

## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, January 03, 2022 - 6:00 PM

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

- I. Call Public Meeting to Order
- II. Invocation and Pledge of Allegiance - Councilmember Johannesen
- III. 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. Per Council policy, public comments should be limited to three minutes out of respect for other citizens' time. If you have a topic that warrants longer time, please contact the City Secretary at kcole@rockwall.com to be placed on the Agenda during the "Appointment Items" portion of the meeting. This will allow your topic to be provided sufficient time for discussion and will permit proper notice to be given to the public. 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.*

#### IV. 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 let the City Secretary know before the meeting starts so that you may speak during "Open Forum."*

- 1. Consider approval of the minutes from the December 20, 2021 regular city council meeting, and take any action necessary.
- 2. **Z2021-048** - Consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of an **ordinance** for a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [SH-205], and take any action necessary **(2nd Reading)**.
- 3. **Z2021-049** - Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary **(2nd Reading)**.
- 4. Consider authorizing the City Manager to enter into a contract for Professional Engineering Services with Freese and Nichols, Inc. in the amount of \$62,350.00 (to be funded by the Engineering Consulting Budget) to perform a comprehensive update of the City's Master Thoroughfare Plan (MTP), and take any action necessary.
- 5. **P2021-065** - Consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

6. **P2021-066** - Consider a request by Corwin Finch of Corwin Engineering, Inc. on behalf of Christy & Willard Hester for the approval of a *Replat* for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 12, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

**V. 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 Monthly Report - November 2021
2. Fire Department Monthly Report - November 2021
3. Parks & Recreation Department Monthly Report - November 2021
4. Police Department Monthly Report - November 2021

**VI. 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 Cole, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 30th day of December, 2021 at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Kristy Cole, City Secretary  
or Margaret Delaney, Asst. to the City Sect.

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Date Removed

**ROCKWALL CITY COUNCIL REGULAR MEETING**

**Monday, December 20, 2021 - 5:00 PM**

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

**I. CALL PUBLIC MEETING TO ORDER**

Mayor Fowler called the meeting to order at 5:00 p.m. Present were Mayor Kevin Fowler, Mayor Pro Tem John Hohenshelt and Councilmembers Clarence Jorif, Dana Macalik, Trace Johannesen, Bennie Daniels and Anna Campbell. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and the city's legal counsel, Lea Ream.

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

**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 appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) Board - pursuant to Section 551.074 (Personnel Matters)
2. **Consent #6 (pulled from regular agenda)** - Consider a request by Kevin Lefere for the approval of a resolution abandoning the right-of-way for a portion of Third Street being a 0.083-acre tract of land situated within the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

**III. ADJOURN EXECUTIVE SESSION**

Council adjourned from Ex. Session at 5:20 p.m.

**IV. RECONVENE PUBLIC MEETING (6:00 P.M.)**

Mayor Fowler reconvened the public meeting at 6:00 p.m. with all seven councilmember being present.

**V. INVOCATION AND PLEDGE OF ALLEGIANCE - MAYOR FOWLER**

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

**VI. OPEN FORUM**

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

Bob Wacker  
309 Featherstone  
Rockwall, TX

**Mr. Wacker came forth and commented that he was just informed that the only way input from a homeowner is accepted by the City is if it comes to the city through the formal channels established by the Planning Department. He generally expressed concern about this, explaining that he just spent time collecting signatures from homeowners pertaining to a Public Hearing case on tonight's meeting agenda. He questioned if all homeowners who are part of an HOA are notified of public hearing items.**

**There being no one else wishing to come forth and speak at this time, Mayor Fowler then closed Open Forum.**

#### **VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

**No action was taken as a result of Executive Session.**

#### **VIII. CONSENT AGENDA**

1. Consider approval of the minutes from the December 6, 2021 regular city council meeting, and take any action necessary.
2. Consider awarding a bid to Electric Inc. and authorizing the City Manager to execute a Contract for the purchase and install of emergency power generators in the amount of \$831,040 to be funded from the Internal Operations budget in the amount of \$529,000; amend the IO budget to designate \$66,100 from General Fund Reserves; and Water Sewer Funds \$235,950, and take any action necessary.
3. Consider authorizing the City Manager to execute an agreement with Rockwall County for Municipal Court Judge services associated with upcoming 'No Refusal Weekends,' and take any action necessary.
4. Consider approval of a proposal from American Signal Corporation in the amount of \$17,525.25 for replacement of one outdoor emergency warning siren, amending the Internal Operation Department budget, and take any action necessary.
5. Consider approval of the construction contract for Williams Street/Squabble Creek Sanitary Sewer Slip Line Rehabilitation Project and authorize the City Manager to execute a construction contract with NO-DIGTEC, LLC., in the amount of \$127,002.30, to be paid for out of the Water/Sewer Fund, and take any action necessary.
6. Consider a request by Kevin Lefere for the approval of a resolution abandoning the right-of-way for a portion of Third Street being a 0.083-acre tract of land situated within the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.
7. **P2021-060** - Consider a request by Pat Atkins of CDT Rockwall 2017, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star Subdivision consisting of 33 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east side of John King Boulevard northeast of the intersection of John King Boulevard and Featherstone Drive, and take any action necessary.

**Mayor Pro Tem Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, and 7). Councilmember Jorif seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

#### **IX. APPOINTMENT ITEMS**

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

Eric Chodun, Chairman of the P&Z Commission, came forth and briefed the Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following Mr. Chodun's comments.

#### X. PUBLIC HEARING ITEMS

1. **P2021-058** - Hold a public hearing to discuss and consider a request by Tari Kinsey for the approval of a Final Plat for Lots 1-4, Block A, Kinsey Addition being a 0.76-acre tract of land identified as a portion of Blocks 9 & 10, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802, 806, & 808 Kernodle Street, and take any action necessary.

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. He generally explained that this plat meets the city's technical requirements. In addition, notices were sent out to adjacent property and homeowners located within 200' of the subject property; however, no notices were received back by the city.

Mayor Fowler opened the public hearing. No one came forth to speak at this time, so he then closed the public hearing.

Mayor Pro Tem Hohenshelt moved to approve P2021-058. Councilmember Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

2. **Z2021-048** - Hold a public hearing to discuss and consider a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of an **ordinance** for a PD Development Plan for a General Retail Development/Shopping Center on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70) for limited General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [*SH-205*], and take any action necessary (**1st Reading**).

Planning Director Ryan Miller provided background information pertaining to this agenda item. The subject property was annexed on February 6, 1961 by Ordinance No. 61-02 [Case No. A1961-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 2, 2007, the City Council adopted Ordinance No. 07-13 [Case No. Z2007-006], which rezoned a 395.075-acre tract of land -- that included the subject property -- from an Agricultural (AG) District to Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. The concept plan included with this Planned Development District designated the subject property for Single-Family 10 (SF-10) District land uses. On October 19, 2009, the City Council adopted Ordinance No. 09-44 [Case No. Z2009-018], which amended the concept plan and development standards for Planned Development District 70 (PD-70). The amendment re-designated approximately seven (7) acres of the subject property to allow limited General Retail (GR) District land uses. This area was later expanded by Ordinance No. 11-35 [Case No. Z2011-016] to include the remainder of the subject property, re-designating the entire 8.63-acres for limited General Retail (GR) District land uses. On February 6, 2017, the City Council approved a PD Development Plan [Ordinance No. 17-08; Case No. Z2016-049] for the subject property in accordance with the requirements of Planned Development District 70 (PD-70). This development plan was for a proposed grocery store; however, the project was never pursued beyond the PD Development Plan, and the subject property has remained vacant since

annexation. On November 16, 2021, the applicant -- Bowen Hendrix of DuWest Realty, LLC -- submitted an application requesting the approval of a PD Development Plan for the subject property. Specifically, the concept plan provided by the applicant shows two (2) ~10,000 SF multi-tenant retail buildings, a ~5,400 SF multi-tenant retail building, and a ~4,000 SF drive-through restaurant.

Notices were sent out to 65 adjacent property and landowners located within 500' of the subject property. Staff also notified the Stone Creek, Quail Run Valley, The Shores on Lake Ray Hubbard, Random Oaks/Shores, and Lakeview Summit Homeowner's Associations (HOAs), which were the only Homeowners' Association (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received the following:

- (1) One (1) property owner notification in opposition from a property owner within the 500-notification area.
- (2) Five (5) notices from the City's online Zoning & Specific Use Permit Input Form in opposition to the request from property owners outside of the 500-foot notification area.
- (3) Two (2) emails in opposition to the request from property owners outside of the 500-foot notification area.
- (4) One (1) email in favor from a property owner outside of the 500-foot notification area.
- (5) One (1) email not stating a position, but requesting a [1] 48-inch tall berm with cedar trees, and [2] bollards be placed at the west and east entrances to prevent golf carts and all-terrain vehicles from accessing the development. This email was from a property owner outside of the 500-foot notification area. On December 14, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 6-1, with Commissioner Welch dissenting.

Mr. Miller noted that all but three (3) of the responses stated an opposition to the land use and not the screening or pedestrian access. He explained that the land use is 'permitted by right.' So the only thing Council is being asked to look at tonight is the pedestrian access and screening.

Mayor Fowler called forth the applicant(s) to speak.

Jordan Cluff and Bowen Hendrix  
4403 N. Central Expwy.  
Dallas, TX

These two applicants came forth and briefly introduced themselves but did not speak further at this time.

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

Steven Curtis  
2130 FM 1141  
Rockwall (County), TX

Mr. Curtis came forth and explained that he is not opposed to the project itself; however, he has concerns about the proposed pedestrian access / sidewalks. He generally explained that the pedestrian access and sidewalks are insufficient, and some of the sidewalks abruptly end. He is in favor of the retail, but he wants the sidewalk concerns to be addressed.

**Bob Wacker**  
309 Featherstone  
Rockwall, TX

Mr. Wacker came forth and expressed that he generally supports this idea; however, he has some concerns related to the floodplain and pedestrian access / sidewalk-related connectivity. He wonders how well the city's Master Thoroughfare Plan has predicted the traffic-related impact of the many restaurants and retail establishments that have emerged in this area over time. Mr. Wacker went on to share details pertaining to a (informal) survey he recently conducted via social media pertaining to what residents would like to see (i.e. York sidewalk; Quail Run sidewalk; bike/hike trail). He encouraged the City Council to consider the survey he conducted when making decisions related to this case this evening. He encouraged Council to approve what is being proposed tonight, minus the York-related sidewalks.

