



ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, December 4, 2023 - 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 regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).
2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the downtown area, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

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

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

VI. Open Forum

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

VII. Take Any Action as a Result of Executive Session

VIII. Consent Agenda

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

1. Consider approval of the minutes from the November 20, 2023 city council meeting, and take any action necessary.

2. **Z2023-049** - Consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an **ordinance** for a Specific Use Permit (SUP) for Heavy Manufacturing on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary **(2nd Reading)**.
3. **Z2023-050** - Consider a request by Keith Green for the approval of an **ordinance** for a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary **(2nd Reading)**.
4. **Z2023-051** - Consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Frank Conselman of Conselman Equities for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated in the Airport Overlay (AP OV) District, addressed as 1775 Airport Road, and take any action necessary **(2nd Reading)**.
5. **P2023-038** - Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.
6. Consider authorizing the award of a bid to Axis Construction for the purchase and installation of a KASCO Tank Mixing System, including authorizing the city manager to issue a purchase order in the amount of \$55,040, to be funded by the Water Operations Budget, and take any action necessary.
7. Consider approval of the purchase with Axon Enterprise Inc. for Taser replacement and authorize the City Manager to execute a purchase order in the amount of \$432,260 to be funded by Police Patrol Operating Budget, and take any action necessary.

IX. Action Items

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

1. **MIS2023-015** - Discuss and consider a request by Randy Heinrich of Master Plan on behalf of QA Logistics Rockwall, LP for the approval of a *Miscellaneous Case* for a *Variance* to the proximity requirements for the sale and on-site consumption of alcoholic beverages on a 1.50-acre portion of a larger 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

X. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

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

XI. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of December, 2023, at 4:30 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



ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, November 20, 2023 - 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 Anna Campbell, and Councilmembers Sedric Thomas, Mark Moeller, Clarence Jorif, and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza participated in Executive Session via teleconference. Councilmember Dennis Lewis was absent from the meeting.

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

II. Executive Session

1. Discussion regarding Economic Development prospects, projects, and/or incentives pursuant to Section 551.087 (Economic Development)
2. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters).
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the downtown area, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned Executive Session at 5:48 p.m.

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

Mayor Johannesen reconvened the public meeting at 6:00 p.m. with six of seven councilmembers being present (absent – Lewis).

V. Invocation and Pledge of Allegiance - Mayor Johannesen

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

VI. Proclamations / Awards / Recognitions

1. Lifesaving Award (06/16/2023) – Rockwall Fire Department, Engine 1 Shift A

- Rodney Caudle – Captain
- Clay Crawford – Firefighter
- Zach Yates – Firefighter

Lifesaving Award (09/29/2023) – Rockwall Fire Department, Engine 1 Shift A

- Rodney Caudle – Captain
- Clay Crawford – Firefighter
- Collin Taylor – Firefighter

Fire Chief, Kenneth Cullins and the Operations Chief from Rockwall County EMS, Russ Warren, came forth and provided details of two, recent, life-saving events that transpired, resulting in the City issuing these awards this evening. Each of the staff members was introduced, and they were all recognized and thanked for the excellent work they performed during these particular incidents and also each and every day.

2. "Texas Indian Association Recognition Day" Proclamation

Mayor Johannesen called forth members of the Texas Indian Association. He then read and presented them with this proclamation, thanking them for their various contributions towards the promotion of the Indian culture and for various benevolent, beneficial efforts with which this organization is involved in our local community.

VII. Appointment Items

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

No Planning & Zoning Commission representative was present this evening. So this item was not addressed.

VIII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. No one indicated such, so he closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Campbell made a motion to authorize the City Manager to execute a lease agreement related to parking in downtown. Councilmember Moeller seconded the motion, which passed by a vote of 6 ayes with 1 absence (Lewis).

X. Consent Agenda

1. Consider approval of the minutes from the November 6, 2023 city council meeting, and take any action necessary.
2. Consider approval of an **ordinance** updating purchasing policy limits, and take any action necessary. **(2nd Reading)**
3. Consider authorizing the City Manager to engage Portillo, Brown & Hill, LLP as the firm to conduct the City's audit for the fiscal year ending September 30, 2023, and take any action necessary.

4. Consider authorizing the city manager to negotiate and execute a contract with Custard Construction for renovations of office space in the Rockwall Technology Park and issue purchase orders for additional technology, security, and furniture components of the project totaling \$640,650 to be funded out of Tenant Finish-out Allowance, General Fund Reserves, Police Seized Fund, and take any action necessary.
5. Consider authorizing the city manager to execute a professional service agreement with Garver, LLC for Water Service Line Inventory in the amount of \$59,897.00 to be paid from the Water Operations budget, and take any action necessary
6. **P2023-034** - Consider a request by Billy Duckworth of A&W Surveyors, Inc. on behalf of David Gamez for the approval of a Replat for Lots 2 & 3, Block A, Gamez Addition being a 0.369-acre parcel of land identified as Lot 1, Block A, Gamez Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Neighborhood Residential Overlay (SRO) District, addressed as 614 E, Boydston Avenue, and take any action necessary.

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

**CITY OF ROCKWALL
ORDINANCE NO. 23-63**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
REPEALING ORDINANCE NO. 04-18 IN ITS ENTIRETY; ESTABLISHING GENERAL
AUTHORITY FOR UPDATED PURCHASING POLICIES FOR THE CITY; PROVIDING
FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

XI. Public Hearing Items

1. **Z2023-049** - Hold a public hearing to discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of an **ordinance** for a Specific Use Permit (SUP) for Heavy Manufacturing on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information concerning this agenda item. This is currently a vacant tract of land on the southeast corner of Discovery Boulevard and Data Drive and is zoned Light Industrial District (within the Rockwall Technology Park). According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for Technology/Employment Center land uses. This land use designation is defined as being "... characterized by employment-oriented businesses, which are generally situated in larger centers (e.g. Rockwall Technology Park) with access to key transportation networks." According to the District Strategies for the Technology District properties designated for Technology/Employment Center land uses "...should be designated for larger clean industrial businesses that can help diversify the City's tax base..." In this case, the applicant is proposing a Heavy Manufacturing Facility that specializes in the construction of hydrogen fuel cells and hydrogen fuel cell engines. This type of business is characterized as a clean industrial business,

and should further diversify the City's tax base by adding another industrial land use that involves a high initial investment in the community. In addition, the phasing plan shows that through future phases this facility could continue to grow and further add to the City's tax base.

In this case, the proposed conceptual building elevations submitted by the applicant appear to be consistent with the existing design scheme of the Rockwall Technology Park, and does a good job of incorporating elements from the adjacent buildings (i.e. Bimbo Bakery and Pratt Industries) while still creating a unique identity. Also, the proposed concept plan and conceptual building elevations appear to conform to all of the city's density and dimensional requirements for a property in a Light Industrial (LI) District. The applicant's proposal also appears to conform to the intent of the OURHometown Vision 2040 Comprehensive Plan. Staff has included provisions in the Specific Use Permit (SUP) ordinance that will require general conformance with the concept plan and conceptual building elevations at the time of site plan approval. At the request of the applicant, staff has also included a four (4) year initial term for the Specific Use Permit (SUP). This appears to be warranted due to the large scale of the proposed facility and the amount of time that may be necessary to establish the proposed land use. To allow for additional flexibility, staff has also included the ability for the applicant to extend the Specific Use Permit (SUP) at the discretion of the City Council.

The city's Planning & Zoning Commission has reviewed this case and has recommended its approval. In addition, 16 notices were mailed out to property owners / occupants within 500' of the subject property, and one nearby HOA was also notified. However, staff received no responses to said notifications.

The applicant, Phil Wagner of the REDC, came forth and shared comments pertaining to this request, indicating that this case is coming forward after about a five month 'cite selection process.' Rockwall has been chosen by this company as the U.S. manufacturing location, which is world-renowned and is based out of Vancouver.

COO of Ballard Power Systems, Mark Biznek and CEO, Randy MacEwen then came forth and briefly address Council. Mr. MacEwen explained more about Ballard and why Rockwall has been selected. They design and manufacture fuel celled ('zero emission') engines for medium and heavy duty mode of applications (i.e. buses, trucks, rail and marine) – essentially heavy vehicles that travel long range and need fast refueling. The company is 44 years old and has about 1,400 employees globally. Also, the company has about \$850 million in cash in the U.S. and no debt on their balance sheet, and the company is known in the industry for technology leadership (including about 1,200 patents and patent applications globally).

Mr. Mark Biznek shared that 48 states across the U.S. were searched during efforts by the company to find and select a location to establish their manufacturing facility, and Rockwall was ultimately chosen from among four states and 11 possible sites. He spoke about some of the various reasons why the company ultimately selected Rockwall for their location.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak. No one indicated such, so he then closed the public hearing.

Following brief comments, Councilmember Jorif moved to approve Z2023-049. Councilmember McCallum provided brief, positive comments and then seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-64
SPECIFIC USE PERMIT NO. S-320**

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 HEAVY MANUFACTURING ON A 32.00-ACRE PORTION OF A LARGER 77.148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. H. B. JONES SURVEY, ABSTRACT NO. 125, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

2. **Z2023-050** - Hold a public hearing to discuss and consider a request by Keith Green for the approval of an **ordinance** for a Specific Use Permit (SUP) for Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary (**1st Reading**).

Mr. Miller, Planning Director provided background information on this case. The proposed accessory building is planned to be 14' x 25' or 360 square feet and will be located behind the front façade in the rear yard of the subject property. The City's Historic Preservation Advisory Board (HPAB) recently reviewed this request and approved the issuance of a 'certificate of appropriateness' associated with this case. Also, the City's Planning & Zoning Commission reviewed this case and made a recommendation for its approval. So far, of the 82 public notices that were mailed out to adjacent land / property owners, staff has received one response in favor of the applicant's request.

Mayor Johannesen opened the public hearing, but no one came forth to speak. So he closed the public hearing.

Mayor Pro Tem Campbell then moved to approve Z2023-050. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 23-65
SPECIFIC USE PERMIT NO. S-321**

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, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 43A OF THE B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS

**(\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE;
PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

The motion to approve passed by a vote of 6 ayes with 1 absence (Lewis).

- 3. Z2023-051** - Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Frank Conselman of Conselman Equities for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated in the Airport Overlay (AP OV) District, addressed as 1775 Airport Road, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information concerning this agenda item. This property is located on the north side of Airport Road just east of the city's existing municipal airport, and it is within the city's Airport Overlay District. The request is to change the zoning from "AG" to "Light Industrial," which does conform to the city's future land use and comprehensive plans. The Planning & Zoning Commission did review this case and voted 7-0 to recommend its approval. In addition, fourteen notices were mailed out to adjacent land owners / occupants within 500' of the subject property, but staff did not receive any responses.

Mayor Johannesen opened the public hearing, but no one indicated a desire to speak. He then closed the public hearing.

The applicant, Jeff Carroll with Carroll Architects (address: 750 E. IH-30) briefly came forth and introduced himself.

Councilmember Moeller then moved to approve Z2023-051. Councilmember Thomas seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 23-66

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT FOR A 6.60-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 21 & 21-01 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 6 ayes with 1 absence (Lewis).

XII. Action Items

- 1. Discuss and consider directing the City Manager to execute a Facilities Agreement with Chad**

Dubose of DA 3009 Goliad Partners, LP allowing the expansion of an existing retention/detention pond on a 9.33-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the terminus of Pecan Valley Drive, and take any action necessary.

Planning Director, Ryan Miller provided background information regarding this agenda item. In March of 2023, the city council approved an SUP for a 2,000 sq. feet or more restaurant with drive thru/drive in on a half-acre tract of land. This property is located on the northwest corner of N. Goliad Street at Pecan Valley Drive. Councilmember Moeller sought clarification on what will end up happening with the creek that runs through this property. Staff clarified that the creek will run under the roadway and into a pond. The concept plan and proposed building elevations have been provided to Council in the informational meeting packet. This case is essentially the applicant's next step, prior to then moving forward to the 'site plan' phase. Back in June, discussions transpired between the applicant and staff about the possibility of this site utilizing city property (an existing pond) for retention / detention of their storm water run-off. The city property in question was dedicated to the city in 2019 by Arkoma Company, and it is currently vacant. In order to formally make this request, a facilities agreement is needed. As part of the agreement, the applicant is proposing some improvements to the city's property – (1) 500' linear feet of 5' concrete trail with a 15' concrete turnaround, and (2) the installation of two benches and three trash cans, which will have to be approved by the city's Parks & Recreation Department. Also proposed is a concrete parking lot with six parking spaces and 44" caliber trees that would be placed around the detention pond area. A draft of the full agreement has been made available to Council for review and consideration. The city attorney, city engineering, and city parks departments have all reviewed the plan / agreement.

Councilmember Moeller sought and received brief clarification regarding the creek that runs through the property.

Councilmember Jorif moved to direct the city manager to execute the Facilities Agreement. Councilmember McCallum sought clarification regarding some aspects of the proposed concept plan for this property.

At the request of Councilmember McCallum, the applicant representative then came forth to answer some questions related to the terrain on the property and the proposed trail.

Dewayne Zinn
Cross Engineering
1720 W. Virginia St.
McKinney, TX

Mr. Zinn came forth and generally explained that they did look at and consider the possibility of trying to tie in the proposed trail to the Quail Run trail. However, there were a couple of areas where the floodplain and terrain would essentially cause complications.

Councilmember McCallum sought further clarification regarding if the trail system could continue on into Quail Run. Parks Director, Travis Sales, indicated that the topography is very difficult. However, the proposed amenities will be very nice as they are designed. Staff thought that there were so many challenges that it likely would not be worth the effort.

Following additional, brief comments by staff, Councilmember Thomas seconded the motion that was made by Councilmember Jorif. The motion passed by a vote of 6 ayes with 1 absence (Lewis).

2. Discuss and consider a resolution amending the Rockwall Economic Development Corporation (REDC) bylaws, and take any action necessary.

Regarding this agenda item, as one of the two Council liaisons to the REDC, Councilmember McCallum provided brief background information concerning this agenda item. Mayor Pro Tem Campbell moved to approve the resolution amending the REDC bylaws. Councilmember Thomas seconded the motion, which – after brief comments – passed unanimously of those present (6 ayes with 1 absence (Lewis)).

XIII. Adjournment

Mayor Johannesen adjourned the meeting at 6:43 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 4th DAY OF DECEMBER, 2023.

TRACE JOHANNESSEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 23-64

SPECIFIC USE PERMIT NO. S-320

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 *HEAVY MANUFACTURING* ON A 32.00-ACRE PORTION OF A LARGER 77.148-ACRE TRACT OF LAND IDENTIFIED AS TRACT 6 OF THE J. H. B. JONES SURVEY, ABSTRACT NO. 125, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Specific Use Permit (SUP) for *Heavy Manufacturing* on a 32.00-acre portion of a larger 77.148-acre tract of land identified as Tract 6 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located at the southwest corner of the intersection of Data Drive and Discovery Boulevard, and being more specifically described in *Exhibit 'A'* and depicted in *Exhibit '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 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. 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 *Heavy Manufacturing* 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 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (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 *Heavy Manufacturing Facility* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of *Phase 1* of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The development of the *Subject Property* shall generally conform to the Phasing Plan as depicted in *Exhibit 'C'* of this ordinance.
- 3) The development of the *Subject Property* shall generally conform with the architecture and design images depicted in the Concept Building Elevations contained in *Exhibit 'D'* of this ordinance; however, conformance to the Concept Building Elevations does not constitute a waiver, variance, or exception to any of the development requirements contained in the Unified Development Code (UDC). In addition, development of the subject property shall be subject to recommendations made by the Architecture Review Board (ARB) through the site plan review process.
- 4) In the event that the property owner fails to complete the *Phase 1* improvements depicted in *Exhibit 'B'* of this ordinance and does not receive a Certificate of Occupancy (CO) from the City of Rockwall within a period of four (4) years from the approval date of this ordinance (*i.e. December 3, 2027*) this Specific Use Permit (SUP) shall expire. If an extension of the Specific Use Permit (SUP) is necessary, the property owner shall submit a request in writing to the Director of Planning and Zoning no less than 90 days prior to the expiration date of this ordinance (*i.e. prior to September 4, 2027*). Upon receipt of a request for an extension, the Director of Planning and Zoning shall bring the request forward to Planning and Zoning Commission and City Council for review. The Planning and Zoning Commission and City Council shall be charged with determining if an extension of the Specific Use Permit (SUP) is warranted. This shall be conducted in accordance with the process and procedures outlined in Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), and with which this ordinance was originally adopted.

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

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this

ordinance be, and the same are hereby repealed to the extent of that conflict.

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4TH DAY OF DECEMBER, 2023.**

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: November 20, 2023

2nd Reading: December 4, 2023

Exhibit 'A'
Legal Description

BEING a tract of land situated in the J.B. Jones Survey, Abstract No. 125 and the J.A. Ramsey Survey, Abstract No. 186, in the City of Rockwall, Rockwall County, Texas, being part of Lot 1, Block B, of Rockwall Technology Park Phase V, an addition to the City of Rockwall, as described in Document No. 20230000006632, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), said Lot being part of a tract of land described in a Deed to Rockwall Economic Development Corporation, as described in Volume 5528, Page 194, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found at the most northerly northwest corner of said Lot 1, being in the south line of Discovery Boulevard (85-foot right-of-way);

THENCE North 88 degrees 23 minutes 40 seconds East, with the north line of said Lot 1 and the south line of said Discovery Boulevard, a distance of 929.29 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found at the point of curvature of a curve to the right, having a radius of 807.50 feet and a central angle of 13 degrees 13 minutes 52 seconds;

THENCE continuing with the north line of said Lot 1 and south line of said Discovery Boulevard, and with said curve to the right, an arc distance of 186.47 feet (Chord Bearing South 84 degrees 59 minutes 24 seconds – 186.06 feet);

THENCE South 01 degree 42 minutes 43 seconds East, departing the north line of said Lot 1 and south line of said Discovery Boulevard, a distance of 1,200.92 feet to the south line of said Lot 1, being the north line of Springer Road (80-foot right-of-way);

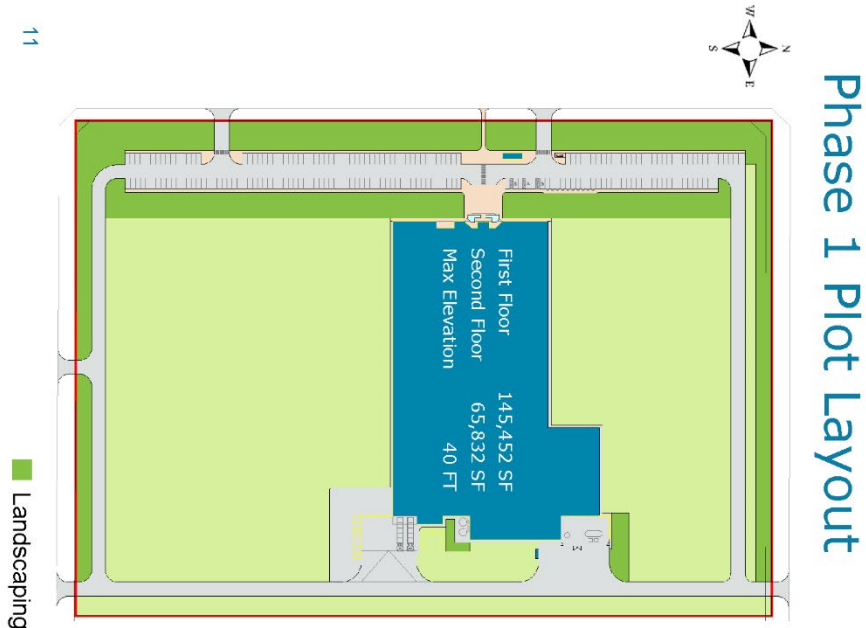
THENCE South 88 degrees 36 minutes 34 seconds West, with the south line of said Lot 1 and the north line of said Springer Road, a distance of 879.70 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found;

THENCE North 46 degrees 34 minutes 32 seconds West, continuing with the south line of said Lot 1 and north line of Springer Road, a distance of 41.45 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found in the east line of Data Drive (65-foot right-of-way);

THENCE North 01 degree 42 minutes 44 seconds West, with the west line of said Lot 1 and the east line of said Data Drive, a distance of 1,159.54 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found;

THENCE North 43 degrees 20 minutes 28 seconds East, continuing with the west line of said Lot 1 and east line of Data Drive, a distance of 42.39 feet to the *POINT OF BEGINNING* and containing 32.00 acres of land.

