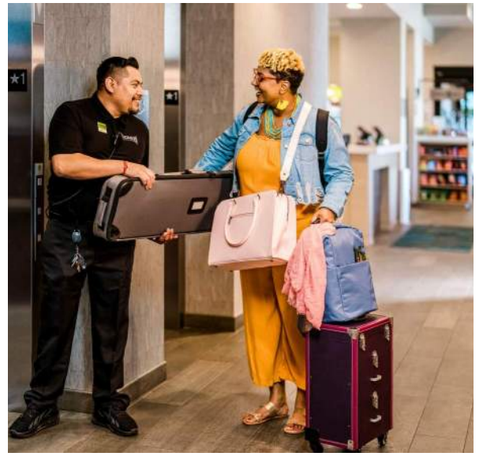
Our Guest

Business Transient

Away from home for business meetings, this guest appreciates a home-like design but doesn't necessarily require space to fully settle in and unpack.

Sports / Leisure

Whether traveling with a sports team or for special events like family reunions, these guests seek hotels with spacious, comfortable rooms.



Business Extended Stay

Traveling to where their skills are needed, these business professionals require a home base away from their actual homes and families. They require space to unpack and enjoy making their suite their own.

Vacations / Groups

Vacationing for an extended period of time, these guests choose their stay based on the unique attributes of the hotel and nearby attractions.

Average Length of Stay: 1+ Days

The business traveler demands intuitive design, so they can keep focused, connected, and on pace with their routines.

Leisure travelers appreciate the fun, eclectic atmosphere and room for the whole family and their sports gear in the guest suite.

Average Length of Stay: 5+ Days

Extended business travelers want the ability to cook their own meals and appreciate great communal spaces where they can engage with others.

Vacationers want to explore their local surroundings with a comfortable home-base to return to. They enjoy the added amenities like the pool, grills and fire pits.

1 Fire Pits
2 Outdoor Lounge
3 Entry
4 Lobby
5 Reception
6 Home2 MKT
7 Breakfast
8 BOH Food Prep
9 Elevators
10 Spin2 Cycle
11 Sales Office
12 TV Lounge
13 Public Restrooms
14 Grilling Patio
15 Pool
16 Pool Restroom
17 BOH Laundry
18 BOH Office
19 Employee Break Room
20 EV Charging Stations
21 Pet Relief Station
22 Food Delivery Drop
23 Guest Engagement Wall
24 Hydration/Caffeination

Successful Adjacencies

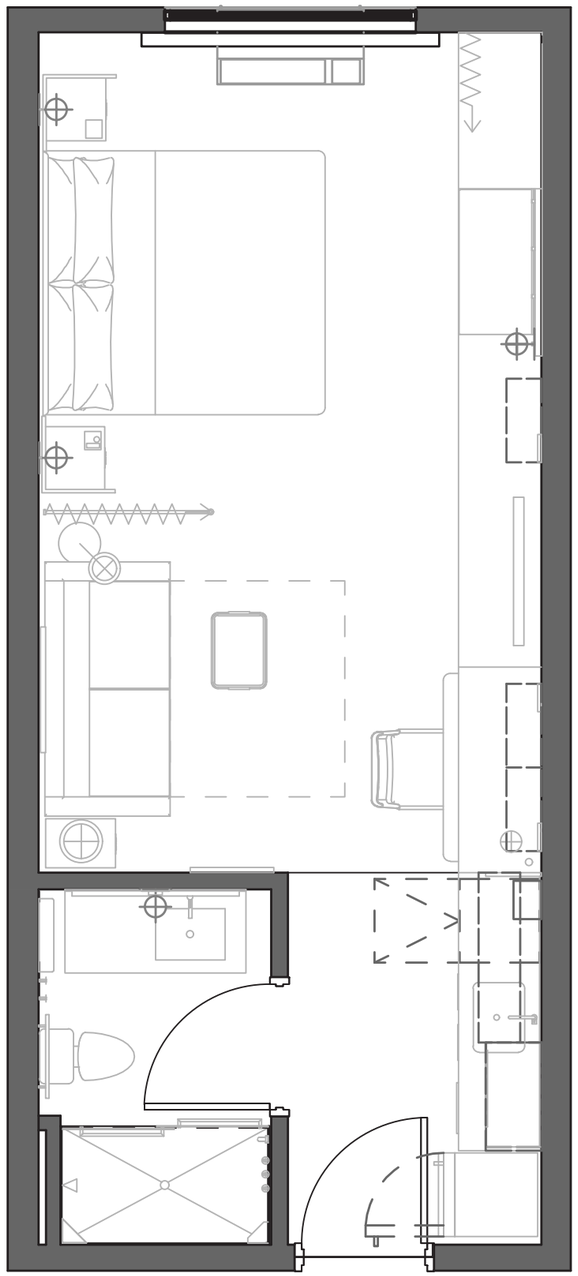
Public Space | Dynamic

Public Space | Dynamic

Public Space | Dynamic

Guestrooms | Vibrant

Studio Suite



The Studio Suite Defined

The Studio Suite was designed with the core Extended Stay guest in mind. It purposefully provides ample space for multiple guests and is the most prominent type of suite in the Home2 guest suite room mix. Defined zones of functionality and experience allow guests to spread out and make the space their own.

Ample storage, lighting, and convenient power throughout support the typical activities taking place in most homes. Working, studying, gaming, surfing the internet, watching TV, reading, or gathering as a family, each guest can claim their spot.

The luggage bench and hooks above offer different places for guests to store their belongings.

With the potential for four guests in this room, the required operable drapery panel allows guests to visually separate the room into two sleeping areas. This provides a degree of privacy, as well as the flexibility to begin or end their day at separate times.

The required signature kitchen provides ample storage for guests' items as well as cookware, dishware and cutlery. A portable cooktop allows guests more flexibility for meal preparation.

The furniture is hyper functional and flexible to accommodate all guest experiences throughout the day.

Guestrooms | Vibrant

Guestrooms | Vibrant

Guestrooms | Vibrant

Mr. Miller,

On behalf of Structured Real Estate and Gatehouse Capital, we are reaching out to discuss our collaborative endeavor—the development of a Home2 Suites by Hilton (classified by the City as a "Residence Hotel") on Fit Sport Life Blvd., Rockwall, Texas. The proposed four-story, 107-room hotel is envisioned as a complementary facility to the Fit Sport Life building and is poised to meet the accommodation needs of families visiting for Amerisports tournaments and other local events. We are submitting this letter as our formal application for a Specific Use Permit (SUP) granting approval for the development of a Residence Hotel, as guided by our pre-development meeting with your office.

The Home2 Suites brand combines elements of traditional hotels with residential-style accommodations. Each studio-style suite features an open-concept design with a defined living and sleeping area, plus a kitchenette equipped with a full-size refrigerator, microwave, sink, and dishwasher for basic meal preparation. This design creates a comfortable environment for our guests while maintaining the safety and service standards expected of the Hilton brand.

Our market research underscores a substantial demand for quality lodging in Rockwall, with Amerisports projecting an annual requirement of 10,000 to 28,000 room nights. The Home2 Suites is strategically positioned to address this need, offering comfortable accommodations for sports teams, families, and business travelers, with an average length of stay of 2.7 nights.

The property will offer comprehensive amenities including:

- A modern fitness center with Peloton bikes
- Common areas for guest interaction
- Daily complimentary breakfast
- Outdoor pool with adjacent grilling patio
- Outdoor lounge areas
- EV charging stations
- Pet relief station

In addition to serving weekend family and sports traffic generated by Amerisports tournaments, Home2 Suites will cater to business travelers from the thriving Rockwall Technology Park and its neighboring companies.

We are committed to providing a safe, welcoming environment for our guests, with 24/7 staffing and internal corridor access to all guestrooms. This commitment extends to the economic well-being of Rockwall, as the hotel is expected to generate jobs and stimulate local spending.

In light of the above, we respectfully request the City of Rockwall's Planning and Zoning Department's favorable consideration of our SUP application. We are enthusiastic about the potential of this project to contribute positively to the Rockwall community and are available to provide any further information or engage in discussions at your convenience.

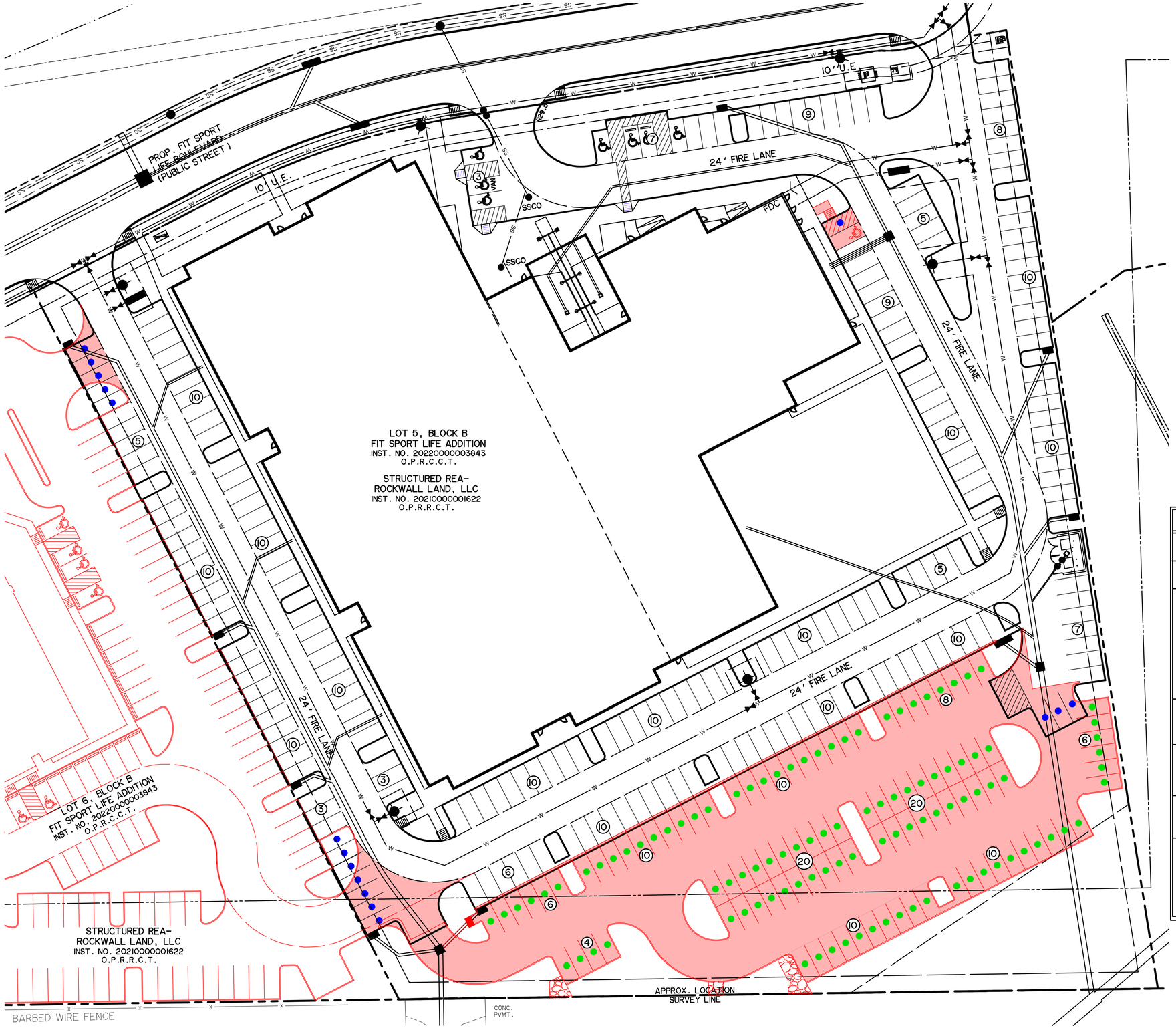
We appreciate your attention to this matter and look forward to the opportunity to contribute to the city's vibrant future.

Sincerely,

Conor Keilty
Principal
Structured Real Estate

Penn Collins
President and CEO
Gatehouse Capital

PRINTED: 11/5/2024 STB FILE: WIER-PAVING.STB LAST SAVED: 11/5/2024 9:15 AM SAVED BY: CRISTIANV FILE: PARKING COUNT EXHIBIT - 19144.03.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



ZONING CASE NO. Z2024-049

- PARKING SPACE TO BE ADDED
- PARKING SPACE TO BE REMOVED

AMERISPORTS PARKING CALCULATIONS

PROPOSED BUILDING AREA	87,155 SF±
BUILDING HEIGHT	1 STORY
MINIMUM REQUIRED PARKING	PUBLIC RECREATION CLUB: 1/250 SF (14,000 SF) 56 PUBLIC RECREATION CLUB: 3/GAME COURT 42 GYM: 1/200 SF (7,000 SF) 35 MEDICAL OFFICE: 1/200 SF (10,900 SF) 54 187
PREVIOUS MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	7
PREVIOUS PROPOSED PARKING	TOTAL *STANDARD (9'x20')* 218 *HANDICAP-ACCESSIBLE* 7 225
UPDATED MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
UPDATED PARKING PROVIDED	TOTAL *STANDARD (9'x20')* 306 *HANDICAP-ACCESSIBLE* 8 314

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.Wierassociates.com

PARKING COUNT EXHIBIT

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Randall Eardley, PE Texas Registration No. 104957 On Date Shown Below.

COPYRIGHT © WIER & ASSOCIATES, INC.
LAST SHEET EDIT DATE 11/5/2024
WA# 19144.03
SHEET NO. 1

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESIDENCE HOTEL* ON A 2.819-ACRE PORTION OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A'* AND *'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Specific Use Permit (SUP)* for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in *Exhibits 'A'* and *'B'* 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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Residence Hotel* 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 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; and, Subsection 06.13, *FM-549 Overlay District*, of Article 05, *District Development Standards*, of the Unified Development Code

PRELIMINARY ORDINANCE 04-15-2024

(UDC) [*Ordinance No. 20-02*] -- *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 *Residence Hotel* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance for the development of a *Residence Hotel*.

(2) The development of the subject property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) and review and recommendation by the Architecture Review Board (ARB) prior to approval by the Planning and Zoning Commission at the time of site plan. In addition, the approval of this Specific Use Permit (SUP) shall not constitute the approval of a variance or exception to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the *Residence Hotel*.

(3) The maximum overall height of the building shall not exceed four (4)-stories or 60-feet.

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 *Certificate of Occupancy (CO)* and/or building permit, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and 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

DRAFT ORDINANCE 2024

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 2ND DAY OF DECEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 18, 2024*

2nd Reading: *December 2, 2024*

DRAFT ORDINANCE 11.18.2024

Exhibit 'A'
Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 20220000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

THENCE S 27°18"10' E, departing the south right-of-way line of said Fit Sport Life Boulevard, along the east line of said Lot 6 and the west line of said Lot 5, a distance of 471.23 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc", in the north line of Lot 1, Block B, Rockwall Technology Park Phase IV, an addition to the City of Rockwall. Rockwall County, Texas according to the plat recorded in Instrument No. 20160000023061, O.P.R.R.C.T., said iron being the southeast corner of said Lot 6 and the southwest corner of said Lot 5.

THENCE S 89°10"38' W, along the south line of said Lot 6 and the north line of said Lot 1, a distance of 424.11 feet to a point;

THENCE N 00°36"39' W, departing the south line of said Lot 6 and the north line of said Lot 1, a distance of 149.65 feet to a point, being the beginning of a curve to the left;

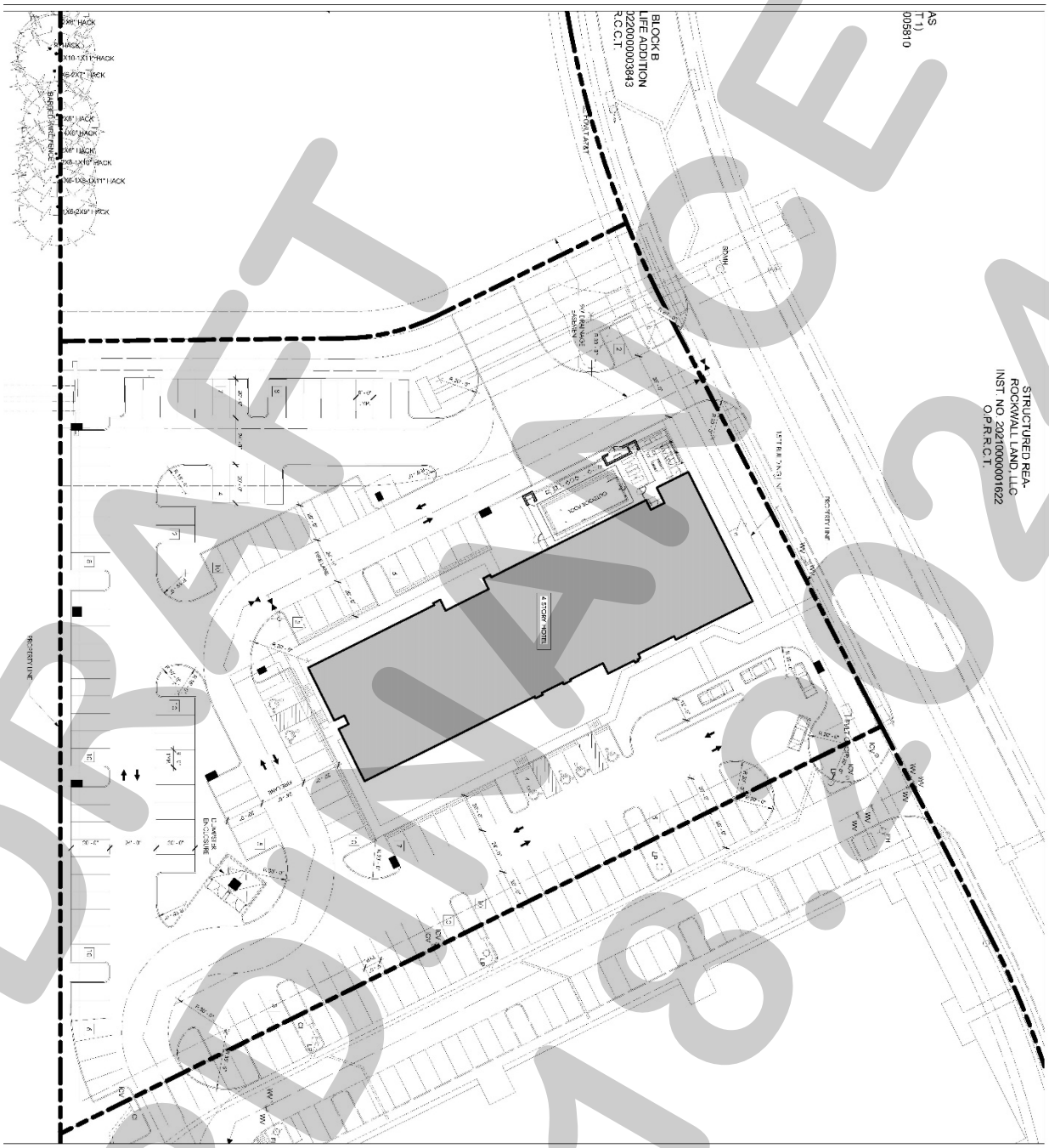
THENCE Northwesterly, an arc length of 48.96 feet along said curve to the left, having a radius of 110.00 feet, a delta angle of 25°30"11', and a chord bearing N 13°21"44' W, a distance of 48.56 feet to a point;

THENCE N 26°06"50' W, a distance of 109.76 feet to a point in the north line of said Lot 6 and in the south right-of-way line of said Fit Sport Life Boulevard, being the beginning of a non-tangent curve to the left;

THENCE Northeasterly, an arc length of 50.67 feet along the north line of said Lot 6, the south right-of-way line of said Fit Sport Life Boulevard, and said curve to the left, having a radius of 530.00 feet, a delta angle of 05°28"40', and a chord bearing of N 65°23"25' E, a distance of 50.65 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc";

THENCE N 62°39"05' E, continuing along the north line of said Lot 6 and the south right-of-way line of said Fit Sport Life Boulevard, a distance of 235.27 feet to the place of beginning and containing 2.819 acres (122,785 square feet) of land, more or less.