**Vicki Williams**  
330 Nakoma Drive  
Rockwall, TX 75087

Mrs. Williams came forth and explained where her home is located. She is generally in favor of the proposed retail project; however, she has some concerns about limited parking. She worries that some people who visit the retail area will end up parking in the Stone Creek neighborhood and then walk over. She shared that there have been some concerning gatherings in and around the floodplain area over the last year or two (ATV vehicles, drinking, illegal activities). She is generally concerned that this will bring more people and more foot and vehicular traffic.

**Shirley Smith**  
609 Amherst Drive  
Rockwall, TX 75087

Mrs. Smith shared that this new proposed plan only has a proposed 'berm' to separate it from Stone Creek. She believes that adding pedestrian sidewalks and associated access may provide easy access for criminals. She would like to see the development constructed in a way that inhibits the ability for "ATV" type vehicles to come and go. She urged for improved, better landscaping to be installed associated with this development.

**Carin Brock**  
204 Chatfield  
Rockwall, TX

Mrs. Brock came forth and spoke about pedestrian access and how it is impacted by the existing floodplain. She is in favor of adding a York sidewalk so that people do not have to

traverse a berm to walk to the proposed retail area. She is also in favor of a hike / bike trail. She is in favor of pedestrian access points and walkability, as she believes it adds value to the homes located within Stone Creek.

Kate Wilke  
129 Deverson Drive  
Rockwall, TX

Mrs. Wilke came forth and shared that she is the one and only homeowner that sits on the existing Stone Creek Homeowners Association Board (the other two seats on the board are occupied by developers). She went on to share that she conducted an informal survey of homeowners in Stone Creek, and she briefed the Council on her findings. She shared that a lot of the homeowners seem to generally be in favor of the additional retail, and they believe it will add value to their homes. She and others are in favor of sidewalks and a hike/bike trail. As an HOA board member, she expressed that she personally votes 'yes,' in favor of this proposal.

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

General, extensive discussion ensued among and between Council, staff and the applicant (re: the potential for bollards being erected; landscaping; sidewalks; walkable access; ATVs (i.e. golf carts) in and around the detention / floodplain area).

Following extensive discussion, Mayor Pro Tem Hohenshelt moved to approve Z2021-048, accepting all 3 access points and the screening, as presented. Councilmember Johannesen seconded the motion (it was noted that nothing re: "bollards" was included in the motion).

The ordinance caption was read as follows:

CITY OF ROCKWALL  
ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO.'S 17-08, & 19-41*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.



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

- 3. Z2021-049** - Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary **(1st Reading)**.

**Planning Director, Ryan Miller provided background information pertaining to this agenda item. The subject property was annexed on December 3, 1985 by Ordinance No. 85-69 (Case No. A1985-002). At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved Ordinance No. 05-25 (Case No. Z2005-019) changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (i.e. Church of Christ) in 1990 and was remodeled in 2012-2013 after the City Council approved Ordinance No. 12-11 (Case No. Z2012-005) -- on June 18, 2012 -- allowing a New Motor Vehicle Dealership on property. The changes to the exterior of the building were approved under site plan Case No. SP2012-010 on June 12, 2012. On January 14, 2013, the then owner of the property applied for a sign variance to [1] allow two (2) pole signs along the IH-30 frontage road (i.e. a 40-foot tall sign with 400 SF of sign area and a 50-foot tall sign with 600 SF of sign area), [2] to have the 40-foot tall pole sign situated one (1) foot from the property line, [3] allow a 600 SF electronic message display, and [4] to have a 16-foot tall by 16-foot wide (i.e. 256 SF) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-foot tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (Case No.'s SGN2013-015 & SGN2013-0017) were issued on February 7, 2013. In 2017, the current owner purchased the property, and no additional changes have been made to the subject property since the completion of the remodel in 2013. Recently, the applicant came in to speak to staff about changing the building elevations as part of Hyundai's new 'branding.' Any changes to the exterior elevations of the building would require a complete amendment to the previously approved SUP. It was also discovered that several activities on site were out of compliance with the city's codes and the previously approved SUP (i.e. a metal screening fence constructed without a permit; outside storage of tires; an outside 'lift' (for automotive work to be performed outside); storage of inventory along Commerce street and on unimproved surfaces at the rear of the building). The applicant is now proposing a masonry fence to screen the outside, long-term storage of vehicles; additional concrete storage areas to provide for existing inventory; a minor automotive building and carwash (to allow automotive work to be done inside, rather than outdoors). In addition, staff has added additional provisions within the SUP to prohibit various things.**

**On October 24, 2021, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was drafted, staff had received**

no notices back regarding the applicant's request. The city's P&Z Commission did vote to recommend approval of this request to the City Council.

Mayor Fowler opened the public hearing, but no one indicated a desire to speak. So, he closed the public hearing.

Mayor Pro Tem Hohenshelt moved to approve Z2021-049. Councilmember Jorif seconded the motion. The ordinance caption was read as follows:

**CITY OF ROCKWALL  
ORDINANCE NO. ~~22-XX~~  
SPECIFIC USE PERMIT NO. ~~S-XXX~~**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 12-11 [S-094]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

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

**XI. ACTION ITEMS**

1. Discuss and consider adoption of a resolution setting solid waste collection rates, and take any action necessary

**City Manager, Mary Smith indicated that the existing solid waste collection contract allows for Republic Waste to receive a 3% CPI increase each year. This resolution simply passes that increase along to the customer. The increase will essentially equate to about a \$.75 cent increase per month, per customer. Following brief comments, Mayor Pro Tem Hohenshelt moved to approve the resolution, as presented. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

**XII. 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 appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation (REDC) Board - pursuant to Section 551.074 (Personnel Matters)

**XIII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

**Council did not reconvene in Ex. Session following the close of the public meeting agenda.**

**XIV. ADJOURNMENT**

**Mayor Fowler adjourned the meeting at 7:07 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 3<sup>rd</sup>  
DAY OF JANUARY, 2021.**

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**KEVIN FOWLER, MAYOR**

**ATTEST:**

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**KRISTY COLE, CITY SECRETARY**

CITY OF ROCKWALL

ORDINANCE NO. 22-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) [*ORDINANCE NO.'S 17-08, & 19-41*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A GENERAL RETAIL SHOPPING CENTER ON AN 8.63-ACRE PORTION OF A LARGER 36.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Bowen Hendrix of DuWest Realty, LLC on behalf of John Arnold of the Skorburg Company for the approval of a PD Development Plan for the development of a general retail shopping center within Planned Development District 70 (PD-70) [*Ordinance No.'s 17-08, & 19-41*] on an 8.63-acre portion of a larger 36.428-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 (PD-70) [*Ordinance No.'s 17-08, & 19-41*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-08*.

**SECTION 2.** That Planned Development District 70 (PD-70) [*Ordinance No. 19-41*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by amending the *Concept Plan* approved with *Ordinance No. 19-41* and the official zoning map of the City of Rockwall so as to approve a *PD Development Plan* for the *Subject Property*; and,

**SECTION 3.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 70 (PD-70) [*Ordinance No. 19-41*], the Unified

Development Code (UDC) [*Ordinance No. 02-02*], and in compliance with the following conditions and requirements:

- (1) The development of the *Subject Property* shall generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) *Retail Buildings 'B' & 'C'* -- as depicted in *Exhibit 'C'* of this ordinance -- shall generally conform to the *Concept Building Elevations* contained in *Exhibit 'D'* of this ordinance; however, the elevations submitted with the *PD Site Plan* shall require a recommendation from the Architectural Review Board (ARB) prior to approval by the Planning and Zoning Commission.
- (3) Outdoor seating areas shall be permitted in conformance with the *Concept Pedestrian Centers* depicted in *Exhibit 'E'* of this ordinance.
- (4) The development of the *Subject Property* shall incorporate a private passive/active greenspace amenity that is generally in the same location as depicted in *Exhibit 'C'* of this ordinance and that generally conforms to the *Concept Passive/Active Greenspace Amenity* in *Exhibit 'F'* of this ordinance.
- (5) The pedestrian pathways provided adjacent to the southern property boundary shall be generally as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (6) Trails connecting to the adjacent residential subdivision shall generally be constructed as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

**SECTION 4.** The official zoning map of the City of Rockwall, Texas be corrected to reflect the changes in zoning described in this ordinance;

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>rd</sup> DAY OF JANUARY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 20, 2021

2<sup>nd</sup> Reading: January 3, 2022

**Exhibit 'A':**  
*Legal Description*

**BEING** a tract of land situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000011737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

**THENCE** with said east right-of-way line, North 14°18'59" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

**THENCE** departing said east right-of-way line, North 38°46'11" East, a distance of 387.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in a south line of Lot 8, Block D, Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

**THENCE** with the south line of said Lot 8, the following course and distances, to wit:

South 14°18'59" East, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;

North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 28;

**THENCE** with the south line of said Lot 28, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for a south corner of said Lot 28, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

**THENCE** South 0°02'44" West, passing at a distance of 101.33 feet the north west corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet the southwest corner of said Quail Run Fire Station, continuing with the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to a point for corner;