Exhibit 'B'
Concept Plan



Phase 1 is positioned to enable the subsequent phases of the building with minimal disruption. Car parking provided for 201 vehicles



Exhibit 'C'
Phasing Plan

Expansion Including Option Land

12

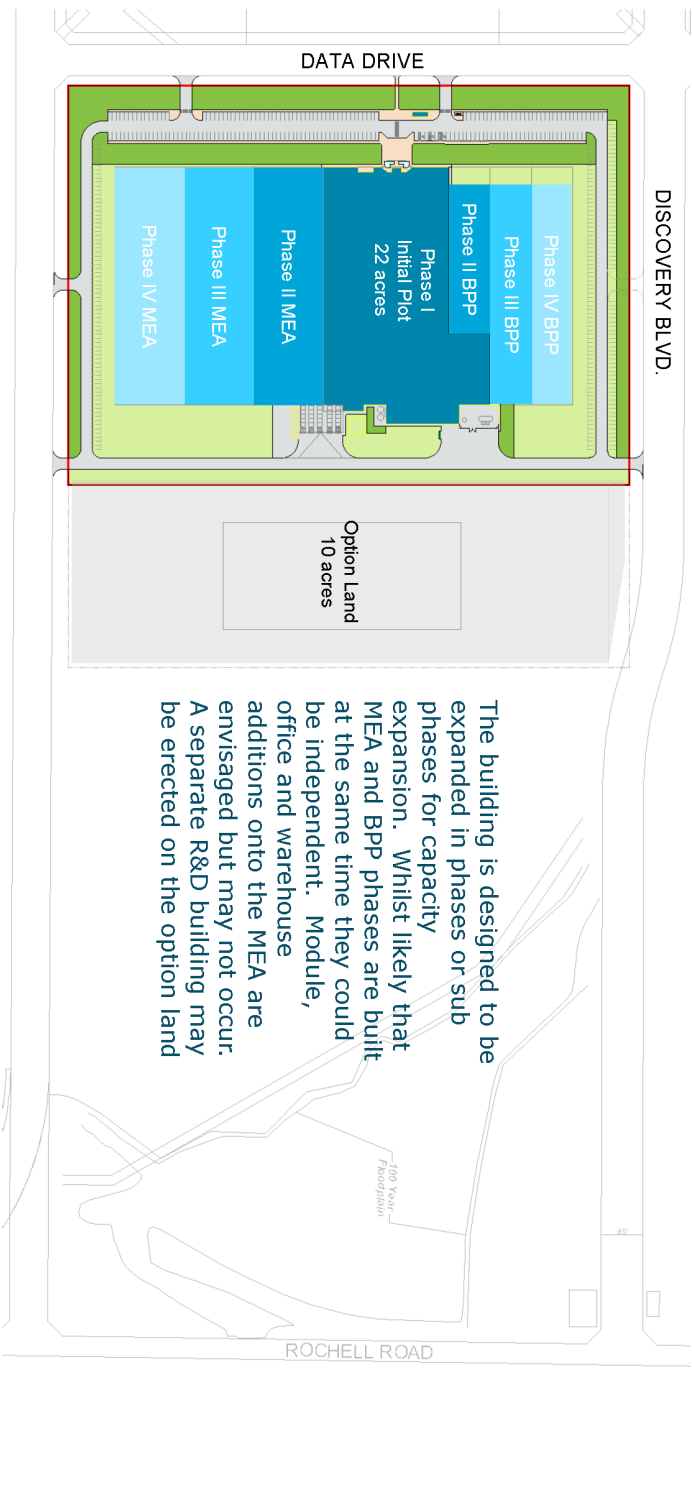


Exhibit 'D'
Concept Building Elevations

Concept Architecture



Example



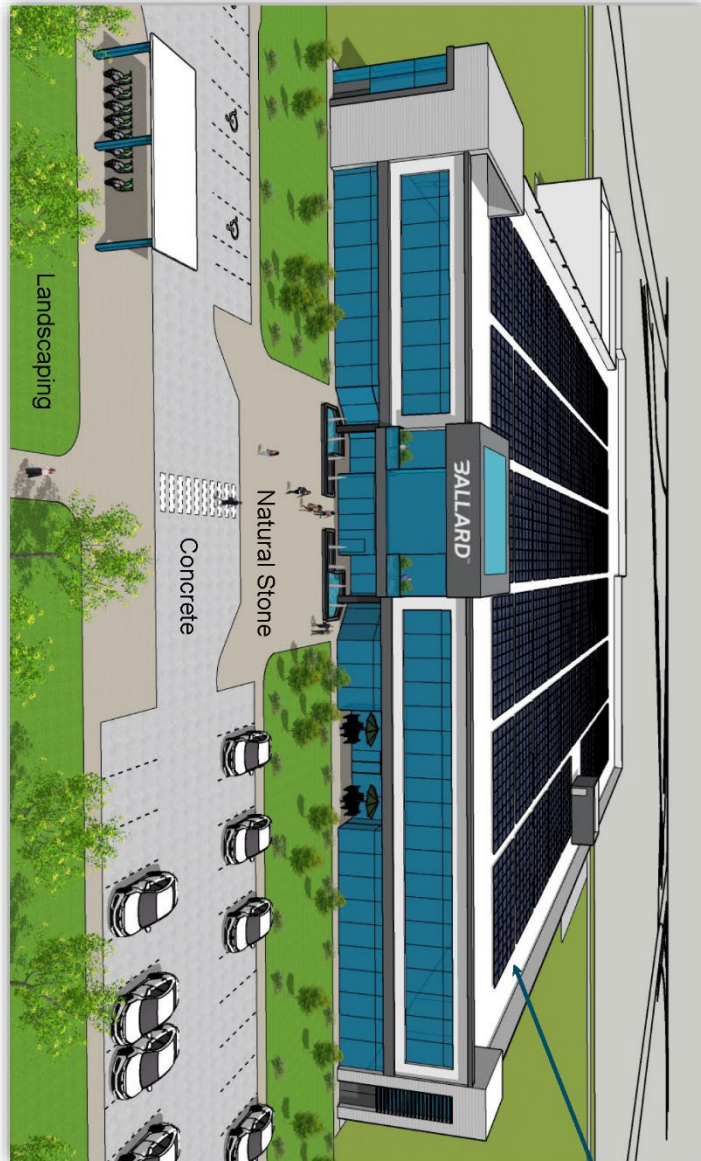
BALLARD™

Exhibit 'D'
Concept Building Elevations

Concept Architecture

14

WEST
DATA DRIVE



1.4MW solar PV

BALLARD™

Exhibit 'D'
Concept Building Elevations

Concept Architecture

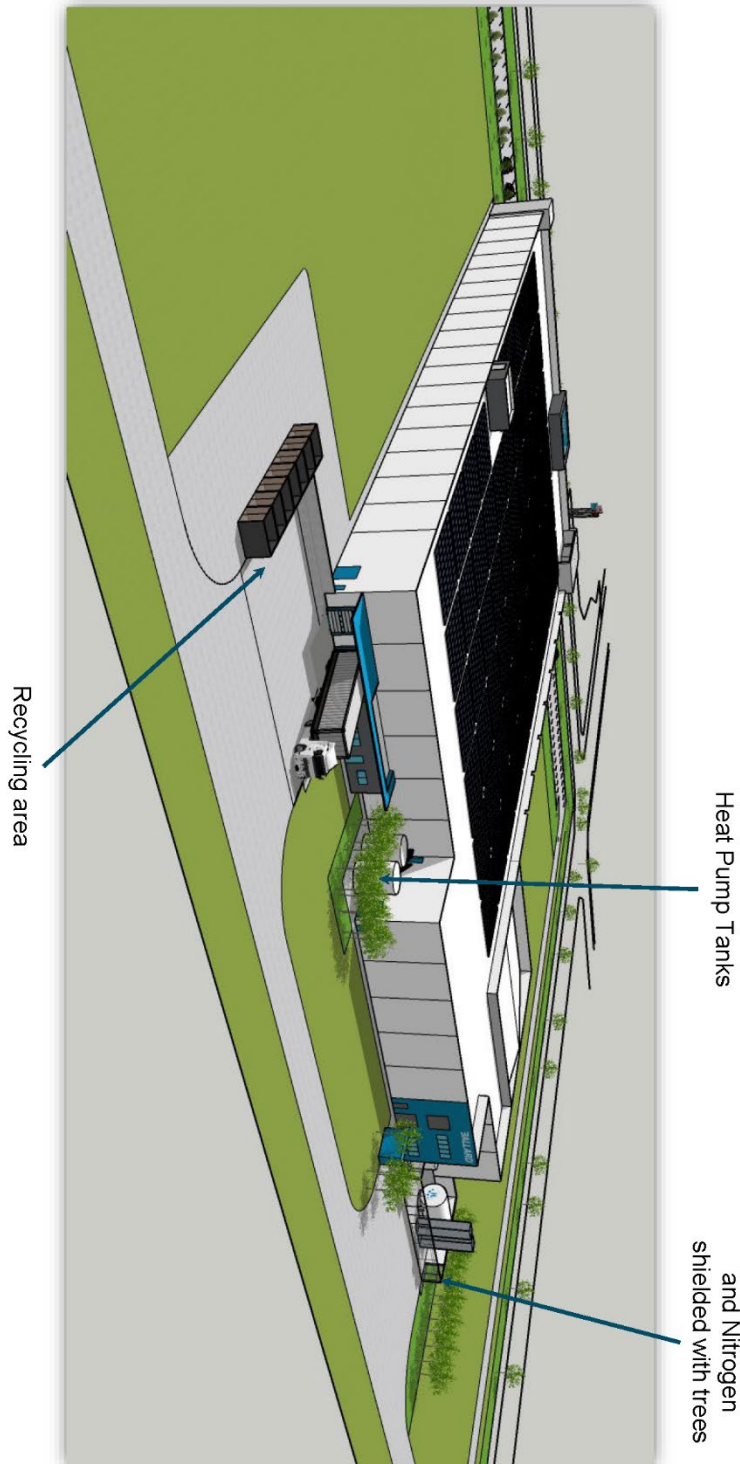


15

BALLARD[™]

Exhibit 'D'
Concept Building Elevations

Concept Architecture

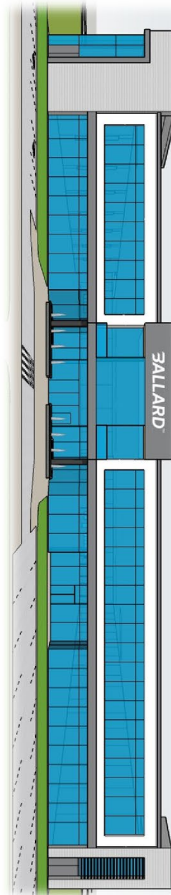


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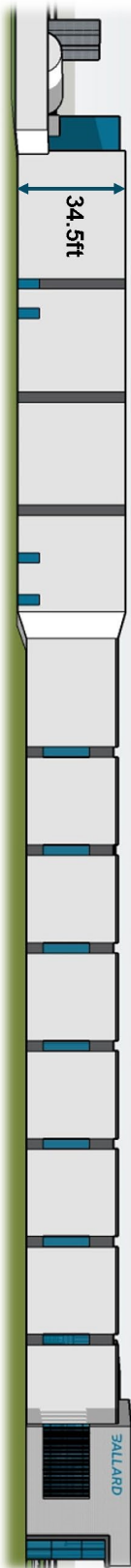
BALLARD[™]

Exhibit 'D'
Concept Building Elevations

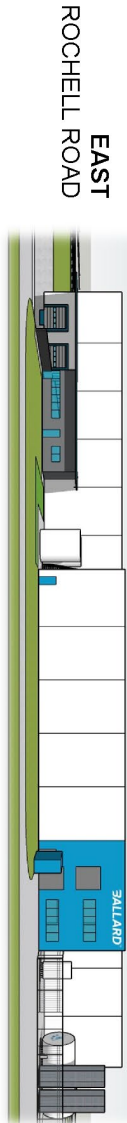
Elevations



WEST
DATA DRIVE



NORTH
DISCOVERY BLVD



EAST
ROCHELL ROAD



SOUTH
SPRINGER ROAD

17

CITY OF ROCKWALL

ORDINANCE NO. 23-65

SPECIFIC USE PERMIT NO. S-321

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, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS BLOCK 43A OF THE B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Keith Green for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Block 43A of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 350 SF.
- 4) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 15-feet as measured to highest point of the pitched roof.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 4th DAY OF DECEMBER, 2023.**