DRAFT ORDINANCE 11.18.2024



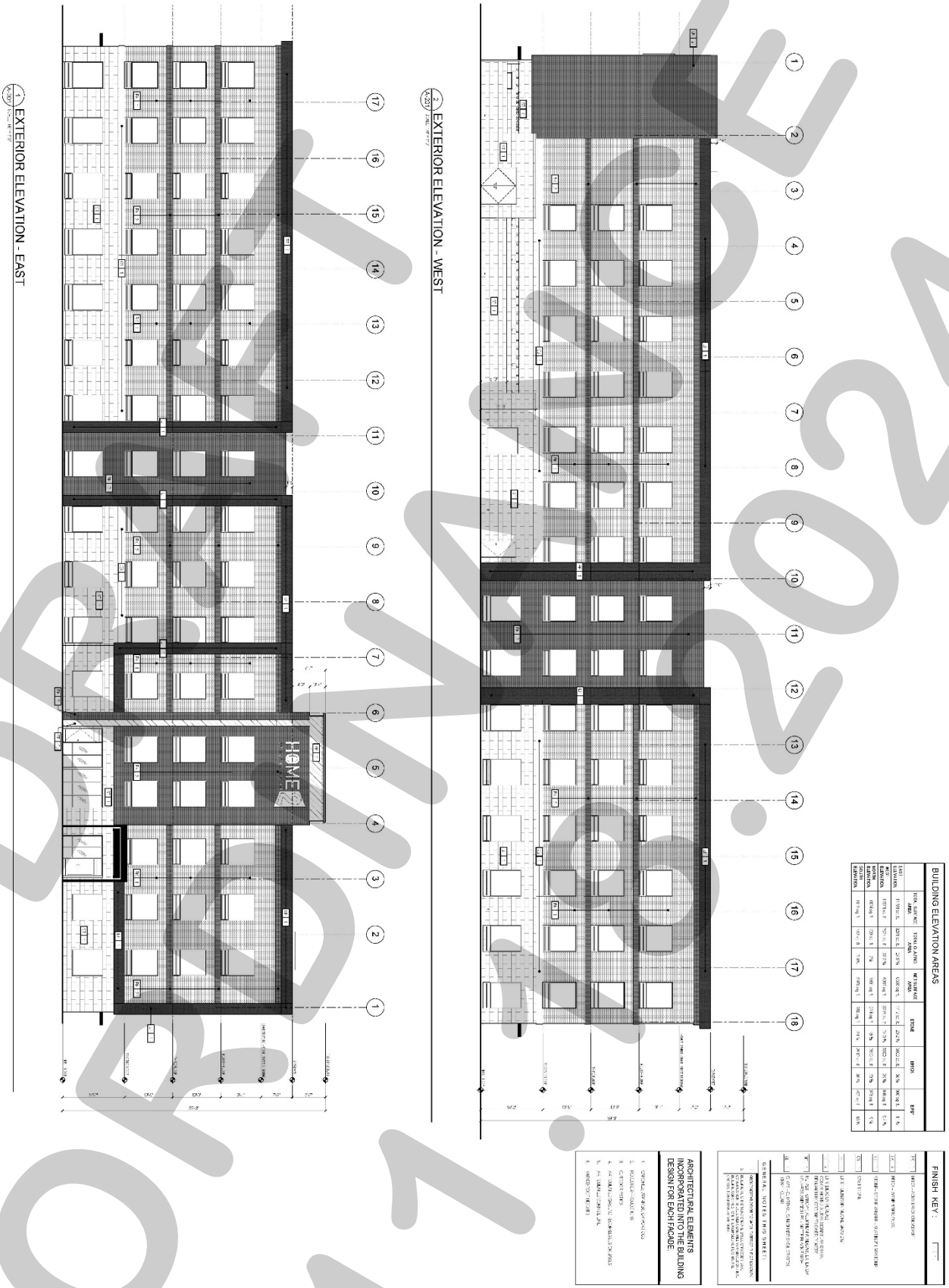
PROJECT DATA	
PARKING DATA	
GUEST ROOMS: (107 / 1) =	107 PARKING SPACES
STORAGE / LIBRARY: (1,000 SF @ 1,000 SF) =	1 PARKING SPACES
STAFF: (2,500 SF @ 1,000 SF) =	3 PARKING SPACES
1 METRO SERVICE RESTAURANT AREA	
2,750 SF @ 69.73 SF = 1/2	5 PARKING SPACES
250 ACC (250 SF / 100) = 1/2	
MARKET / LIFESTYLE / GENERAL RETAIL	
2,750 SF @ 69.73 SF = 1/2	4 PARKING SPACES
250 ACC (250 SF / 100) = 1/2	
1 ROCKWALL MARKETPLACE	
7,250 SF @ 69.73 SF = 1/2	6 PARKING SPACES
250 ACC (250 SF / 100) = 1/2	
TOTAL PARKING TO HOTEL:	126 SPACES
PARKING PROVIDED FROM AMENITIES:	125 SPACES
PARKING SPACES REQUIRED:	97 PARKING SPACES
PARKING SPACES PROVIDED:	64 PARKING SPACES

BUILDING DATA	
PROJECT DESCRIPTION:	HOME FURNISHINGS RETAILER
BUILDING LOCATION:	ROCKWALL, TX
CITY OF ROCKWALL CODES:	2021 IBC W/ ROCKWALL AMENDMENTS 2021 IRC W/ ROCKWALL AMENDMENTS 2020 NEC W/ ROCKWALL AMENDMENTS 2021 IPC W/ ROCKWALL AMENDMENTS 2021 IECC W/ ROCKWALL AMENDMENTS 2018 TAS
TOTAL SITE AREA:	232,282 SF = 2.252 ACRES
BUILDING AREA:	81,106 SF (MAIN)
BUILDING HEIGHT:	4 STORIES - 69'-8" TO T.O.P. (MAIN PARAPET)
NUMBER OF STORIES:	4
CONSTRUCTION TYPE:	TYPE VA
OCCUPANCY TYPE:	A-2 R-1
SPRINKLED:	YES, NFPA 13
GREEN AREA ENG. ZONING:	

BUILDING AREA STATISTICS			
AREA: 107 ROOM PROTOTYPE	UNIT	SF	TOTAL SF
GROSS AREA:			
GROUND LEVEL	1	16086	16086
UPPER LEVELS	3	14870	44610
TOTAL GROSS AREA			60696

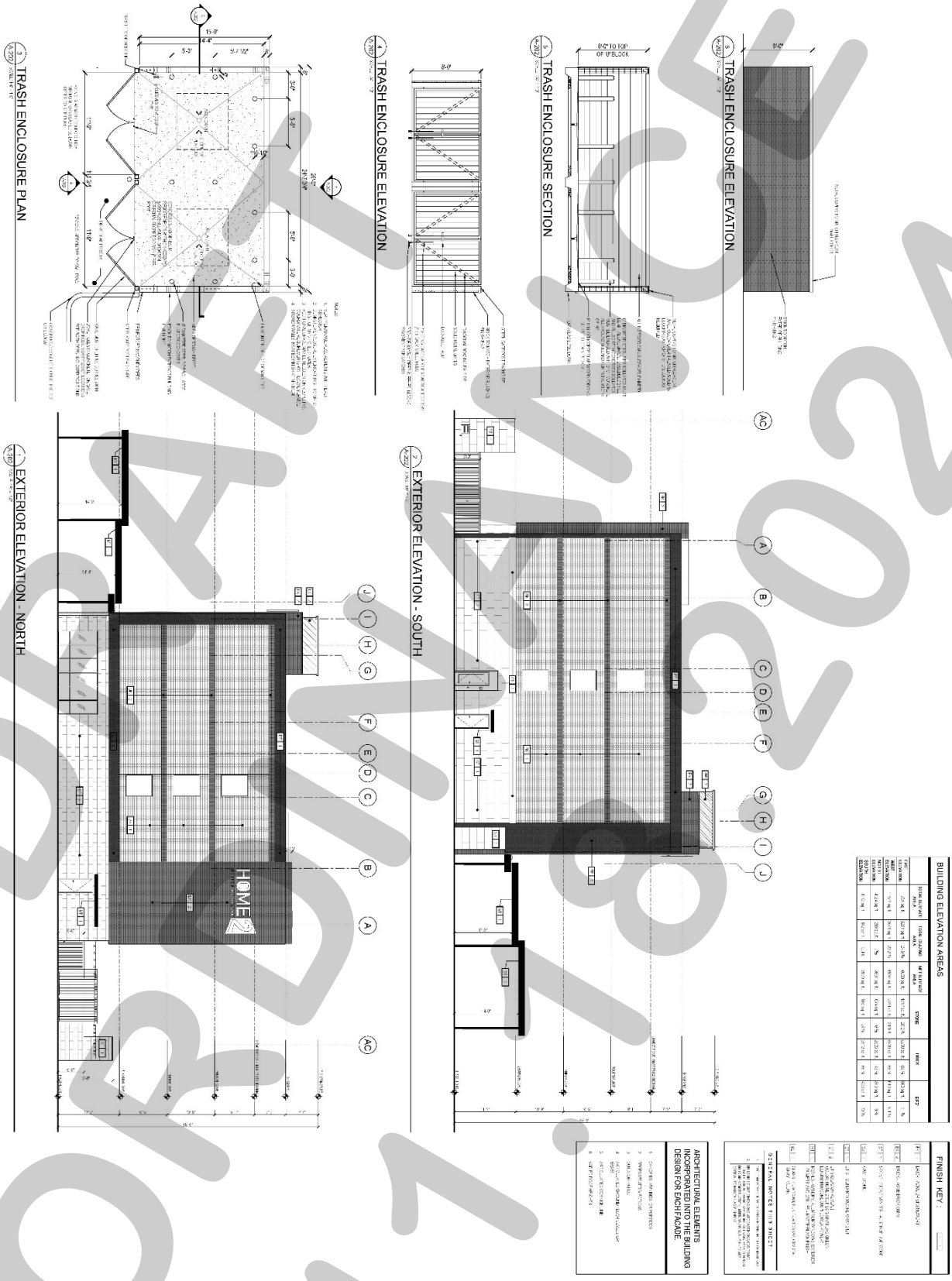
DRAFT NOT FOR PRINT 11.18.2024

Exhibit 'C':
Building Elevations



DRAFT
OCTOBER 17, 2024

Exhibit 'C':
Building Elevations



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09/18/2024

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 18, 2024
APPLICANT:	Jim Joyce; *JFI Series 1, LLC.*
CASE NUMBER:	Z2024-050; *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 5A-R of the R. S. Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the City's historic zoning maps, the subject property was zoned Two-Family (2F) District as of January 3, 1972. On June 8, 2000, the subject property was platted as Lot 5A-R of the R.S. Lofland Addition. The subject property has remained vacant and zoned Two Family (2F) District.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located on the west side of Bost Street, north of the intersection of St. Mary's and Bost Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) parcel of land (*i.e. 501 S. Fannin Street*) developed with a parking lot and two (2) parcels of land (*i.e. 505 & 507 S. Fannin Street*) developed with single-family homes. These properties are zoned Two Family (2F) District and are part of the R.S. Lofland Subdivision. Beyond this is Storrs Street, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are two (2) parcels of land (*i.e. 406 Star Street and 411 S. Fannin Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a vacant parcel of land (*i.e. Lot 6A-R of the R.S. Lofland Addition*). Beyond this is a parcel of land (*i.e. 517 S. Fannin Street*) that is developed with a single-family home. Both of these properties are zoned Two Family (2F) District. South of this is St. Mary's Street, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Alexander Subdivision, which is situated on 1.22-acres, consists of six (6) homes, and is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Bost Street, which is classified as a *R2* (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Bishop Second Addition, which is situated on 2.20-acres and consists of eight (8) properties. East of this is a parcel of land (*i.e. Lot 4, Block A, Mac #1 Addition*). All of these properties are zoned Two Family (2F) District.

West: Directly west of the subject property is one (1) parcel of land (*i.e. 509 S. Fannin Street*) that is zoned Two-Family (2F) District and is developed with a duplex. Beyond this is S. Fannin Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land (*i.e. Lot 1, Block A, W.E. Campbell Addition*) developed with a assisted living facility (*i.e. Rockwall Nursing Center*). This property is zoned Multi-Family 14 (MF-14) District.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within 500-feet of the Bishop Second Addition, the Alexander Addition, and the Eppstein Addition, all of which have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Two Family (2F) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing surrounding Bost Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Bost Street
Year Built	1965 - 1985	*N/A*
Building SF on Property	958 SF – 9,804 SF	3,446 SF
Building Architecture	Mostly Single-Family Homes, Three (3) Duplexes, and One (1) Commercial Lot	Comparable Architecture to the Surrounding New Single-Family Homes and Duplexes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Board & Batten Siding and Brick
Paint and Color	Red, White, Tan, Yellow, Green, and Blue	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garages will be located two (2) feet in front of the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

(1) *Anti-Monotony Standards*. According to Subsection 03.01(D), *Anti-Monotony*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

(a) The number of stories of the home.
(b) The garage location/orientation on the home.
(c) The roof type and layout of the home.
(d) The articulation of the front façade of the home.

Although the applicant's request does *not* fully meet the anti-monotony requirements, staff should point out that it does appear to meet the spirit and intent of the ordinance. Specifically, the applicant has chosen two (2) differentiating elements between the subject property and the adjacent lot, which are the roof layouts and articulation of the front façade of the home; however, this will require discretionary approval from the City Council pending a recommendation from the Planning and Zoning Commission.

(2) *Garage*. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in duplex districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately two (2) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these deviations from the *General Residential District Development Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties surrounding Bost Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On October 22, 2024, staff mailed 120 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Highridge Estates Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

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

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

PLANNING AND ZONING COMMISSION

On November 12, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioners Hustings and Womble 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	BOST				
SUBDIVISION	LOFLAND SUBDIVISION BF BOYD SURV	LOT	5AR	BLOCK	
GENERAL LOCATION	SURVEY ABSTRACT 14				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	2F	CURRENT USE	
PROPOSED ZONING	2F	PROPOSED USE	2F DUPLEX
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	~~JIM JOYCE~~ JEI SERIES 1 LLC	☐ APPLICANT	JIM JOYCE
CONTACT PERSON	JIM JOYCE	CONTACT PERSON	SAME
ADDRESS	453 CREEK CROSSING LN	ADDRESS	↓
CITY, STATE & ZIP	ROYSE CITY TX 75189	CITY, STATE & ZIP	
PHONE	972-849-1034	PHONE	
E-MAIL	JIM@JIMJOYCEHOMES.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM JOYCE [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 18 DAY OF OCTOBER, 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 18 DAY OF OCTOBER, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS lgladney

NOTARY PUBLIC STATE OF TEXAS
LISA GLADNEY
Notary Public, State of Texas
Notary ID 13332909-4
My Commission Exp. 09-13-2025

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.

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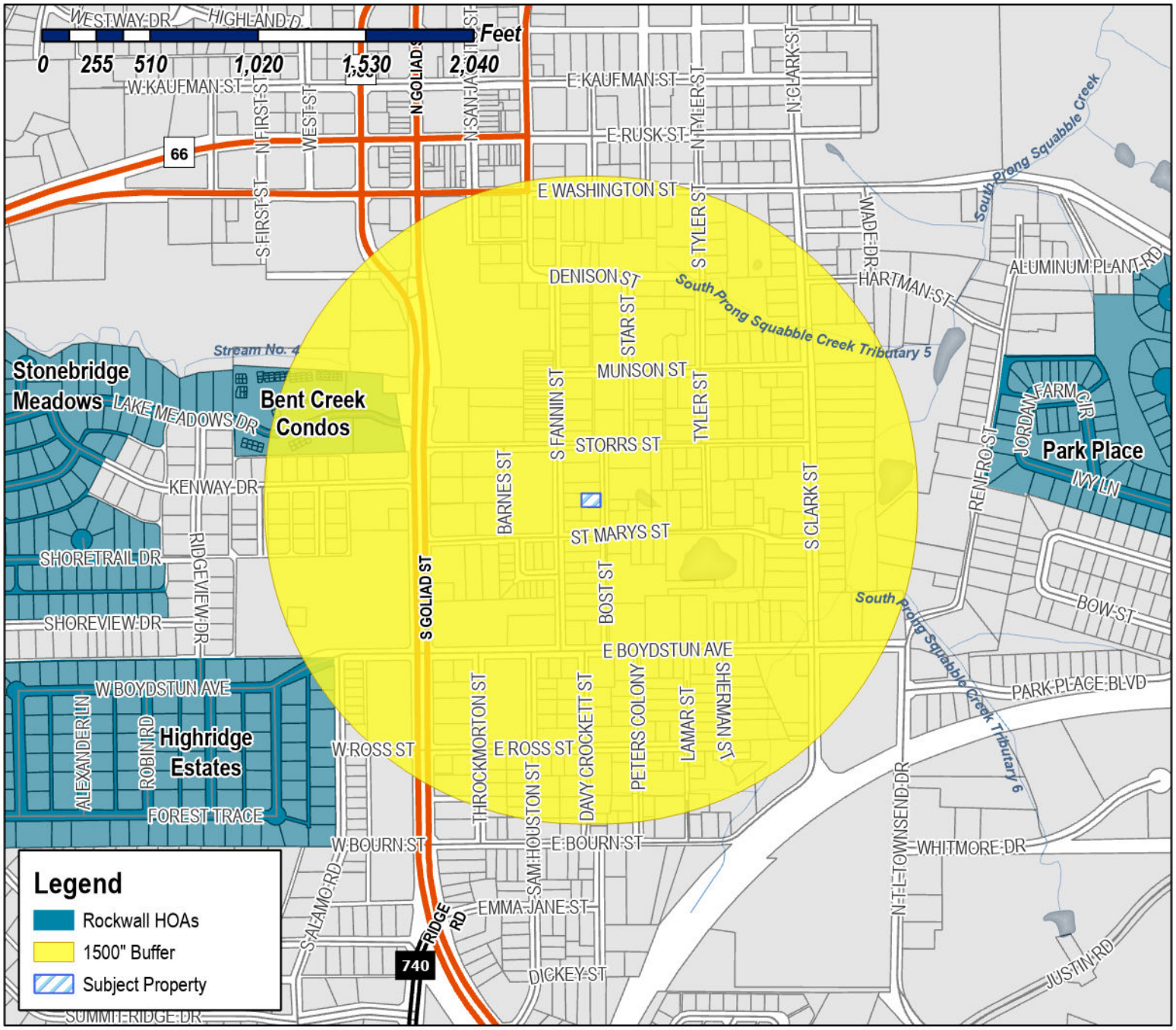
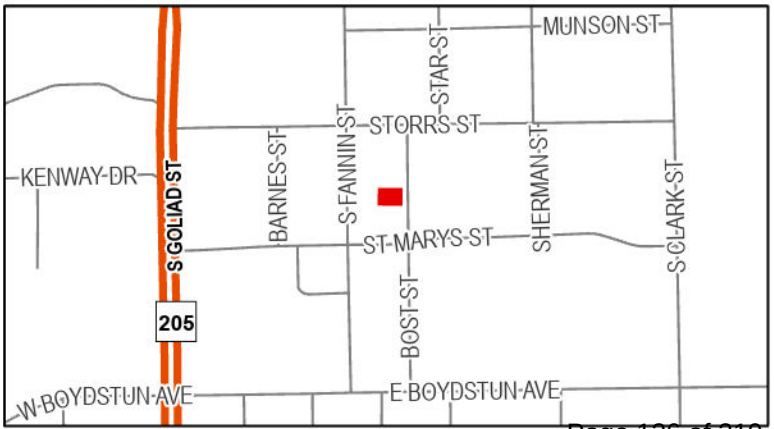


Case Number: Z2024-050
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 5AR



Date Saved: 10/18/2024
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2024-050]
Date:	Wednesday, October 23, 2024 2:28:40 PM
Attachments:	Public Notice (P&Z) (10.22.2024).pdf HOA Map (10.23.2024).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, October 25, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 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.

Z2024-050: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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

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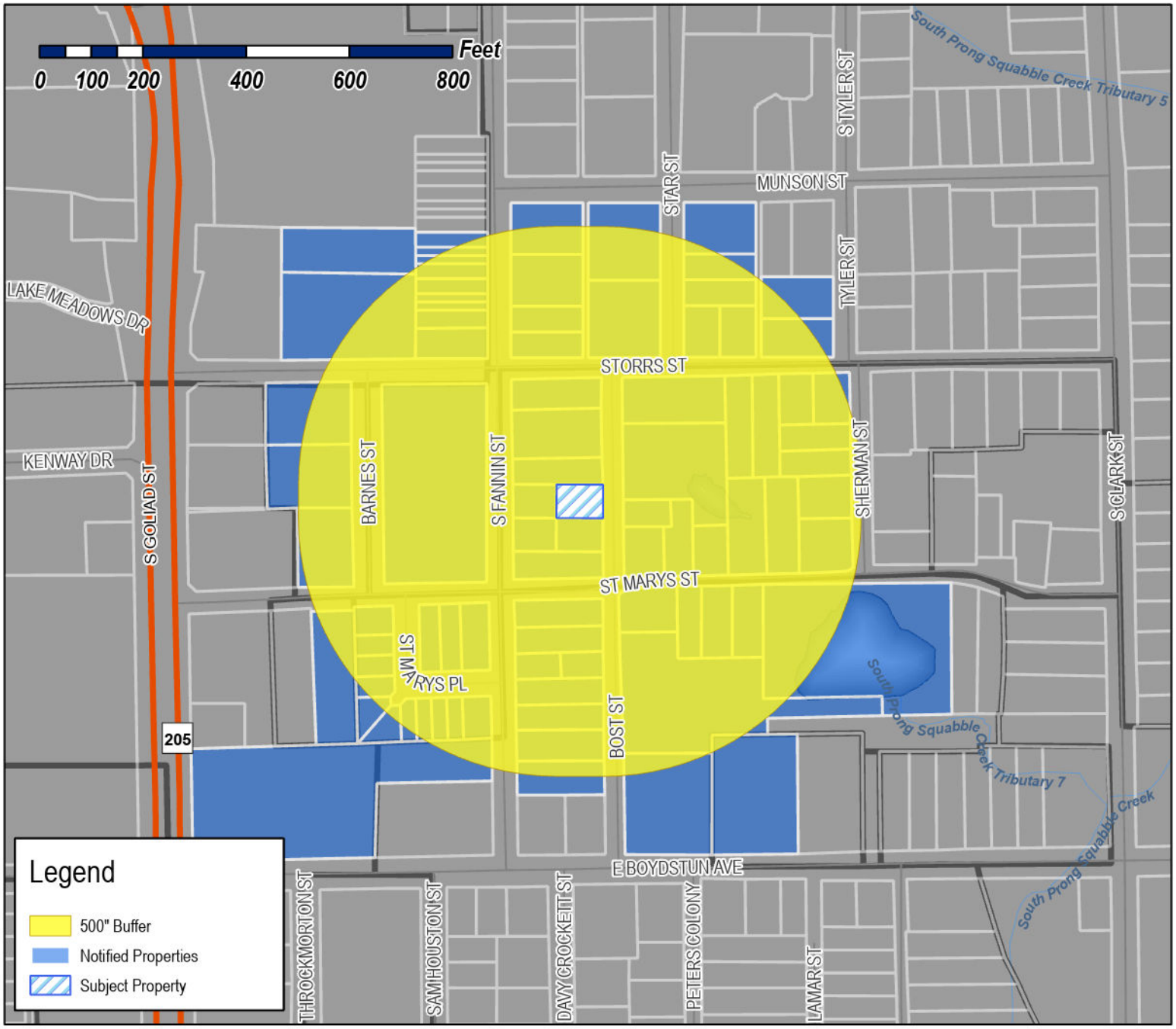