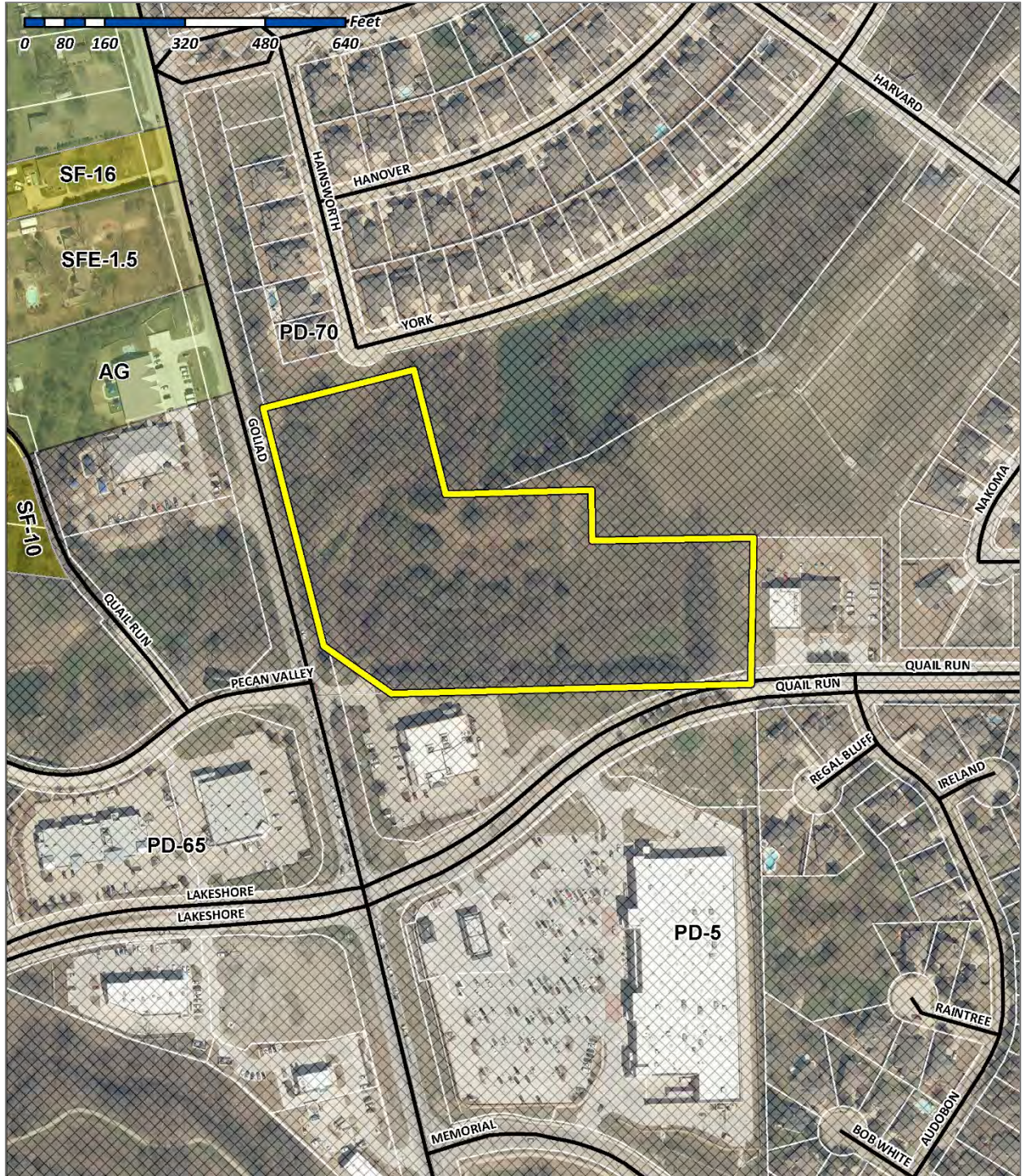
**THENCE** with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to a point for corner for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

**THENCE** with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-inch iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

**THENCE** departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 7.456 acres or 324797 square feet of land.

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

Exhibit 'B':  
Location Map





# Exhibit 'C': Concept Plan

**DuWest**  
DALLAS, TEXAS 75208  
4403 N. CENTRAL EXPY  
SUITE 200  
dwestrealty.com

**PROJECT INFORMATION**

**SITE AREA**  
OSR & RETAIL B & C PARCEL: 41.64 ACRES  
TOTAL: 48.69 ACRES

**BUILDING AREA**  
RETAIL A: 5,400 SF  
RETAIL B: 10,000 SF  
RETAIL C: 10,000 SF  
TOTAL: 25,400 SF

**PARKING SUMMARY**

| USE          | NO. REQUIRED | SPACES PROVIDED |
|--------------|--------------|-----------------|
| RETAIL A     | 1/250 SF     | 22              |
| RETAIL B & C | 1/100 SF     | 40              |
| TOTAL        |              | 142             |

**ZONING CLASSIFICATION**  
CITY OF ROCKWALL  
EXISTING ZONING: TRV  
REQUIRED ZONING: TRV

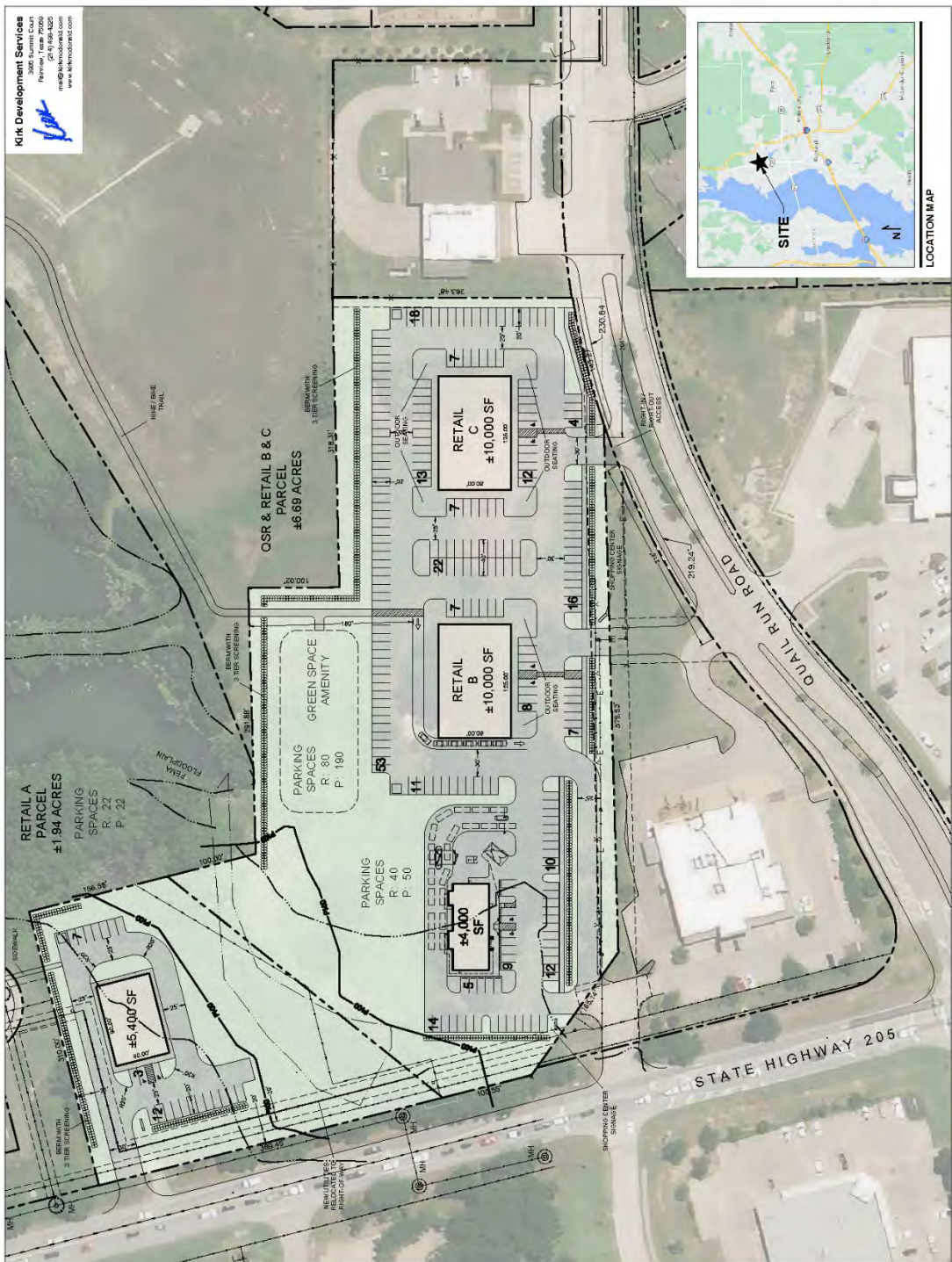
**PROJECT NOTES**  
1. THIS CONCEPT PLAN IS FOR INFORMATIONAL PURPOSES ONLY. THE CITY ENGINEER'S OFFICE WILL CONDUCT A PRELIMINARY REVIEW OF THE PLAN AND DETERMINE IF IT MEETS THE REQUIREMENTS OF THE ZONING ORDINANCE.  
2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.  
3. ALL CORNER CUTS AND DIMENSIONS SHALL BE SHOWN ON THE PROPOSED, AS-BUILT PLAN.

**DATE PREPARED:** 12/7/21  
**SCALE:** 1" = 20'

**ROCKWALL, TX**  
STATE HIGHWAY 201  
& QUAIL RUN

**SCALE 1"=20'**  
0 50 100 150

**SCHEME 20**  
Case Number (Z2021-048)



**Exhibit 'D':**  
*Concept Building Elevations*



**Exhibit 'E':**  
*Concept Pedestrian Centers*



**Exhibit 'F':**  
*Concept Passive/Active Greenspace Amenity*



CITY OF ROCKWALL

ORDINANCE NO. 22-02

SPECIFIC USE PERMIT NO. S-266

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 12-11 [S-094]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 12-11 [S-094]* 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 12-11*.

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and 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:

### 3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) The outside storage of tires or any other automotive parts shall be prohibited.
- (4) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
- (5) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
- (6) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (7) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (8) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

### 3.2. COMPLIANCE

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

- (1) Upon obtaining a *Certificate of Occupancy (CO)*, 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 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** 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 6.** 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 7.** 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 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>rd</sup> DAY OF JANUARY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