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

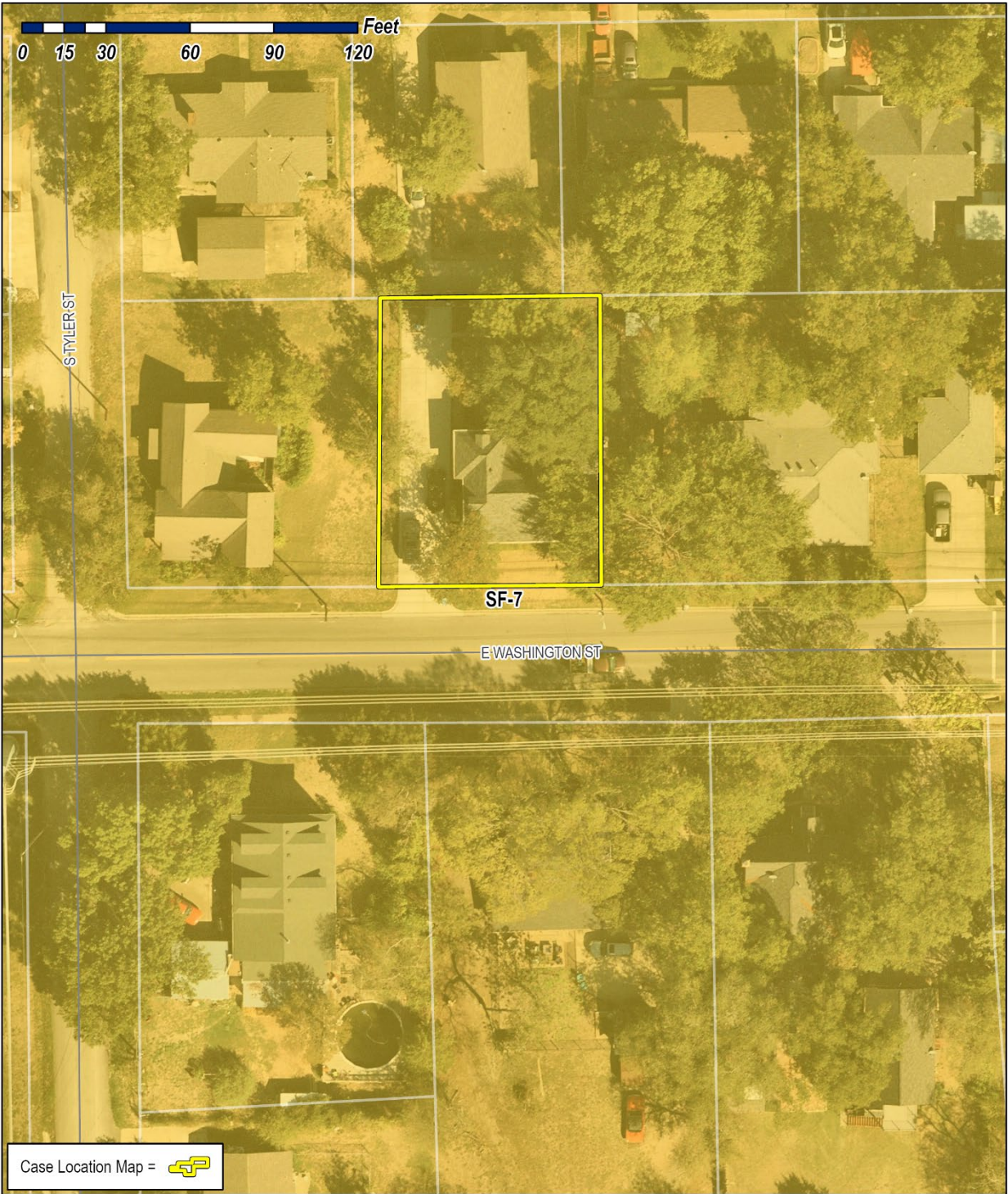
1st Reading: November 20, 2023

2nd Reading: December 4, 2023

Exhibit 'A':
Location Map

Address: 605 E. Washington Street

Legal Description: Block 43A of the B.F. Boydston Addition



Z2023-050: SUP for 605 E. Washington Street
Ordinance No. 23-65; SUP # S-320

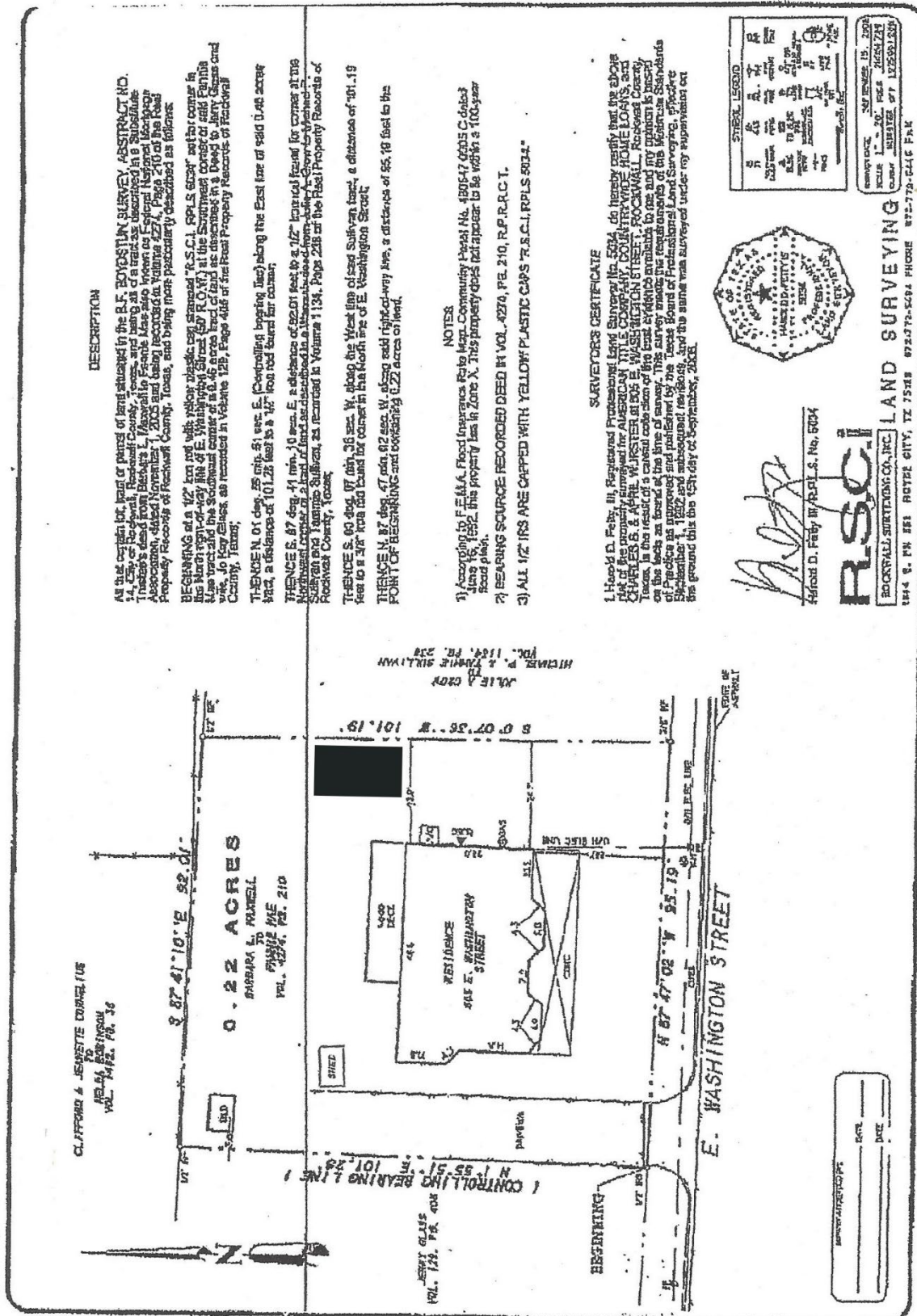
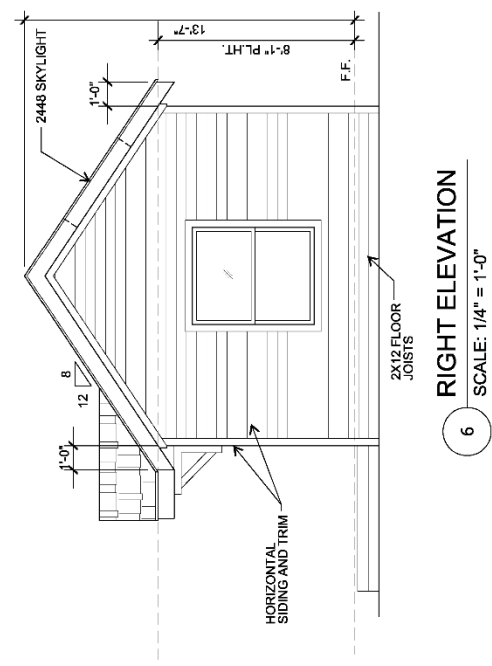
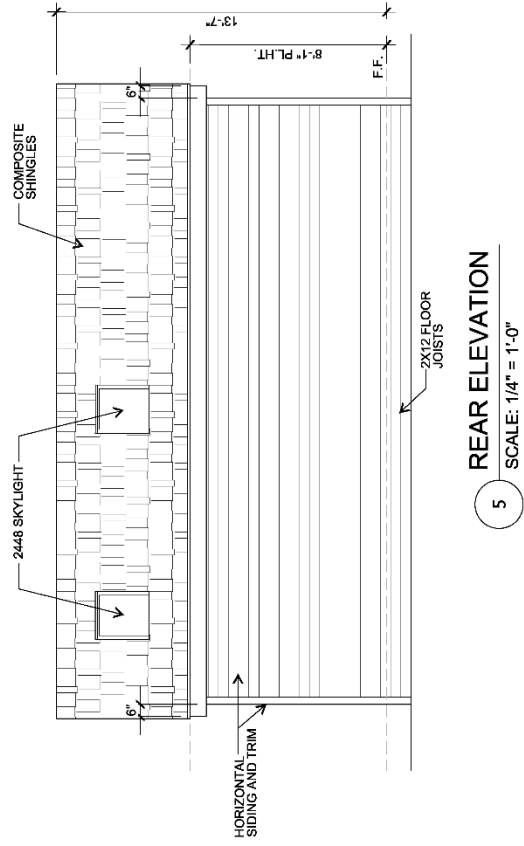
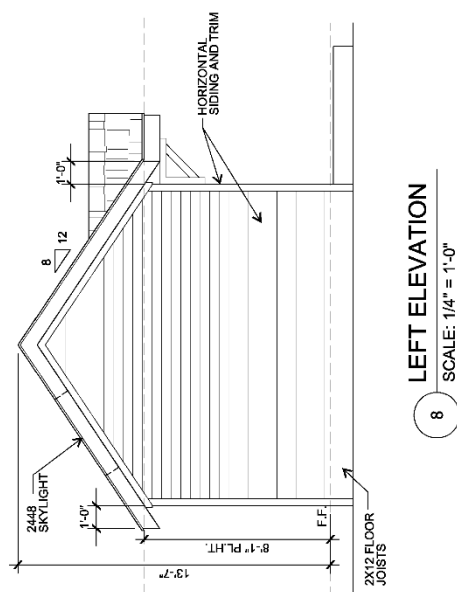
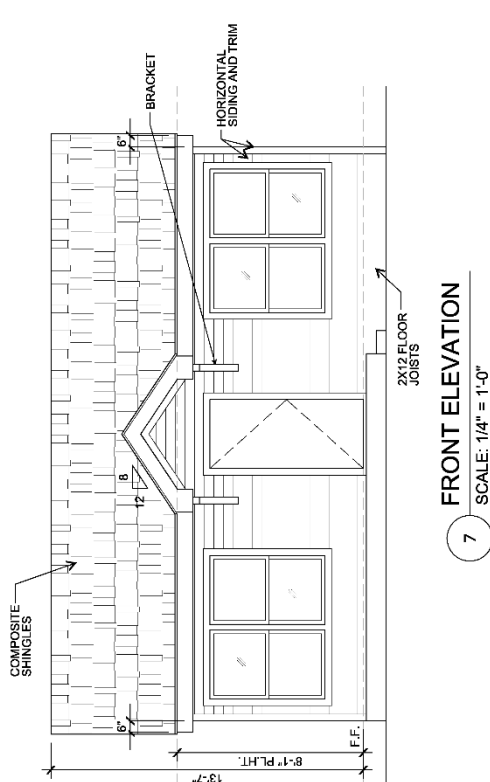


Exhibit 'C':
Building Elevations



CITY OF ROCKWALL

ORDINANCE NO. 23-66

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT FOR A 6.60-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 21 & 21-01 OF THE D. HARR SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & '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 Jeff Carroll of Carroll Architects on behalf of Frank Conselman of Conselman Equities for the approval of a Zoning Change from an Agricultural (AG) District to a Light Industrial (LI) District on a 6.60-acre tract of land identified as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, 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 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 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 by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*; Section 06.15, *Airport Overlay (AP OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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 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 4th DAY OF DECEMBER, 2023.

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

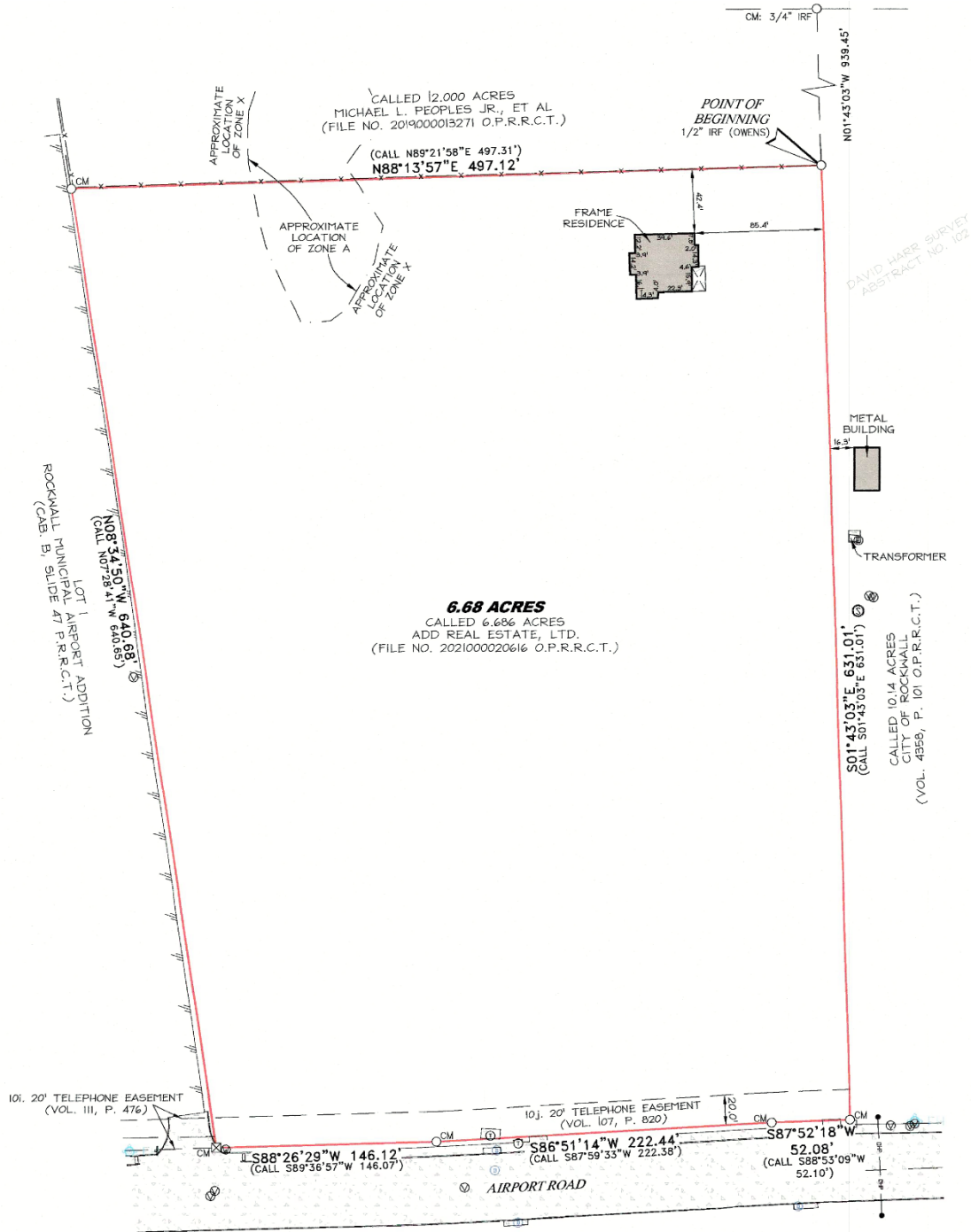
1st Reading: November 20, 2023

2nd Reading: December 4, 2023

Exhibit 'A'

Zoning Exhibit

Legal Description: Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: December 4, 2023
APPLICANT: Erick Nolasco; *Eagle Surveying, LLC*.
CASE NUMBER: P2023-038; *Final Plat for Lot 1, Block A, Tri-Tex Addition*

SUMMARY

Consider a request by Erick Nolasco of Eagle Surveying, LLC on behalf of David Lindsay of Tri-Tex Construction, Inc. for the approval of a Final Plat for Lot 1, Block A, Tri-Tex Addition being a 1.50-acre tract of land identified as Tract 8-3 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 955 Sids Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 1.50-acre parcel of land (*i.e. Tract 8-3 of the J.D. McFarland Survey, Abstract No. 145*) for the purpose of establishing the fire lane and utility easements necessary for the development of an office building on the subject property.
- ☑ Background. The subject property was originally annexed into the City of Rockwall on May 19, 1986 by *Ordinance No. 86-37*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 1, 2013, the City Council approved a zoning change [*i.e. Case No. Z2013-007; Ordinance No. 1307*] for the subject property, changing the zoning from an Agricultural (AG) District to a Heavy Commercial (HC) District. The subject property has remained zoned Heavy Commercial (HC) District since this change was approved. On August 15, 2023, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-024*] for a 5,600 SF office building on the subject property. According to the Rockwall Central Appraisal District (RCAD), there is a 576 SF office building and a 960 SF storage warehouse that were constructed in 1985 currently situated on the subject property.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for Lot 1, Block A, Tri-Tex Addition staff would propose the following conditions of approval:

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

PLANNING AND ZONING COMMISSION

On November 28, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- ☒ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **955 Sids Road**

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION **Sids Road between Mims Rd and Goliad Rd**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **HC - Heavy Commercial District**

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **1.50**

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 **Tri-Tex Construction, Inc.**

☐ APPLICANT **Eagle Surveying, LLC**

CONTACT PERSON **David Lindsay**

CONTACT PERSON **Erick Nolasco**

ADDRESS **797 N. Grove Road**

ADDRESS **222 S. Elm Street, Suite 200**

CITY, STATE & ZIP **Richardson, TX 75081**

CITY, STATE & ZIP **Denton, TX 76201**

PHONE **972-644-1410**

PHONE **940-222-3009**

E-MAIL **david@tri-tex.com**

E-MAIL **erick@eaglesurveying.com**

NOTARY VERIFICATION [REQUIRED]

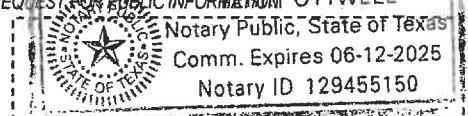
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lindsay [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 134 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF November, 2023. 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 FROM OTT WELL

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF November, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6-12-25



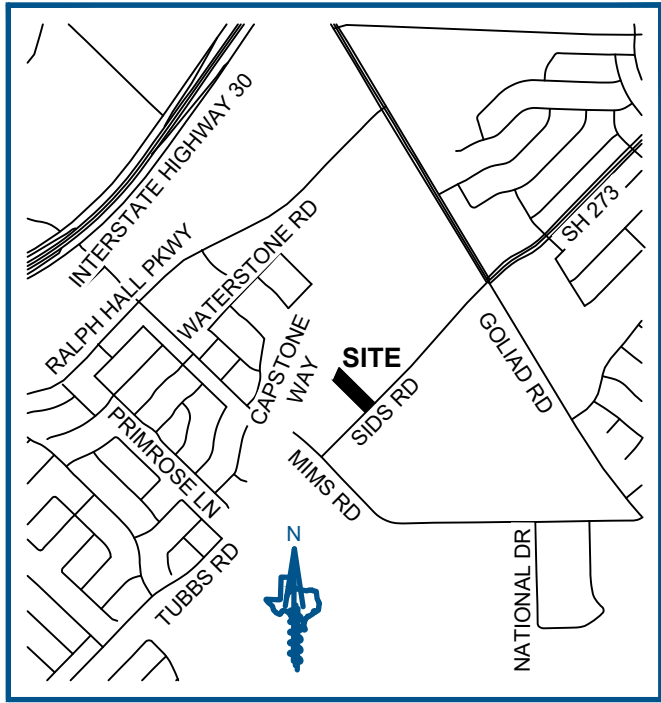
City of Rockwall

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

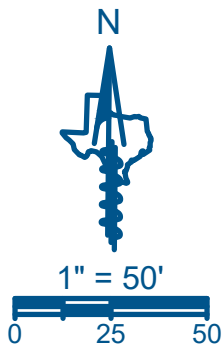
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



VICINITY MAP
(1" = 2,000')

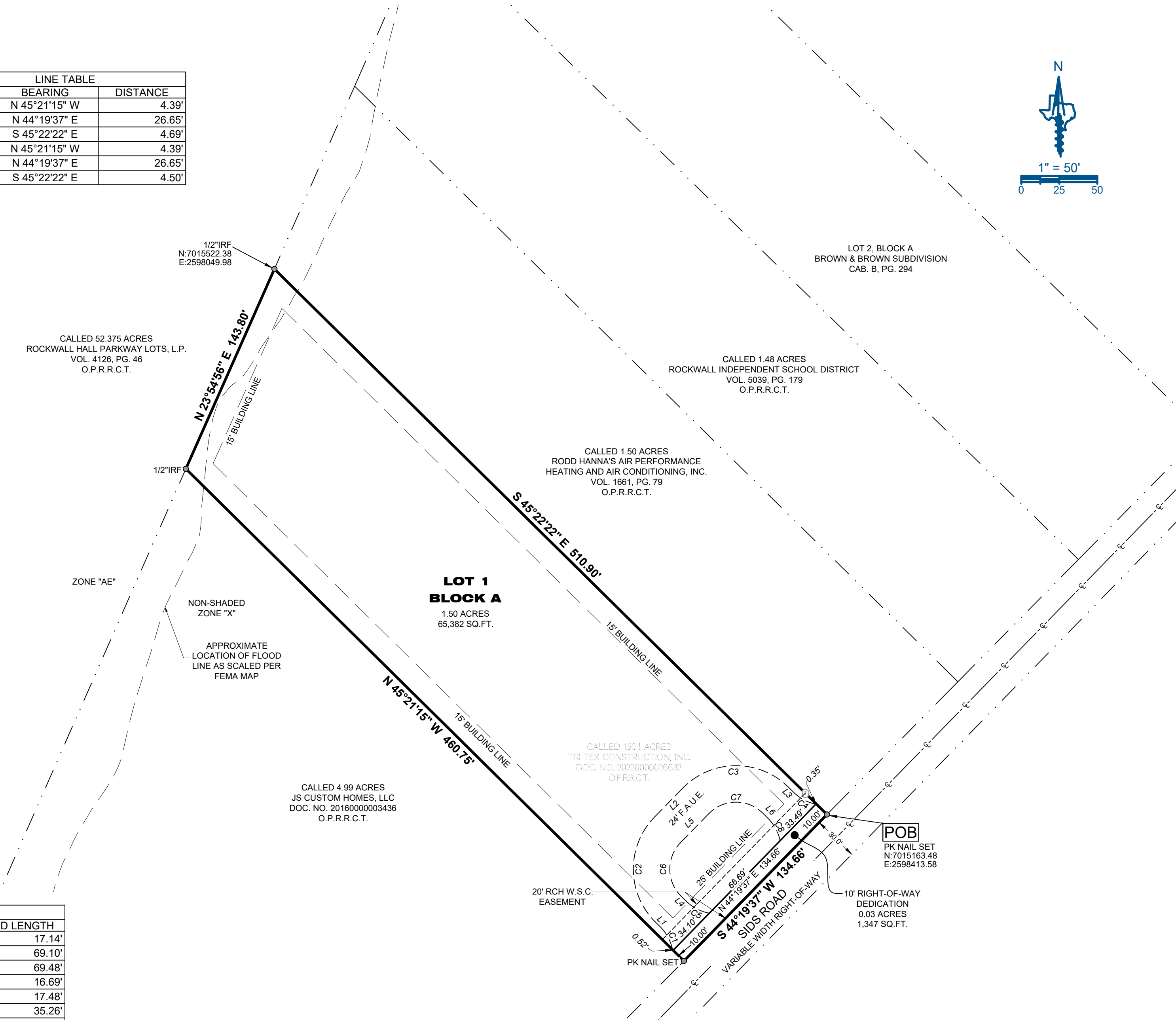


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°21'15" W	4.39'
L2	N 44°19'37" E	26.65'
L3	S 45°22'22" E	4.69'
L4	N 45°21'15" W	4.39'
L5	N 44°19'37" E	26.65'
L6	S 45°22'22" E	4.50'



GENERAL NOTES

- The purpose of this plat is to add easements to an existing lot of record for site development.
- This property is located in **Zone "A" & Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0040L. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- The subject property is Zoned HC - Heavy Commercial District.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.38'	30.03'	33°09'24"	N 28°23'33" W	17.14'
C2	76.70'	49.00'	89°40'52"	N 00°30'49" W	69.10'
C3	77.23'	49.00'	90°18'00"	N 89°28'37" E	69.48'
C4	16.92'	29.94'	32°22'41"	S 61°33'43" E	16.69'
C5	17.74'	30.00'	33°52'58"	N 62°17'44" W	17.48'
C6	39.13'	25.00'	89°40'52"	N 00°30'49" W	35.26'
C7	39.40'	25.00'	90°18'00"	N 89°28'37" E	35.45'
C8	17.35'	30.00'	33°07'43"	S 28°48'31" E	17.11'

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

OWNER
Tri-Tex Construction, Inc.
Contact: David Lindsay
797 N. Grove Road
Richardson, TX 75081
(972) 644-1410

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



LEGEND

- | | |
|--|------------------------------|
| POB = POINT OF BEGINNING | = ELECTRIC METER |
| CIRS = CAPPED IRON ROD SET | = IRRIGATION CONTROL VALVE |
| CIRF = CAPPED IRON ROD FOUND | = WATER METER |
| DOC. NO. = DOCUMENT NUMBER | = STORM DRAIN MANHOLE |
| VOL. = VOLUME | ① = TELECOMMUNICATIONS RISER |
| PG. = PAGE | = CABLE VAULT |
| O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS | = CABLE UTILITY MARK |
| FAUE = FIRE LANE, ACCESS, & UTILITY EASEMENT | = BURIED CABLE SIGN |
| — = SUBJECT BOUNDARY | = SANITARY MANHOLE |
| - - - = ADJOINER BOUNDARY | ② = STORM DRAIN MANHOLE |
| - - - - = EASEMENT | |
| - - - - - = POWER POLE | |
| - - - - - = GUY WIRE | |
| OHU = OVERHEAD UTILITIES | |

FINAL PLAT
TRI-TEX ADDITION
LOTS 1, BLOCK A
1.50 ACRES (65,382 SQ.FT.)