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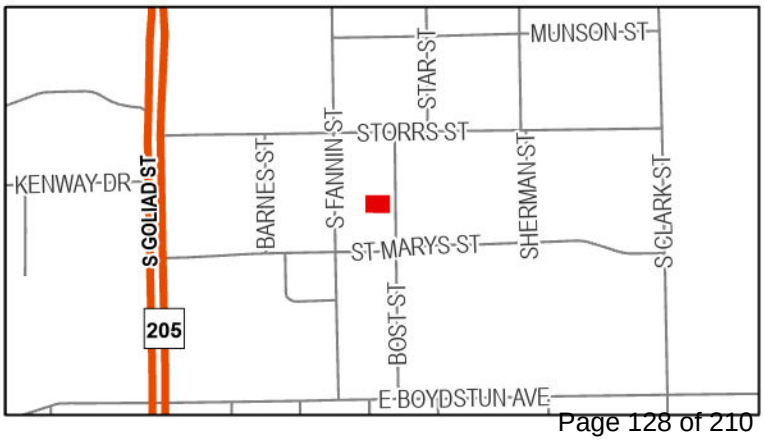
Case Address: Lot 5AR



Date Saved: 10/18/2024
For Questions on this Case Call: (972) 771-7745

RESIDENT
108 ST MARY
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARY ST
ROCKWALL, TX 75087

LINDLEY ROBERT AND SHERRY
109 ST MARYS STREET
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

MORGENSTERN CHRISTIAN
1957 E. FM 550
ROCKWALL, TX 75032

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CHANNELL ALEXANDER B & LEYLA M BATTISTA-CHANNELL
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHELL, WA 98021

SPAMPINATO MICHELE AND KACI D
300 MUNSON ST
ROCKWALL, TX 75087

ZYLKA JOE AND
RAY SPERRING
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE
308 MUNSON ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RESIDENT
402 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
402-502 STORRS ST
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 STAR ST
ROCKWALL, TX 75087

RESIDENT
406 S FANNIN ST
ROCKWALL, TX 75087

DAFFRON JORDAN RENICK
406 S FANNIN STREET #B
ROCKWALL, TX 75087

BKN REALTY LLC
406 STAR ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

JFI SERIES 1 (BOST 5A-R), LLC A SERIES OF JFI JFI SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

JFI SERIES 1 (BOST 6A-R), LLC A SERIES OF JFI SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES LLC
501 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
504 STORRS ST
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

RESIDENT
504-506 SHERMAN ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

HARBISON LLOYD
505 SAINT MARY ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 ST MARYS ST
ROCKWALL, TX 75087

MCDONALD MICHAEL & CARA
507 BOST STREET
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

RESIDENT
509 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

COLEMAN FREDY ORLANDO & SILVIA A HERNANDEZ
509 BOST ST
ROCKWALL, TX 75087

RESIDENT
509 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

WILLET CAROLINE G
511 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
518-520 STORRS ST
ROCKWALL, TX 75087

WALDON CHRYSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

TOVAR MARIO & HORTENCIA
8861 CR 2474
ROYSE CITY, TX 75189

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILLY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

518-520 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILLY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

JUICEBOX HOLDINGS, LLC - SERIES 509A S FANNIN
PO BOX 1835
ROWLETT, TX 75030

JUICEBOX HOLDINGS LLC- SERIES 511 S FANNIN
PO BOX 1835
ROWLETT, TX 75088

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

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:

Z2024-050: Specific Use Permit for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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, November 18, 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. Z2024-050: Specific Use Permit for a Residential Infill

Please place a check mark on the appropriate line below:

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

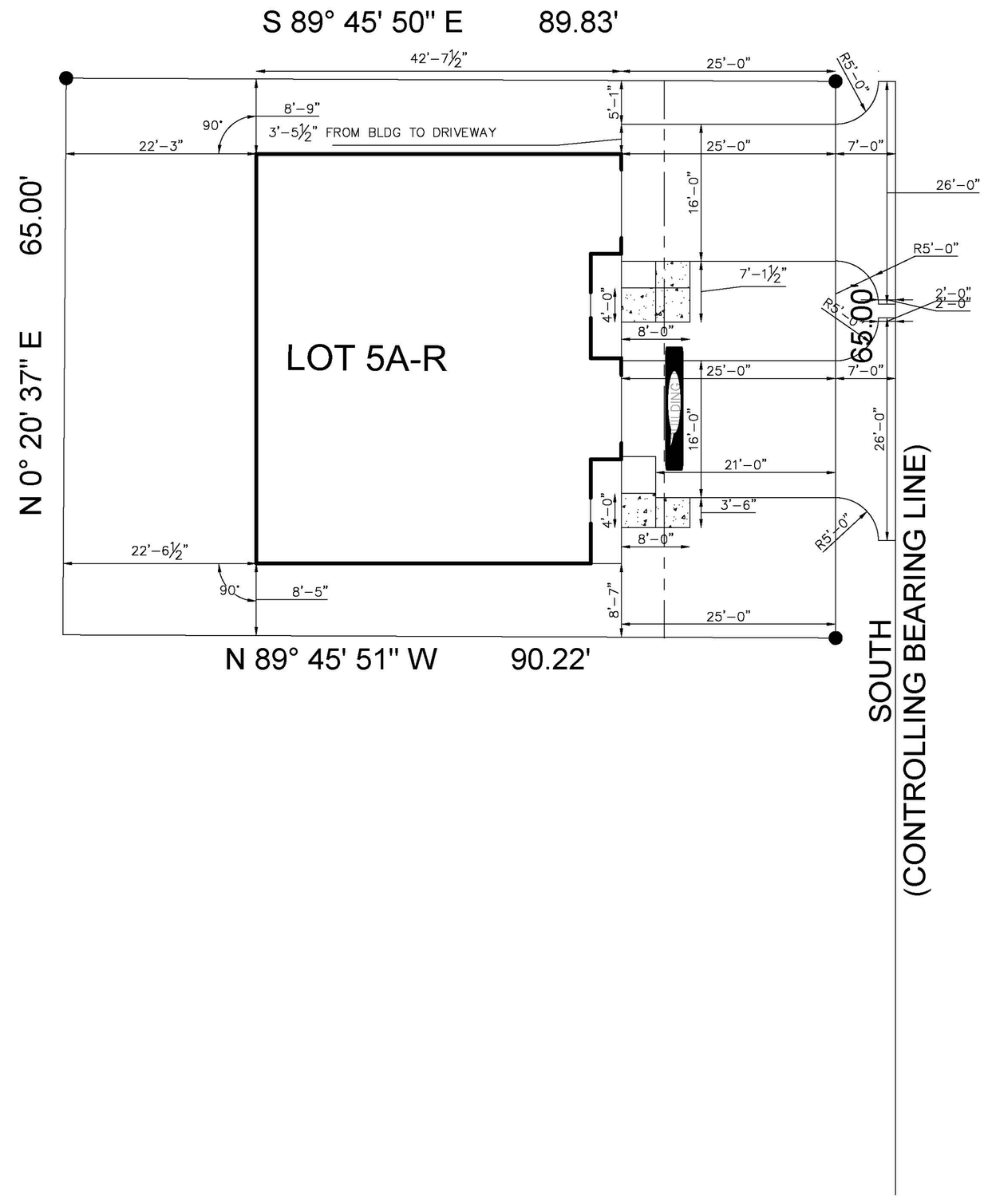
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

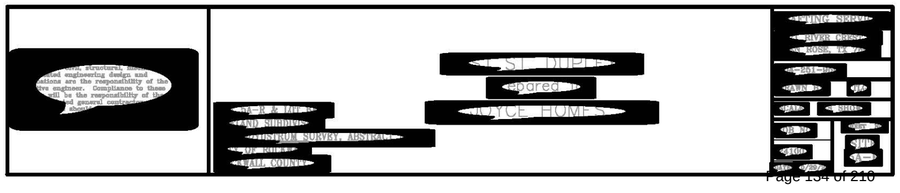
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



FLATWORK AREA CALCULATIONS 5A-R	
DRIVEWAYS	781 SQ FT
APRONS	286 SQ FT
SIDEWALKS	74 SQ FT
TOTAL	1,141 SQ FT

0 5 10 20

SCALE: 1" = 10'



FRONT ELEVATION 5AR

SCALE: 1/8" = 1'-0"

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-050

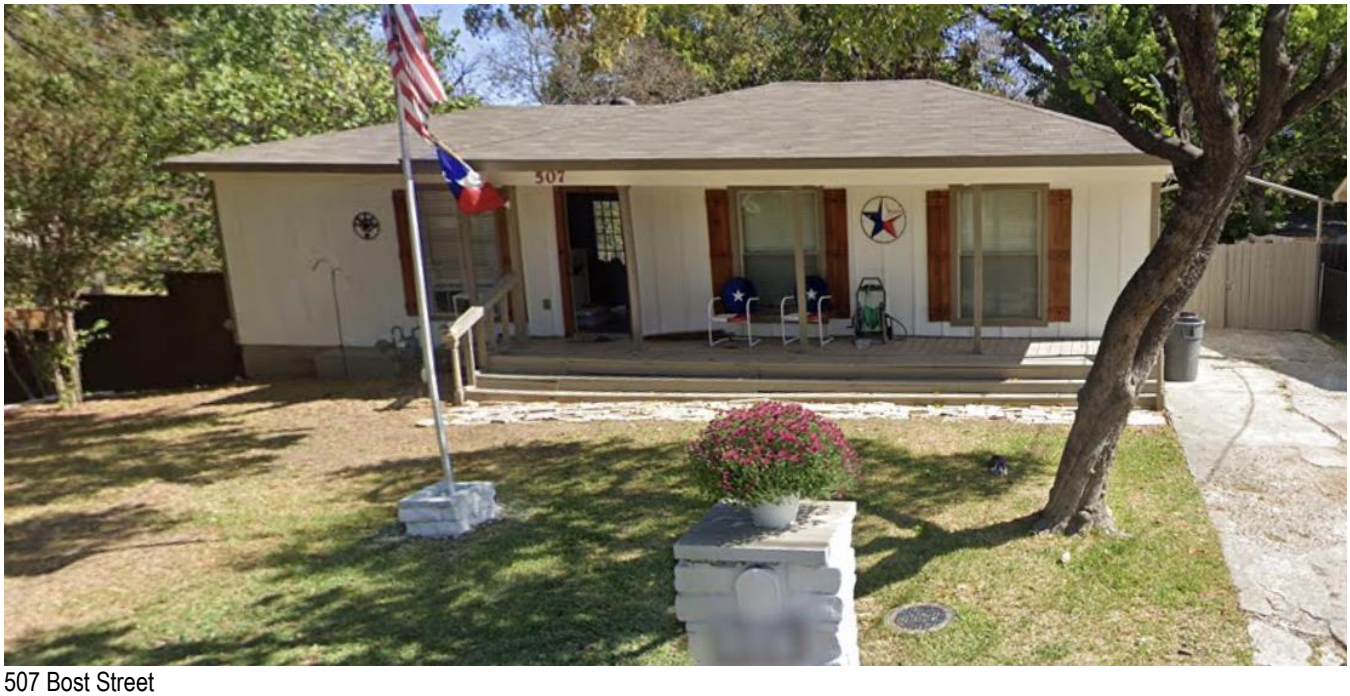
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402-502 Storrs Street	Housing Authority	N/A	N/A	*N/A*	Brick and Siding
507 Bost Street	Single-Family Home	1985	1,796	*144*	Siding
509 Bost Street	Single-Family Home	1980	1,379	*589*	Siding
505 St. Mary's Street	Single-Family Home	1985	1,275	*100*	Siding
501 S. Fannin Street	Commercial Lot	1984	9,804	*N/A*	N/A
505 S. Fannin Street	Single-Family Home	1972	2,105	*1032*	Brick
507 S. Fannin Street	Single-Family Home	1965	958	*N/A*	Siding
509 A & B S. Fannin Street	Duplex	1975	2,127	*N/A*	Siding
511 & 513 S. Fannin Street	Duplex	1975	2,088	*N/A*	Siding
517 S. Fannin Street	Single-Family Home	1967	2,190	*N/A*	Siding
	AVERAGES:	1976	2,636	466	

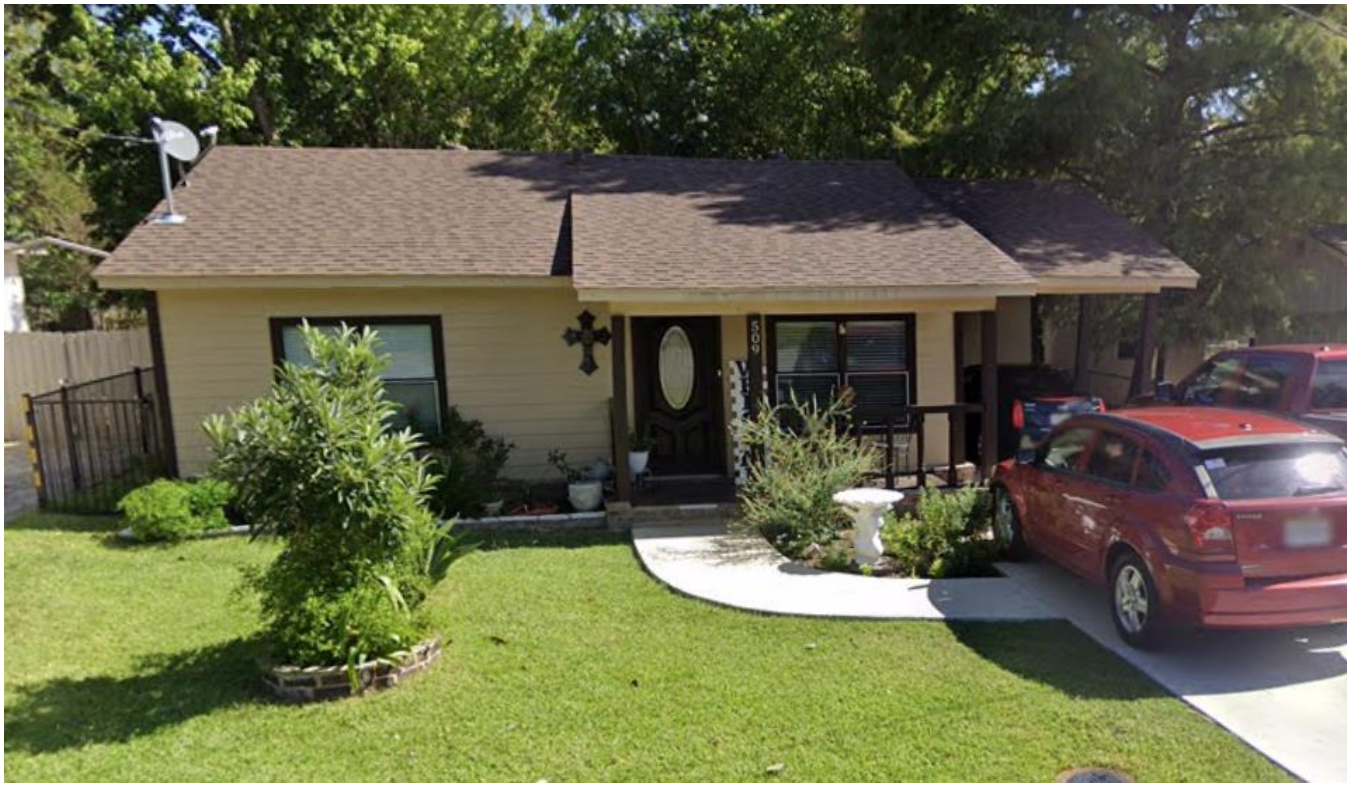
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

402-502 Storrs Street



507 Bost Street

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



509 Bost Street

505 St. Mary's Street

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

501 S. Fannin Street

505 S. Fannin Street

507 S. Fannin Street

509 A & B S. Fannin Street

511 & 513 S. Fannin Street

517 S. Fannin Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a duplex 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

DRAFT 2024

(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 duplex 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 duplex on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the duplex 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.

DRAFT ORDINANCE 8.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF DECEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 18, 2024*

2nd Reading: *December 2, 2024*

DRAFT ORDINANCE 11.18.2024

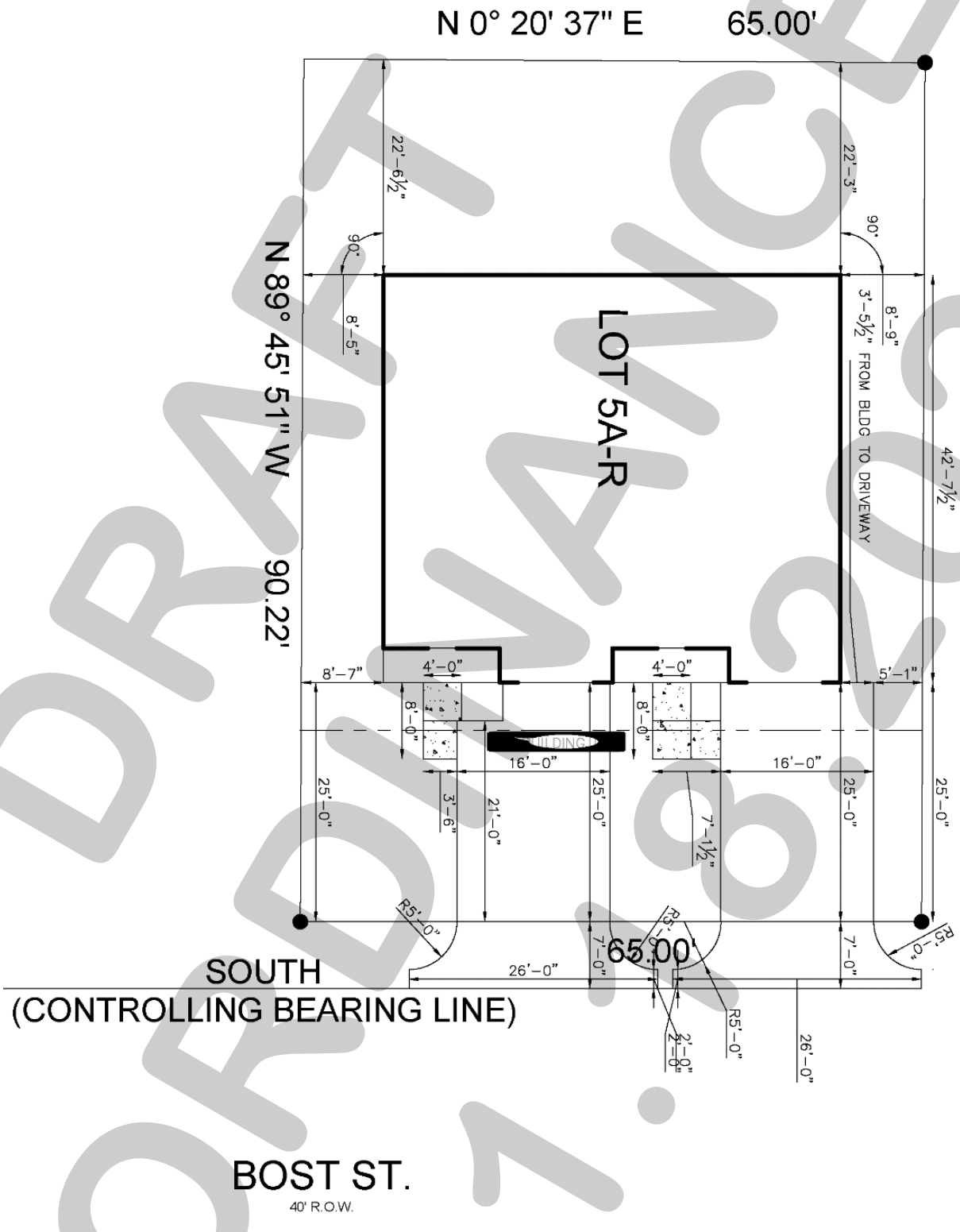
Exhibit 'A':
Location Map

Address: *West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street*

Legal Description: *Lot 5A-R of the Lofland Addition*

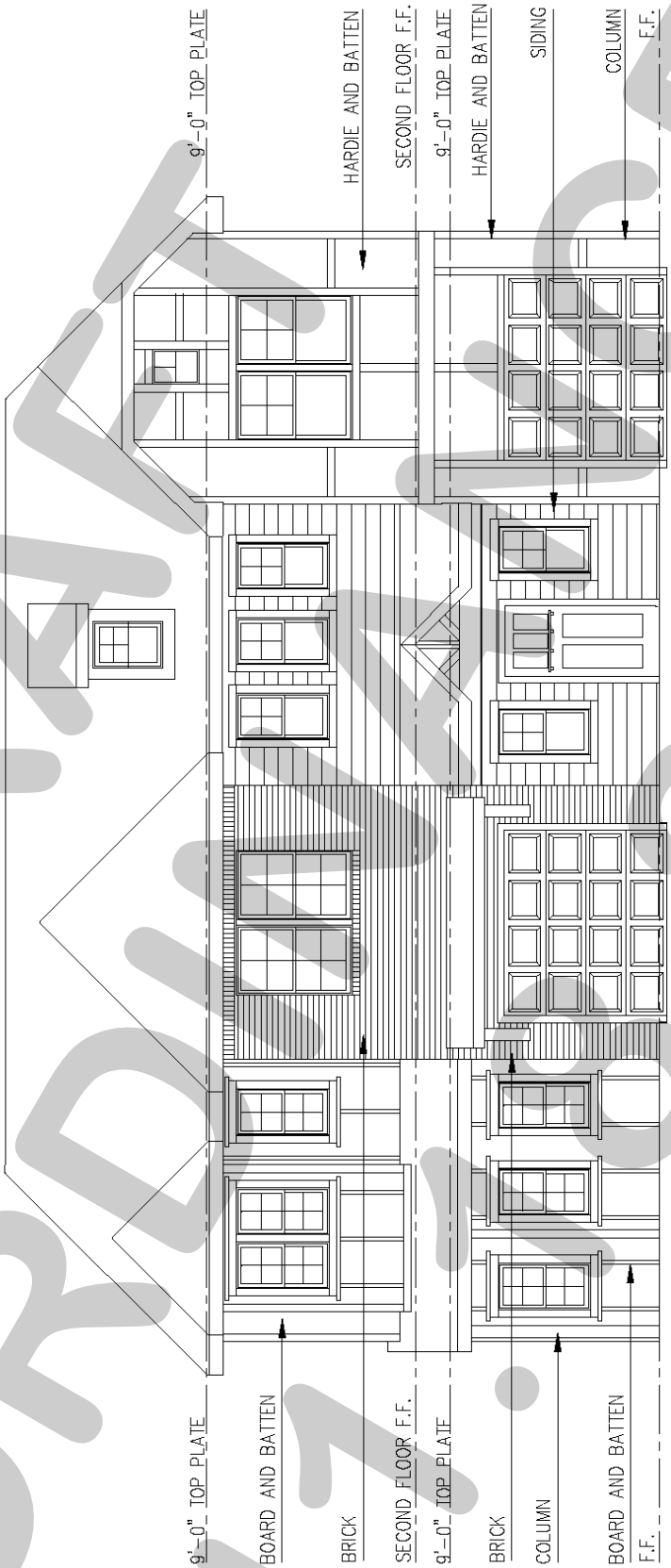
DRAFT 08/21/2024

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 11.18.2024

Exhibit 'C':
Building Elevations



FRONT ELEVATION 5AR

SCALE: 1/8" = 1'-0"