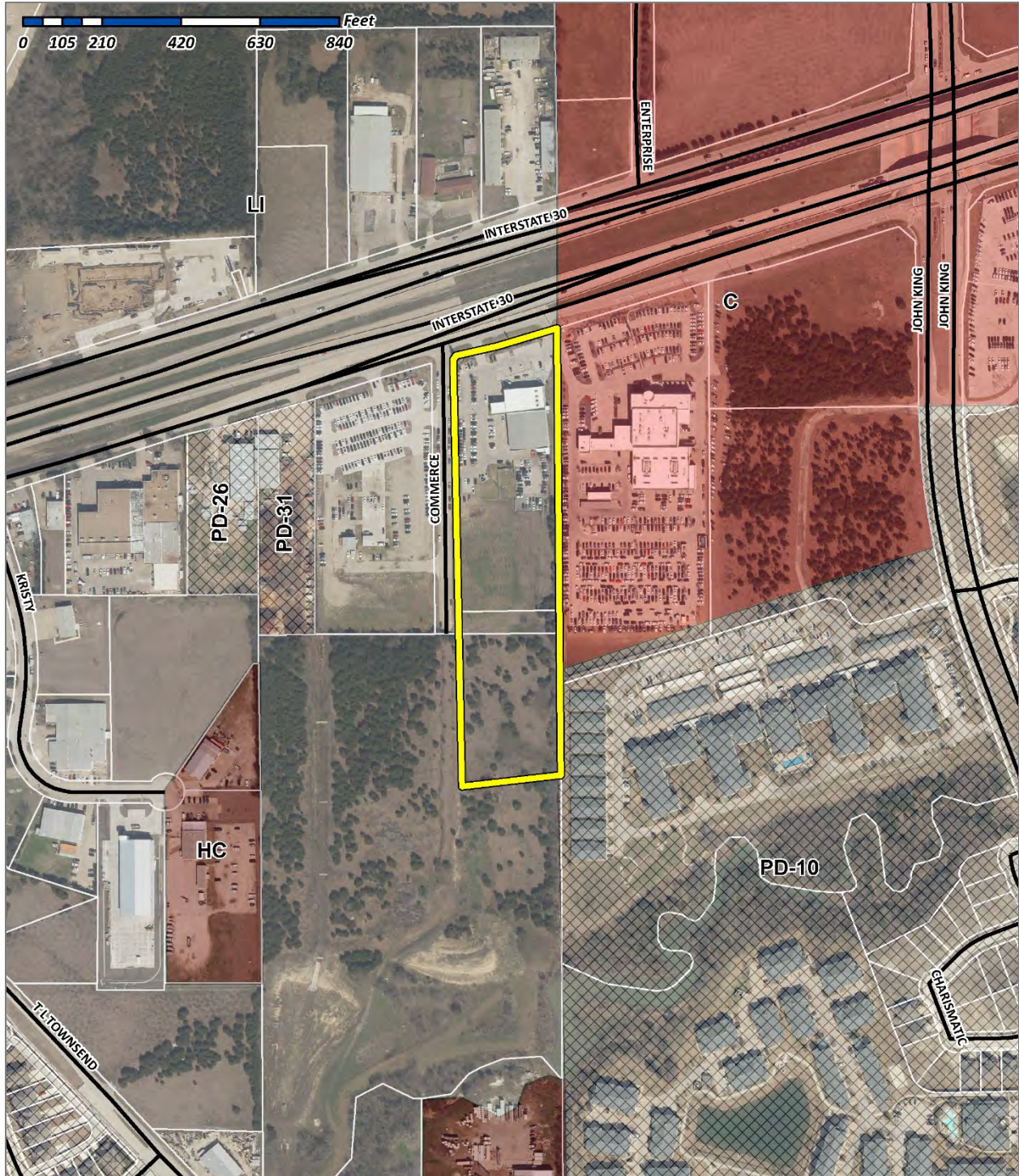
1<sup>st</sup> Reading: December 20, 2021

2<sup>nd</sup> Reading: January 3, 2022

**Exhibit 'A'**  
**Zoning Exhibit**

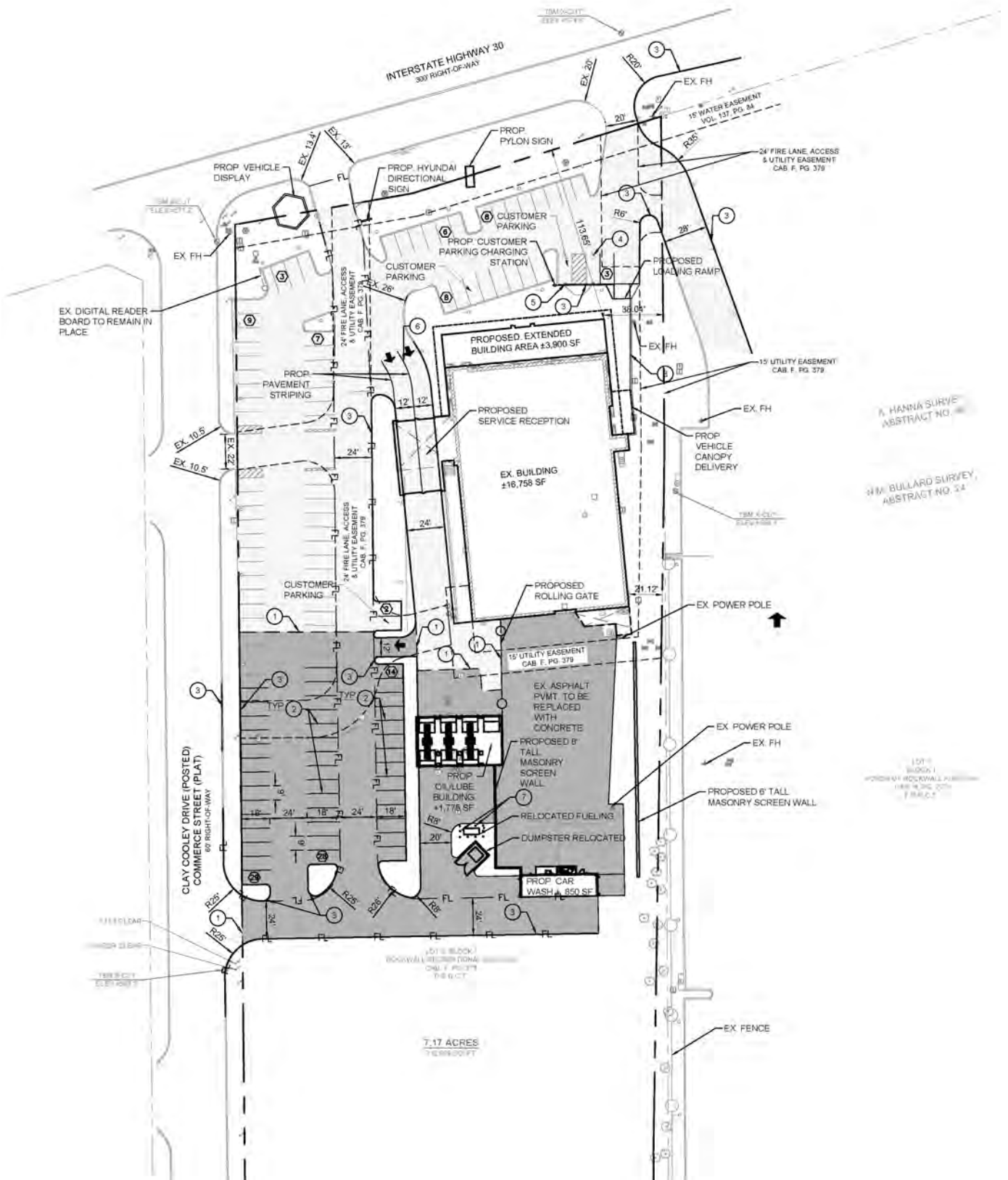
Address: 1540 E. IH-30

Legal Description: Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition





**Exhibit 'B':**  
*Site Plan*



# Exhibit 'C': Building Elevations



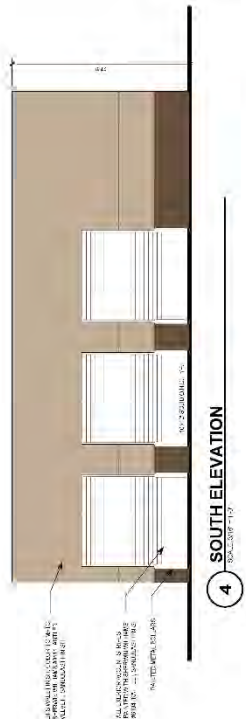
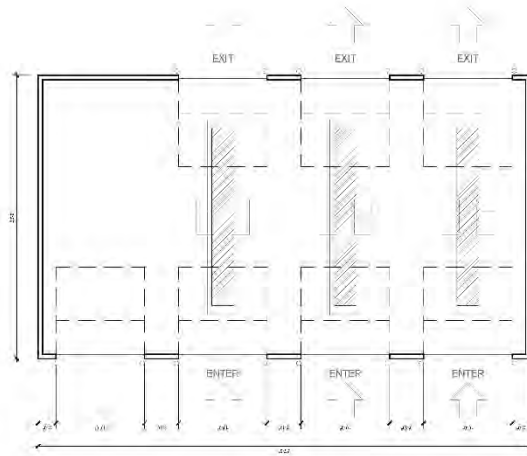
**INCOMPLETE CONSTRUCTION DOCUMENTS**  
THIS SET OF CONSTRUCTION DOCUMENTS IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE COMPLETENESS OF THESE DOCUMENTS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.

**HYUNDAI**  
CLAY COOLEY  
HYUNDAI ROCKWALL  
Oil Change Building

DATE: 08/14/2024  
DRAWN BY: J. H. [unreadable]  
CHECKED BY: [unreadable]  
SCALE: AS SHOWN

| FLOOR PLAN & EXTERIOR ELEVATIONS |                    |
|----------------------------------|--------------------|
| DATE                             | 2/10/24            |
| DESIGNER                         | J. H. [unreadable] |
| CHECKER                          | [unreadable]       |
| SCALE                            | AS SHOWN           |

**A4.01**



**1 FLOOR PLAN**  
Scale: 1/8" = 1'-0"







## MEMORANDUM

---

**TO:** Mary Smith, City Manager  
**CC:** Honorable Mayor and City Council  
**FROM:** Ryan Miller, Director of Planning and Zoning  
**DATE:** January 3, 2022  
**SUBJECT:** MASTER THOROUGHFARE PLAN (MTP) UPDATE

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### Attachments

Memorandum

Professional Engineering Services Contract

### Summary/Background Information

Consider authorizing the City Manager to enter into a contract for Professional Engineering Services with Freese and Nichols, Inc. in the amount of \$62,350.00 to perform a comprehensive update of the City's Master Thoroughfare Plan (MTP), and take any action necessary.

### Action Needed

The City Council is being asked to consider directing the City Manager to enter into a contract for the comprehensive update of the City's Master Thoroughfare Plan (MTP) with Freese and Nichols, Inc. in an amount not to exceed \$62,350.00.



**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*  
Amy Williams, *Director of Public Works and City Engineer*

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

**DATE:** January 3, 2022

**SUBJECT:** Master Thoroughfare Plan (MTP) Update

---

The last update to the Master Thoroughfare Plan (MTP) was adopted with the OURHometown Vision 2040 Comprehensive Plan in 2019. This update codified the changes made to the County's Master Thoroughfare Plan (MTP) and ensured that the County and City's plans conformed. In addition to this update, minor updates of the MTP have been adopted in 2016, 2018, 2019 & 2020; however, a systemwide update of the City's MTP has not been performed since prior to 2012. Based on this, staff has requested Freese and Nichols, Inc. provide a proposal for professional engineering services for a comprehensive update of the City's MTP. Staff should note that the proposed update of the City's MTP was approved in the amount of \$100,000.00 within the Engineering Consulting Budget of the 2021-2022 City Budget. Staff requests the City Council consider directing the City Manager to enter into a contract for the comprehensive update of the City's MTP with Freese and Nichols, Inc. in an amount not to exceed \$62,350.00. Attached to this memorandum is the contract for professional engineering services. Should the City Council have any questions staff will be available at the January 3, 2022 City Council meeting.