BEING ALL OF A CALLED 1.504 ACRE TRACT TO TRI-TEX CONSTRUCTION, INC. RECORDED IN DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T. SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
DATE OF PREPARATION: OCTOBER 30, 2023

CASE NO.
P
PAGE 1 OF 2

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS TRI-TEX CONSTRUCTION, INC. is the sole owner of a an 1.50 acre tract or parcel of land situated in the J.D. McFarland Survey, Abstract Number 145 in the City of Rockwall, Rockwall County, Texas, being a called 1.504 acre tract of land conveyed to Tri-Tex Construction, Inc. by Warranty Deed with Vendor's Lien of record in Document Number 20220000026632 of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail set in the Northwest right-of-way line of Sids Road (variable width right-of-way) being the South corner of a called 1.50 acre tract of land conveyed to Rodd Hanna's Air Performance Heating and Air Conditioning, Inc. by Warranty Deed with Vendor's Lien of record in Volume 1661, Page 79 of the Official Public Records of Rockwall County, Texas and the East corner of said 1.504 acre tract;

THENCE, S44°19'37"W, along the Northwest right-of-way line of said Sids Road, being the common Southeast line of said 1.504 acre tract, a distance of 134.66 feet to a PK nail set, being the East corner of a called 4.99 acre tract of land conveyed to JS Custom Homes, LLC by Warranty Deed with Vendor's Lien of record in Document Number 20160000003436 of the Official Public Records of Rockwall County, Texas and the South corner of said 1.504 acre tract;

THENCE, N45°21'15"W, along the Northeast line of said 4.99 acre tract, being the common Southwest line of said 1.504 acre tract, a distance of 460.75 feet to a 1/2" iron rod found in the Southeast line of a called 52.375 acre tract of land conveyed to Rockwall Hall Parkway Lots, L.P. by Special Warranty Deed of record in Volume 4126, Page 46 of the Official Public Records of Rockwall County, Texas, being the North corner of said 4.99 acre tract and the West corner of said 1.504 acre tract;

THENCE, N23°54'56"E, along the Southeast line of said 52.375 acre tract, being the common Northwest line of said 1.504 acre tract, a distance of 143.80 feet to a 1/2" iron rod found, being the West corner of said 1.50 acre tract and the North corner of said 1.504 acre tract;

THENCE, S45°22'22"E, along the Southwest line of said 1.50 acre tract, being the common Northeast line of said 1.504 acre tract, a distance of 510.90 feet to the POINT OF BEGINNING, containing 1.50 acres or 65,382 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

1.

No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2.

Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3.

The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4.

The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5.

The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

OWNERS: TRI-TEX CONSTRUCTION, INC.

BY: _____
Signature Date

BY: _____
Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of TRI-TEX CONSTRUCTION, INC. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

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

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Matthew Raabe Date
Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

Chairman Date
Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of TRI-TEX ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall City Secretary, City of Rockwall

City Engineer

FINAL PLAT
TRI-TEX ADDITION
LOTS 1, BLOCK A
1.50 ACRES (65,382 SQ.FT.)

BEING ALL OF A CALLED 1.504 ACRE TRACT TO TRI-TEX CONSTRUCTION, INC. RECORDED IN DOCUMENT NUMBER 20220000026632, O.P.R.R.C.T. SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS DATE OF PREPARTION: OCTOBER 30, 2023

CASE NO.
P_____
PAGE 2 OF 2

Project	2305.042-05		EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	11/10/2023		
Drafter	EN		

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

OWNER
Tri-Tex Construction, Inc.
Contact: David Lindsay
797 N. Grove Road
Richardson, TX 75081
(972) 644-1410



City of Rockwall
The New Horizon

MEMORANDUM

TO: Mary Smith, City Manager
FROM: Misty Farris, Purchasing Agent
DATE: December 4, 2023
SUBJECT: Purchase of Ground Storage Mixing Tank System Eastside Pump Station

Approved in Water Fund, Water Operations 2024 budget is \$55,040.00 for equipment and installation of KASCO Tank Mixing System. One (1) for existing 3MG Tank and One (1) for Existing 1MG Tank.

Axis Construction contract for this type of work in on the Buy Board Cooperative purchasing program contract # 662-22. As a member and participant in the cooperative, the City has met all formal bidding requirements for this job.

For Council consideration to award the bid proposal for the modifications to Eastside pump station to issue a PO to Axis Construction and authorize the City Manager to award the bid.



City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members
FROM: Misty Farris, Purchasing Agent
DATE: December 4, 2023
SUBJECT: Taser replacement

Approved in the General Fund, Police Patrol operating budget is \$432,260 for 100 Police conducted electrical weapons (brand name "Taser"). The 100 replacement Tasers will be received this budget year. Taser is the only manufacturer of the shooting stun gun. Taser International, Inc.'s United States Patent 7,234,262; US6636412B2.

Local Government Code Chapter 252.022 does not require formal competitive bidding for the purchase of items available from only one source because of patents, copyrights, secret processes or national monopolies.

For Council consideration is approval of the purchase with Axon Enterprise Inc. for Taser replacement and authorize the City Manager to execute a purchase order for \$432,260.

ATTACHMENTS:

1. Rockwall T10 Cert Final



Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-484183-45258.831MA

Issued: 11/28/2023

Quote Expiration: 12/21/2023

Estimated Contract Start Date: 04/01/2024

Account Number: 112493

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Delivery-1113 Ridge Rd 1113 Ridge Rd Rockwall, TX 75087-4217 USA	Rockwall Police Dept. - TX 385 S Goliad St Rockwall TX 75087-3737 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Matt Appelbaum Phone: Email: mappelbaum@axon.com Fax:	Stephen Nagy Phone: (972) 772-6728 Email: snagy@rockwall.com Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	\$432,260.00
ESTIMATED TOTAL W/ TAX	\$432,260.00

Discount Summary

Average Savings Per Year	\$16,125.32
TOTAL SAVINGS	\$80,626.59

Payment Summary

Date	Subtotal	Tax	Total
Mar 2024	\$432,260.00	\$0.00	\$432,260.00
Total	\$432,260.00	\$0.00	\$432,260.00

Quote Unbundled Price:	\$512,886.59
Quote List Price:	\$463,746.59
Quote Subtotal:	\$432,260.00

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
T10Cert	TASER 10 Certification Bundle	100	60	\$84.02	\$75.83	\$70.91	\$425,460.00	\$0.00	\$425,460.00
A la Carte Hardware									
74200	TASER 6-BAY DOCK AND CORE	1			\$1,624.35	\$0.00	\$0.00	\$0.00	\$0.00
A la Carte Services									
85149	CEW 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1			\$6,800.00	\$6,800.00	\$6,800.00	\$0.00	\$6,800.00
A la Carte Warranties									
80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1	48		\$7.13	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$432,260.00	\$0.00	\$432,260.00

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Estimated Delivery Date
TASER 10 Certification Bundle	100390	TASER 10 HANDLE, YLW, CLASS 3R	100	03/01/2024
TASER 10 Certification Bundle	100390	TASER 10 HANDLE, YLW, CLASS 3R	3	03/01/2024
TASER 10 Certification Bundle	100393	TASER 10 LIVE DUTY MAGAZINE BLACK	100	03/01/2024
TASER 10 Certification Bundle	100393	TASER 10 LIVE DUTY MAGAZINE BLACK	3	03/01/2024
TASER 10 Certification Bundle	100394	TASER 10 HALT TRN MAGAZINE BLUE (HOOK-AND-LOOP-TRAINING)	4	03/01/2024
TASER 10 Certification Bundle	100395	TASER 10 LIVE TRAINING MAGAZINE PURPLE	4	03/01/2024
TASER 10 Certification Bundle	100396	TASER 10 INERT MAGAZINE RED	4	03/01/2024
TASER 10 Certification Bundle	100399	TASER 10 LIVE CARTRIDGE	2000	03/01/2024
TASER 10 Certification Bundle	100400	TASER 10 HALT CARTRIDGE	600	03/01/2024
TASER 10 Certification Bundle	100401	TASER 10 INERT CARTRIDGE	40	03/01/2024
TASER 10 Certification Bundle	100611	TASER 10 SAFARILAND HOLSTER, RH	90	03/01/2024
TASER 10 Certification Bundle	100613	TASER 10 SAFARILAND HOLSTER, LH	10	03/01/2024
TASER 10 Certification Bundle	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	2	03/01/2024
TASER 10 Certification Bundle	20018	TASER BATTERY PACK, TACTICAL	100	03/01/2024
TASER 10 Certification Bundle	20018	TASER BATTERY PACK, TACTICAL	17	03/01/2024
TASER 10 Certification Bundle	20018	TASER BATTERY PACK, TACTICAL	3	03/01/2024
TASER 10 Certification Bundle	70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK	1	03/01/2024
TASER 10 Certification Bundle	71019	NORTH AMER POWER CORD FOR AB3 8-BAY, AB2 1-BAY / 6-BAY DOCK	1	03/01/2024
TASER 10 Certification Bundle	74200	TASER 6-BAY DOCK AND CORE	1	03/01/2024
TASER 10 Certification Bundle	80087	TASER TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED)	2	03/01/2024
TASER 10 Certification Bundle	80090	TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7	2	03/01/2024
A la Carte	74200	TASER 6-BAY DOCK AND CORE	1	04/01/2024
TASER 10 Certification Bundle	100399	TASER 10 LIVE CARTRIDGE	200	03/01/2025
TASER 10 Certification Bundle	100400	TASER 10 HALT CARTRIDGE	600	03/01/2025
TASER 10 Certification Bundle	100399	TASER 10 LIVE CARTRIDGE	200	03/01/2026
TASER 10 Certification Bundle	100400	TASER 10 HALT CARTRIDGE	600	03/01/2026
TASER 10 Certification Bundle	100399	TASER 10 LIVE CARTRIDGE	200	03/01/2027
TASER 10 Certification Bundle	100400	TASER 10 HALT CARTRIDGE	600	03/01/2027
TASER 10 Certification Bundle	100399	TASER 10 LIVE CARTRIDGE	200	03/01/2028
TASER 10 Certification Bundle	100400	TASER 10 HALT CARTRIDGE	600	03/01/2028

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
TASER 10 Certification Bundle	20248	TASER 7 EVIDENCE.COM LICENSE	100	04/01/2024	03/31/2029
TASER 10 Certification Bundle	20248	TASER 7 EVIDENCE.COM LICENSE	2	04/01/2024	03/31/2029

Services

Bundle	Item	Description	QTY
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Services

Bundle	Item	Description	QTY
TASER 10 Certification Bundle	100751	TASER 10 DUTY CARTRIDGE REPLACEMENT ACCESS PROGRAM	100
TASER 10 Certification Bundle	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
TASER 10 Certification Bundle	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
TASER 10 Certification Bundle	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
TASER 10 Certification Bundle	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
TASER 10 Certification Bundle	20119	TASER 7 MASTER INSTRUCTOR SCHOOL VOUCHER	1
TASER 10 Certification Bundle	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
TASER 10 Certification Bundle	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
TASER 10 Certification Bundle	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
TASER 10 Certification Bundle	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
TASER 10 Certification Bundle	20120	TASER 7 INSTRUCTOR COURSE VOUCHER	1
A la Carte	85149	CEW 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
TASER 10 Certification Bundle	100704	EXT WARRANTY, TASER 10 HANDLE	100	03/01/2025	03/31/2029
TASER 10 Certification Bundle	100704	EXT WARRANTY, TASER 10 HANDLE	3	03/01/2025	03/31/2029
TASER 10 Certification Bundle	80374	EXT WARRANTY, TASER 7 BATTERY PACK	100	03/01/2025	03/31/2029
TASER 10 Certification Bundle	80374	EXT WARRANTY, TASER 7 BATTERY PACK	3	03/01/2025	03/31/2029
TASER 10 Certification Bundle	80374	EXT WARRANTY, TASER 7 BATTERY PACK	17	03/01/2025	03/31/2029
TASER 10 Certification Bundle	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1	03/01/2025	03/31/2029
A la Carte	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1	04/01/2025	03/31/2029

Payment Details

Mar 2024						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	85149	CEW 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	\$6,800.00	\$0.00	\$6,800.00
Year 1	T10Cert	TASER 10 Certification Bundle	100	\$425,460.00	\$0.00	\$425,460.00
Total				\$432,260.00	\$0.00	\$432,260.00

Apr 2024						
Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	74200	TASER 6-BAY DOCK AND CORE	1	\$0.00	\$0.00	\$0.00
Invoice Upon Fulfillment	80396	EXT WARRANTY, TASER 7 SIX BAY DOCK	1	\$0.00	\$0.00	\$0.00
Total				\$0.00	\$0.00	\$0.00

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract BuyBoard Proposal No. 698-23 (CEW only) is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

11/28/2023





CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

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

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

DATE: December 4, 2023

SUBJECT: MIS2023-016; *Variance to the Alcohol Proximity Requirements for 1915 Alpha Drive*

The applicant, Randy Heinrich, is requesting a variance to the distance regulations for the sale of alcoholic beverages by a retail establishment for on and off-premise consumption to allow a *Craft/Micro Brewery* within 300-feet of a public school (*i.e. Herman Utley Middle School*). The subject property is a 5.1292-acre parcel of land (*i.e. Lot 2, Block D, Ellis Centre, Phase 2*) that is located at the terminus of Alpha Drive, and is addressed as 1915 Alpha Drive. A *Craft/Micro Brewery* is a permitted by-right land use in a Light Industrial (LI) District. In accordance with the *Texas Alcoholic Beverage Code*, the City of Rockwall has adopted distance requirements that stipulate a minimum separation between businesses that sell alcohol -- *for on-site or off-site consumption* -- and schools, churches, and hospitals. Section 03.05, *Alcoholic Beverage Sales*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) states the following (*with pertinent information underlined*):

(A) *Restaurants with Alcoholic Beverage Sales.*

- (1) *Restaurants may serve alcoholic beverages for on-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. For restaurants located on property that was annexed after November 14, 2007, a private club permit must be obtained for the ability to serve alcohol and must be located in an appropriate zoning district that allows such use.*
- (2) *Restaurants that sell alcoholic beverages for on-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school or private school to the property line of the restaurant and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.*

The City Council may grant a variance to the distance regulations if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

(B) *Retail Establishments with Alcoholic Beverage Sales.*

- (1) *Retail establishments may sell beer and wine for off-premises consumption by right if they are located on property that was within the city limits as of November 14, 2007, and are located in a zoning district allowing such use. Retail establishments located on property that was annexed after November 14, 2007, may not engage in the selling of beer and wine for off-premises consumption.*
- (2) *Retail establishments engaged in the selling of beer and wine to the general public for off-premises consumption shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended and must be located not less than 300 feet from a church, public school, private school (as defined by the Texas Alcoholic Beverage Code) or public hospital. For a church or public hospital, the 300 feet shall be measured along the property lines of the street fronts and from front door to front*

door, and in a direct line across intersections. For public schools or private schools, the measurement of distance shall be in direct line from the property line of the public school to the property line of the retail establishment and in a direct line across intersections. If the permit or license holder is located on or above the fifth story of a multistory building, the measurement shall be in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

The City Council may grant a variance to the distance regulations if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste of inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

In this case, the applicant's western property line is located within 238.50-feet from the eastern most property line of *Herman Utley Middle School*. Staff should note that the proposed *Craft/Micro Brewery* will only have direct access to Alpha Drive, which does connect into T. L. Townsend Drive. T. L. Townsend Drive is the only ingress/egress point for the public school; however, the proposed *Craft/Micro Brewery* is 1,959.52-feet from the nearest drive approach of the public school. Taking this into consideration, the applicant's request for a variance to the alcohol proximity requirements is a discretionary decision for the City Council. To assist the City Council in making this decision, staff has provided a map showing the location of the proposed *Craft/Micro Brewery* and the public school. Should the City Council have any questions, staff and the applicant will be available at the December 4, 2023 City Council meeting.



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 1915 Alpha Dr
SUBDIVISION Ellis Centre #2 LOT 2 BLOCK D
GENERAL LOCATION Northeast of the intersection of Alpha Dr & Sigma Ct

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE Warehouse
PROPOSED ZONING LI PROPOSED USE Craft Brewery
ACREAGE 5.13 acres LOTS [CURRENT] Lot 2 LOTS [PROPOSED] N/A

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

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

☐ OWNER	QA Logistics Rockwall LP	☒ APPLICANT	Randy Heinrich
CONTACT PERSON		CONTACT PERSON	andrew@masterplantexas.com
ADDRESS	12001 N Central Expy Ste 200	ADDRESS	4945 Bear Claw Ln
CITY, STATE & ZIP	Dallas, TX 75243	CITY, STATE & ZIP	Rockwall, TX 75032
PHONE		PHONE	214-477-2385
E-MAIL		E-MAIL	hhh.brewing.equipment@gmail.com

NOTARY VERIFICATION [REQUIRED]

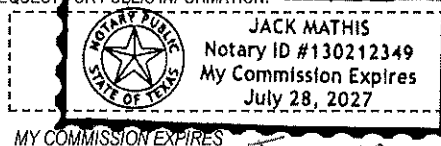
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID CARWRIGHT [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF October, 2023.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