DRAFT
ORDINANCE
11.15.2024

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 18, 2024
APPLICANT:	Jim Joyce; *JFI Series 1, LLC.*
CASE NUMBER:	Z2024-051; *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the R. S. Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1911 based on the April 1911 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Two-Family (2F) District as of January 3, 1972. On June 8, 2000, the subject property was platted as Lot 6A-R of the R.S. Lofland Addition. The subject property has remained vacant and zoned Two Family (2F) District.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located west of Bost Street north of the intersection of St. Mary's and Bost Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 6A-R of the R.S. Lofland Addition*). Beyond this is one (1) parcel of land (*i.e. 501 S. Fannin Street*) developed with a parking lot and two (2) parcels of land (*i.e. 505 & 507 S. Fannin Street*) developed with single-family homes. These properties are zoned Two Family (2F) District and are part of the R.S. Lofland Subdivision. North of this is Storrs Street, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a parcel of land (*i.e. 517 S. Fannin Street*) which is developed with a single-family home. Both of these properties are zoned Two Family (2F) District. South of this is St. Mary's Street, which is classified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Alexander Subdivision, which is situated on 1.22-acres, consists of six (6) homes, and is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is Bost Street, which is classified as a *R2* (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Bishop Second Addition, which is situated on 2.20-acres and consists of eight (8) properties. East of this is Sherman Street, which is classified as a *R2* (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is one (1) parcel of land (*i.e. 511 S. Fannin Street*) which is zoned Two-Family (2F) District and is developed with a single-family home. Beyond this is S. Fannin Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a parcel of land (*i.e. Lot 1, Block A, W.E. Campbell Addition*) developed with a assisted living facility (*i.e. Rockwall Nursing Center*). This property is zoned Multi-Family 14 (MF-14) District.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within 500-feet of the Bishop Second Addition, the Alexander Addition, and the Eppstein Addition, all of which have been in existence for more than ten (10) years, consist of more than five (5) lots, and are considered to be 100.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Two Family (2F) District, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing surrounding Bost Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face Bost Street
Year Built	1965 - 1985	*N/A*
Building SF on Property	958 SF – 9,804 SF	3,446 SF
Building Architecture	Mostly Single-Family Homes, Three (3) Duplexes, and One (1) Commercial Lot	Comparable Architecture to the Surrounding New Single-Family Homes and Duplexes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick and Siding	Board & Batten Siding and Brick
Paint and Color	Red, White, Tan, Yellow, Green, and Blue	N/A
Roofs	Composite & Asphalt Shingles	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed garages will be located two (2) feet in front of the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

(1) *Anti-Monotony Standards*. According to Subsection 03.01(D), *Anti-Monotony*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the front building elevations of a home shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least five (5) intervening homes of differing appearance. Identical building material blends and colors may not occur on adjacent (side by-side) properties. Homes are considered to differ in appearance if any three (3) elements are different:

(a) The number of stories of the home.
(b) The garage location/orientation on the home.
(c) The roof type and layout of the home.
(d) The articulation of the front façade of the home.

Although the applicant's request does *not* fully meet the anti-monotony requirements, staff should point out that it does appear to meet the spirit and intent of the ordinance. Specifically, the applicant has chosen two (2) differentiating elements between the subject property and the adjacent lot which are the roof layouts and articulation of the front façade of the home; however, this will require discretionary approval from the City Council pending a recommendation from the Planning and Zoning Commission.

(2) *Garage*. According to Subsection 04.01(B), *Lots Less Than Five Acres*, of Article 06, *Parking and Loading*, garages located in duplex districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately two (2) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving these requirements. With the exception of these deviations from the *General Residential District Development Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties surrounding Bost Street and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

NOTIFICATIONS

On October 22, 2024, staff mailed 124 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Bent Creek Condos and Highridge Estates Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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

(a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

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

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

PLANNING AND ZONING COMMISSION

On November 18, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioners Hustings and Womble 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	805T				
SUBDIVISION	LOFLAND SUBDIVISION	LOT	6AR	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	2F		CURRENT USE		
PROPOSED ZONING	2F		PROPOSED USE	2F (DUPLEX)	
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	JFI SERIES 2 LLC	☐ APPLICANT	JIM JOYCE
CONTACT PERSON	JIM JOYCE	CONTACT PERSON	
ADDRESS	453 CREEK CROSSING LN	ADDRESS	SAME
			↓
CITY, STATE & ZIP	ROYSE CITY TX 75189	CITY, STATE & ZIP	
PHONE	972-849-1034	PHONE	
E-MAIL	JIM@JIMJOYCEHOMES.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM JOYCE [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* 18 *DAY OF* OCTOBER, 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 18 *DAY OF* OCTOBER, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISA GLADNEY
Notary Public, State of Texas
Notary ID 13332909-4
My Commission Exp. 09-13-2025

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.

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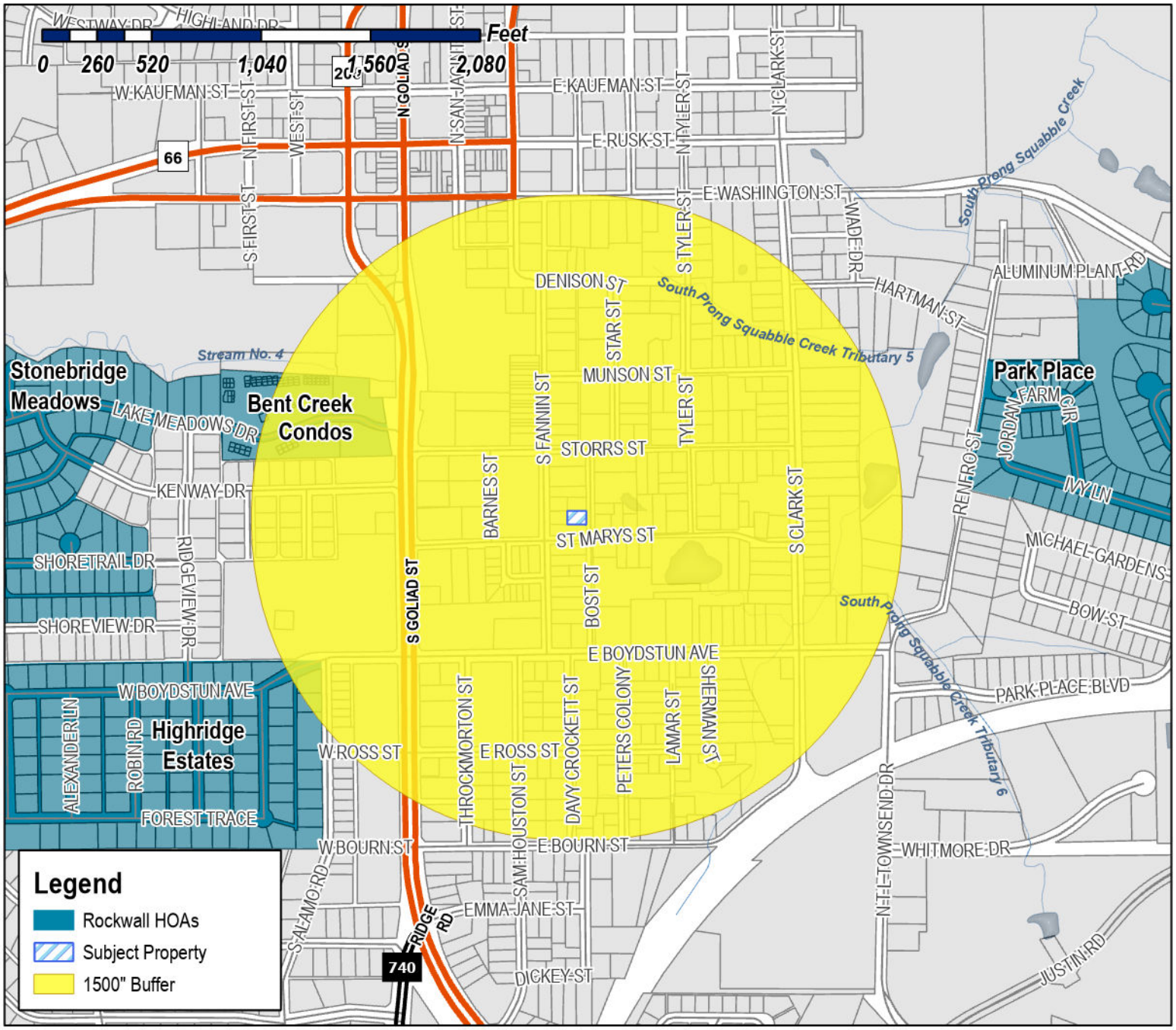
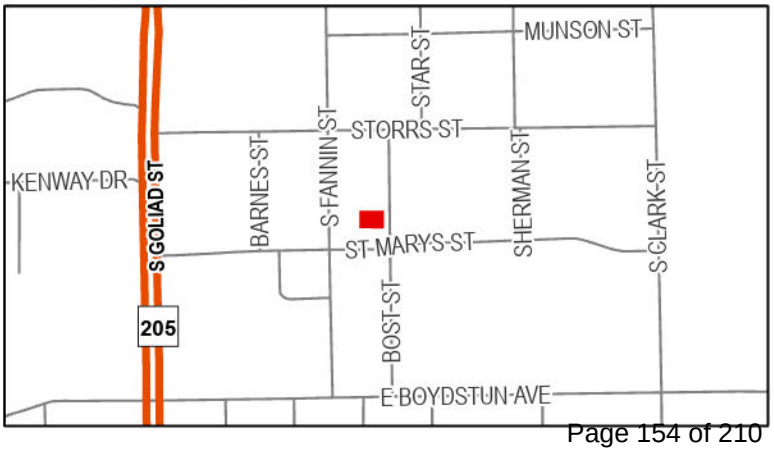


Case Number: Z2024-051
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 6AR



Date Saved: 10/18/2024
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2024-051]
Date:	Wednesday, October 23, 2024 2:27:04 PM
Attachments:	HOA Map (10.23.2024).pdf Public Notice (P&Z) (10.22.2024).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, October 25, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, November 12, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, November 18, 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.

Z2024-051: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost 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
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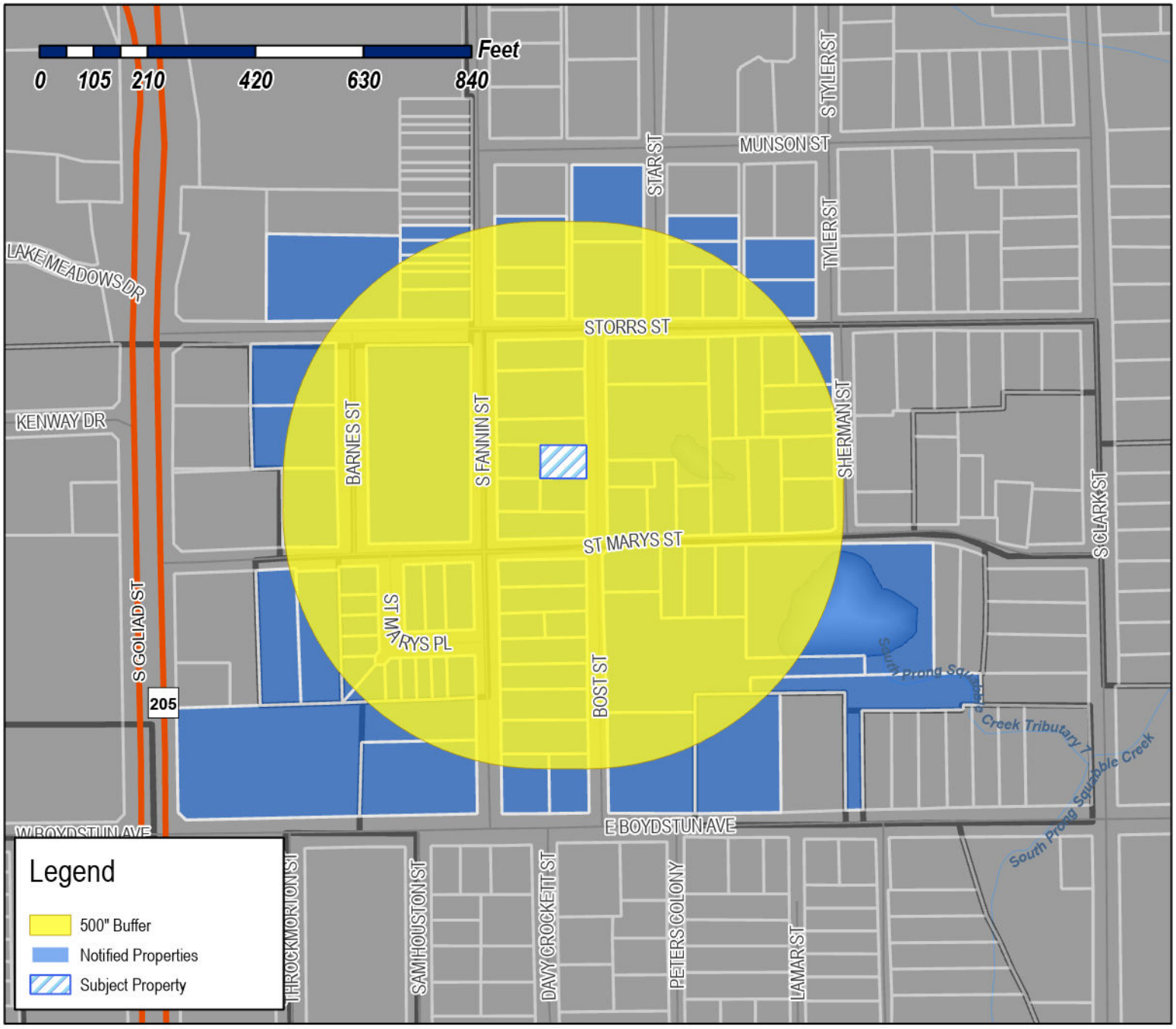
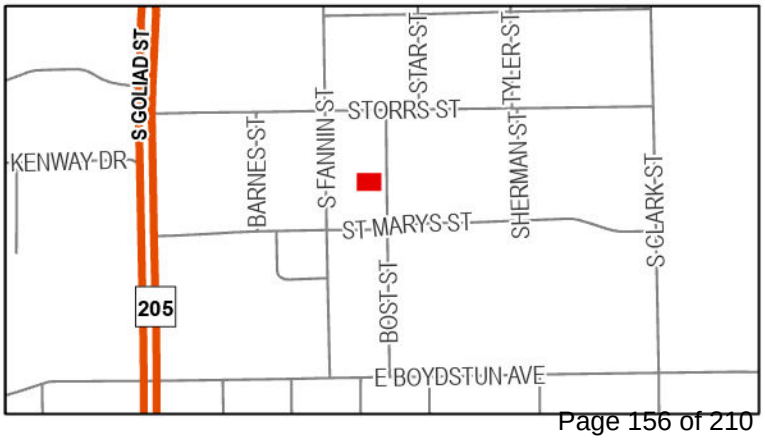


Case Number: Z2024-051
Case Name: Specific Use Permit (SUP) for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: Lot 6AR



Date Saved: 10/18/2024
For Questions on this Case Call: (972) 771-7745

RESIDENT
106 ST MARY
ROCKWALL, TX 75087

EGAN ASHLEY
109 ST MARY ST
ROCKWALL, TX 75087

LINDLEY ROBERT AND SHERRY
109 ST MARYS STREET
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

LAKEPOINTE ENTERPRISES LLC
1309 MORAINE PL
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL
145 WESTWOOD DR
ROCKWALL, TX 75032

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

PRITCHARD GARY W & DONNA C
1610 SHORES BLVD
ROCKWALL, TX 75087

PLISKA KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

ROGERS JOE FRANK
1829 KELLY LN
ROCKWALL, TX 75087

HEAD TIM
1884 TAHOE DRIVE
ROCKWALL, TX 75087

NASUFI ZIKRI
1885 HILLCROFT DR
ROCKWALL, TX 75087

RESIDENT
201 STORRS ST
ROCKWALL, TX 75087

RICKARDS NATALIE
202 ST MARY'S PL
ROCKWALL, TX 75087

MOORE GLEN & JACKIE
2026 SUNNY CIR
ROCKWALL, TX 75032

FALONE MARY ELLEN
204 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
205 ST MARYS PL
ROCKWALL, TX 75087

MORKEN PETER & GAY ANDERSON
GILMA L MORKEN LIFE ESTATE
206 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
208 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
210 ST MARYS PL
ROCKWALL, TX 75087

COLLICHIO KIMBERLY ANN
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

RESIDENT
212 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
214 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
216 ST MARYS PL
ROCKWALL, TX 75087

CHANNELL ALEXANDER B & LEYLA M BATTISTA-CHANNELL
218 SAINT MARYS PL
ROCKWALL, TX 75087

RESIDENT
219 ST MARYS PL
ROCKWALL, TX 75087

MCGEE DWONE
220 ST MARYS PL
ROCKWALL, TX 75087

RESIDENT
221 ST MARYS PL
ROCKWALL, TX 75087

THOMPSON MAVIS Y
222 ST MARYS PLACE
ROCKWALL, TX 75087

RESIDENT
223 ST MARYS PL
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE
22710 1ST DRIVE SE
BOTHELL, WA 98021

ZYLKA JOE AND
RAY SPERRING
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

HORTON DARJUAN CORTEZ AND NATALIE
3042 LONGHORN LN
ROCKWALL, TX 75087

RESIDENT
305 E BOYDSTUN AVE
ROCKWALL, TX 75087

MCKINNEY TERRY WAYNE
308 MUNSON ST
ROCKWALL, TX 75087

MCKINNEY TERRY W & LINDA A
308 MUNSON ST
ROCKWALL, TX 75087

PEOPLES J PHILIP AND
BILLY W PEOPLES JR
311 HIGHLAND DRIVE
ROCKWALL, TX 75087

CULLINS JAMES &
SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA
401 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOYDSTUN AVE
ROCKWALL, TX 75087

COOK RENE COMPTON
403 STAR ST
ROCKWALL, TX 75087

COOK KASHONDRA RENE
405 STAR ST
ROCKWALL, TX 75087

RESIDENT
406 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
406 S TYLER ST
ROCKWALL, TX 75087

BKN REALTY LLC
406 STAR ST
ROCKWALL, TX 75087

LECOUR CARY &
MARISA SCHEXNAYDER
406 TYLER ST
ROCKWALL, TX 75087

RESIDENT
407 S FANNIN ST
ROCKWALL, TX 75087

WANDERER KATHY L
408 S FANNIN ST APT D
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
408 S FANNIN ST
ROCKWALL, TX 75087

MARLOW SHIRLEY A
409 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
410 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
411 S FANNIN ST
ROCKWALL, TX 75087

JFI SERIES 1 (BOST 5A-R), LLC A SERIES OF JFI JFI SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

JFI SERIES 1 (BOST 6A-R), LLC A SERIES OF JFI SERIES LLC
453 CREEK CROSSING LN
ROYSE CITY, TX 75189

CONFIDENTIAL
4595 E FM 552
ROCKWALL, TX 75087

RESIDENT
500-502 SHERMAN ST
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
501 S FANNIN ST
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES SERIES LLC
501 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
504 STORRS ST
ROCKWALL, TX 75087

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

RESIDENT
504-506 SHERMAN ST
ROCKWALL, TX 75087

VELEZ HENRRY AND CEDYS
505 S FANNIN ST
ROCKWALL, TX 75087

HARBISON LLOYD
505 SAINT MARY ST
ROCKWALL, TX 75087

MECA PHILIPPE
505 STORRS ST
ROCKWALL, TX 75087

BAXTER C STEPHEN AND SHAWN RENAE
506 BARNES STREET
ROCKWALL, TX 75087

RESIDENT
507 ST MARYS ST
ROCKWALL, TX 75087

MCDONALD MICHAEL & CARA
507 BOST STREET
ROCKWALL, TX 75087

RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

SALINAS ANTONIO & ELISA
507 S FANNIN ST
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L
508 ST MARY ST
ROCKWALL, TX 75087

RESIDENT
509 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
509 STORRS ST
ROCKWALL, TX 75087

COLEMAN FREDY ORLANDO & SILVIA A HERNANDEZ
509 BOST ST
ROCKWALL, TX 75087

RESIDENT
509 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
510 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
510-512 STORRS ST
ROCKWALL, TX 75087

RESIDENT
511 S FANNIN ST
ROCKWALL, TX 75087

WILLET CAROLINE G
511 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
512 ST MARYS ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

2022 T A JOHNSON REVOCABLE TRUST
513 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
514-516 STORRS ST
ROCKWALL, TX 75087