STATE OF TEXAS



COUNTY OF ROCKWALL



**PROFESSIONAL ENGINEERING SERVICES CONTRACT**

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas (“CITY”), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Freese and Nichols, Inc., (“ENGINEER”), located at 2711 N. Haskell Ave., Suite 3300 Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for Thoroughfare Plan Update project.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment “A” and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment “A”.

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be an annual amount not to exceed Sixty-Two Thousand Three Hundred Fifty dollars (\$62,350.00) and billed as a *lump sum* basis. Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment “B”. In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer’s obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases,



computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory  
Employer's Liability – \$100,000  
Bodily Injury by Disease - \$500,000 (policy limits)  
Bodily Injury by Disease - \$100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

\$2,000,000 General aggregate limit  
  
\$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence  
  
\$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars (\$1,000,000) annual aggregate, on a claims made basis, as long as reasonably available under standard policies.

7. INDEMNIFICATION

**ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT**

**COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.**

**ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS (\$1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.**

8. Addresses for Notices and Communications

**CITY**

**Amy Williams, P.E.**

**Director of Public Works/City Engineer**

City of Rockwall

385 S. Goliad Street

Rockwall, Texas 75087

**ENGINEER**

Freese and Nichols, Inc.

2711 N. Haskell Ave., Suite 3300

Dallas, TX 75204

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between CITY and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

**Engineer**, at such times and in such forms as CITY may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish CITY periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this \_\_\_\_ day of \_\_\_\_\_ 2021.

Freese and Nichols, Inc.

By: \_\_\_\_\_  
Edmund Haas, AICP  
Vice President, Transportation Planning Manager

EXECUTED in triplicate originals on this \_\_\_\_ day of \_\_\_\_\_ 2021.

ATTEST:

City of Rockwall, Texas

\_\_\_\_\_  
Mary Smith  
City Manager

# **ATTACHMENT “A”**

## **Scope of Service**

See Separate Document for Template

## **Scope of Services**

### **Thoroughfare Plan Update**

### **City of Rockwall**

#### Task A: Issues Identification and Confirmation

FNI will conduct meetings with the City to identify issues and areas of concern for analysis of the thoroughfare network. Emphasis will be placed on retaining, to the extent possible, the existing planned roadway system and its ability to accommodate travel forecasts through 2045. Data from the NCTCOG model will be used as the primary analysis tool for this planning update.

#### Task A.1 – Workshop

Conduct one work session with the City to identify issues areas, connectivity concerns, and safety/mobility needs of the existing thoroughfare plan network in conjunction with the project kick-off meeting (Task E.1). The meeting will also identify key growth areas, future areas of growth, major employers, and other traffic generators potentially affecting the future network.

#### Task A.2 – Virtual Meetings

Conduct up to three (3) virtual meetings with city staff at key decision points within the study and provide an opportunity for city staff to provide guidance on thoroughfare plan development. Additional meetings may also be conducted on an as-needed basis.

#### Task B: Thoroughfare Network Assessment

FNI will use available data from the NCTCOG Regional Travel Demand Model to assess future network needs and determine if the current thoroughfare plan network has sufficient capacity to accommodate future travel demand. NCTCOG's travel demand model provides a high-level assessment of the region's roadway network. Fiscally constrained highway, arterial, and collector facilities will be included in the network, particularly if they are of regional significance.

#### Task B.1 – Demographics Review

FNI will review NCTCOG's latest (2045) travel demand model to assess the implications of complete buildout of the City of Rockwall on the planned thoroughfare network. FNI will review of the City of Rockwall's buildout demographics and those from the (ten-year) impact fee program and verify major shifts in population, households, and employment. The buildout demographic dataset will be revised and restructured into TSZ format (as required) for submission to NCTCOG for incorporation into their travel demand modeling process. FNI will meet with NCTCOG to review forecast outputs and identify any issues of concerns.

#### Task B.2 – Network Review

The existing NCTCOG 2045 roadway network will be compared to the existing Rockwall Thoroughfare plan and be revised if required. This new network will be run as a capacity constrained network with the buildout demographics to create a baseline network to assess the appropriateness of the existing thoroughfare plan and from which to develop additional scenarios. An additional unconstrained capacity

model run, to be prepared by NCTCOG, will be conducted using the same network and demographic dataset to identify travel desire lines and potential network connections.

#### Task B.3 – Scenario Analysis

From these baseline networks, two (2) scenarios will be developed to assess the appropriate level of roadway right-sizing. The initial scenario will assess the impact of the existing thoroughfare plan with nominal roadway capacity increases based on a conservative approach to roadway right-sizing. The second scenario will assess the impact of a more aggressive rightsizing for roadway capacity. The purpose and design of these scenarios is subject to revision at the discretion of the City of Rockwall. FNI will rely on technical assistance from NCTCOG. The City may be required to request this technical assistance. Requests for additional scenarios will be as an additional service.

By comparing the baseline to these scenarios, a determination on the ability of the existing thoroughfare plan to accommodate future travel demand will be made. If shortfalls in capacity are identified, additional network modifications will be presented for staff consideration and comment.

#### Task B.4 – Roadway Right-Sizing

The FNI project team will utilize travel forecast data developed in Tasks B.2 and B.3 from NCTCOG travel demand model outputs for use in determining the appropriate level of roadway lane sizing to facilitate vehicular traffic, optimizing right-of-way while supporting an efficient, effective, and reliable roadway network. Network needs will be based on peak hour analyses.

#### Task C: Thoroughfare Plan and Functional Street Classifications

##### Task C.1 – Review of Roadway Design Classifications

FNI will review existing network functional classifications as defined in the current thoroughfare plan and assess their appropriateness to facilitate long-term mobility needs. If required, roadway functional classes will be revised and presented to the City for comment prior to being considered for incorporation.

##### Task C.2 – Roadway Cross Sections

Roadway cross sections will be reviewed by FNI for any recommended changes.

#### Task D: Reports and Products

##### Task D.1 – Technical Memorandum

A short technical memorandum will be developed, highlighting the analysis process, key observations, and proposed thoroughfare plan modifications. All documents will be prepared using Microsoft Word software. Submittals to the City of Rockwall will be made via PDF electronic file format.

##### Task D.2 – GIS Files

All mapping will be created using ESRI ArcGIS software and an electronic copy of the final thoroughfare plan will be provided to the City of Rockwall in ESRI shapefile format and/or map packages as appropriate.



### Task D.3 – Final Presentation

A presentation on the thoroughfare plan update and findings will be developed and presented to the City Council and/or City Staff.

### Task E: Project Management

This task involves project management, coordination, and meetings to support the project development process.

#### Task E.1 – Project Kick-off Meeting

At the outset of the project, an in-person project kick-off meeting will be held to define points of contact, project schedule, identify initial project needs and data sources, and discuss the methodological approach to the project. Meeting minutes will be prepared and disseminated to the team. This meeting will be in conjunction with the issues identification meeting identified in Task A.1.

#### Task E.2 - City Staff Bi-Weekly Project Meetings

The FNI project team will hold short, informal (5-10 minute) virtual bi-weekly meetings with City Staff to be informed of project progress and identify and resolve any issues. Individual meetings may be rescheduled or cancelled at the mutual consent of City Staff and FNI.

#### Task E.3 - Monthly Reports

FNI will prepare a project schedule and use such schedule for the preparation of monthly progress reports that will be submitted with invoicing. Invoices for all work completed during the period will be submitted for work performed by FNI. Monthly progress reports will include:

- a. A standard invoice form (in accordance with City requirements)
- b. Activities, ongoing or completed, and any technical decisions made during the reporting period;
- c. Activities planned for the following reporting period;
- d. Problems encountered and actions to remedy them; and
- e. Status, including a tabulation of percent complete by the Work Authorizations Deliverable List, and detailed project schedule illustrating study progress.

#### Task E.4 - Quality Assurance / Quality Control

FNI will provide continuous quality assurance and quality control throughout the duration of the study. The Project Manager will also participate in Freese and Nichols internal periodic QA/QC meetings, in which the project is reviewed by Company leadership to ensure adherence to quality control standards and delivery of quality products to the client.

#### Task E.5 – Project Closeout

The FNI team will have a short virtual meeting at project closeout to ensure that all deliverables were received by the city and that any final issues are resolved. Additional follow-on work may also be discussed.

Fee:

The fee for the update of the Thoroughfare Plan will be a lump sum of \$62,350. We are ready to initiate contract documents upon approval of project scoping.

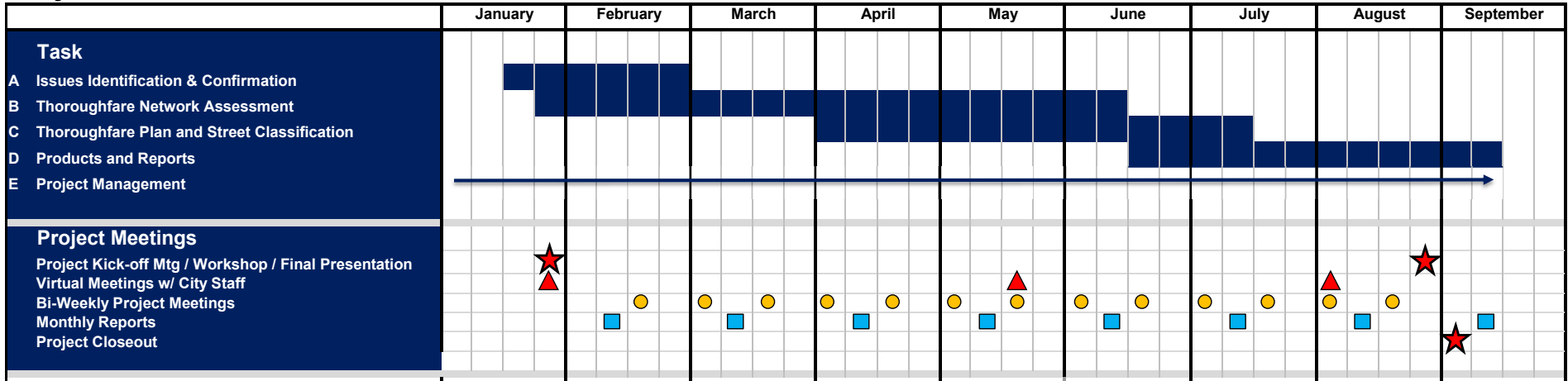
# **ATTACHMENT “B”**

## **Project Schedule**

Project Schedule shall either be a Gantt/Bar Chart/or list Table of Critical Project Tasks and dates

# City of Rockwall Thoroughfare Plan Update Project Schedule

December 13, 2021



# ATTACHMENT “C”

## Sub-Consultants

Sub-Consultant work is not anticipated based on the scope of services for this project.