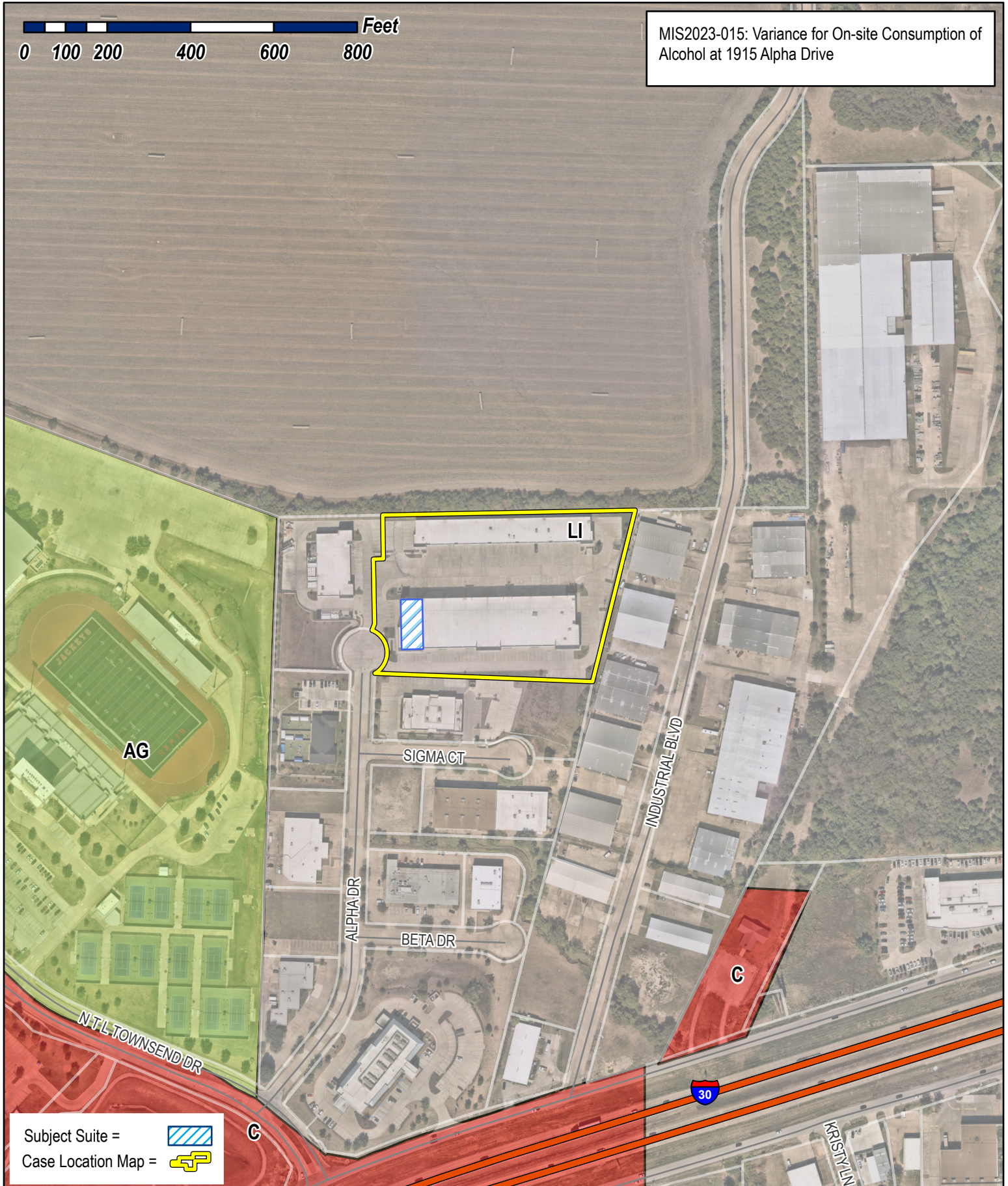


MY COMMISSION EXPIRES

July 28, 2027

0 100 200 400 600 800 Feet

MIS2023-015: Variance for On-site Consumption of Alcohol at 1915 Alpha Drive



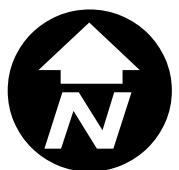
Subject Suite = 
Case Location Map = 



City of Rockwall

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

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





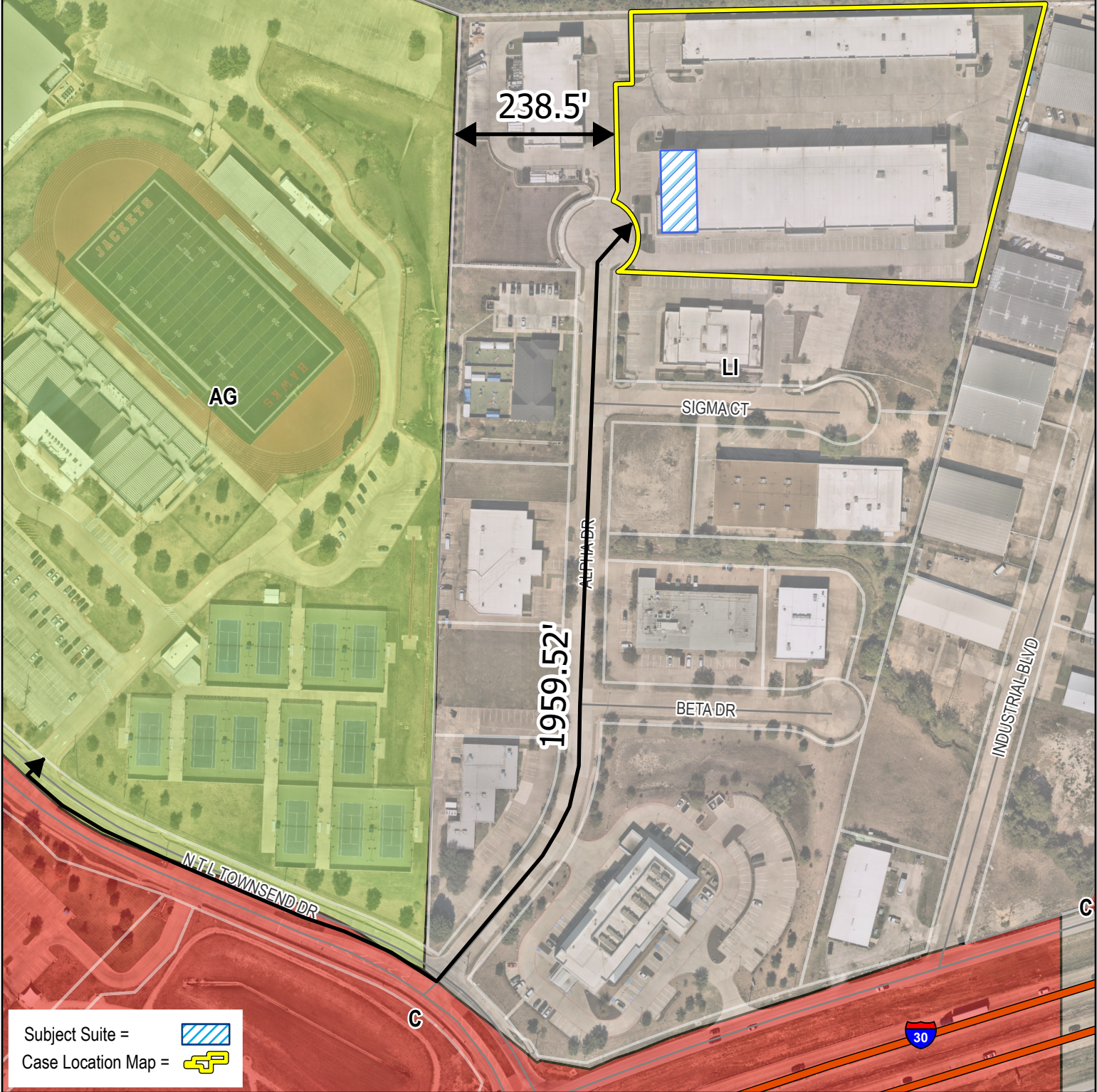
Summary of Request

Alcohol Variance for 1915 Alpha Dr

On behalf of the property owner, QA Logistics Rockwall LP and applicant, Randy Heinrich, Masterplan requests an alcohol variance for a 6,300 sf craft brewery use at 1915 Alpha Dr. The proposed craft brewery use is located in a LI Light Industrial zoned district and is a lease space in an existing warehouse building at the terminus of Alpha Road. This site is approximately 235 feet measured from property line to property line from school district property. The alcohol variance request is required for the sale of alcoholic beverages within 300 feet of the property line of the school district. The site does not have direct pedestrian access from school district property and is situated at the end of a commercial and office section of land uses fronting Alpha Drive. The applicant, Mr. Heinrich plans to provide a community-serving craft brewery use at this location for the benefit and enjoyment to the citizens of Rockwall.



MIS2023-015: Variance to the Proximity Alcohol Requirements at 1915 Alpha Drive



Subject Suite = 
Case Location Map = 



City of Rockwall

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Rockwall, Texas 75087
(P): (972) 771-7745
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City of Rockwall
The New Horizon

Building Inspections Department Monthly Report

October 2023

Permits

Total Permits Issued:	375
Building Permits:	25
Contractor Permits:	350

Total Commercial Permit Values:	\$29,741,280.72
Building Permits:	\$25,014,439.00
Contractor Permits:	\$4,726,841.72

Total Fees Collected:	\$428,622.49
Building Permits:	\$343,896.27
Contractor Permits:	\$84,726.22

Board of Adjustment

Board of Adjustment Cases:	0
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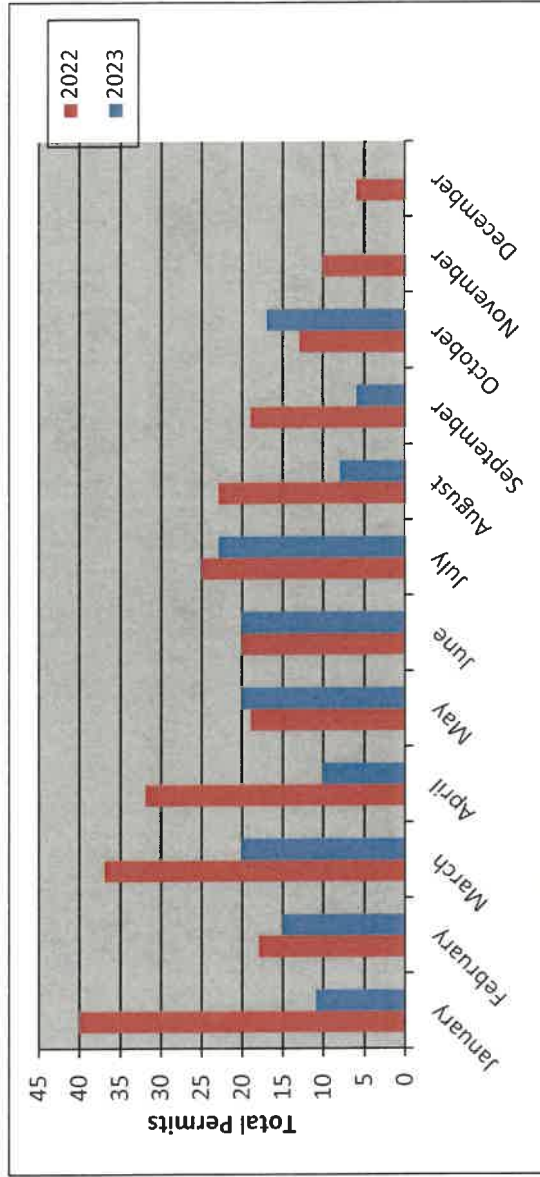
11/2/2023
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City of Rockwall
PERMITS ISSUED - Summary by Type and Subtype
For the Period 10/1/2023 to 10/31/2023

Type/Subtype	# of Permits Issued	Valuation of Work	Fees Charged
Commercial Building Permit	71	\$29,741,280.72	\$271,558.23
Backflow Permit	1	1,500.00	\$102.00
Certificate of Occupancy	14		\$988.50
Demolition	1		\$51.00
Electrical Permit	7	3,095.00	\$360.98
Fence Permit	3	297,468.13	\$153.00
Irrigation Permit	6		\$25,996.04
New Construction	3	25,014,439.00	\$217,915.97
Plumbing Permit	5	31,645.00	\$740.29
Pool	2	161,000.00	\$1,754.80
Remodel	7	4,038,500.00	\$21,001.15
Sign Permit	18	193,633.59	\$1,678.50
Temporary Certificate of Occupancy	2		\$612.00
Temporary Construction Trailer	2		\$204.00
Residential Building Permit	304		\$157,064.26
Accessory Building Permit	1		\$78.74
Addition	4		\$2,316.87
Backflow Permit	1		\$76.50
Concrete Permit	9		\$1,007.36
Deck Permit	1		\$127.50
Demolition - Pool	1		\$51.00
Driveway Permit	1		\$146.06
Electrical Permit	5		\$535.50
Fence Permit	40		\$2,035.00
Generator	12		\$1,830.00
Irrigation Permit	16		\$1,239.65
Mechanical Permit	9		\$994.50
New Single Family Residential	17		\$123,584.69
Outdoor Kitchen Permit	1		\$294.53
Patio Cover/Pergola	14		\$2,175.12
Plumbing Permit	54		\$4,169.50
Pool	4		\$612.00
Remodel	4		\$2,846.32
Retaining Wall Permit	4		\$204.00
Roofing Permit	81		\$6,114.00
Solar Panel Permit	13		\$6,014.42
Window & Door Permit	12		\$611.00
Totals:	375		\$428,622.49

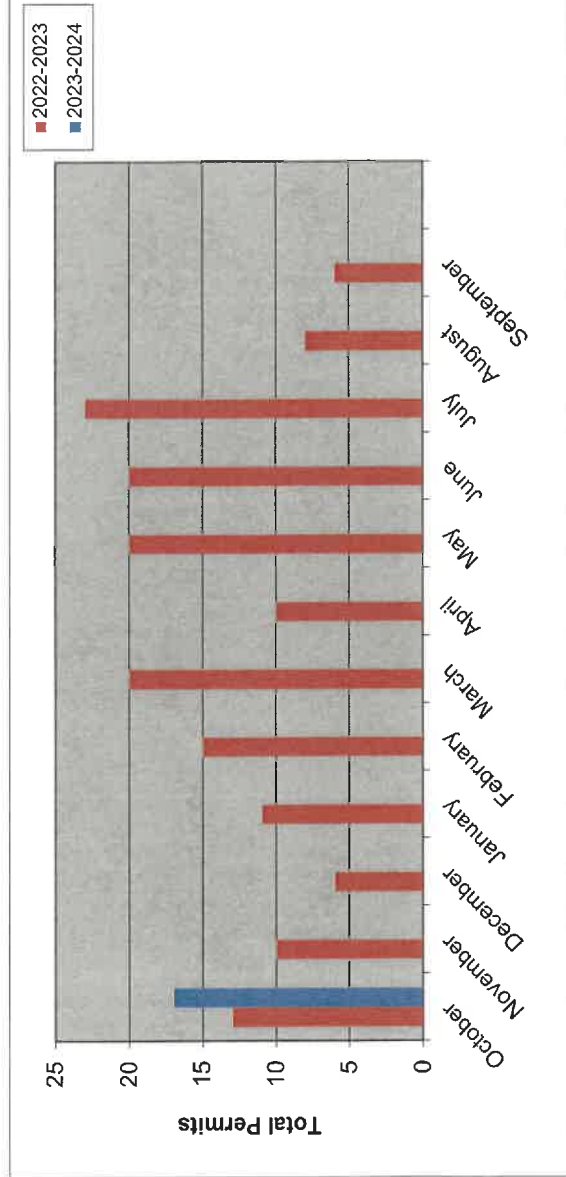
New Residential Permits Calendar Year

	Year	
	2022	2023
January	40	11
February	18	15
March	37	20
April	32	10
May	19	20
June	20	20
July	25	23
August	23	8
September	19	6
October	13	17
November	10	
December	6	
Totals	262	150



New Residential Permits Fiscal Year

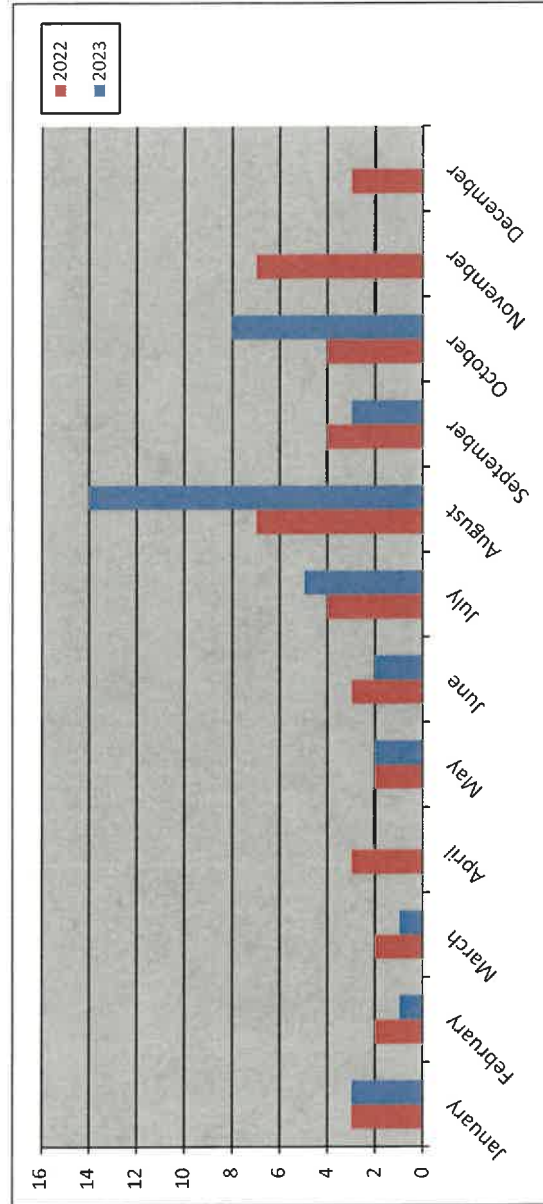
	Year	
	2022-2023	2023-2024
October	13	17
November	10	
December	6	
January	11	
February	15	
March	20	
April	10	
May	20	
June	20	
July	23	
August	8	
September	6	
Totals	162	17



Residential Remodel/Additions Permits

Calendar Year

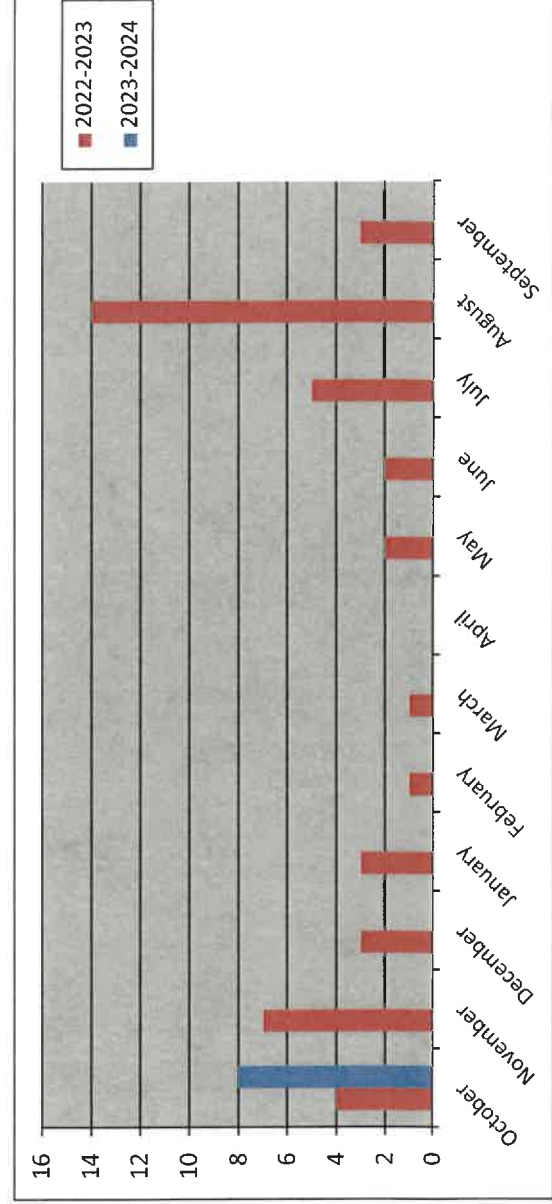
	Year	
	2022	2023
January	3	3
February	2	1
March	2	1
April	3	0
May	2	2
June	3	2
July	4	5
August	7	14
September	4	3
October	4	8
November	7	
December	3	
Totals	44	39