RESIDENT
517 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
518-520 STORRS ST
ROCKWALL, TX 75087

WALDON CHRYSTEEN & DAVID
601 BOST ST
ROCKWALL, TX 75087

RESIDENT
601 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
603 S FANNIN ST
ROCKWALL, TX 75087

GENTRY GENEVA
605 BOST ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
605 S FANNIN ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
607 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
609 S GOLIAD
ROCKWALL, TX 75087

SMITH CHARLES
611 E BOYDSTUN
ROCKWALL, TX 75087

NONUS SHELLY REYNA AND THOMAS
611 FANNIN STREET
ROCKWALL, TX 75087

TANNER TRUDY LEANN
613 S FANNIN
ROCKWALL, TX 75087

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

NEXT ROCKWALL REALTY LLC
6444 N RIDGEWAY AVE
LINCOLNWOOD, IL 60712

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

HONEA ADAM AND LAURIE
670 COUNTY ROAD 3417
LEESBURG, TX 75451

TOVAR MARIO & HORTENCIA
8861 CR 2474
ROYSE CITY, TX 75189

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILLY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

514-516 STORRS A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

500-502 SHERMAN, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

518-520 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

504-506 SHERMAN, A SERIES OF STARK FAMILLY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

510-512 STORRS, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIRCLE
ROCKWALL, TX 75087

POPE JOSHUA
P.O. BOX 2107
FORNEY, TX 75126

JUICEBOX HOLDINGS, LLC - SERIES 509A S FANNIN
PO BOX 1835
ROWLETT, TX 75030

JUICEBOX HOLDINGS LLC- SERIES 511 S FANNIN
PO BOX 1835
ROWLETT, TX 75088

UNITED STATES POSTAL SERVICES
PO BOX 667160
DALLAS, TX 75266

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:

Z2024-051: Specific Use Permit for a Residential Infill

Hold a public hearing to discuss and consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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, November 18, 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. Z2024-051: Specific Use Permit for a Residential Infill

Please place a check mark on the appropriate line below:

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

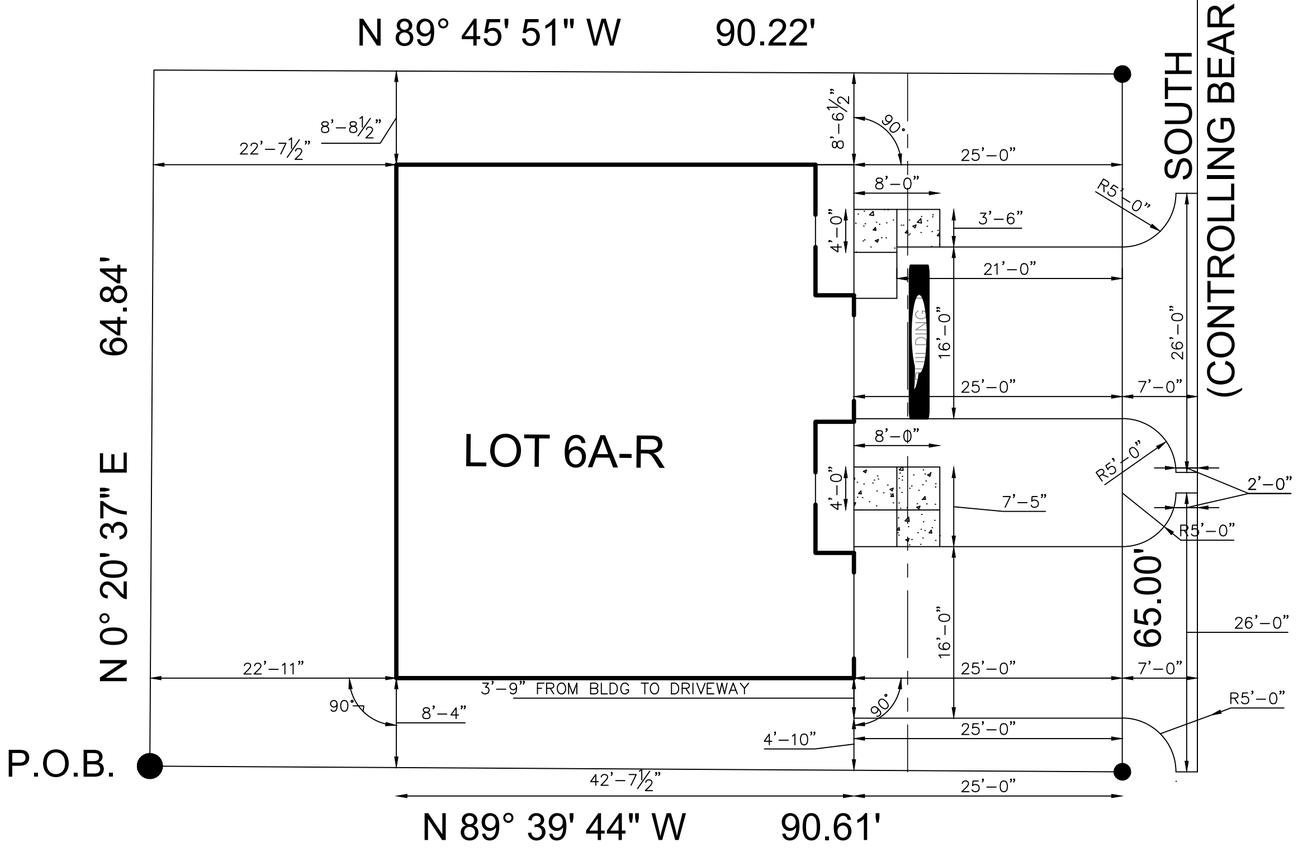
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

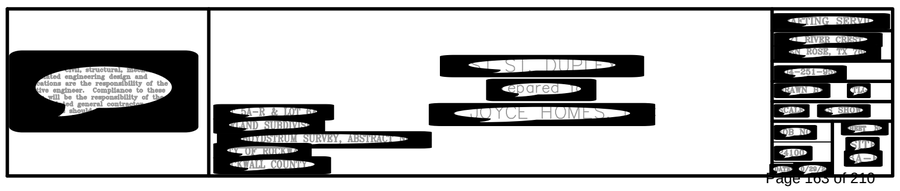
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



FLATWORK AREA CALCULATIONS 6A-R	
DRIVEWAYS	780 SQ FT
APRONS	286 SQ FT
SIDEWALKS	76 SQ FT
TOTAL	1,142SQ FT

0 5 10 20

SCALE: 1" = 10'



FRONT ELEVATION 6AR

SCALE: 1/8" = 1'-0"

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-051

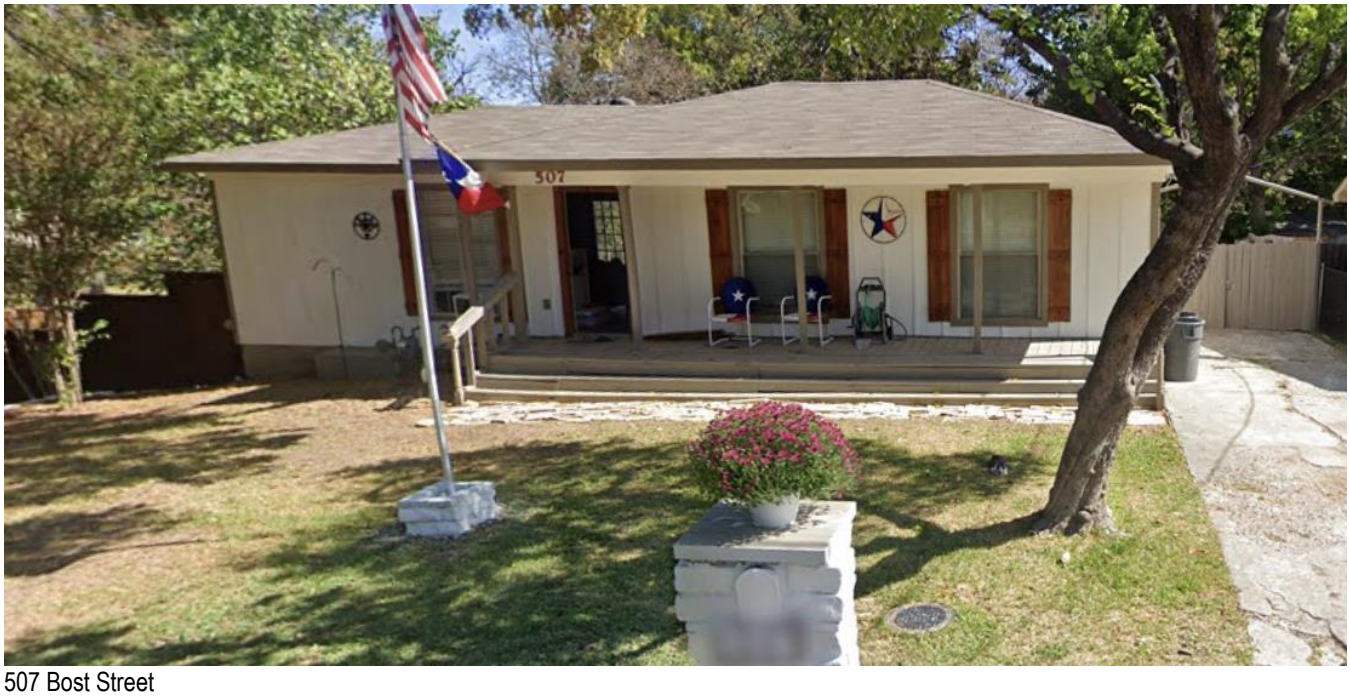
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

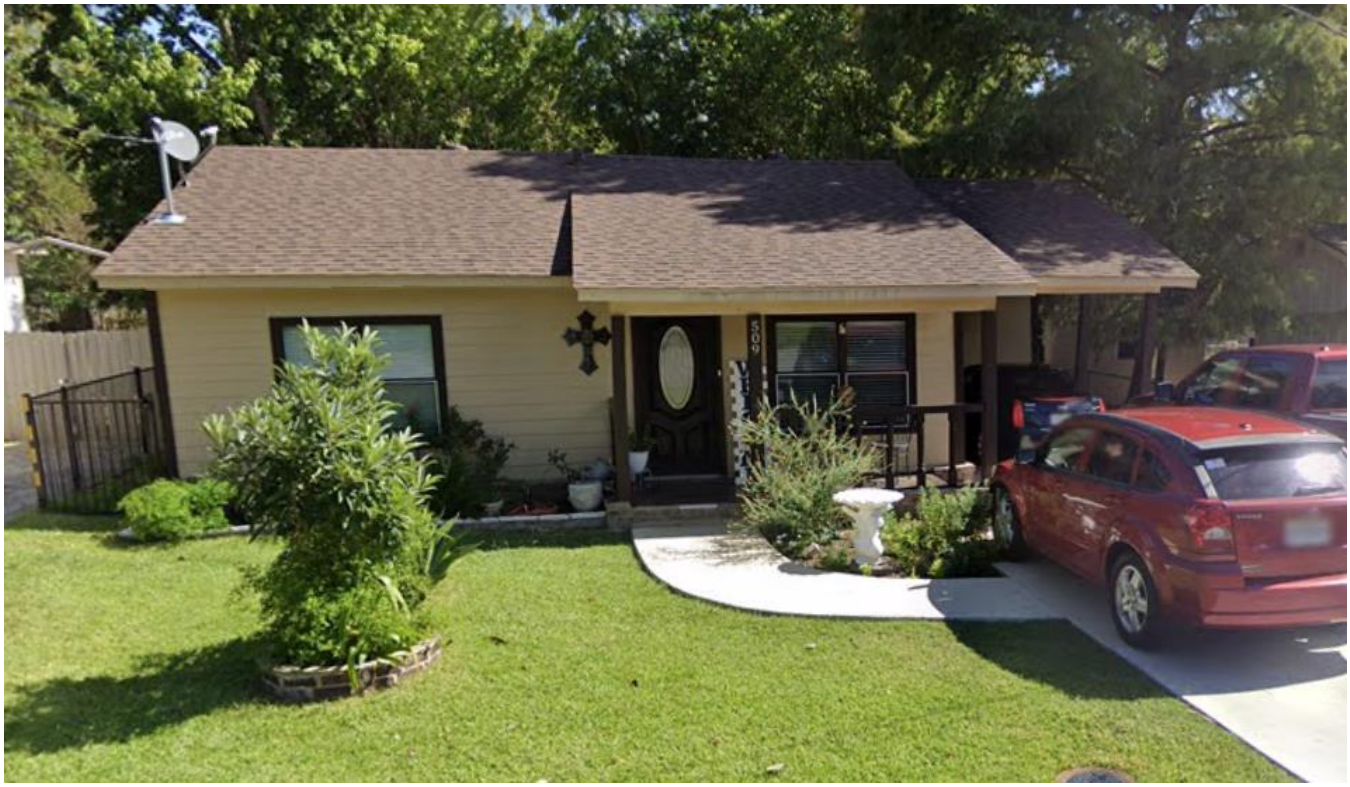
ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
402-502 Storrs Street	Housing Authority	N/A	N/A	*N/A*	Brick and Siding
507 Bost Street	Single-Family Home	1985	1,796	*144*	Siding
509 Bost Street	Single-Family Home	1980	1,379	*589*	Siding
505 St. Mary's Street	Single-Family Home	1985	1,275	*100*	Siding
501 S. Fannin Street	Commercial Lot	1984	9,804	*N/A*	N/A
505 S. Fannin Street	Single-Family Home	1972	2,105	*1032*	Brick
507 S. Fannin Street	Single-Family Home	1965	958	*N/A*	Siding
509 A & B S. Fannin Street	Duplex	1975	2,127	*N/A*	Siding
511 & 513 S. Fannin Street	Duplex	1975	2,088	*N/A*	Siding
517 S. Fannin Street	Single-Family Home	1967	2,190	*N/A*	Siding
	AVERAGES:	1976	2,636	466	

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

402-502 Storrs Street



507 Bost Street



509 Bost Street

505 St. Mary's Street

501 S. Fannin Street

505 S. Fannin Street

507 S. Fannin Street

509 A & B S. Fannin Street

511 & 513 S. Fannin Street

517 S. Fannin Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND 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 Jim Joyce for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a duplex on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two Family (2F) District land uses, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a duplex 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

DRAFT ORDINANCE 2024

(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 duplex 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 duplex on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the duplex 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.

DRAFT ORDINANCE 1.18.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF DECEMBER, 2024.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 18, 2024*

2nd Reading: *December 2, 2024*

DRAFT ORDINANCE 11.18.2024

Exhibit 'A':

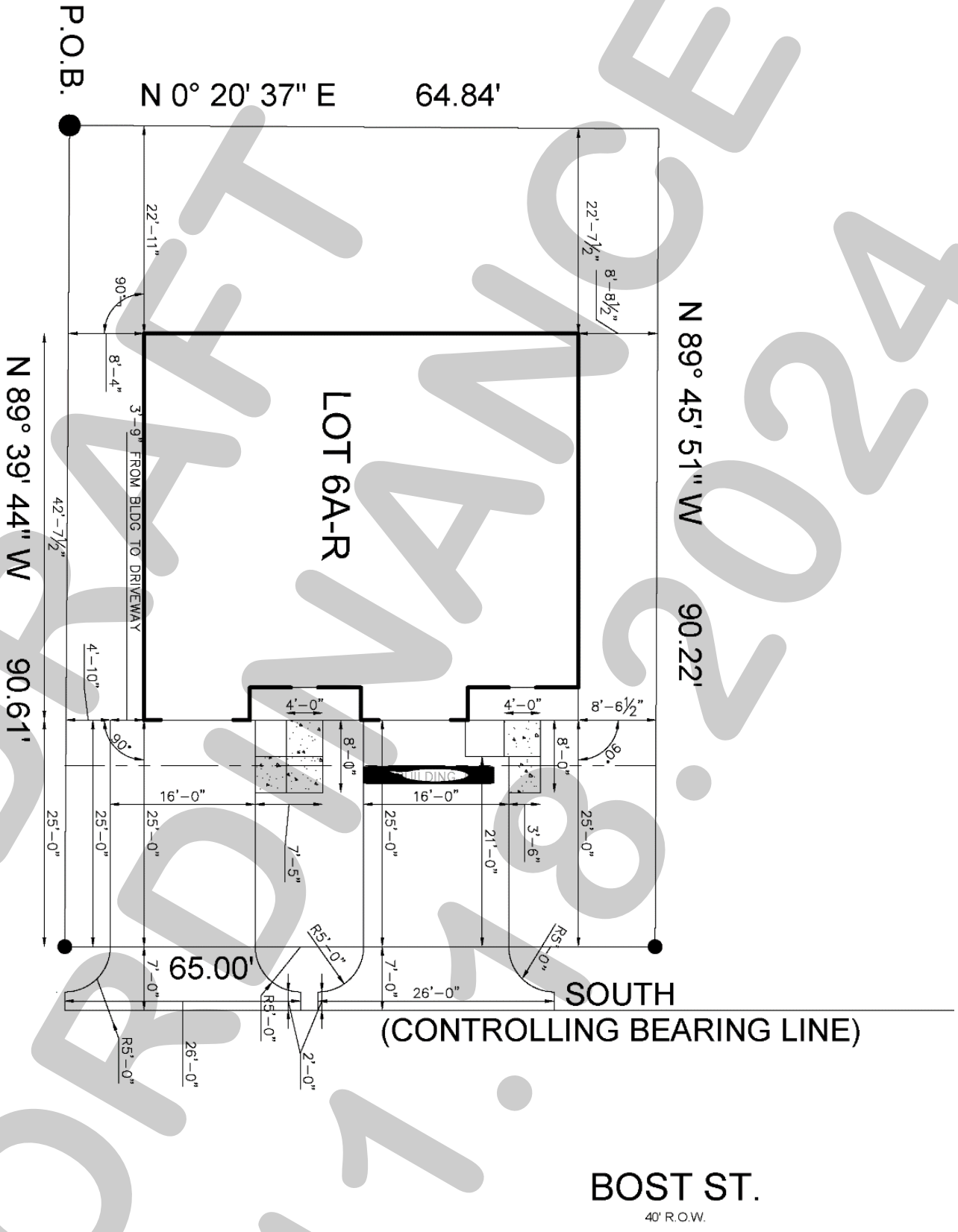
Location Map

Address: West side of Bost Street and North of the intersection of St. Mary's Street and Bost Street

Legal Description: Lot 6A-R of the Lofland Addition

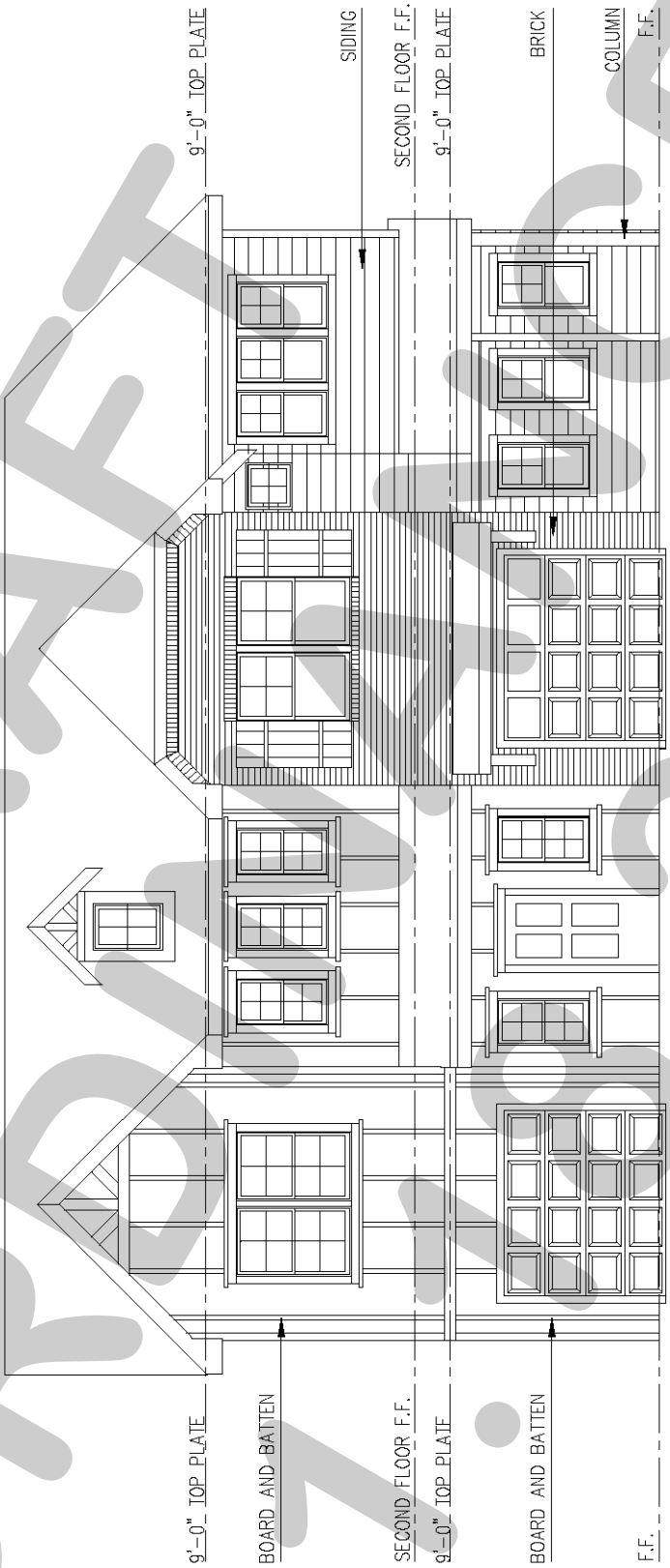
DRAFT 08.01.2024

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 11.18.2024

Exhibit 'C':
Building Elevations



FRONT ELEVATION 6AR
SCALE: 1/8" = 1'-0"

DRAFT
ORDINANCE
11.18.2024

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 18, 2024
APPLICANT:	Chad and Cindy Shirley
CASE NUMBER:	Z2024-052; *Specific Use Permit (SUP) for a Private Sports Court with Standalone or Dedicated Lighting*

SUMMARY

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove 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 1313 Gideon Way, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 73-43* [*Case No. A1973-005*]. At the time of annexation, the property was zoned Agricultural (AG) District. On July 6, 2015, the City Council approved a zoning change [*Case No. Z2015-014*] from Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*]. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*] for Gideon Grove North Subdivision. On July 16, 2018, the City Council approved a final plat [*Case No. P2018-021*] establishing the subject property as Lot 6, Block 2, Gideon Grove Addition. On March 2, 2020, the City Council approved an amending plat [*Case No. P2020-008*] for Gideon Grove North Subdivision for the purpose of correcting a scrivener error on the original final plat. According to the Rockwall Central Appraisal District (RCAD), there is a 4,248 SF single-family home situated on the subject property that was constructed in 2021.