*Or*

**1. Sub-Consultant:**

Company Name: \_\_\_\_\_  
Services of the Scope Being Provided: Geotechnical  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**2. Sub-Consultant:**

Company Name: \_\_\_\_\_  
Services of the Scope Being Provided: Design Survey/ROW/Easement Docs  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**3. Sub-Consultant:**

Company Name: \_\_\_\_\_  
Services of the Scope Being Provided: Traffic Analysis  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**4. Sub-Consultant:**

Company Name: \_\_\_\_\_  
Services of the Scope Being Provided: Subsurface Utility Engineering (S.U.E.)  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**5. Sub-Consultant:**

Company Name: \_\_\_\_\_  
Services of the Scope Being Provided: Pipeline TV Services  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**6. Sub-Consultant:**

Company Name: \_\_\_\_\_  
Services of the Scope Being Provided: ROW Negotiation and Acquisition  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_



## MEMORANDUM

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**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** January 3, 2022

**SUBJECT:** P2021-065; REPLAT FOR LOT 7, BLOCK A, SHARP ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Replat  
Closure Report

### Summary/Background Information

Consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a *Replat* for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Replat*.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Mayor and City Council  
**DATE:** January 3, 2022  
**APPLICANT:** Terri Bedford; *A. J. Bedford Group*  
**CASE NUMBER:** P2021-065; *Replat for Lot 7, Block A, Sharp Addition*

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### SUMMARY

Consider a request by Terri Bedford of A. J. Bedford Group, Inc. on behalf of Ray LaVigne of Agree L. P. for the approval of a Replat for Lot 7, Block A, Sharp Addition being a 3.212-acre parcel of land identified as Lot 6, Block A, Sharp Addition, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2582 SH-276, and take any action necessary.

### PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 3.212-acre parcel of land (*i.e. Lot 6, Block A, Sharp Addition*) into one (1) lot (*i.e. Lot 7, Block A, Sharp Addition*) for the purpose of adding and abandoning easements. Currently, the subject property has a 15,000 SF *Rental Store with Outside Storage* situated on it. The subject property is zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses.
- The subject property was annexed [*i.e. Case No. A1997-001*] -- along with the rest of the land area that makes up *Planned Development District 46 (PD-46)* -- by the City Council on July 21, 1997 by *Ordinance No. 97-14*. On March 1, 1999, the City Council approved a zoning change [*i.e. Case No. PZ1998-087-01*] from an Agricultural (AG) District to Planning Development District 46 (PD-46) [*Ordinance No. 99-05*]. This zoning change assigned an underlying zoning of Commercial (C) District for the area, establishing a legally non-conforming land use for all properties within this Planned Development District (PD-46). On November 4, 2014, staff approved an administrative site plan [*i.e. Case No. SP2014-028*] for a *Rental Store with Outside Storage (i.e. Sunbelt Rentals)* on the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 7, Block A, Sharp Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

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

**PLANNING AND ZONING COMMISSION**

On December 28, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* with the conditions of approval by a vote of 5-0, with Commissioners Womble and Welch absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-005

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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: 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.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2582 HWY276 RD ROCKWALL, TX  
 SUBDIVISION SHARP ADDITION LOT 6 BLOCK A  
 GENERAL LOCATION NORTH OF SH 276 AND SOUTH OF SPRINGER ROAD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD 46 CURRENT USE STORAGE WAREHOUSE  
 PROPOSED ZONING PD 46 PROPOSED USE STORAGE WAREHOUSE  
 ACREAGE 3.212 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]

|   |   |
|---|---|
| <input type="checkbox"/> OWNER <u>Agree Limited Partnership</u> | <input type="checkbox"/> APPLICANT A.J. BEDFORD GROUP, INC. |
| CONTACT PERSON <u>Ray LaVigne</u>                               | CONTACT PERSON TERRI BEDFORD                                |
| ADDRESS <u>70 East Long Lake Rd</u>                             | ADDRESS 301 N. ALAMO ROAD                                   |
| CITY, STATE & ZIP <u>Bloomfield Hills, MI 48304</u>             | CITY, STATE & ZIP ROCKWALL, TX 75087                        |
| PHONE <u>248 480 0257</u>                                       | PHONE 972-722-0225 X100                                     |
| E-MAIL <u>RLAVIGNE@AGREEREALTY.COM</u>                          | E-MAIL <u>terri@ajbedfordgroup.com</u>                      |

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Danielle Spehar [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 \$ 365.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF December, 2021. 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 13<sup>th</sup> DAY OF December, 2021.

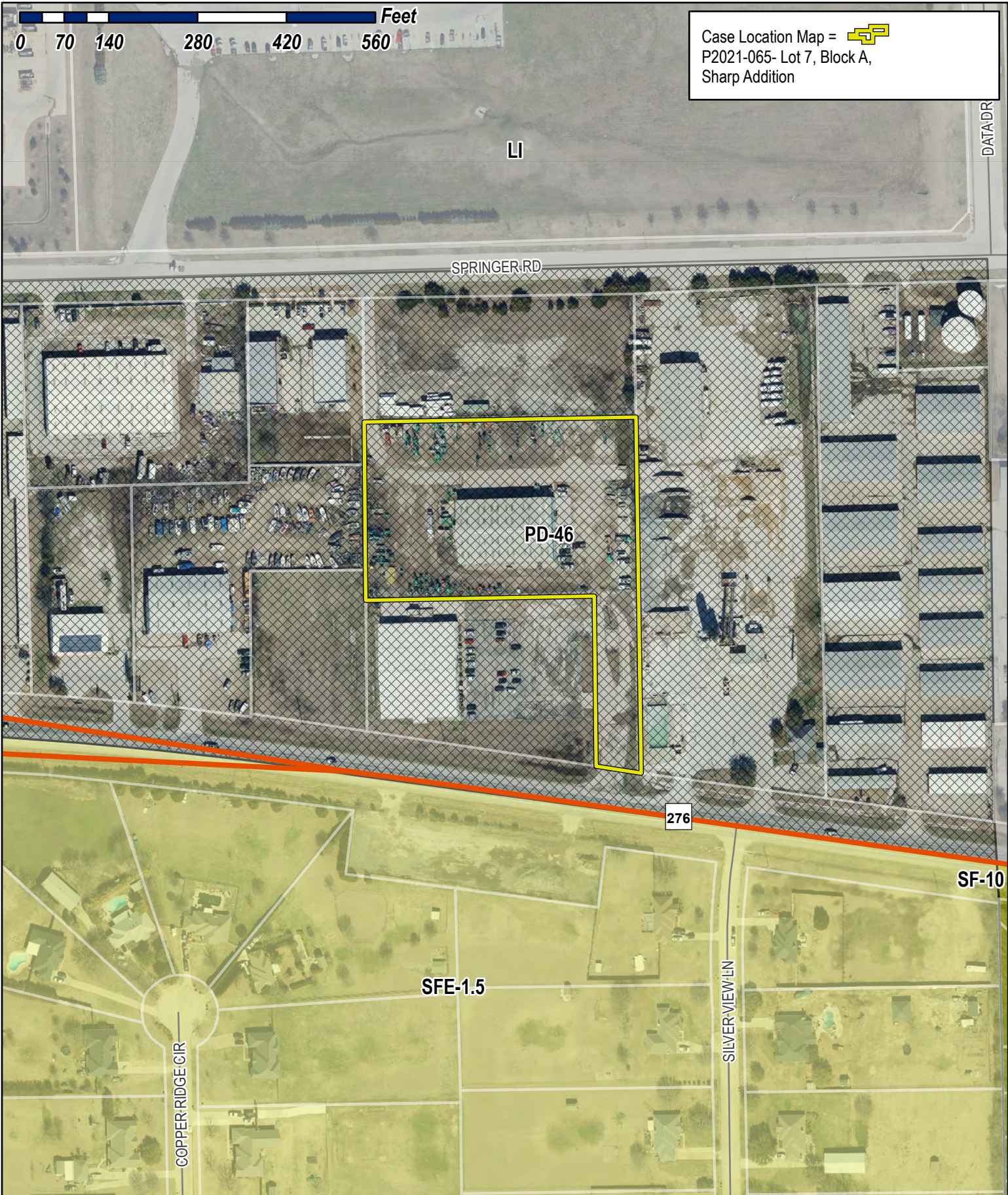
OWNER'S SIGNATURE


Danielle Spehar Authorized Representative

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Susan M. Moore  
Michigan

SUSAN M. MOORE  
 Notary Public, State of Michigan  
 County of Macomb  
 My Commission Expires Oct. 07, 2022  
 Acting in the County of Oakland  
 MY COMMISSION EXPIRES Oct. 7, 2022