Residential Remodel/Additions Permits

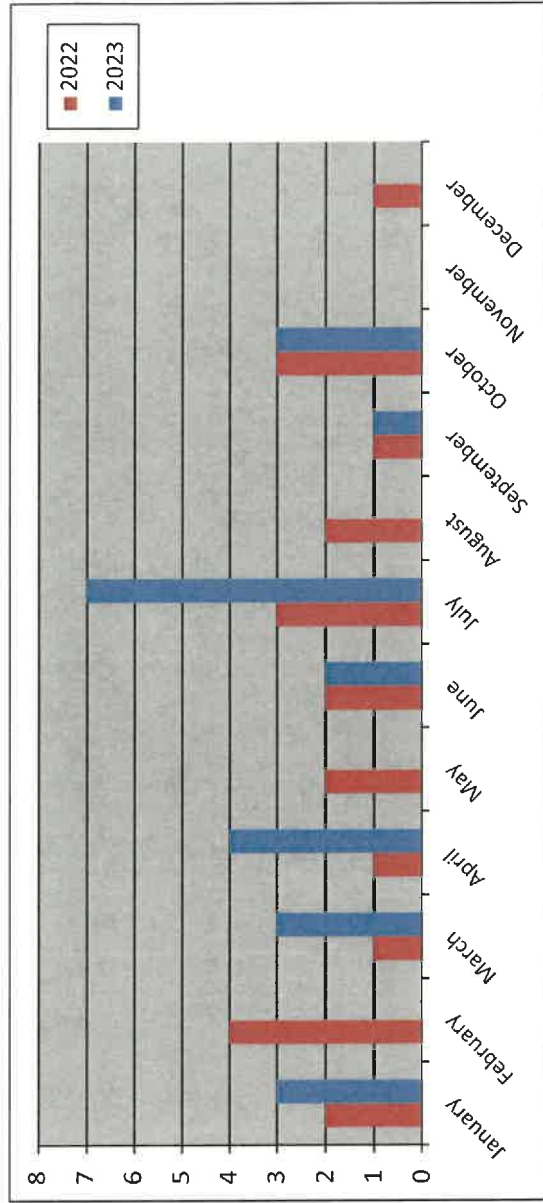
Fiscal Year

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



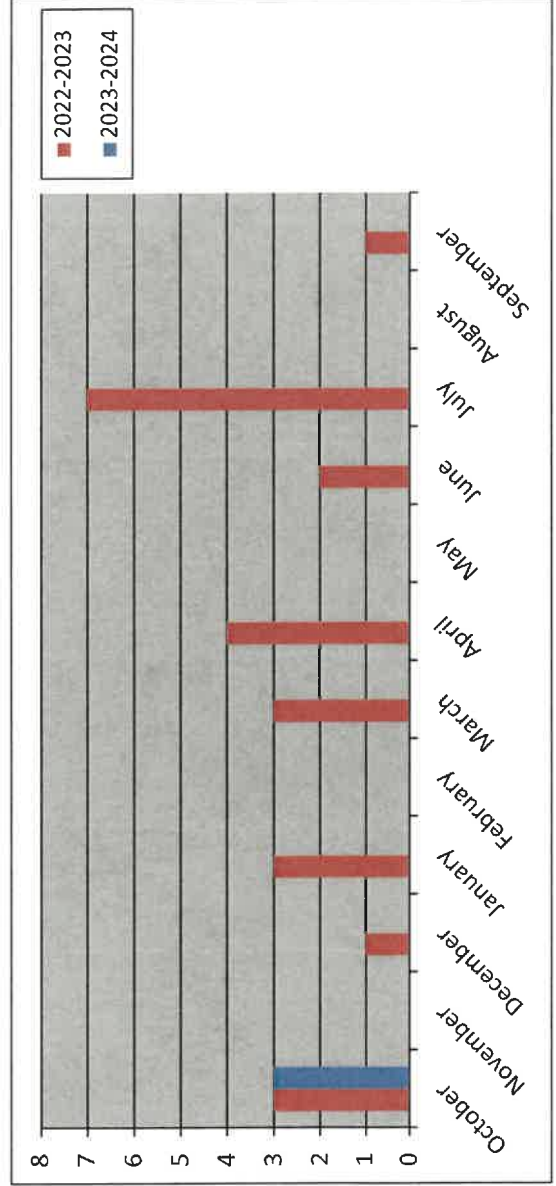
New Commercial Permits Calendar Year

	Year	
	2022	2023
January	2	3
February	4	0
March	1	3
April	1	4
May	2	0
June	2	2
July	3	7
August	2	0
September	1	1
October	3	3
November	0	
December	1	
Totals	22	23



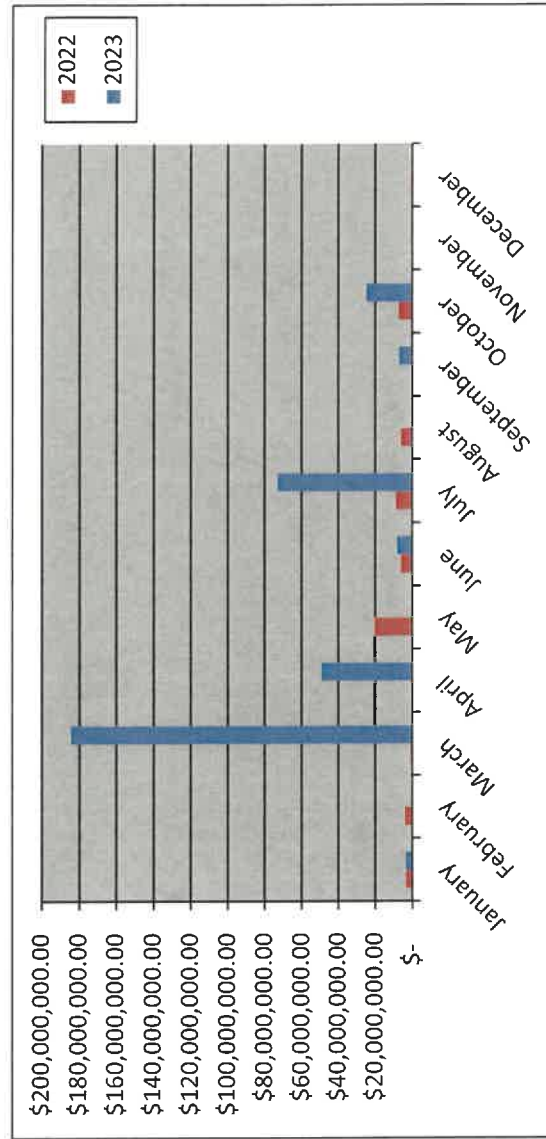
New Commercial Permits Fiscal Year

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



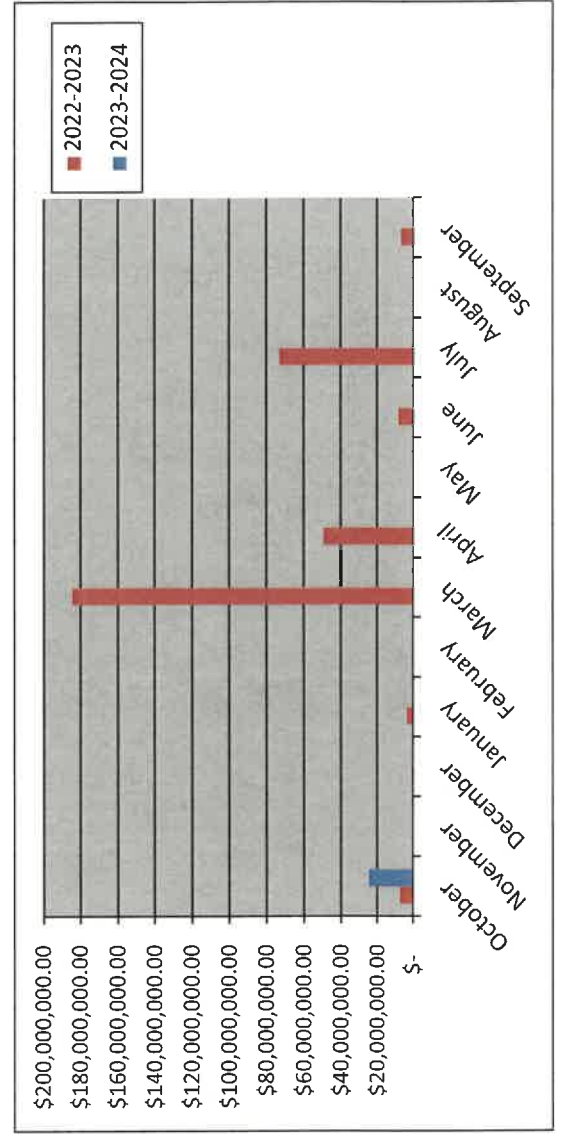
New Commercial Value Calendar Year

Year		2022	2023
January	\$	3,625,000.00	\$ 3,684,500.00
February	\$	4,186,300.00	\$ -
March	\$	1,200,000.00	\$ 184,834,500.00
April	\$	250,000.00	\$ 49,466,652.00
May	\$	20,400,000.00	\$ -
June	\$	6,300,000.00	\$ 8,450,000.00
July	\$	9,075,000.00	\$ 73,254,209.00
August	\$	6,244,700.00	\$ -
September	\$	550,000.00	\$ 7,200,000.00
October	\$	7,472,450.00	\$ 25,014,439.00
November	\$	-	
December	\$	1,000,000.00	
Totals	\$	60,303,450.00	\$ 351,904,300.00



New Commercial Value Fiscal Year

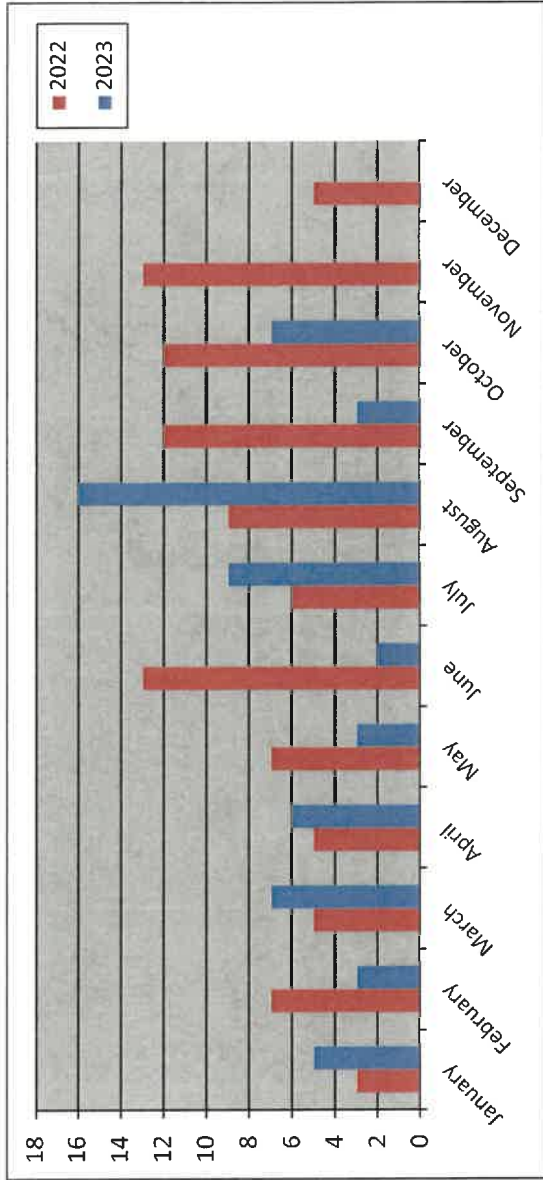
Year		2022-2023	2023-2024
October	\$	7,472,450.00	\$ 25,014,439.00
November	\$	-	
December	\$	1,000,000.00	
January	\$	3,684,500.00	
February	\$	-	
March	\$	184,834,500.00	
April	\$	49,466,652.00	
May	\$	-	
June	\$	8,450,000.00	
July	\$	73,254,209.00	
August	\$	-	
September	\$	7,200,000.00	
Totals	\$	335,362,311.00	\$ 25,014,439.00



Commercial Remodel Permits

Calendar Year

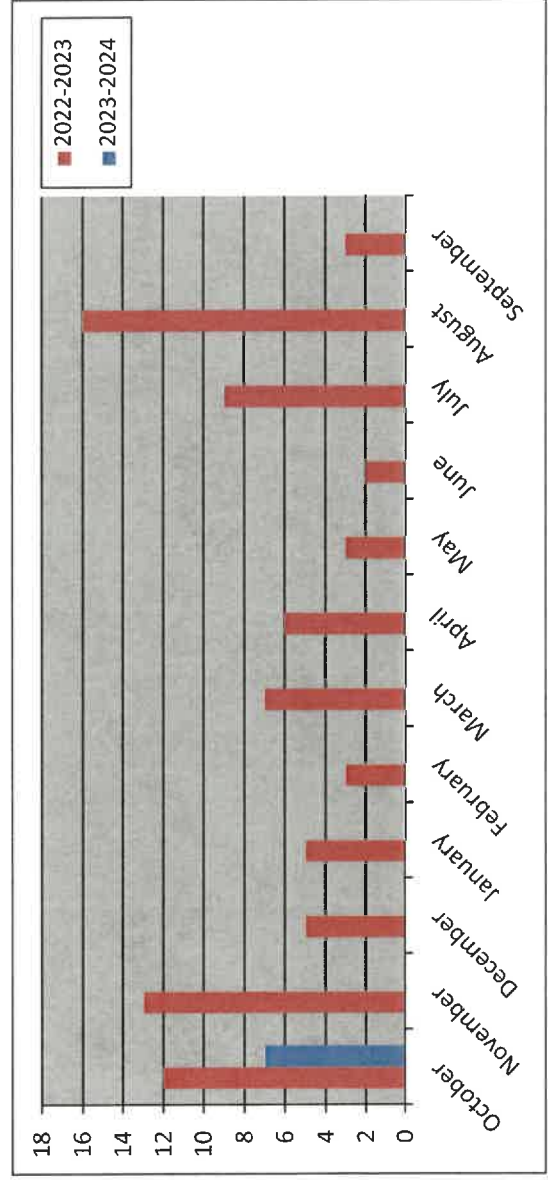
	Year	
	2022	2023
January	3	5
February	7	3
March	5	7
April	5	6
May	7	3
June	13	2
July	6	9
August	9	16
September	12	3
October	12	7
November	13	
December	5	
Totals	97	61



Commercial Remodel Permits

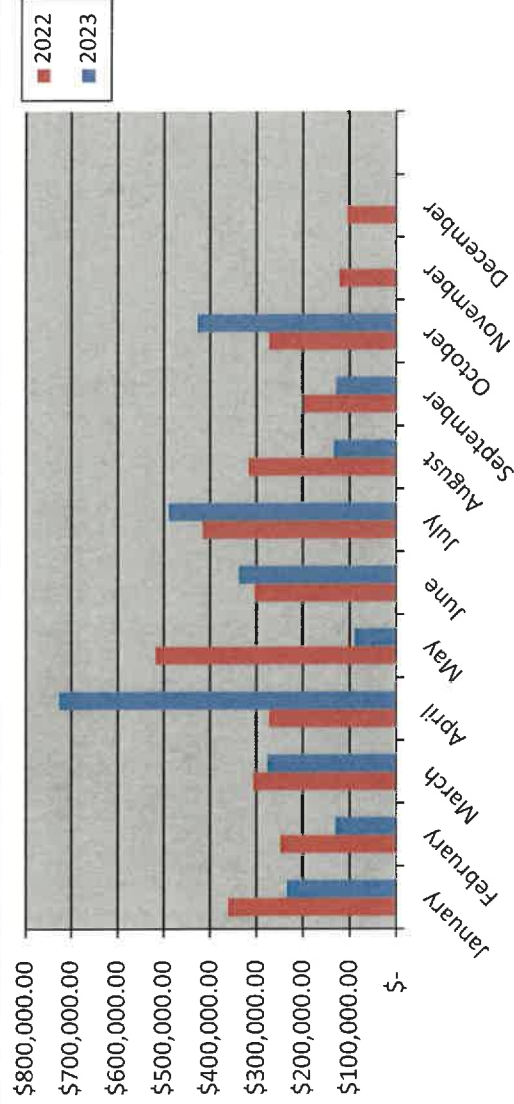
Fiscal Year

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



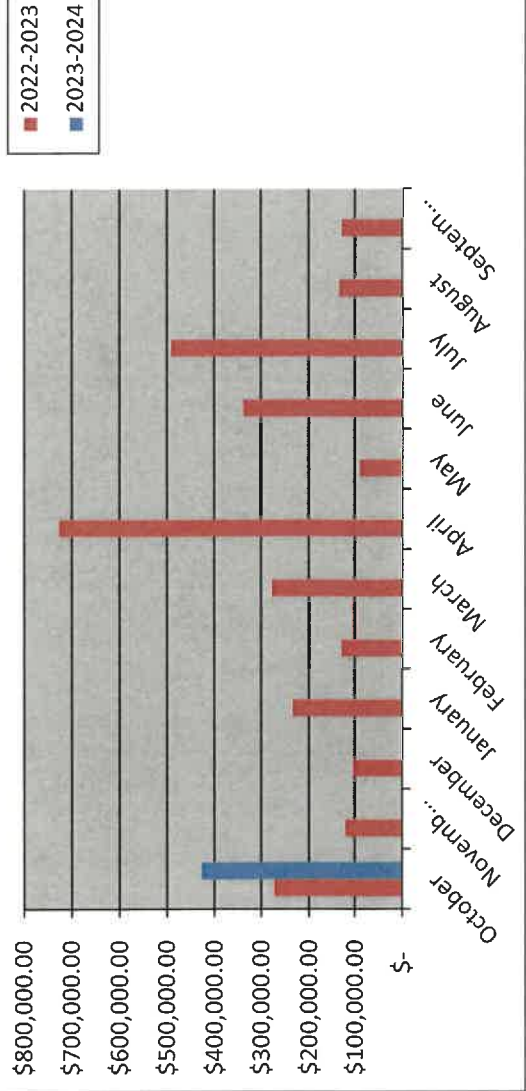
Total Fees Collected Calendar Year

Year		
2022	2023	
January	\$ 361,270.18	\$ 235,769.45
February	\$ 250,094.89	\$ 131,295.33
March	\$ 307,866.69	\$ 278,577.39
April	\$ 274,768.54	\$ 727,627.76
May	\$ 518,725.96	\$ 91,036.40
June	\$ 304,895.03	\$ 338,892.45
July	\$ 416,616.46	\$ 491,588.49
August	\$ 317,170.14	\$ 135,201.61
September	\$ 197,419.77	\$ 129,729.04
October	\$ 274,314.07	\$ 428,622.49
November	\$ 122,821.42	
December	\$ 105,480.50	
Totals	\$ 3,451,443.65	\$ 2,988,340.41



Total Fees Collected Fiscal Year

Year		
2022-2023	2023-2024	
October	\$ 274,314.07	\$ 428,622.49
November	\$ 122,821.42	
December	\$ 105,480.50	
January	\$ 235,769.45	
February	\$ 131,295.33	
March	\$ 278,577.39	
April	\$ 727,627.76	
May	\$ 91,036.40	
June	\$ 338,892.45	
July	\$ 491,588.49	
August	\$ 135,201.61	
September	\$ 129,729.04	
Totals	\$ 3,062,333.91	\$ 428,622.49



2:47:41PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2023 to 10/31/2023

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
CO2014-0003	Commercial Building Permit				
10/05/2023	Certificate of Occupancy	3090 N GOLIAD ST, S.		\$76.50	\$76.50
10/05/2023	ISSUED	110, ROCKWALL, TX		2,950.00	
	CareNow Urgent Care	75087			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Owner	METROPLEX, ACQUISITION FUND LP		THE WOODLAND TX	77380	
Applicant	Chris Herndon (2023 Biz Name Change)	611 SH 121 Ste. 220	Coppell	TX	75019
Business Owner	Primary Health Physicians PLLC-722-0011	611 SH 121, Suite 220	Coppell	TX	75019
Contractors					
CO2014-0144	Commercial Building Permit				
10/04/2023	Certificate of Occupancy	2951 RIDGE RD, S. 107,		\$76.50	\$76.50
10/06/2023	ISSUED	ROCKWALL, TX 75032		2,996.00	
	CareNow Urgent Care				
Contact Type	Contact Name	Contact Address			
	Business Phone				
Applicant	Chris Herndon (2023 Biz Name Change)	611 SH 121 Ste. 220	Coppell	TX	75019
Business Owner	Primary Health Physicians PLLC-722-0011	611 SH 121, Suite 220	Coppell	TX	75019
Property Owner	Priority Properties	Attn: Mike Margiotta	Town & Country MO		63017
Property Owner	KROGER TEXAS LP	1014 VINE STREET	CINCINNATI OH		45202
Contractors					
COM2023-1934	Commercial Building Permit				
05/01/2023	Certificate of Occupancy	1915 ALPHA DR, SUITE		\$76.50	\$76.50
10/06/2023	ISSUED	100, ROCKWALL, TX		18,525.00	
	Cheer Athletics of Rockwall	75087			
Contact Type	Contact Name	Contact Address			
	Business Phone				
Business Owner	Claw the Wall LLC 972-885-2353	1915 Alpha Dr, Suite 100	Rockwall	TX	75087
Property Owner	QA Logistics Rockwall LP	c/o ATCAP Partners	Dallas	TX	75243
Applicant	Jim (James) Edwards	4951 Airport Parkway Suite 100	Addison	TX	75001