PURPOSE

The applicant -- *Chad and Cindy Shirley* -- are requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Standalone or Dedicated Lighting*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1313 Gideon Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Gideon Way, which is identified as a R2 (*i.e. residential, two (2) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.344-acre parcel of land (*i.e. 1312 Gideon Way*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses and is developed with a 3,699 SF residential home. Beyond this is the corporate limits of the City of Rockwall. Following this are several unincorporated lots developed with single-family homes.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 1311 & 1314 Middleton Drive, 1309 & 1312 Kirkwood Drive)* that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 2.5411-acre parcel of open space (*i.e. Lot 12X, Block 3, Gideon Grove North*), which is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. South of this parcel is E Quail Run Road, which is identified as a A4D (*i.e. principal arterial, four [4] lane, divided*

roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are four (4) parcels of land (*i.e. 1317, 1321, 1325 Gideon Way and 2112 Bailey Drive*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 3.87-acre tract of land (*i.e. Tract 14-5, Abstract No. 88, of the J.M. Glass Survey*) that is zoned Agricultural (AG) District and developed with a single-family home. Following this is a 4.085-acre tract of land (*i.e. Tract 14-2, Abstract No. 88, of the J.M. Glass Survey*) that is zoned Agricultural (AG) District and developed with a single-family home. East of this is a 2.247-acre tract of land (*i.e. Tract 14-4, Abstract No. 88, of the J.M. Glass Survey*) that is zoned Agricultural (AG) District and developed with a single-family home. Beyond this is a 76.5770-acre tract of land (*i.e. Lots 1 & 2, Block A, Rockwall ISD Addition*) that is zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, and developed with a 150,170 SF *Public School* (*i.e. the 9th Grade Center North*).

West: Directly west of the subject property are six (6) parcels of land (*i.e. 1207, 1211, 1215, 1305, 1309 Gideon Way and 2109 Grove Lane*), with single-family homes situated on them. These properties make up the remainder of the Gideon Grove North Addition. Beyond this is Saddle Star Estates, Phase 1 Addition, which is zoned Planned Development 79 District (PD-79), and consists of 66 residential lots.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Private Sports Court with Dedicated or Standalone Lighting*. The applicant has submitted an application, concept plan, and photometric plan proposing to construct a 45' 2" X 28' 6" (*or 1287.25 SF*) *Private Sports Court with Standalone or Dedicated Lighting* on the subject property. The proposed structure will be situated on a concrete pad. The applicant has also indicated that there will be four (4), 14-foot light poles with a *LED Shoebox Area Light* mounted to each pole. Each of the light standards will be directed downward toward the middle of the *Sports Court*; however, the applicant's submitted materials do *not* show that the lights will be shielded. Staff has included a *Condition of Approval* that the light standards incorporate shields to prevent a glare issue with adjacent properties.

CONFORMANCE WITH THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines a *Private Sports Court with Standalone or Dedicated Lighting* as "(a) designated area within a residential or commercial property, that is independent of the primary structure, and is intended for sports and recreational activities. These courts are typically owned and maintained by individual homeowners, residential communities, or commercial establishments. They provide space for activities such as basketball, tennis, volleyball, or other sports, offering residents, guests, members, or patrons a convenient and private location to engage in physical exercise and leisure pursuits." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Private Sports Court with Standalone or Dedicated Lighting* requires a Specific Use Permit (SUP) in a Single-Family 10 (SF-10) District.

According to the *Conditional Use Standards* contained in Article 04, *Permissible Uses* of the Unified Development Code (UDC), a *Private Sports Court with Standalone or Dedicated Lighting* "…shall be situated behind the primary structure, not be situated within any easements, and be setback a minimum of ten (10) feet from all property lines." In this case, the applicant has submitted a site plan showing that the *Private Sports Court* will be situated in the rear property, behind the existing six (6) foot wood privacy fence, and be setback more than ten (10) feet from the side and rear property lines.

According to Section 10-491*, Exterior Grounds*, Article XII, *Property Maintenance Code*, of the Municipal Code of Ordinances, "(e)xterior lights placed or erected on private property shall be directed down and shall be of an indirect, diffused, or shielded type luminaries and so installed as not to produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or a public nuisance." The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows general conformance to the *Property Maintenance Code* contained in the Municipal Code of Ordinances.

STAFF ANALYSIS

In this case, the applicant has stated that the proposed *Private Sports Court with Standalone or Dedicated Lighting* is primarily intended to be used as a basketball court; however, since this structure will incorporate lighting, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* is required. Additionally, the SUP for a *Private Sports Court with Standalone or Dedicated Lighting* allows for operational conditions including lighting standards. The applicant has indicated that there will be lighting installed with the proposed *Private Sports Court with Standalone or Dedicated Lighting* and has provided a photometric plan that shows conformance to the property maintenance code, as mentioned earlier. Staff has provided an operational condition that requires the exterior lights to *not* exceed a maximum height of 14-feet and be placed or erected in a manner that is directed down and incorporate a *shielded* type of luminaire. In addition, the light shall be installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance. With this being said, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the ability review the full context of a request and grants them the discretion to approve or deny the request on a *case-by-case* basis.

When reviewing the location of the proposed structure, it does *not* appear to have a negative effect on the adjacent properties; however, when reviewing a *Private Sports Court with Standalone or Dedicated Lighting,* other aspects of the request need to be reviewed such as nuisances like noise and lighting. Staff should note that two (2) other *Private Sports Courts* do already exist in the subdivision (*i.e. at 1215 & 1325 Gideon Way*), one (1) without lighting and one (1) with lighting that was not approved with a Specific Use Permit (SUP) (*staff is currently working to address the lighting issue with the property owner of 1325 Gideon Way*). Both of these *Sports Courts* appear to incorporate pickleball/tennis courts and basketball courts, and are built closer than ten (10) feet to the property lines. With this being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 19, 2024, staff mailed 64 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), which is the only HOA's 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 four (4) notices back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Coucnil chooses to approve the applicant's request for a *Specific Use Permit (SUP)*, then staff would propose the following conditions of approval:

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

a) The Private Sports Court with Standalone or Dedicated Lighting shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of the Specific Use Permit (SUP) ordinance.

b) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall not exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.

c) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source with a shield.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of

Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMISSION

On November 12, 2024, the Planning and Zoning Commission approved a motion to recommend denial of the *Specific Use Permit (SUP)* by a vote of 5-0, with commissioners Womble and Hustings 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 super-majority vote (i.e. a three-fourths vote of those members present), with a minimum of four (4) votes in the affirmative required for approval."

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	1313 Gideon Way Rockwall, Texas 75087				
SUBDIVISION	Gideon Grove - North	LOT	6	BLOCK	2
GENERAL LOCATION	N. John King Blvd & E. Quail Run rd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING			CURRENT USE		
PROPOSED ZONING			PROPOSED USE		
ACREAGE		LOTS [CURRENT]		LOTS [PROPOSED]	

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

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

☒ OWNER	Chad & Cindy Shirley	☐ APPLICANT	
CONTACT PERSON	Chad Shirley	CONTACT PERSON	
ADDRESS	1313 Gideon Way	ADDRESS	
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	
PHONE	469-215-6171	PHONE	
E-MAIL	chad@shirleymasonry.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chad Shirley [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 18 DAY OF October, 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."

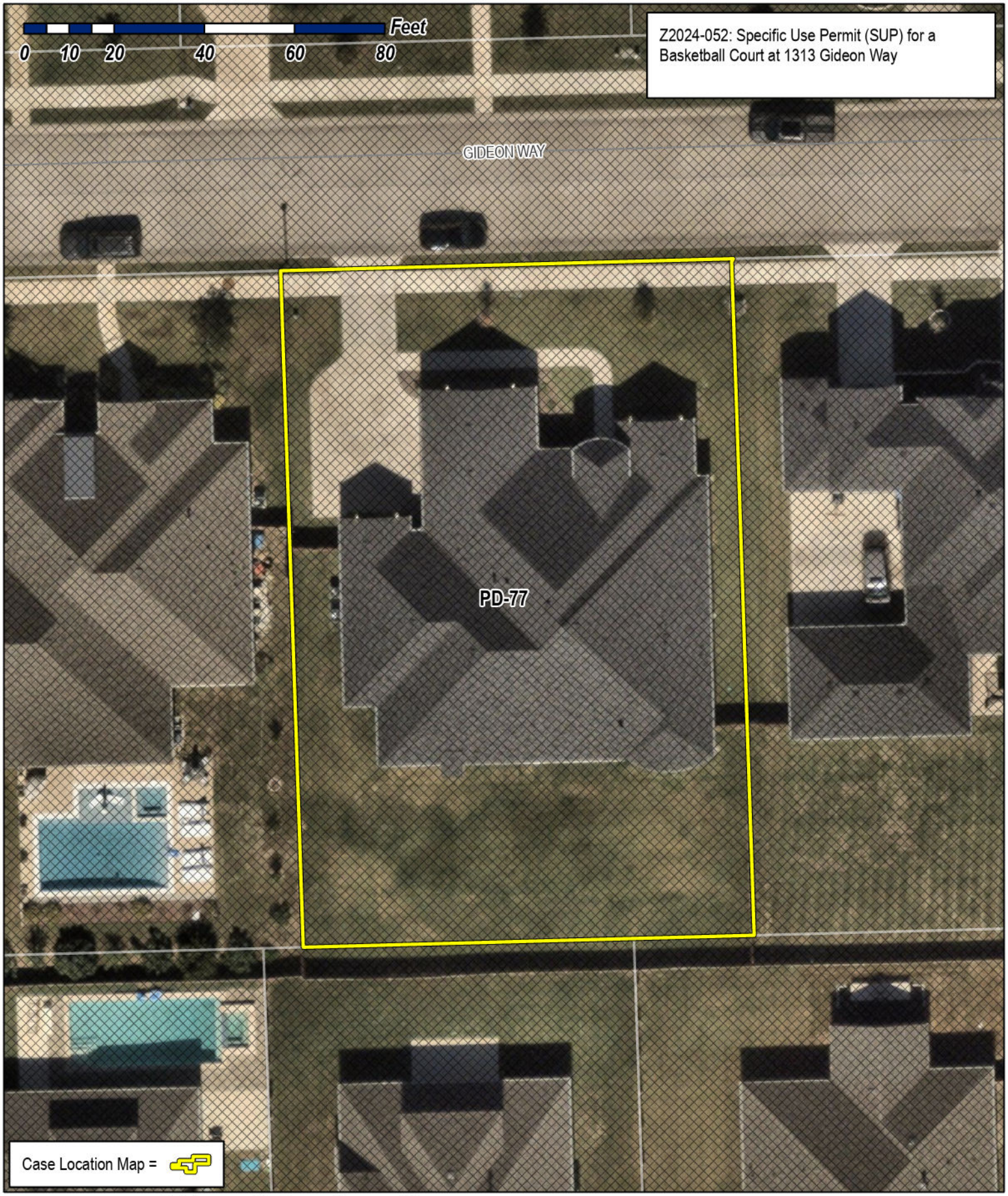
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF October, 2024.

OWNER'S SIGNATURE Chad Shirley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Yamira Perez

NOTARY PUBLIC STATE OF TEXAS
Yamira Yazmin Perez
My Commission Expires
8/11/2025
Notary ID
~~131220198~~

MY COMMISSION EXPIRES 8/11/25



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.

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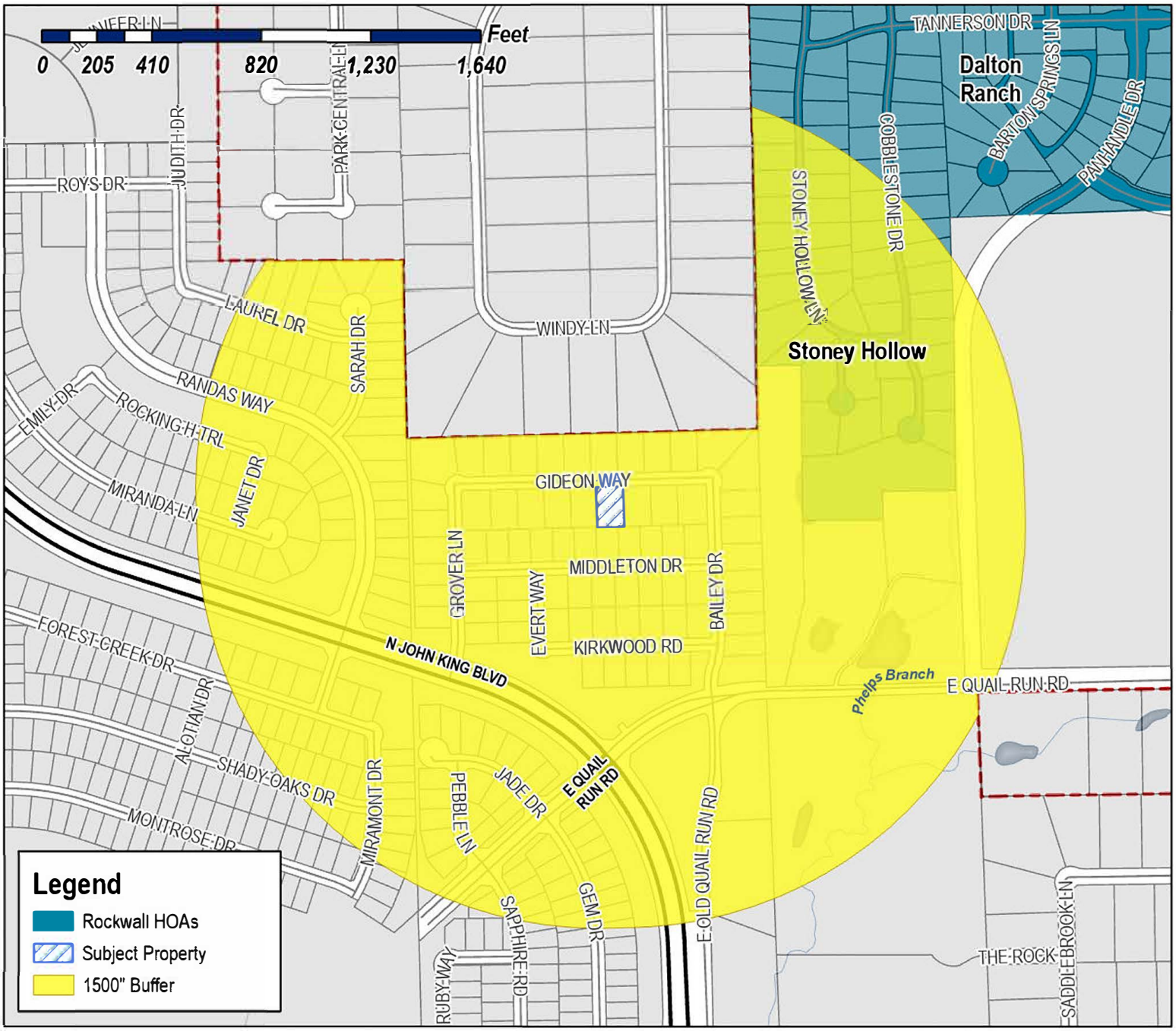
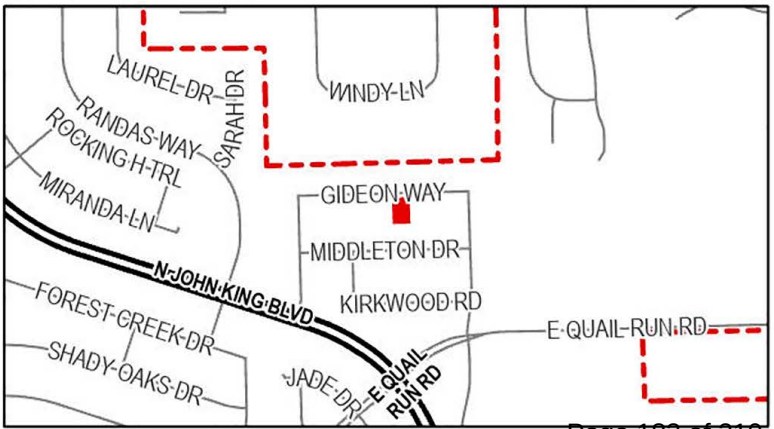


Case Number: Z2024-052
Case Name: Specific Use Permit (SUP) for a Private Sports Court
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1313 Gideon Way

Date Saved: 10/21/2024
For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, October 23, 2024 2:26 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-052)
Attachments: Public Notice (P&Z) (10.22.2024).pdf; HOA Map (10.23.2024).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, October 25, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 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.

Z2024-052: SUP for Private Sports Court
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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
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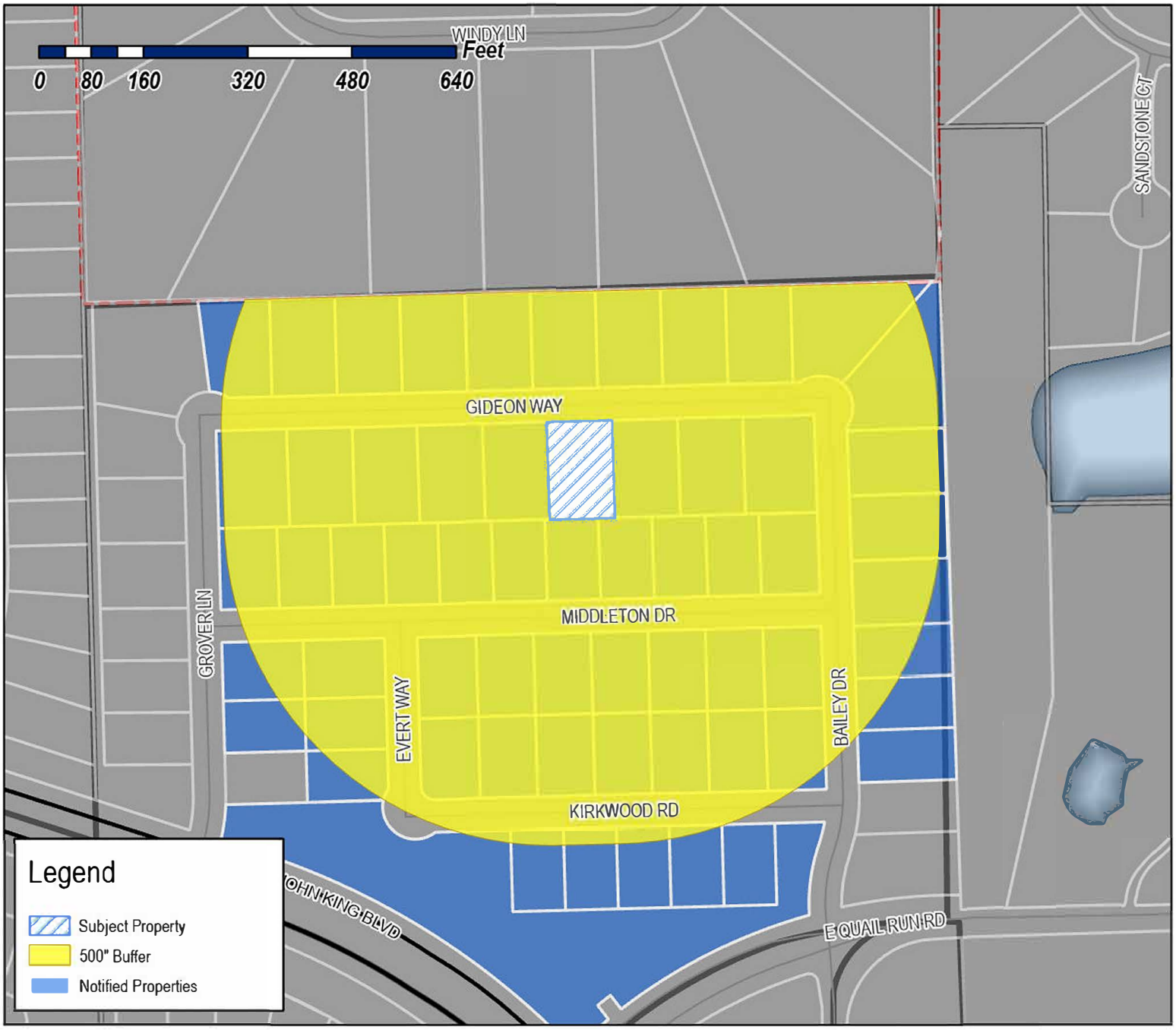

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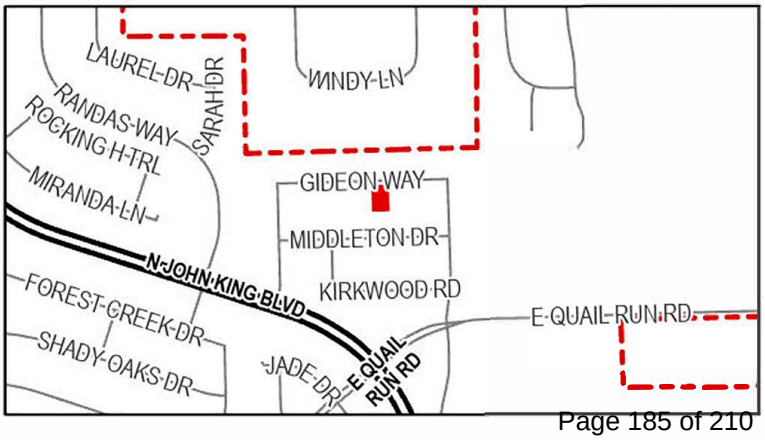

GIDEON GROVE HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

HOPKINS RICHARD L III
10330 COUNTRY CLUB DR
DALLAS, TX 75218

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
RICKY DON HERRERA AND STEPHANIE MICHELLE HERRERA- TRUSTEES
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TESFAYE &
ZEWDNESH SINKE
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

HUNTER MICHELLE ZERBE AND
TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

VIER DAVID
1307 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN SWEARENGIN
1309 KIRKWOOD RD
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

DURAN KATIE LANE & MARCO ANTONIO
1312 KIRKWOOD RD
ROCKWALL, TX 75087

SHIRLEY CHAD & CINDY
1313 GIDEON WAY
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM - TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

ROBERTS MICAH D
1314 MIDDLETON DR
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

IBRAHIM SUHA AND
BRANDON PHILLIP ALBUS
1316 GIDEON WAY
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

UZAMERE IJEOMA AND EFOSA
1317 GIDEON WAY
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

RYAN RICKIE B II AND TAMARA D
1318 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

GROVE JOSEPH ROBERT & SUSAN
1320 GIDEON WAY
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

STAGGERS ENID AND ALVIN
1321 GIDEON WAY
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

ANDERSON DAVID WILLIAM AND NANETTE LOUISE
1322 MIDDLETON DRIVE
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

ARMSTRONG JAMES BRYAN & LAUREN MYKEL
1324 GIDEION WAY
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

CLINGER KEVIN AND CRYSTAL
1325 GIDEON WAY
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

KURIAN PAMELA AND CHERIAN
1326 MIDDLETON DRIVE
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

COMER DAVID W AND GWENDOLYN L
1328 GIDEON WAY
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

SCHULTZ THOMAS & LORI
1330 MIDDLETON DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
BERNICE KUSI
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

PATEL ANAM & AANCHAL MALHOTRA
2005 EVERT WAY
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

DONHAM SCOTT C & KRISTEN
2104 BAILEY DRIVE
ROCKWALL, TX 75087

SUNANTA BURKE REVOCABLE TRUST
2108 BAILEY DR
ROCKWALL, TX 75087

MURPHY MICHAEL AND JENNISE
2112 BAILEY DRIVE
ROCKWALL, TX 75087

HANSEN MILES & REBECCA
2116 BAILEY DRIVE
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:

Z2024-052: Specific Use Permit for a Private Sports Court

Hold a public hearing to discuss and consider a request by Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove 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 1313 Gideon Way, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 12, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 18, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by *Monday, November 18, 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. Z2024-052: Specific Use Permit for a Private Sports Court

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

Ross, Bethany

From: Dave Comer <twocomers69@gmail.com>
Sent: Monday, October 28, 2024 5:39 PM
To: Planning
Subject: case no. Z2024-052

Dear Bethany Ross,

In reference to the case number Z2024-052 for a private sports court. I am opposed to the request as there is congestion at that location due to cars on the street. I believe this will add more cars and create a hazard for emergency vehicles trying to enter the neighborhood.