Case Location Map =   
 P2021-065- Lot 7, Block A,  
 Sharp Addition

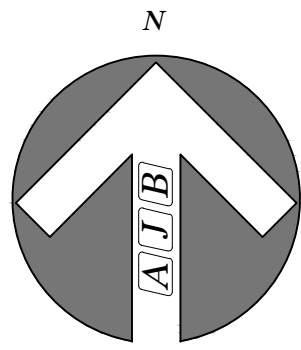


# City of Rockwall

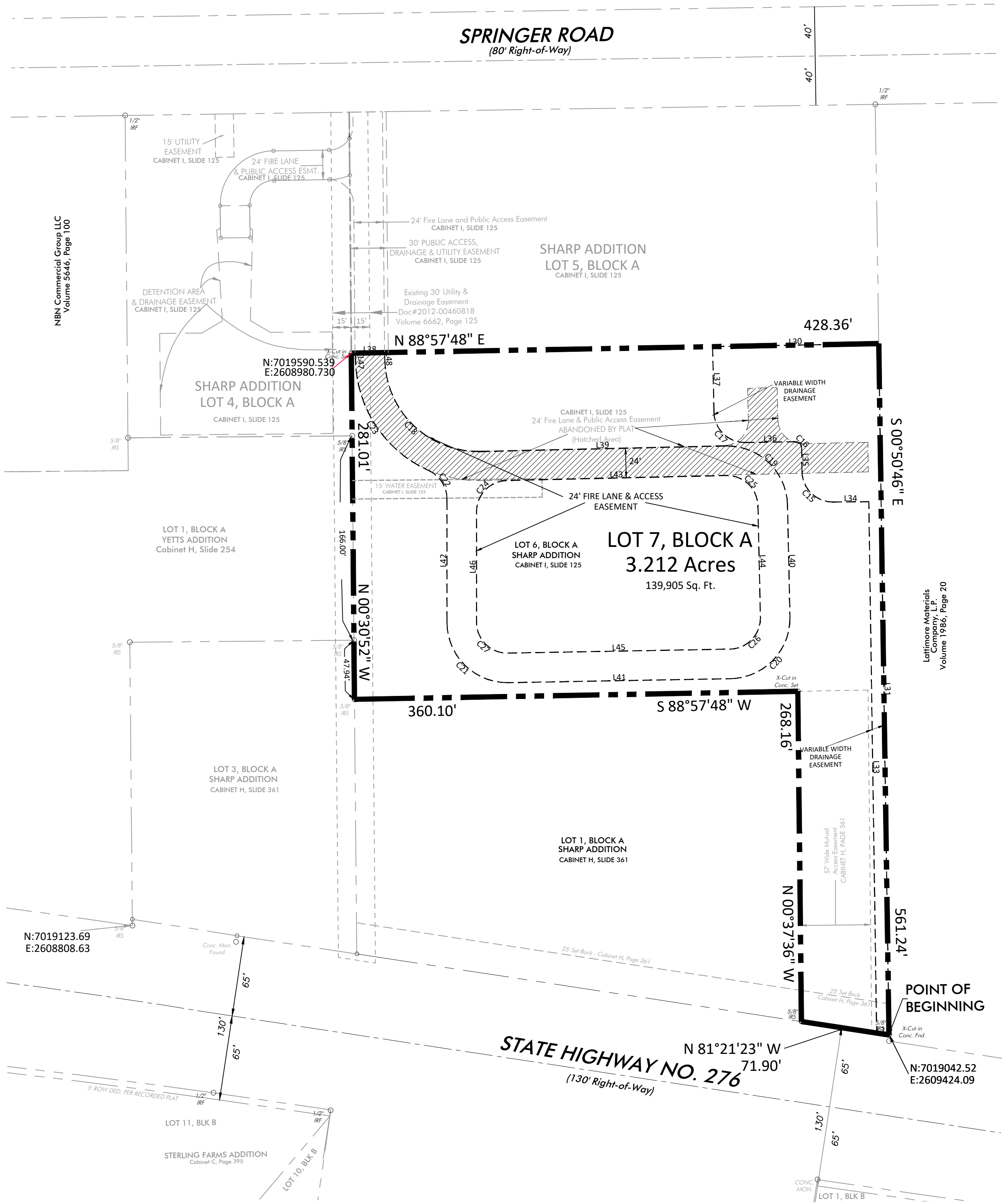
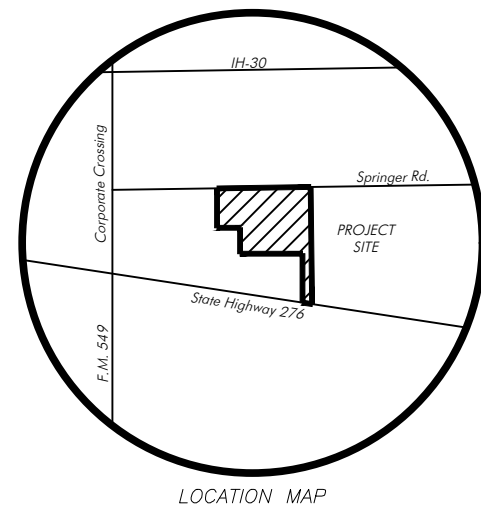
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





0' 30' 60' 120'  
SCALE: 1" = 60'



| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C15   | 89°47'45"   | 25.00'  | 39.18'     | N 45°44'39" W | 35.29'       |
| C16   | 89°59'41"   | 5.00'   | 7.85'      | N 45°50'46" W | 7.07'        |
| C17   | 90°11'33"   | 25.00'  | 39.35'     | N 46°27'26" W | 35.41'       |
| C18   | 90°59'46"   | 76.00'  | 120.70'    | S 46°00'45" E | 108.41'      |
| C19   | 90°03'21"   | 49.00'  | 77.02'     | S 46°16'47" E | 69.33'       |
| C20   | 90°13'38"   | 49.00'  | 77.16'     | S 43°51'43" W | 69.43'       |
| C21   | 91°01'30"   | 49.00'  | 77.85'     | N 45°30'43" W | 69.91'       |
| C22   | 66°01'47"   | 25.00'  | 28.81'     | N 33°00'51" W | 27.24'       |
| C23   | 65°30'52"   | 100.00' | 114.34'    | N 33°16'19" W | 108.22'      |
| C24   | 88°41'31"   | 25.00'  | 38.70'     | S 44°20'48" W | 34.95'       |
| C25   | 90°03'21"   | 25.00'  | 39.29'     | N 46°16'47" W | 35.37'       |
| C26   | 90°13'38"   | 25.00'  | 39.37'     | N 43°51'43" E | 35.43'       |
| C27   | 91°01'30"   | 25.00'  | 39.72'     | S 45°30'43" E | 35.67'       |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L30  | N 88°57'48" E | 134.98'  |
| L31  | S 00°50'46" E | 561.24'  |
| L32  | N 81°21'23" W | 10.14'   |
| L33  | N 00°50'46" W | 431.37'  |
| L34  | S 89°29'48" W | 28.98'   |
| L35  | N 00°50'46" W | 19.37'   |
| L36  | S 89°09'24" W | 40.46'   |
| L37  | N 01°11'15" W | 53.44'   |
| L38  | N 88°57'48" E | 23.72'   |
| L39  | N 88°41'33" E | 198.09'  |
| L40  | S 01°15'06" E | 90.96'   |
| L41  | S 88°58'32" W | 180.55'  |
| L42  | N 00°00'02" E | 100.37'  |
| L43  | S 88°41'33" W | 178.58'  |
| L44  | N 01°15'06" E | 90.96'   |
| L45  | N 88°58'32" E | 180.55'  |
| L46  | S 00°00'02" W | 90.09'   |
| L47  | N 00°30'52" E | 4.85'    |
| L48  | S 00°30'52" E | 5.07'    |

Notes:  
Basis of Bearings: Bearings are based on the Replat of Sharp Addition recorded in Cabinet I, Slide 125, Plat Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0045L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

|            |   |
|------------|---|
| IRF        | Iron Rod Found                                    |
| IRS        | Iron Rod Set                                      |
| Conc. Mon. | Concrete Monument                                 |
| OPRRECT    | Official Public Records of Rockwall County, Texas |
| DRRECT     | Deed Records of Rockwall County, Texas            |

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS AND ABANDON EASEMENT.

CASE NO. P

REPLAT  
SHARP ADDITION  
LOT 7, BLOCK A  
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF SHARP ADDITION RECORDED IN CABINET I, SLIDE 125 SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP  
70 EAST LONG LAKE  
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING GROUP  
1405 W. Chapman  
Sanger, Texas 76266  
MKhalaf@eikoncg.com  
940-458-7503

Scale: 1" = 60'  
Date: November 11, 2021  
Technician: Bedford  
Drawn By: Bedford

Checked By: F.R. Owens  
P.C.: D. Cryer  
File: SHARP ADDITION REPLAT LOT 7  
Job. No. 533-001-LOT 7  
TBPLS Reg. #10118200

301 N. Alamo Road \* Rockwall, Texas 75087  
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:  
1  
Of: 2



N:\ALL FILES\SHARP\PLATTING\2021 REPLAT\SHARP ADDITION REPLAT LOT 7.dwg, Plat Sh-1, 11/12/2021 9:02:41 AM

OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS AGREE LIMITED PARTNERSHIP is the owner of a 3.212 acre tract of land situated in the J.A. Ramsey Survey, Abstract Number 186 in the City of Rockwall, Rockwall County, Texas, being all of Lot 6, Block A of Sharp Addition an addition to the City of Rockwall according to the plat recorded in Cabinet I, Slide 125, Plat Records Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the north line of State Highway No. 276 (130 feet wide right of way) and being the northeast corner of a 5 feet wide right of way dedication recorded in Cabinet H, Page 361 (PRRCT);

THENCE along the north line of said State Highway 276 and said 5 feet wide right of way dedication, NORTH 81°21'23" WEST a distance of 71.90 feet to a 5/8 inch iron rod found for corner and being the southeast corner of Lot 1, Block A of said Sharp Addition;

THENCE along the east line of said Lot 1, NORTH 00°37'36" WEST a distance of 268.16 feet to a x-cut in concrete found for corner;

THENCE along the north line of said Lot 1, SOUTH 88°57'48" WEST a distance of 360.10 feet to a 5/8 inch iron rod found in the east line of Lot 3, Block A of said Sharp Addition;

THENCE along the east line of said Lot 3, NORTH 00°30'52" WEST a passing distance of 47.94 feet to a 5/8 inch iron rod found for the southeast corner of Lot 1, Block A of Yetts Addition an addition to the City of Rockwall according to the plat recorded in Cabinet H, Page 254 (PRRCT) and continuing along the common line of said Lot 6 and said east line of said Lot 1, Block A of Yetts Addition, NORTH 00°30'52" WEST a passing distance of 166.00 feet to a 5/8 inch iron rod found for the southeast corner of Lot 4, Block A of said Sharp Addition and in all a total distance of 281.01 feet to the northwest corner of said Lot 6 and being the southwest corner of Lot 5 of said Sharp Addition;

THENCE along the common line of said Lot 6 and said Lot 5, NORTH 88°57'48" EAST a distance of 428.36 feet to a 5/8 inch iron rod found for the northeast corner of said Lot 6 and being located in the west line of a tract of land to Lattimore Materials Company, L.P. tract per Deed recorded in Volume 1986, Page 20, Deed Records, Rockwall County, Texas.

THENCE continuing along the east line of said Lattimore Materials Company, L.P. tract and said Lot 6, SOUTH 00°50'46" EAST a distance of 561.24 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.212 acres or 139,905 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I the undersigned owner of the land shown on this plat, and designated herein as the SHARP ADDITION, LOT 7 BLOCK A to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the SHARP ADDITION, LOT 7, BLOCK A 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 I may have as a result of the dedication of exactions made herein.