2:47:41PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2023 to 10/31/2023

Permit Number	Permit Type	Site Address				
Application Date	Subtype	Parcel Number			Total Fees	
Issue Date	Status of Permit	Subdivision Name			Total SQFT	Fees Paid
Business Name		Plan Number	Valuation			
Contractors						
COM2023-2274	Commercial Building Permit					
05/16/2023	Certificate of Occupancy	970 W YELLOW JACKET			\$76.50	\$76.50
10/04/2023	ISSUED	LN, ROCKWALL, TX			125,602.00	
	Mack (Sonoma) LLC	75087				
Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Mack (Sonoma) LLC	970 W Yellowjacket Ln	Rockwall	TX	75087	
	972-728-0421					
Property Owner	Mack (Sonoma) LLC	2711 North Haskell Ave	Dallas	TX	75204	
Contractors						
COM2023-3062	Commercial Building Permit					
06/30/2023	Certificate of Occupancy	1115 Ridge Rd, Rockwall,			\$76.50	\$76.50
10/20/2023	ISSUED	TX 75087			3,600.00	
	Rockwall Elite Healthcare					
Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Joe Migliaccio, D.C	1115 Ridge Rd	Rockwall	TX	75087	
	972-961-0673					
Property Owner	Joe Migliaccio, D.C	1115 Ridge Rd	Rockwall	TX	75087	
Inspection Report C	Joe Migliaccio, D.C	1115 Ridge Rd	Rockwall	TX	75087	
Contractors						
COM2023-3252	Commercial Building Permit					
07/11/2023	Certificate of Occupancy	1200 E YELLOW			\$76.50	\$76.50
10/18/2023	ISSUED	JACKET LN,			75,052.00	
	First United Methodist Church	ROCKWALL, 75087				
Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	First United Methodist Church	1200 E Yellowjacket Lane	Rockwall	TX	75087	
Property Owner	First United Methodist Church	1200 E Yellow Jacket	Rockwall	TX	75087	
Inspection Report C	Gary Hancock	1200 E Yellowjacket Lane	Rockwall	TX	75087	
Contractors						

2:47:41PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2023 to 10/31/2023

Permit Number	Permit Type	Site Address	Total Fees		
Application Date	Subtype	Parcel Number			
Issue Date	Status of Permit	Subdivision Name			
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid
COM2023-3851	Commercial Building Permit				
08/10/2023	Certificate of Occupancy	2350 DISCOVERY BLVD,		\$75.00	\$75.00
10/04/2023	ISSUED	ROCKWALL, TX 75032		299,502.00	
	The Royalton at Discovery				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	SWBC RW2, LP 214-987-0700	5949 SHERRY LN, SUITE 750	Dallas	TX	75225
Property Owner	Spencer Byington	5949 Sherry Ln	Dallas	TX	75225

Contractors

COM2023-4138	Commercial Building Permit				
08/24/2023	Certificate of Occupancy	2640 SUNSET RIDGE		\$76.50	\$0.00
10/06/2023	ISSUED	DR, SUITE 200,		9,837.00	
	Emerald Salon and Suites	ROCKWALL, TX 75032			

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Chris & Bethany Neece 903-408-0018	2640 Sunset Ridge Dr, Suite 200	Rockwall	TX	75032
Property Owner	HH Retail Center LP	2701 Sunset Ridge Dr, Suite 608	Rockwall	TX	75032
Inspection Report C	Chris & Bethany Neece	2640 Sunset Ridge Dr, Suite 200	Rockwall	TX	75032

Contractors

COM2023-4491	Commercial Building Permit				
09/12/2023	Certificate of Occupancy	925 N Goliad St,		\$75.00	\$75.00
10/11/2023	ISSUED	Rockwall, Texas 75087		200.00	
	Beauty Balance Esthetics				

Contact Type	Contact Name Business Phone	Contact Address			
Business Owner	Corrie Courville 469-323-8303	925 N Goliad St	Rockwall	TX	75087
Property Owner	Cari Foote	925 N Goliad St	Rockwall	TX	75087

Contractors

COM2023-4585	Commercial Building Permit				
09/18/2023	Certificate of Occupancy	2825 RIDGE RD,		\$75.00	\$75.00
10/18/2023	ISSUED	ROCKWALL, TX 75032		3,500.00	
	L'POSH NAIL BAR				

2:47:41PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2023 to 10/31/2023

Permit Number	Permit Type	Site Address				
Application Date	Subtype	Parcel Number			Total Fees	
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid	
Contact Type	Contact Name Business Phone	Contact Address				
Business Owner	KENNY H NGUYEN 708-834-8888	2825 RIDGE RD	Rockwall	TX 75032		
Property Owner	STEGER TOWNE CROSSING	12740 HILLCREST RD.	Dallas	TX 75230		
Contractors						
COM2023-4589	Commercial Building Permit					
09/18/2023	Certificate of Occupancy	2455 RIDGE RD, SUITE		\$75.00	\$75.00	
10/09/2023	ISSUED	147, ROCKWALL, TX		1,205.00		
	Awestruck Design Co	75087				
Contact Type	Contact Name Business Phone	Contact Address				
Business Owner	Stacey Conner/Holly Olsen 903-539-8745	2455 Ridge Rd, Suite 147	Rockwall	TX 75087		
Property Owner	David Lewis, Property Mgr	2000 N Central Exwy #216	Rockwall	TX 75087		
Contractors						
COM2023-4724	Commercial Building Permit					
09/25/2023	Temporary Certificate of Occupancy	3101 FIT SPORT LIFE		\$306.00	\$306.00	
10/09/2023	ISSUED	BLVD SUITE 101,		6,100.00		
	Athletic Republic	ROCKWALL, TX 75032				
Contact Type	Contact Name Business Phone	Contact Address				
Business Owner	Jhony Lopez 806-206-4134	3101 Fit Sport Life Blvd, Suite 101	Rockwall	TX 75032		
Property Owner	Structured Real State	2801 E Camelback Rd	Phoenix	AZ 85016		
Contractors						
COM2023-4810	Commercial Building Permit					
09/29/2023	Certificate of Occupancy	811 E YELLOW JACKET		\$76.50	\$76.50	
10/16/2023	ISSUED	LN, ROCKWALL, TX		1,000.00		
	MIMI'S DANCE SHOP	75087				
Contact Type	Contact Name Business Phone	Contact Address				
Business Owner	VICKI PERKOWSKI 469-314-1900	811 E YELLOW JACKET LN, S. 110	ROCKWALL	TX 75087		
Property Owner	Landlow, LLC.	811 W. Yellowjacket Ln.	Rockwall	TX 75087		

2:47:41PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2023 to 10/31/2023

Permit Number	Permit Type	Site Address				
Application Date	Subtype	Parcel Number			Total Fees	
Issue Date	Status of Permit	Subdivision Name				
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid	
Contractors						
COM2023-4875	Commercial Building Permit					
10/03/2023	Certificate of Occupancy	811 E YELLOW JACKET		\$76.50	\$76.50	
10/11/2023	ISSUED	LN S. 102, ROCKWALL,		1,000.00		
	Black Lotus CBD & Vape	TX 75087				
Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Cole Wengender 214-728-9582	811 E Yellow Jacken Ln S, Suite 102	Rockwall	TX	75087	
Property Owner	David Lowrey	2070 Pontchartrain	Rockwall	TX	75087	
Inspection Report (Cole Wengender						
Contractors						
COM2023-5035	Commercial Building Permit					
10/10/2023	Temporary Certificate of Occupancy	108 ST MARYS ST,		\$306.00	\$306.00	
10/17/2023	ISSUED	ROCKWALL, TX 75087		1,241.00		
	Reborn Skin & Beauty					
Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Ashley Egan 706-340-6302	108 St Mary St	Rockwall	TX	75087	
Property Owner	Ashley Egan	108 St Mary St	Rockwall	TX	75087	
Applicant	Justine Jones	108 St Mary St	Rockwall	TX	75087	
Inspection Report (Justine Jones						
Contractors						
COM2023-5219	Commercial Building Permit					
10/19/2023	Certificate of Occupancy	2731 Market Center,		\$76.50	\$76.50	
10/20/2023	ISSUED	Rockwall, TX 75032		34,027.00		
	Bealls Home Centric					
Contact Type	Contact Name	Contact Address				
	Business Phone					
Business Owner	Burkes Outlet Stores Inc 903-288-9353	700 13th Ave E	Bradenton	FL	34208	
Property Owner	Rockwall Market Center	3100 Monticello Ave, 300	Dallas	TX	75205	

11/2/2023

City of Rockwall

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2:47:41PM

CERTIFICATES OF OCCUPANCY ISSUED

For the Period 10/1/2023 to 10/31/2023

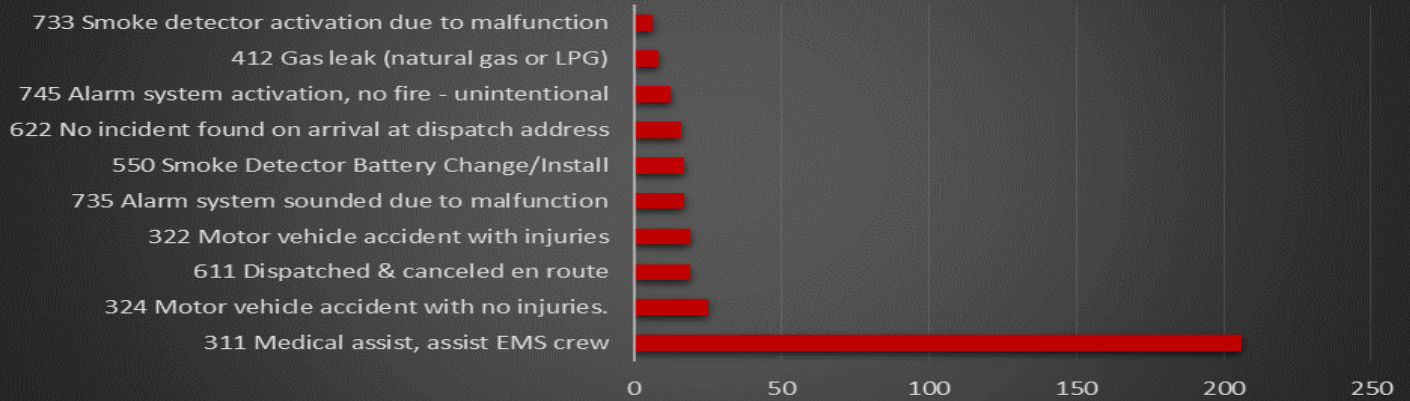
Permit Number	Permit Type	Site Address					
Application Date	Subtype	Parcel Number				Total Fees	
Issue Date	Status of Permit	Subdivision Name					
	Business Name	Plan Number	Valuation	Total SQFT	Fees Paid		
Contractors							
			Total Valuation:				
16			Total Fees: \$1,677.00				
			Total Fees Paid: \$1,600.50				



October 2023

Monthly Report

Top 10 NFIRS Call Types



All Calls By NFIRS Call Type



Incident Count

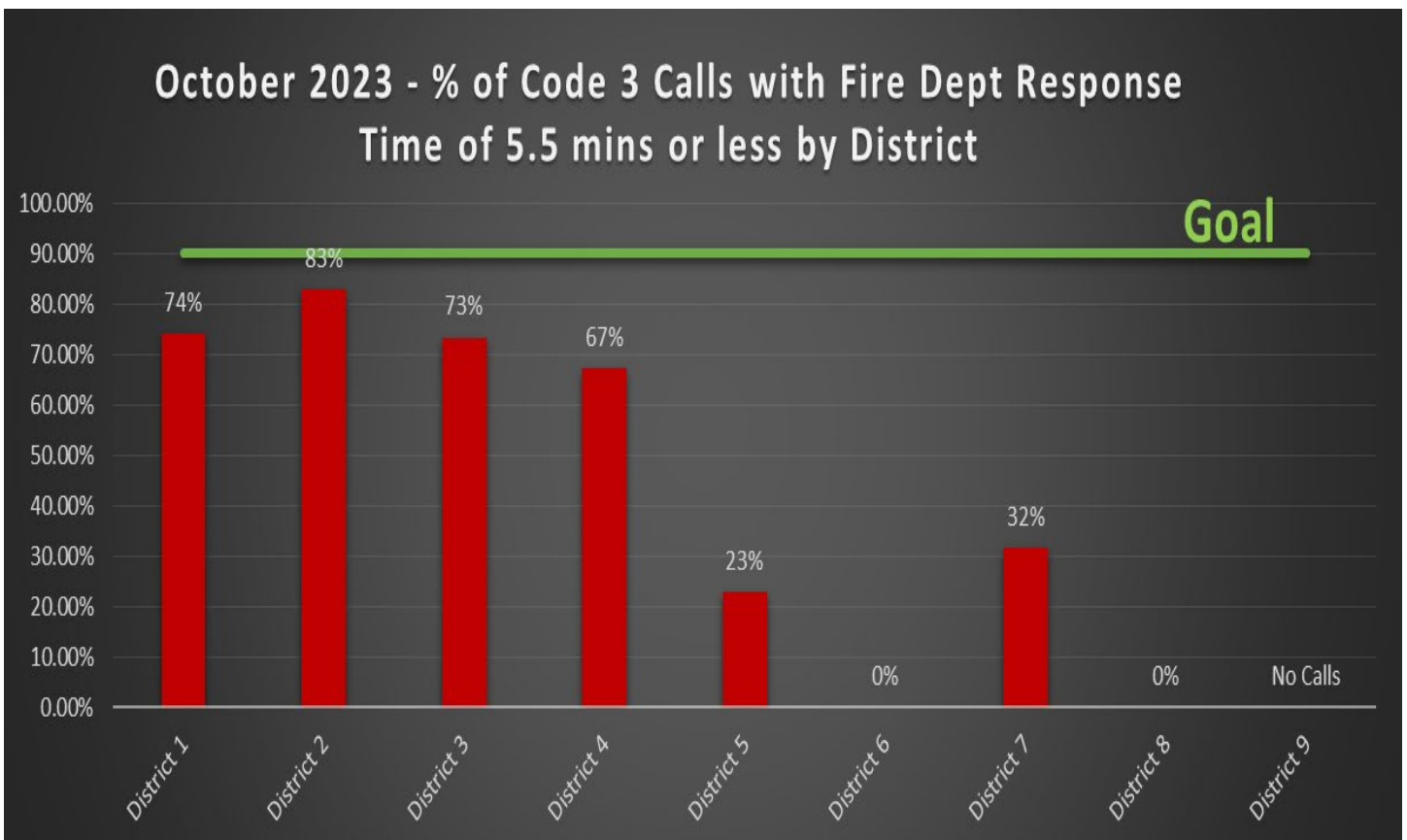
111 Building fire	5
113 Cooking fire, confined to container	1
131 Passenger vehicle fire (cars, pickups, SUV's)	1
140 OTHER Natural vegetation fire	1
143 Grass fire	1
151 Outside rubbish, trash or waste fire	3
154 Dumpster or other outside trash receptacle fire	1
311 Medical assist, assist EMS crew	206
322 Motor vehicle accident with injuries	19
323 Motor vehicle/pedestrian accident (MV Ped)	1
324 Motor vehicle accident with no injuries.	25
331 Lock-in (if lock out , use 511)	1
353 Removal of victim(s) from stalled elevator	1
365 Watercraft rescue	1
412 Gas leak (natural gas or LPG)	8
444 Power line down	2
445 Arcing, shorted electrical equipment	2
520 Water problem, other	4
522 Water or steam leak	1
531 Smoke or odor removal	3
550 Public service assistance, other	1
550 Smoke Detector Battery Change/Install	17
561 Unauthorized burning	1
600 Good intent call, other	1
611 Dispatched & canceled en route	19
622 No incident found on arrival at dispatch address	16
650 Steam, other gas mistaken for smoke, other	1
651 Smoke scare, odor of smoke	1
700 False alarm or false call, other	1
730 System malfunction, other	1
731 Sprinkler activation due to malfunction	3
732 Extinguishing system malfunction (activation)	2
733 Smoke detector activation due to malfunction	6
734 Heat detector activation due to malfunction	1
735 Alarm system sounded due to malfunction	17
736 CO detector activation due to malfunction	2
741 Sprinkler activation, no fire - unintentional	4
743 Smoke detector activation, no fire - unintentional	4
744 Detector activation, no fire - unintentional	1
745 Alarm system activation, no fire - unintentional	12
812 Flood assessment	4

Grand Total

402

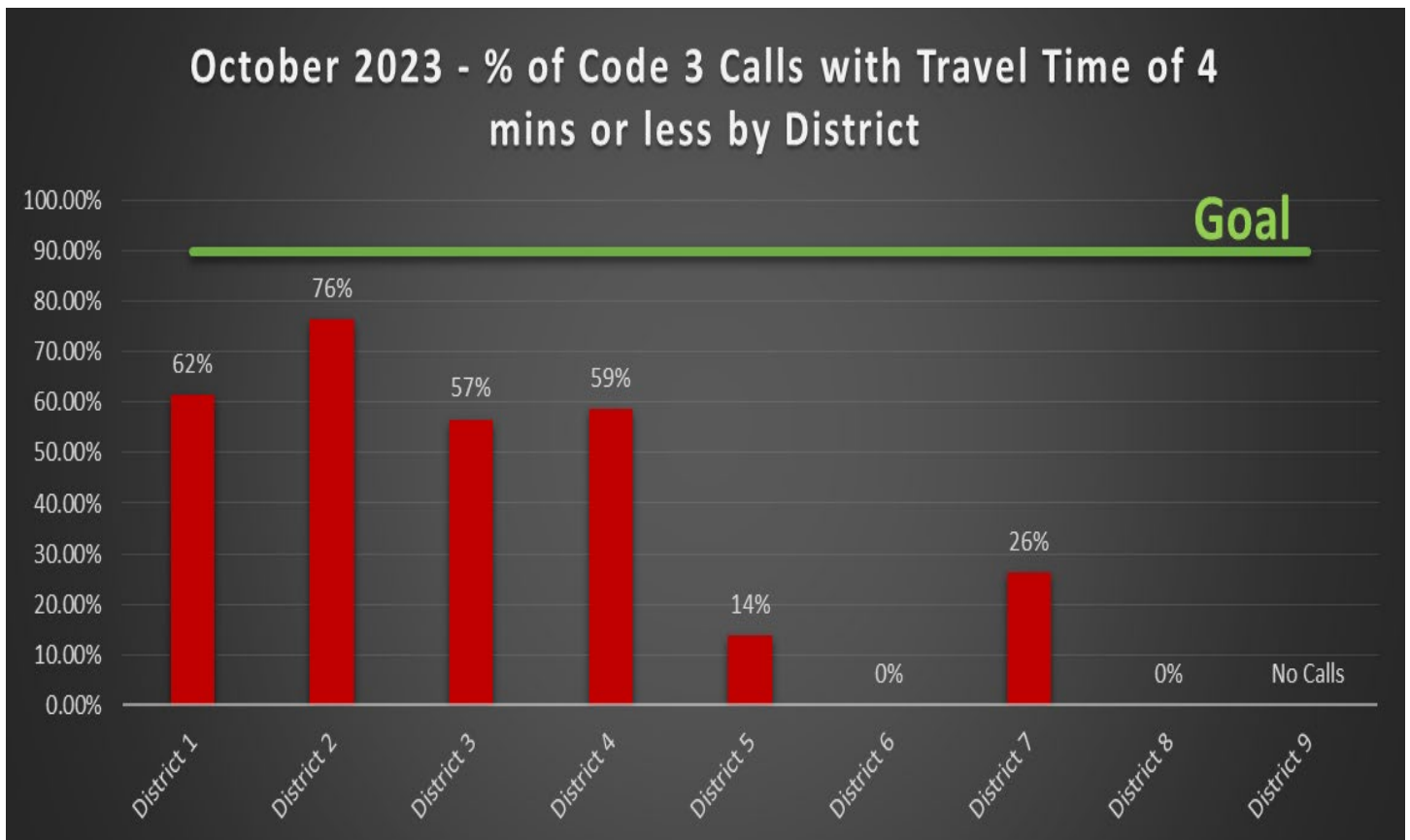
October 2023 Dispatch to Arrival Analysis