Thank you.
Gwen Comer
1328 Gideon Way
Rockwall Texas 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.

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

From: Ashley Moschella
To: Planning
Subject: Concerns about Case Number Z2024-052
Date: Tuesday, November 12, 2024 8:37:43 AM

I am writing to express my concern regarding my neighbor's proposed plan to install lighting for a sports court at 1313 Gideon Way. While I respect their right to develop their property, I am worried that the lights may negatively impact our home and quality of life. We are not opposed to their overall plans, but we were unaware that the design would include lighting until receiving the Public Notice mailer.

As our property is immediately adjacent to theirs, I am concerned that bright, high-mounted lights could shine directly into our master bedroom, creating an unwanted disturbance. This light pollution could disrupt our family's sleep and privacy, especially if the lights are used frequently or during late hours.

I kindly ask the committee to consider these issues carefully and to potentially request modifications to the lighting plan. Possible solutions might include limiting the brightness, height, or hours of operation for the lights to balance my neighbor's needs with those of neighboring properties.

Thank you for considering this impact on our neighborhood, and please feel free to reach out if I can provide any further information.

Ashley Moschella

1309 Gideon Way, Rockwall, TX 75087

(504)452-3150

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

From: Micah Roberts
To: Planning
Subject: Z2024-052
Date: Friday, November 8, 2024 3:22:18 PM
Attachments: image.png
image.png
image.png
image.png

Hi Bethany,

I received a letter regarding zoning change request Z2024-052 for the property at 1313 Gideon Way. My property shares a backyard fence with the requesting property and I have major concerns with the proposed change. The basketball court and lighting would be approximately 30 feet from my back porch and approximately 40 feet from my bedroom window. Additionally, we are on small lots and this would impact the 5 properties that have connecting backyards to this property. This would have a number of impacts to our properties and hinder our ability to enjoy our limited outdoor space. Please see an outline of my concerns below.

- Intrusive lighting - the 4 proposed light poles are 18' tall and would extend 10' above our 8' fences. The lighting would have no obstruction to the surrounding properties.
- Disruptive noise - if the court is being used during the night, it would be accompanied by an increase of disruptive noise to the neighbors.
- Property value - I am concerned this would impact my properties resale value as the light poles would be directly behind my outdoor seating area and be an eyesore to myself and potential buyers.

View from my outdoor seating area of the proposed court location.

In addition to the items above, this zoning change request conflicts with several items from our HOA agreement. Full Gideon Grove HOA declarations of covenants, conditions, and restrictions can be provided upon request.

1. Item 3.23 - Basketball goals may not be permanently installed on a lot.

> **3.23** **Basketball Goals; Permanent and Portable**. Portable basketball goals may be used in unfenced yards and on private driveways in the Property during periods of active play, if the portable goals are removed from sight when not in use. Portable basketball goals must be maintained in good condition and repair, and may not be placed in any right of way. If determined unsightly by the Architectural Reviewer or placed in the right of way, the Association may cause the basketball goals to be removed without liability for damage to said equipment. Basketball goals may not be permanently installed on a Lot.

2. Item 3.29 - Outside lighting fixtures shall be placed so as to illuminate only the yard of the applicable Lot and so as not to affect or reflect into surrounding Dwellings or yards.

> **3.29** **Decorations and Lighting**. Unless otherwise permitted by *Section 3.18(vi)*, no decorative appurtenances such as sculptures, birdbaths and birdhouses, fountains, or other decorative embellishments shall be placed on the Dwelling or on the front yard or on any other portion of a Lot which is visible from any street, unless such specific items have been approved in writing by the Architectural Reviewer. Customary seasonal decorations for holidays are permitted without approval by the Architectural Reviewer but shall be removed within thirty (30) days of the applicable holiday. Outside lighting fixtures shall be placed so as to illuminate only the yard of the applicable Lot and so as not to affect or reflect into surrounding Dwellings or yards. No mercury vapor, sodium or halogen light shall be installed on any Lot which is visible from any street unless otherwise approved by the Architectural Reviewer.

3. Item 11.4 - this project has not received approval from the Architectural Reviewer.

> **11.4 Prohibition of Construction, Alteration and Improvement.** No Improvement, or any addition, alteration, improvement, installation, modification, redecoration, or reconstruction thereof may occur unless approved in advance by the Architectural Reviewer. The Architectural Reviewer has the right but not the duty to evaluate every aspect of construction, landscaping, and property use that may adversely affect the general value or appearance of the Property. Notwithstanding the foregoing, each Owner will have the right to modify, alter, repair, decorate, redecorate, or improve the interior of their Dwelling, provided that such action is not visible from any other portion of the Property.

Please let this message serve as my opposition notice to zoning change request Z2024-052. Additionally, please reply with a confirmation that this email was received. Thank you for the help with this matter.

Kind regards,
Micah Roberts
1314 Middleton Drive
Rockwall, TX 75087

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

From: Rickie Ryan
To: Planning
Subject: Z2024-052 Zoning Request
Date: Tuesday, November 12, 2024 4:28:59 PM

Dear Zoning Committee,

I am writing to express my concerns regarding the zoning request Z2024-052 for property 1313 Gideon Way, which is directly behind my residence. The proposed development includes a basketball court that will be situated near my master bedroom window, and I am worried about the potential impact on my property and quality of life.

The lighting for the basketball court is a significant concern, as it will likely shine directly into my window, causing light pollution and disrupting my ability to enjoy my outdoor spaces. Furthermore, I believe that the lighting will also affect multiple neighbors, reducing our overall enjoyment of our properties. The proposed lighting will be intrusive and may also decrease the resale value of my property in the future.

In addition to the lighting concerns, I am also worried about the potential noise disturbance from the basketball court, particularly at night. The noise will likely make it uncomfortable for me to sleep and may also disturb the peace and quiet of the neighborhood.

I would also like to bring to your attention that I do not believe the proposed court has been approved by our Homeowners Association (HOA).

I hope that you will take my concerns into consideration when reviewing the zoning request Z2024-052. If you require any additional information or would like to discuss this matter further, please do not hesitate to contact me at 832 713 3220.

Thank you for your time and attention to this matter.

Sincerely,

Rickie Ryan II & Tamara Ryan

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

Notes:

REV:	DESCRIPTION:	BY:	DATE:

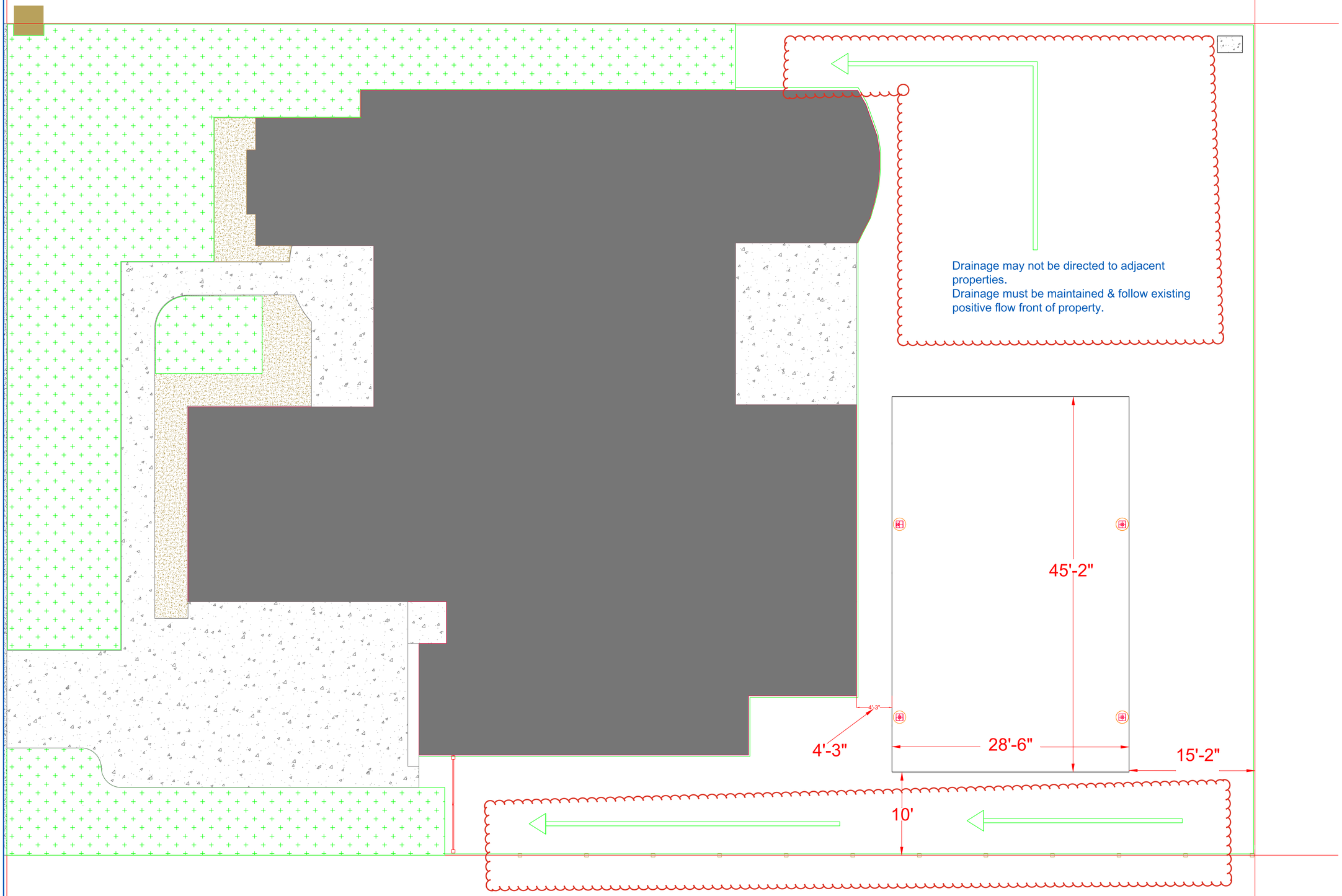
STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Overall Site Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
3/16" = 1'	10/18/2024		
PROJECT NO:	DRAWING NO:		REVISION:
Z2024-052	A-0.01		



Notes:

REV:	DESCRIPTION:	BY:	DATE:

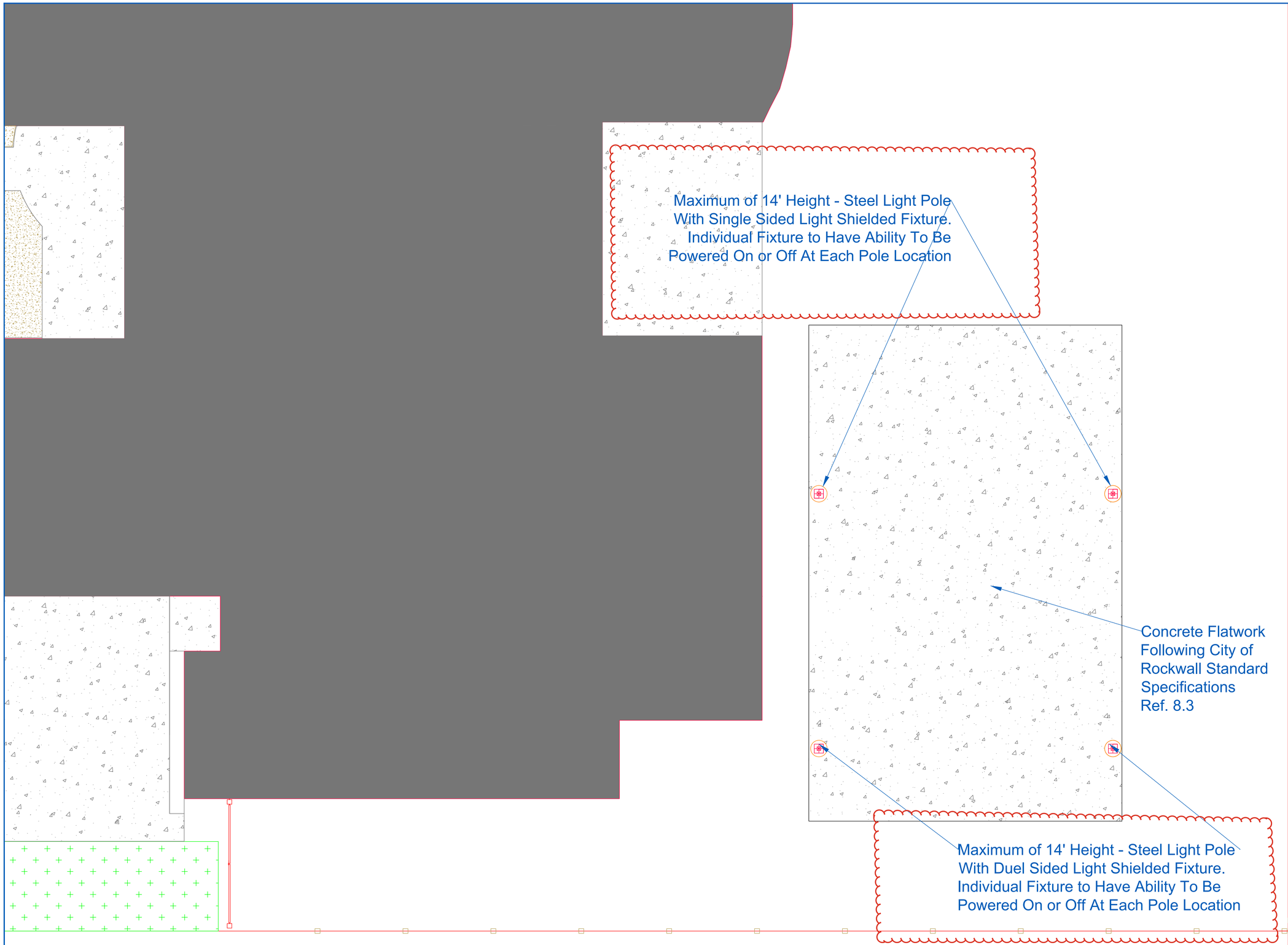
STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Dimension Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
3/16" = 1'	10/18/2024		
PROJECT NO:	DRAWING NO:		REVISION:
Z2024-052	A-0.02		



Notes:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

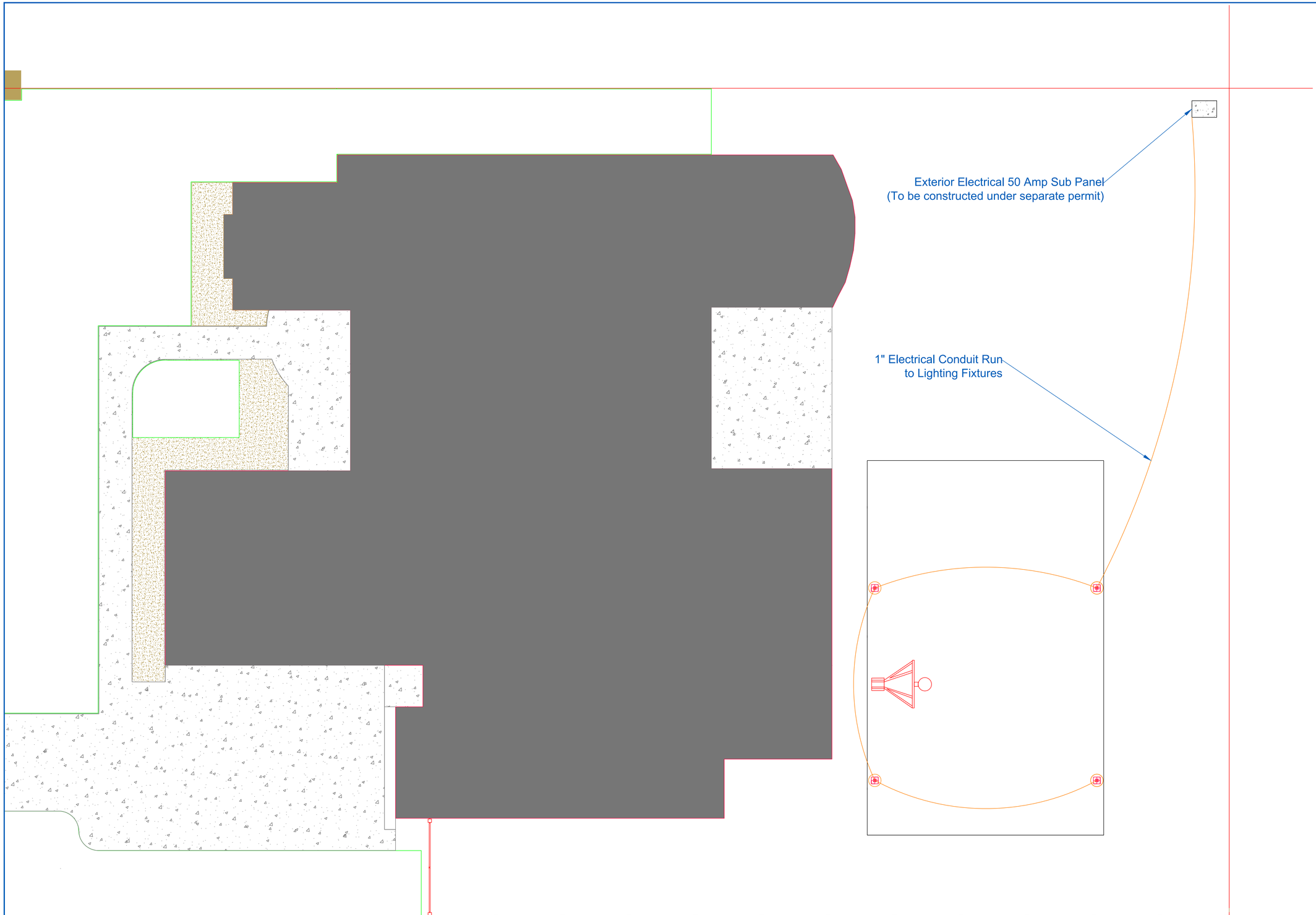
CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Material Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1/4" = 1'	10/18/2024		

PROJECT NO:	DRAWING NO:	REVISION:
Z2024-052	A-0.03	



Notes:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Electrical Location Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}$" = 1'	10/18/2024		
PROJECT NO:	DRAWING NO:		REVISION:
Z2024-052	A-0.03		

LED LIGHTING SUPPLY

View Product Page

150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

Product Specifications

Watts:	150	**Beam Angle:**	Type 5 Standard, Type 3 Optional
Lumens:	24000	**Optics:**	Polycarbonate Lens
Lumens/Watt:	160	**Frequency:**	50-60Hz
Replaces:	400 Watt Metal Halide	**Power Factor:**	> .92
Color Temp:	4000K | 5000K	**THD:**	< 15%
CRI:	70+	**Housing:**	Die-Cast Aluminum
IP Rating:	IP65	**Fixture Color:**	Bronze
IK Rating:	IK08	**Mount:**	Wall | Yoke | Arm | Slip Fitter
Voltage:	100V-277V | 277V-480V Optional	**EPA Rating:**	1.52
Surge Protection:	6kV line-line, 10kV line-earth	**Dimensions:**	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22 degF to +113 degF	**Cord Length:**	5 Feet
Rated Life:	244,000 (L70) hours	**Weight:**	9.48 lbs
Dimmable:	No	**Warranty:**	10 years (100-277V) - 5 years (277-480V)

Product Options

Mounting	Photocell	Motion Sensor	Controller
Select an Option Straight Arm Slip Fitter Yoke-Wall	Photocell Kit	Motion Sensor (dims to 10%)	Remote Control

547092

18 Foot Square Steel Light Pole, 4 Inch Wide, 11 Gauge

Energy Light, Inc.