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 5.5 mins or Less	Average FD Response Time Minutes	% in 5.5 min or less	Goal of 90%
District 1	104	31%	77	0:05:47	74%	90%
District 2	93	28%	77	0:04:18	83%	90%
District 3	30	9%	22	0:05:16	73%	90%
District 4	58	17%	39	0:04:42	67%	90%
District 5	22	7%	5	0:08:09	23%	90%
District 6	4	1%	0	0:07:58	0%	90%
District 7	19	6%	6	0:06:55	32%	90%
District 8	4	1%	0	0:07:17	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	334	100%	226	0:05:24	68%	90%



October 2023 Travel Times by District

District	Total Number of Calls	Percent of Runs per District	Number of Calls in 4 or Less	Average Travel Time Minutes	% in 4 min or less	Goal of 90%
District 1	104	31%	64	0:04:50	62%	90%
District 2	93	28%	71	0:03:17	76%	90%
District 3	30	9%	17	0:04:13	57%	90%
District 4	58	17%	34	0:03:44	59%	90%
District 5	22	7%	3	0:07:02	14%	90%
District 6	4	1%	0	0:07:19	0%	90%
District 7	19	6%	5	0:05:53	26%	90%
District 8	4	1%	0	0:06:26	0%	90%
District 9	0	0%	0	0:00:00	No Calls	90%
Department	334	100%	194	0:04:25	58%	90%





Total Dollar Losses

October 2023



City of Rockwall
The New Horizon

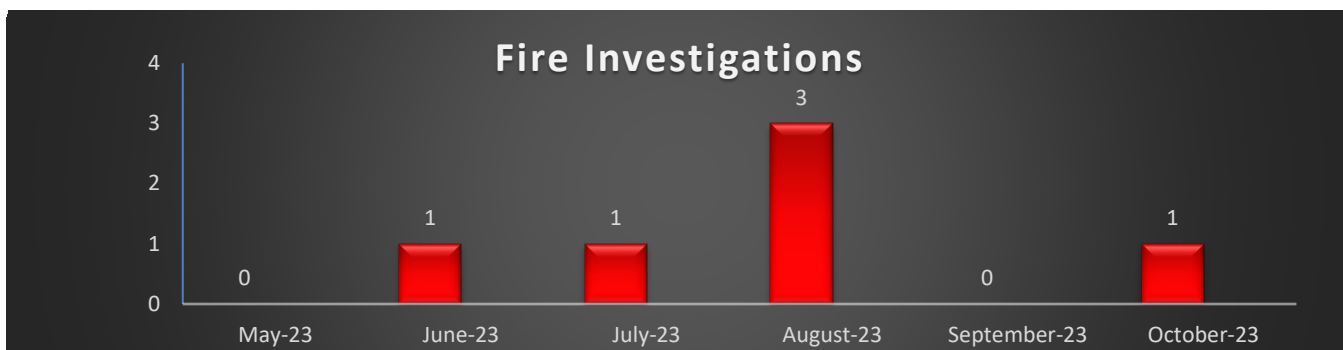
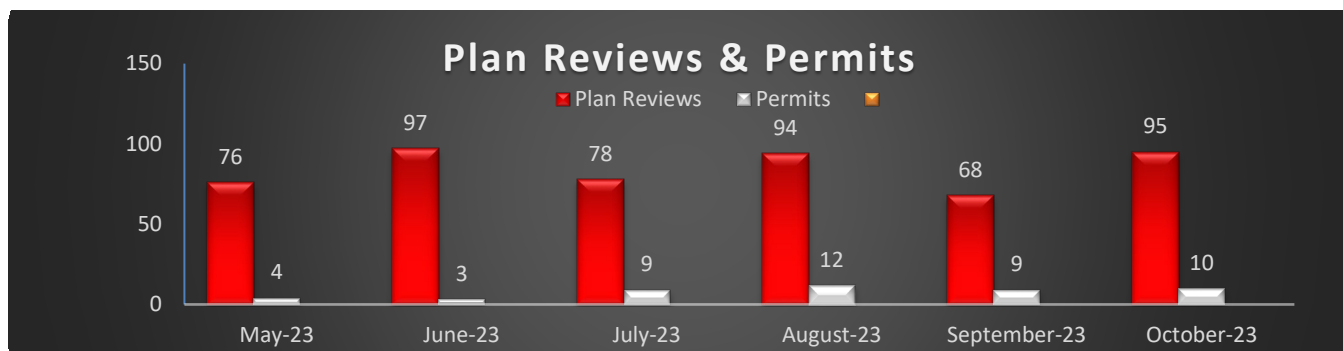
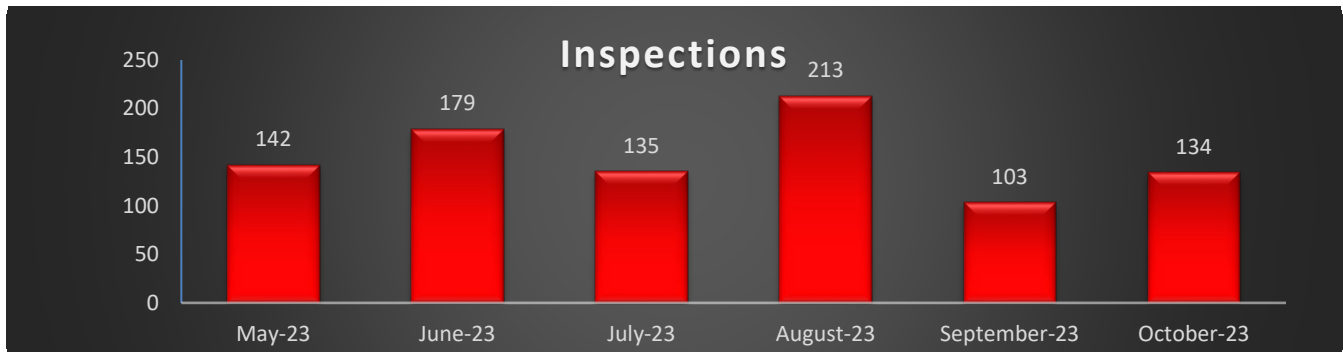
Print Date/Time: 11/08/2023 09:14
Login ID: rck\dgang
Layer: All
Areas: All

ORI Number: TX504
Incident Type: All
Station: All

Rockwall Fire Department

	Current Month	Last Month	Same Month Last Year	Year To Date	Last Year To Date
Total Property Loss:	\$1,500.00	\$0.00	\$30,000.00	\$1,639,250.32	\$1,031,220.00
Total Content Loss:	\$1,000.00	\$0.00	\$25,150.00	\$2,050,173.75	\$895,650.00
Total Property Pre-Incident Value:	\$409,525.00	\$0.00	\$10,370,590.00	\$117,658,943.32	\$72,412,910.00
Total Contents Pre-Incident Value	\$75,000.00	\$0.00	\$100,000.00	\$24,803,920.19	\$22,096,975.00
Total Losses:	\$2,500.00	\$0.00	\$55,150.00	\$3,689,424.07	\$2,500.00
Total Value:	\$484,525.00	\$0.00	\$10,470,590.00	\$142,462,863.51	\$94,509,885.00

Fire Prevention, Education, & Investigations Division Monthly Report October 2023





Monthly Report October 2023



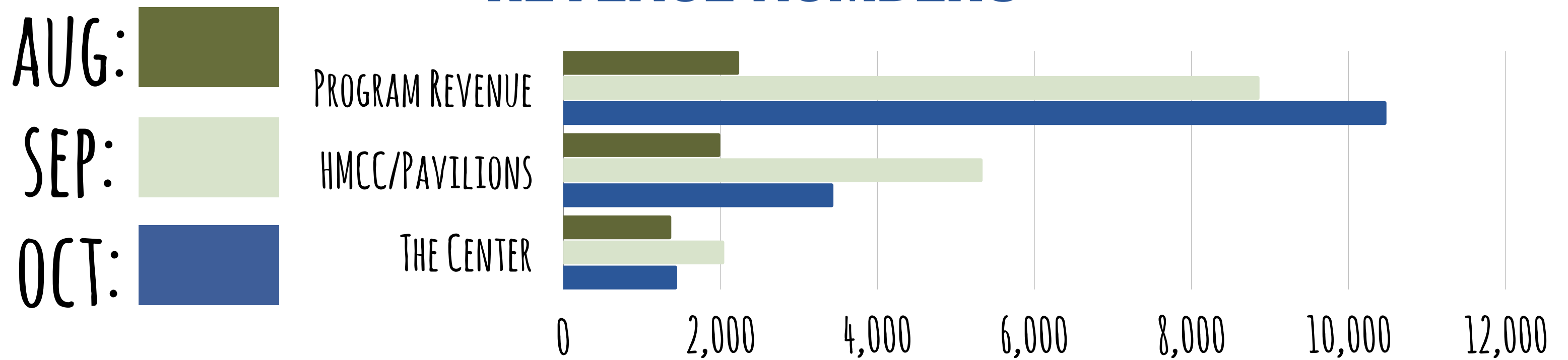
RIB RUB RUN & ROLL
5,000 ATTENDEES



HALLOWEEN SENIOR
LUNCHEON
65 ATTENDEES



REVENUE NUMBERS



Upcoming:

Breakfast with Santa	December 9, 2023
Daddy Daughter Dance	January 20, 2024

PARKS PROJECT UPDATE – OCTOBER 2023



PHELPS LAKE CLEAN UP



BREEZY HILL BUTTERFLY GARDEN
UPGRADE



EMERALD BAY SINK HOLE REPAIR
BEFORE



EMERALD BAY SINK HOLE REPAIR
AFTER

Other Projects

CITY HALL BEDS INSTALL

PICTURE FRAME BUILD

Rockwall Police Department

Monthly Activity Report

October-2023

ACTIVITY	CURRENT MONTH OCTOBER	PREVIOUS MONTH SEPTEMBER	YTD 2023	YTD 2022	YTD % CHANGE
----------	--------------------------	-----------------------------	-------------	-------------	-----------------

PART 1 OFFENSES

Homicide / Manslaughter	0	0	0	0	0.00%
Sexual Assault	0	1	9	11	-18.18%
Robbery	1	0	9	13	-30.77%
Aggravated Assault	0	0	19	26	-26.92%
Burglary	2	3	32	29	10.34%
Larceny	59	42	496	582	-14.78%
Motor Vehicle Theft	2	3	63	49	28.57%
TOTAL PART I	64	49	628	710	-11.55%
TOTAL PART II	120	112	1198	1256	-4.62%
TOTAL OFFENSES	184	161	1826	1966	-7.12%

ADDITIONAL STATISTICS

FAMILY VIOLENCE	8	6	93	79	17.72%
D.W.I.	15	15	133	142	-6.34%

ARRESTS

FELONY	23	28	255	238	7.14%
MISDEMEANOR	60	43	511	556	-8.09%
WARRANT ARREST	6	6	71	70	1.43%
JUVENILE	4	3	48	64	-25.00%
TOTAL ARRESTS	93	80	885	928	-4.63%

DISPATCH

CALLS FOR SERVICE	2168	2264	24520	20096	22.01%
-------------------	------	------	-------	-------	--------

ACCIDENTS

INJURY	0	2	12	33	-63.64%
NON-INJURY	103	105	932	771	20.88%
FATALITY	1	1	3	3	0.00%
TOTAL	104	108	947	807	17.35%

FALSE ALARMS

RESIDENT ALARMS	38	35	455	463	-1.73%
BUSINESS ALARMS	159	158	1493	1589	-6.04%
TOTAL FALSE ALARMS	197	193	1948	2052	-5.07%
Estimated Lost Hours	130.02	127.38	1285.68	1354.32	-5.07%
Estimated Cost	\$3,092.90	\$3,030.10	\$30,583.60	\$32,216.40	-5.07%

ROCKWALL NARCOTICS UNIT

Number of Cases	1
Arrests	0
Arrest Warrants	0
Search Warrants	3
Seized	
Cocaine	56 grams
Methamphetamine	30000 grams
Heroin	500 grams
Dangerous Drugs/Fentanyl	430 pills
Weapons	7

Rockwall Police Department

Dispatch and Response Times

October 2023

Police Department

Average Response Time		
Priority 1		Number of Calls 175
Call to Dispatch	0:00:46	
Call to Arrival	0:06:12	
% over 7 minutes	31%	
Average Response Time		
Priority 2		Number of Calls 804
Call to Dispatch	0:02:18	
Call to Arrival	0:09:21	
% over 7 minutes	17%	
Average Response Time		
Priority 3		Number of Calls 61
Call to Dispatch	0:03:23	
Call to Arrival	0:09:56	
% over 7 minutes	44%	

Average dispatch response time goals are as follows:

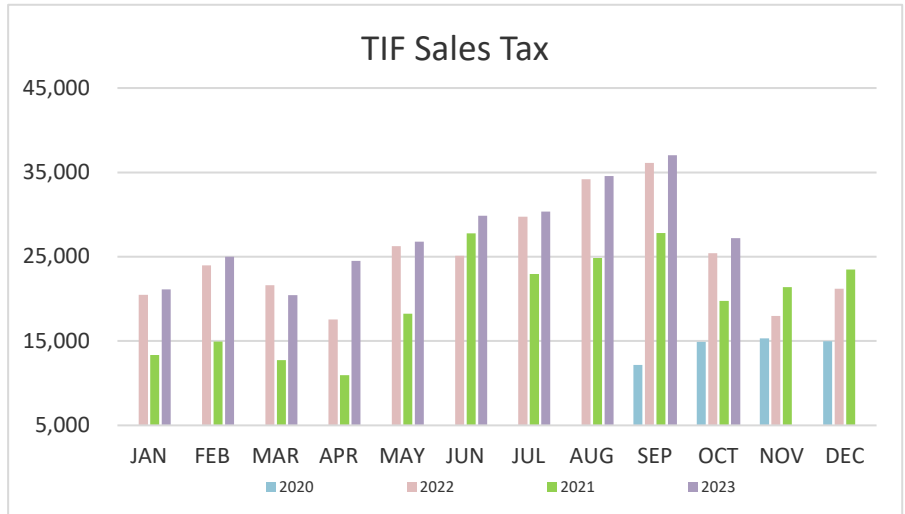
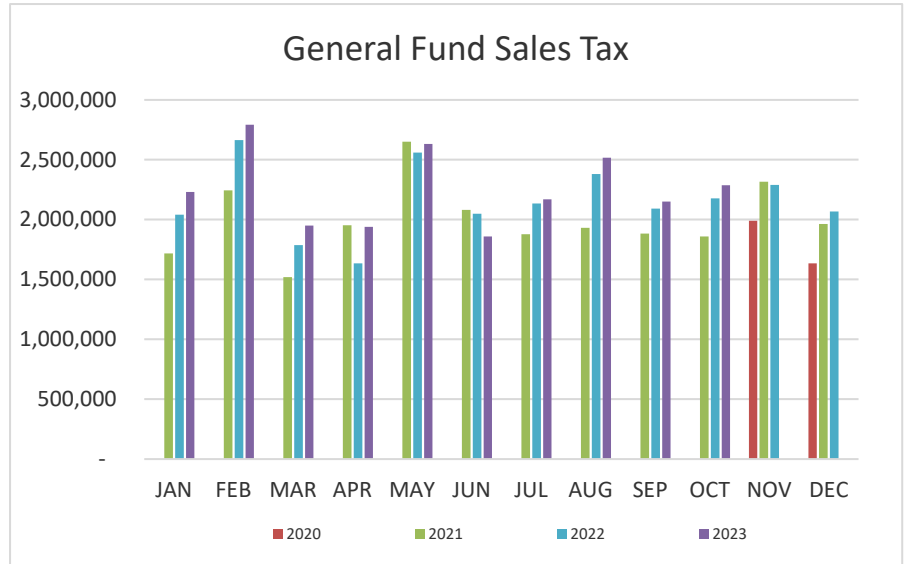
Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes

Sales Tax Collections - Rolling 36 Months

	General Fund	TIF
	<u>Sales Tax</u>	<u>Sales Tax</u>
Nov-20	1,989,955	15,299
Dec-20	1,634,280	14,994
Jan-21	1,718,364	13,341
Feb-21	2,244,778	14,935
Mar-21	1,521,031	12,738
Apr-21	1,952,165	10,954
May-21	2,651,412	18,252
Jun-21	2,080,645	27,773
Jul-21	1,877,982	22,940
Aug-21	1,930,521	24,860
Sep-21	1,882,276	27,803
Oct-21	1,860,016	19,744
Nov-21	2,317,862	21,385
Dec-21	1,963,345	23,464
Jan-22	2,040,002	20,495
Feb-22	2,664,185	23,976
Mar-22	1,786,902	21,605
Apr-22	1,633,850	17,548
May-22	2,559,349	26,254
Jun-22	2,050,066	25,127
Jul-22	2,135,457	29,738
Aug-22	2,381,510	34,190
Sep-22	2,092,217	36,105
Oct-22	2,177,040	25,420
Nov-22	2,291,130	17,990
Dec-22	2,068,593	21,213
Jan-23	2,231,654	21,134
Feb-23	2,792,696	24,982
Mar-23	1,949,994	20,438
Apr-23	1,938,490	24,487
May-23	2,631,033	26,766
Jun-23	1,859,485	29,862
Jul-23	2,169,495	30,350
Aug-23	2,517,879	34,558
Sep-23	2,149,947	37,018
Sep-23	2,287,818	27,209



Notes:

75% of total sales tax collected is deposited to the General Fund each month

Comptroller tracks sales tax generated in the TIF and reports it monthly

75% of TIF sales tax (city share) is pledged to the TIF

Monthly Water Consumption - Rolling 27 Months

	<u>Total Gallons</u>	<u>Daily Average</u>	<u>Maximum Day</u>
Aug-21	486,443,590	15,691,730	18,928,160
Sep-21	377,898,464	17,173,544	19,016,086
Oct-21	293,280,384	11,880,576	15,338,545
Nov-21	280,398,508	9,346,618	12,584,820
Dec-21	262,730,021	8,475,163	10,313,293
Jan-22	245,557,172	7,921,199	10,742,941
Feb-22	211,955,941	7,569,855	10,394,759
Mar-22	256,035,618	8,529,214	10,544,988
Apr-22	281,707,217	9,390,241	11,718,730
May-22	356,050,664	11,485,506	15,634,756
Jun-22	496,374,560	16,545,820	21,414,344
Jul-22	679,705,160	21,925,974	24,474,168
Aug-22	534,145,350	17,230,494	23,206,750
Sep-22	434,247,536	14,474,915	17,617,728
Oct-22	421,229,833	13,588,058	17,692,206
Nov-22	228,795,657	7,626,522	11,187,251
Dec-22	249,341,535	8,043,275	12,260,392
Jan-23	243,528,725	7,855,765	11,040,666
Feb-23	198,103,255	7,075,116	8,544,708
Mar-23	220,326,930	7,107,320	10,825,669
Apr-23	292,874,560	9,762,486	13,280,734
May-23	355,482,851	11,467,189	16,032,988
Jun-23	491,086,630	16,369,555	21,693,510
Jul-23	587,439,800	18,949,672	23,599,534
Aug-23	742,795,770	23,961,154	25,727,492
Sep-23	637,062,410	21,235,410	31,876,280
Oct-23	461,067,498	14,873,145	20,317,822

Source: SCADA Monthly Reports generated at the Water Pump Stations