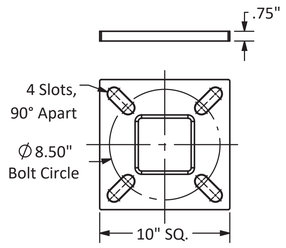
Job: _____

Job Site: _____ State: _____ Client Name: _____

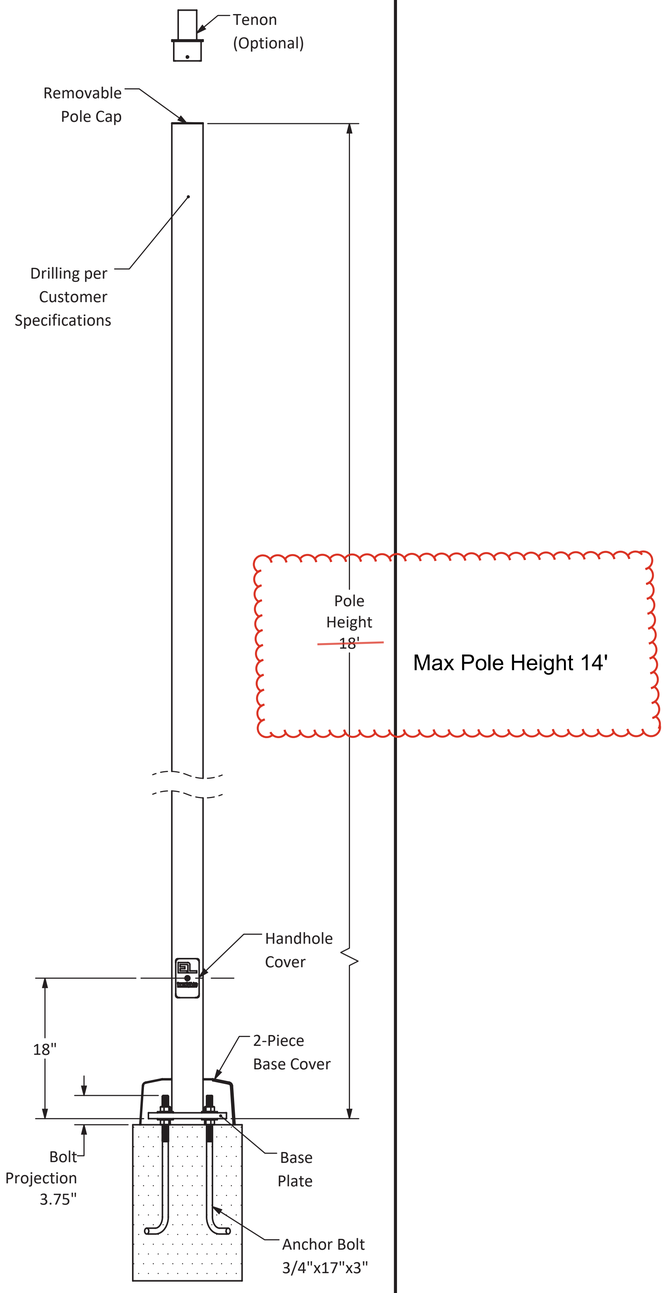
Notes: _____ Approvals: _____ Date: _____

Pole Top Options: A removable pole cap is provided if the pole is drilled for attaching light fixtures. The drill pattern and drill orientation needs to be provided by the customer unless Energy Light fixtures are used for the project. If tenon option is selected, a steel tenon will be provided.
A 2 3⁄8 inch diameter tenon with 4 inch length is standard; however, the customer needs to confirm the appropriate tenon size required for the project.
Pole Shaft: 4 inch square 11 gauge commercial grade steel with minimum yield strength of 50,000 psi.
Handhole: 3" X 5" size reinforced handhole is located at 18 inches from the base. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.
Finish: Commercial grade, super durable powder coat finish. Dark Bronze is standard color. Black, White, Gray colors are available with additional surcharge.
Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.
Bolt Circle: 8-1/2" (Bolt Circle Range 8"-11")
Base Cover: Two-piece ABS plastic base cover is provided.
Other Options: The following options are available:
Vibration dampener, custom tenon sizes, custom colors, custom pole heights, additional handholes.
Warranty: 1 Year.
Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.

Maximum EPA with 1.3 Gust Factor (ft^2)					Pole Weight (lbs)
110 mph	120 mph	130 mph	140 mph	150 mph	
7.9	5.7	4.0	2.4	1.3	125



Base Plate



Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

Copyright © 2024 Energy Light, Inc. All Rights Reserved |1881 Rose Road, Lake Zurich, IL 60047

Shirley Residence | Outdoor: Basketball
1313 Gideon Way Rockwall, TX 75087

Date: 11/05/2024

LED LIGHTING SUPPLY
DRK Enterprises LLC / LED Lighting Supply
1 Chestnut Street, 4M
Nashua, NH 03060
(888) 423-3191
www.ledlightingsupply.com

This Lighting Plan Analysis ("Lighting Design") provided by the DRK Enterprises LLC / LED Lighting Supply ("DRK") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by DRK and therefore actual measured results may vary from the actual field conditions. DRK recommends that design parameters and other information be field verified to reduce variation. DRK neither warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated by the Lighting Design. DRK neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by DRK. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package. Replacing fixtures in this lighting design with other fixtures voids the results provided within the lighting plan. This lighting plan represents the photometric output of the fixtures specified within this plan.

The bottom left of the lighting plan is position (x,y) of 0,0
For each fixture:
x represents the distance on the horizontal axis from this bottom left corner. The more right you go, the higher the number.
y represents the distance on the vertical axis from the bottom left corner. The higher you go, the larger the number. z represents mounting height, or the distance above the ground.
Tilt represents the angle down, towards the surface. Orientation is the angle relative to the mounting position.
Once a fixture is mounted on the pole at height z, the installer will rotate the fixture to a location on the field (orientation) and then tilt the fixture so the beam of light lights up a specific location on that field.

Ref No: Z2024-052

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Total Lamp Lumens
▫	4	MLLG-LED-SBHO2-150-5-T3-BS	Single	1.000	14763

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Court_Planar	Fc	22.00	26.2	14.3	1.54	1.83

Luminaire Location Summary		
Label	Z	Tilt
MLLG-LED-SBHO2-150-5-T3-BS	18'	0
MLLG-LED-SBHO2-150-5-T3-BS	18'	0
MLLG-LED-SBHO2-150-5-T3-BS	18'	0
MLLG-LED-SBHO2-150-5-T3-BS	18'	0

Product Quoted: MLLG-LED-SBHO2-BACKSHIELD
Description: Back Shield for the MLLG-LED-SBHO2-W Shoebox/Area Fixture

LED LIGHTING SUPPLY

View Product Page

150 Watt LED Shoebox Area Light | 24000 Lumens | 10 Year Warranty | 5000K

Product Details

SKU: MLLG-LED-SBHO2-150-50 **Web ID:** 1762

150 Watt shoebox - parking lot fixture produces 24000 lumens at 160 lumens/watt and has durable die-cast aluminum housing that is powder coated with strong anti-corrosion performance for years of maintenance-free lighting.

Available in both Type 3 and Type 5 these are perfect for use in a parking lot. Our 150w LED parking lot light has an optional photocell sensor that allows for further energy savings. It comes with a No dimmable driver at 100V-277V or 277V-480V Optional Voltage LED Driver Color Temperature is: 4000K or 5000K. The fixture comes equipped with built-in 10 kVa surge protection for the power supply. The fixture comes in a dark bronze finish.

This shoebox fixture can be pole post or wall mounted using the following brackets: Wall or Yoke or Arm or Slip Fitter. All brackets are sold separately. It is also IP65 Wet location rated high impact rating of IK08 and can operate in temperatures ranging from -22 F to 113 F.

Options

4000K Color Temperature (Special Order)

277-480V Driver (Special Order)

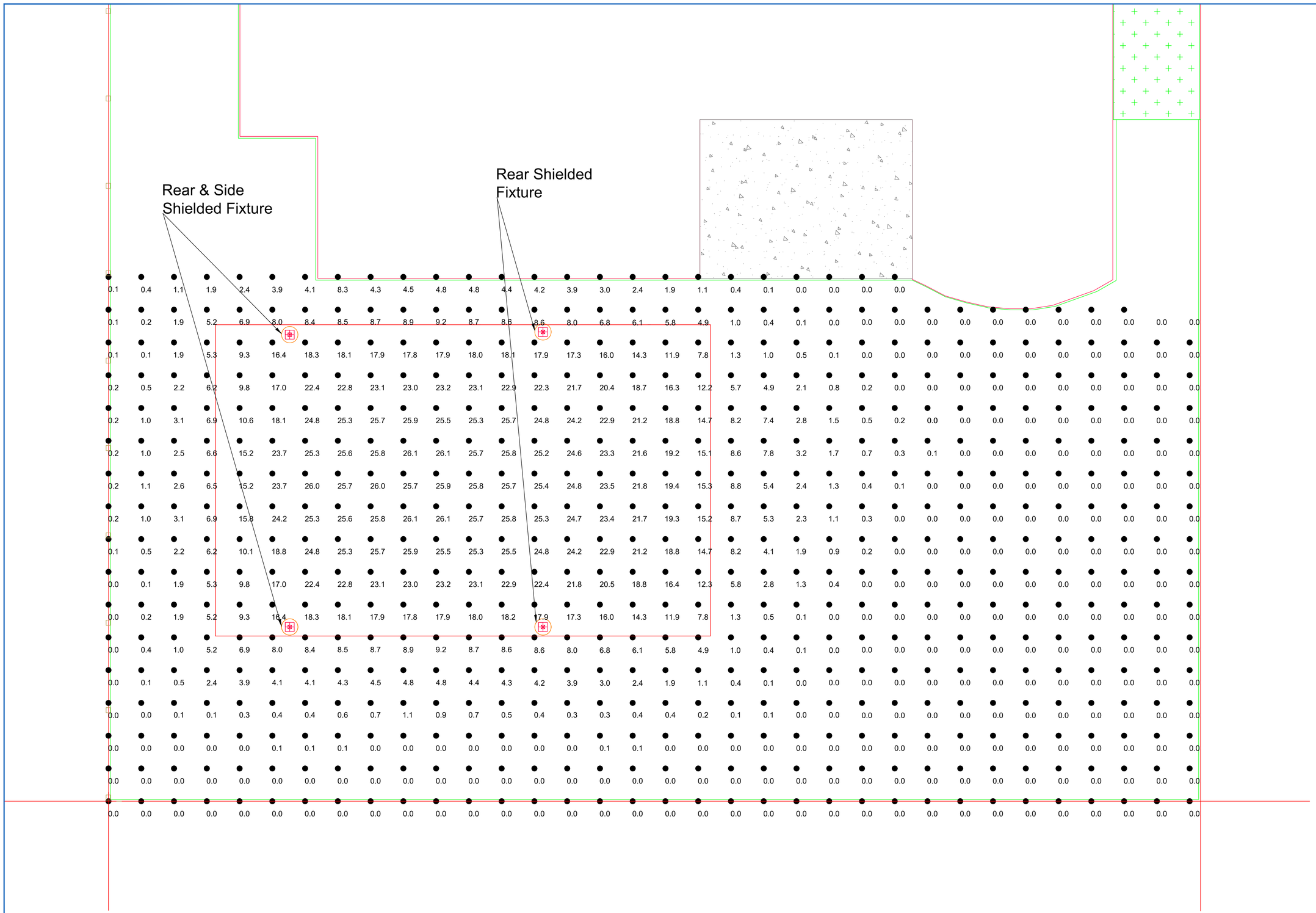
Product Specifications

Watts:	150	**Beam Angle:**	Type 5 Standard, Type 3 Optional
Lumens:	24000	**Optics:**	Polycarbonate Lens
Lumens/Watt:	160	**Frequency:**	50-60Hz
Replaces:	400 Watt Metal Halide	**Power Factor:**	> .92
Color Temp:	4000K | 5000K	**THD:**	< 15%
CRI:	70+	**Housing:**	Die-Cast Aluminum
IP Rating:	IP65	**Fixture Color:**	Bronze
IK Rating:	IK08	**Mount:**	Wall | Yoke | Arm | Slip Fitter
Voltage:	100V-277V | 277V-480V Optional	**EPA Rating:**	1.52
Surge Protection:	6kV line-line, 10kV line-earth	**Dimensions:**	15.63 in L X 11.25 in W X 3.22 in H
Operating Temp:	-22°F to +113°F	**Cord Length:**	5 Feet
Rated Life:	244,000 (L70) hours	**Weight:**	9.48 lbs
Dimmable:	No	**Warranty:**	10 years (100-277V) - 5 years (277-480V)

Aram Maranian
Lighting Specialist

978-788-8073
amaranian@ledlightingsupply.com
ledlightingsupply.com
Get A Lighting Plan Or Quote

Z2024-052



Notes:

REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CLIENT: Owner Builder
Chad & Cindy Shirley

SITE: Chad & Cindy Shirley Residence
1313 Gideon Way Rockwall, TX 75087
Subdivision: Gideon Grove North - Bock 2 - Lot 6

TITLE: Photometric Plan

SCALE AT A1:	DATE:	DRAWN:	CHECKED:
$\frac{3}{16}$" = 1'	11/05/2024		
PROJECT NO:	**DRAWING NO:**		**REVISION:**
Z2024-052	A-0.5		R-1

Mega Slam XL – Basketball Hoop

DIMENSIONS

Maximum System Height (top of backboard): 12.8 ft
Adjustable Rim Height: 5.5 ft - 10 ft
Total System Weight: 875 lbs
Total Width: 72"
Depth (overhang) at 10 ft: 60"
Depth (overhang) at 7.5 ft: 71"
Depth (overhang) at 5 ft: 70"

Anchor Kit and Padding are Included

PLAYABILITY

BackBoard
72" x 42"
72"-wide regulation pro-style backboard
½-inch regulation pro-style tempered glass
Clear-view backboard design (clearer than competition H-frame style)

180° PRO RIM™
Directional Flex® Technology in full 180° (comes standard)
18" Diameter
25.3" Depth (from backboard)
1100 lbs of Torque

ADJUSTABILITY

Adjustable Height
Adjusts to any height between 5.5 ft -10 ft
Overhang Distance
At 10 ft = 60"
At 7.5ft = 71"
At 5 ft = 70"
Lift Assist
2 double spring loaded cylinders
Adjustable Crank
Easy-turn handle is removable

RIGIDITY

5-Gauge Steel
Thickest in industry

12" X 8" main pole
Monster-sized for every game
Direct-connect rim
Attaches directly to lower extension arm
Total Weight
875 lbs
Support gussets
14

DURABILITY

Duplex Coating System
Hot dip zinc galvanization + powder coated steel.
Stainless Steel Hardware
Rust protection on nuts and bolts (anchor bolts are galvanized).
Advanced Arm Assembly
Support bolt fits in reinforced main pole.
Perimeter Backboard Support
2" steel perimeter frame
Glass Protection Frame
2" diecast aluminum backboard frame

SAFETY

180 Pro Rim™
Directional Flex® Technology flexes any direction 180° with player
HideAway Net®
Recessed net attachment system to rim
Stop Pin
Insert stop pin to limit height to 7.5 feet
2" Thick Padding
Custom-fitted for pole and base
1" Backboard Pad
Protects heads for play underneath

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*] ANDTHE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *PRIVATE SPORTS COURT WITH STANDALONE OR DEDICATED LIGHTING* ON A 0.3444-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK 2, GIDEON GROVE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING 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 Chad and Cindy Shirley for the approval of a *Specific Use Permit (SUP)* for a *Private Sports Court with Standalone or Dedicated Lighting* on a 0.3444-acre parcel of land identified as Lot 6, Block 2, Gideon Grove 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 1313 Gideon Way, and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 77 (PD-77) [*Ordinance No. 15-20*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Planned Development District 77 (PD-77) [*Ordinance No. 15-20*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to grant a Specific Use Permit allowing for the establishment of a *Private Sports Court with Standalone or Dedicated Lighting* in a Single Family 10 (SF-10) District as stipulated by, *Article 04, Permissible Uses,* and *Article 05, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

DRAFT
ORDINANCE
1.15.2024

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Private Sports Court with Standalone or Dedicated Lighting* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

(1) The *Private Sports Court with Standalone or Dedicated Lighting* shall maintain conformance to the approved site plan depicted in *Exhibits 'B'* of this ordinance.

(2) Exterior lights placed or erected on the *Private Sports Court with Standalone or Dedicated Lighting* shall ***not*** exceed a maximum height of 14-feet, the lights shall be directed downward, and shall not exceed a measured light intensity of 0.2 of one foot-candle at any property line. In addition, the lights shall be of the shielded type luminaries and installed so as to not produce harsh, bright light or direct illumination across the property line from a visible source of illumination so as not to create a traffic hazard or public nuisance.

(3) The light standards shall be directed downward, and shall be partially or fully cut-off at the light source.

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 building permit, should the property owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and 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 the zoning described herein;

SECTION 4. 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 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of

DRAFT ORDINANCE 11.13.2024

the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with 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 2ND DAY OF DECEMBER, 2024.

_____
Trace Johannessen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 18, 2024*

2nd Reading: *December 2, 2024*

DRAFT ORDINANCE 11.18.2024

Exhibit 'A'
Location Map

Address: *1313 Gideon Way*

Legal Description: *Lot 6, Block 2, Gideon Grove Addition*

DRAFT
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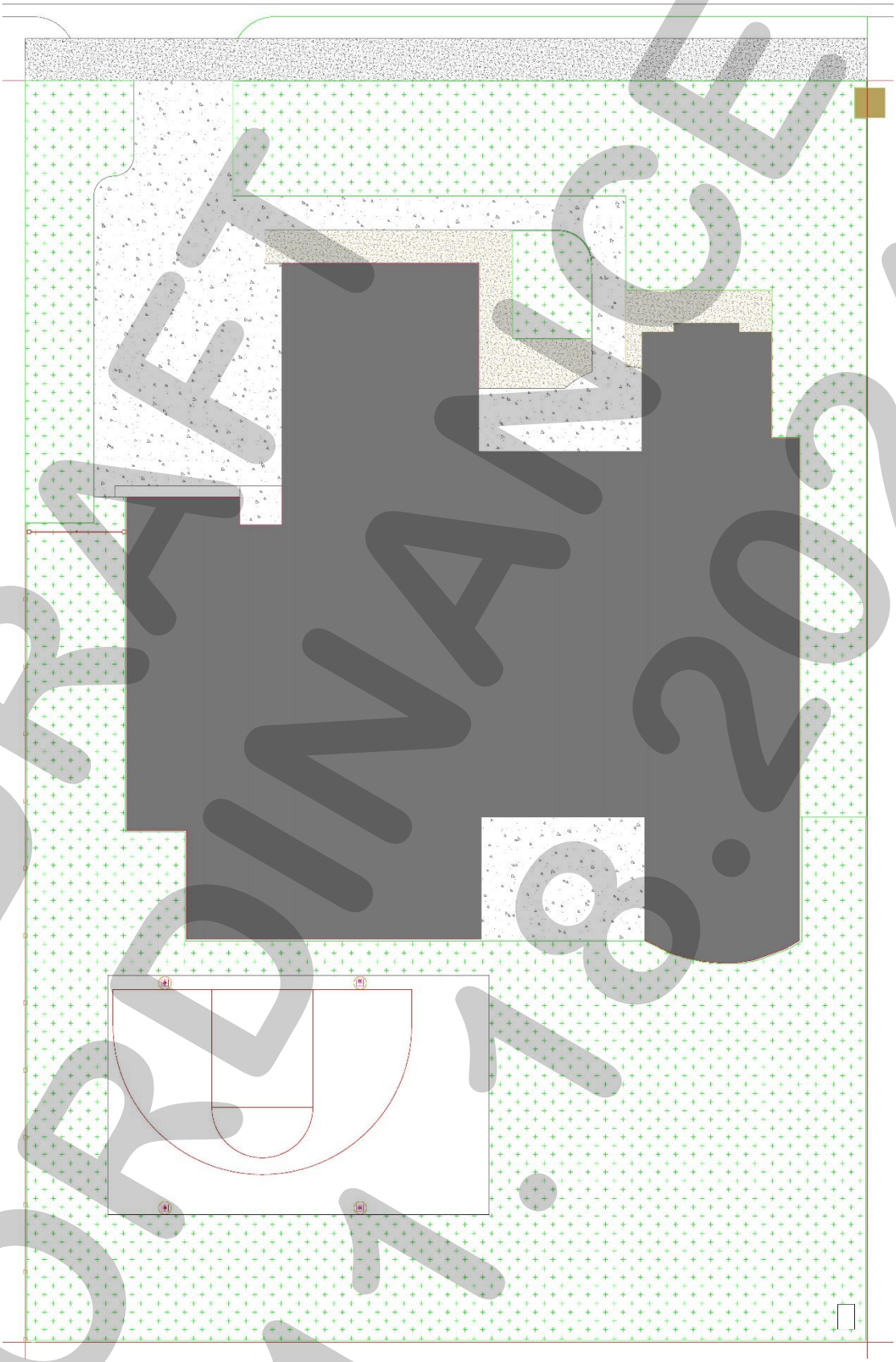
Exhibit 'B'
Site Plan



DRAFT
ORDINANCE
10.1.2024