AGREE LIMITED PARTNERSHIP, LP - OWNER

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

Signature of Party With Mortgage or Lien Interest

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2021.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Mayor, City of Rockwall City Secretary

City Engineer

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

CASE NO. P

REPLAT
SHARP ADDITION
LOT 7, BLOCK A
3.212 ACRES

BEING A REPLAT OF LOT 6, BLOCK A OF
SHARP ADDITION RECORDED IN CABINET I, SLIDE 125
SITUATED IN THE J. A. RAMSEY SURVEY ABSTRACT NO. 186
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: AGREE LIMITED PARTNERSHIP
70 EAST LONG LAKE
BLOOMFIELD HILLS, MI 78304

EIKON CONSULTING
GROUP
1405 W. Chapman
Sanger, Texas 76266
MKhalaf@eikoncg.com
940-458-7503

Scale: 1" = 60'
Date: November 11, 2021
Technician: Bedford
Drawn By: Bedford

Checked By: F.R. Owens
P.C.: D. Cryer
File: SHARP ADDITION REPLAT LOT 7
Job. No. 533-001-LOT 7
TBPLS Reg. #10118200

301 N. Alamo Road \* Rockwall, Texas 75087
(972) 722-0225 / www.ajbedfordgroup.com / ajb@ajbedfordgroup.com

Sheet:
2
Of: 2



| Northing    | Easting     | Bearing       | Distance |
|-------------|-------------|---------------|----------|
| 6986928.627 | 2695685.075 | S 00°50'46" E | 561.243  |
| 6986367.445 | 2695693.363 | N 81°21'23" W | 71.900   |
| 6986378.251 | 2695622.280 | N 00°37'36" W | 268.157  |
| 6986646.391 | 2695619.348 | S 88°57'48" W | 360.100  |
| 6986639.877 | 2695259.307 | N 00°30'52" W | 281.012  |
| 6986920.877 | 2695256.784 | N 88°57'48" E | 428.362  |
| 6986928.627 | 2695685.075 |               |          |

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E  
Closure Precision> 1 in 4232201813848.7 Total Distance> 1970.773  
Polyline Area: 139905 sq ft, 3.2118 acres



## MEMORANDUM

---

**TO:** Mary Smith, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** January 3, 2022

**SUBJECT:** P2021-066; REPLAT FOR LOT 13, BLOCK C, RIDGECREST ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Replat

### Summary/Background Information

Consider a request by Corwin Finch of Corwin Engineering, Inc. on behalf of Christy & Willard Hester for the approval of a *Replat* for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 12, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with conditions, or deny the proposed *Replat*.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** January 3, 2022  
**APPLICANT:** Chase Finch, *Corwin Engineering*  
**SUBJECT:** P2021-066; *Replat for Lot 13, Block C, Ridgecrest Addition*

---

### SUMMARY

Consider a request by Corwin Finch of Corwin Engineering, Inc. on behalf of Christy & Willard Hester for the approval of a Replat for Lot 13, Block C, Ridgecrest Addition being a 0.503-acre parcel of land identified as Lot 12, Block C, Ridgecrest Addition, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

### PLAT INFORMATION

- The applicant is requesting approval of a Replat for a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition for the purpose of revising the rear lot line of Lot 12, Block C, Ridgecrest Addition.
- On June 6, 2016, the City Council approved Planned Development District 81 (PD-81), which allowed a 45-lot residential subdivision -- *adhering to the Single Family 10 (SF-10) District land uses and development standards* -- on the subject property. On June 20, 2016, the City Council concurrently approved a *Preliminary Plat* and *Master Plat/Open Space Plan* [i.e. Case No.'s P2016-028 & P2016-029] for the subject property. Following this approval, on October 21, 2016, the City Council approved a *Final Plat* [i.e. Case No. P2016-045] for the subdivision. This established the subject property as Lot 1, Block C, Ridgecrest Addition. On December 30, 2019, the Planning and Zoning Commission approved a variance [i.e. Case No. MIS2019-017] for a wood fence on the subject property. On January 21, 2020, the City Council approved a replat [i.e. Case No. P2020-001] of Lot 1, Block C, Ridgecrest Addition and establishing Lot 12, Block C, Ridgecrest Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 13, Block C, Ridgecrest Addition, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans;

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

**PLANNING AND ZONING COMMISSION**

On December 28, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* with the conditions of approval by a vote of 5-0, with Commissioners Womble and Welch absent.





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. P2021-066

**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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

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

**ZONING APPLICATION FEES:**

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

**OTHER APPLICATION FEES:**

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

**NOTES:**

<sup>1</sup>: 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.  
<sup>2</sup>: 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 405 Fox Hollow Dr.

SUBDIVISION Ridgecrest

LOT 1 BLOCK C

GENERAL LOCATION NEC of Fox Hollow Dr. and Airport Rd.

**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**

CURRENT ZONING PD-81

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE 0.503

LOTS [CURRENT]

1

LOTS [PROPOSED]

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

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

OWNER Willard & Christy Hester

APPLICANT Corwin Engineering, Inc.

CONTACT PERSON Christy Hester

CONTACT PERSON Chase Finch

ADDRESS 405 Fox Hollow

ADDRESS 200 W. Belmont, Ste. E

CITY, STATE & ZIP Rockwall, Tx 75087

CITY, STATE & ZIP Allen, Tx 75013

PHONE 972-279-6571

PHONE 972-396-1200

E-MAIL christy@tedlyon.com

E-MAIL cfinch@corwinengineering.com

**NOTARY VERIFICATION [REQUIRED]**

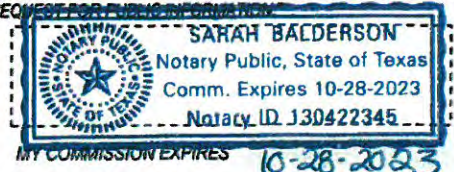
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Christy Hester [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

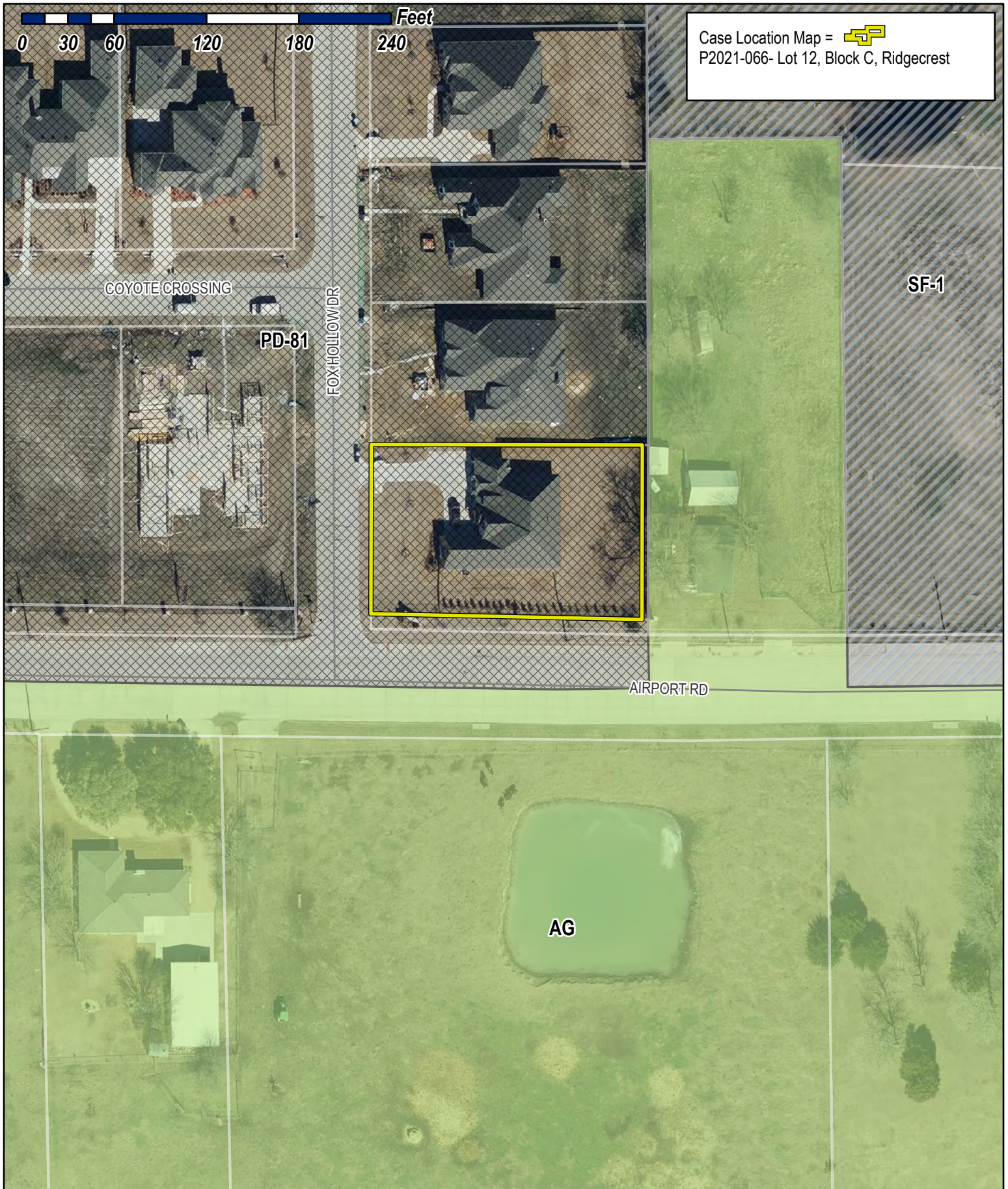
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10<sup>th</sup> DAY OF December, 20 21. BY SIGNING 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 10<sup>th</sup> DAY OF December, 20 21

OWNER'S SIGNATURE Christy Hester

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sarah Balderson





# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(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.



**OWNER'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the LOT 1 BLOCK C out of RIDGECREST, 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. We further certify that all other parties who have a mortgage or lien interest in LOT 1 BLOCK C out of RIDGECREST, subdivision have been notified and signed this plat.

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

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- The detention drainage system is to be maintained, repaired and owned by the subdivision/HOA. The drainage easements shall be maintained, repaired, and replaced to approved plan conditions by the subdivision/HOA.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

WILLARD HESTER

CHRISTY HESTER

RIDGECREST HOMEOWNES ASSOCIATION, INC.

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared WILLARD HESTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared CHRISTY HESTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

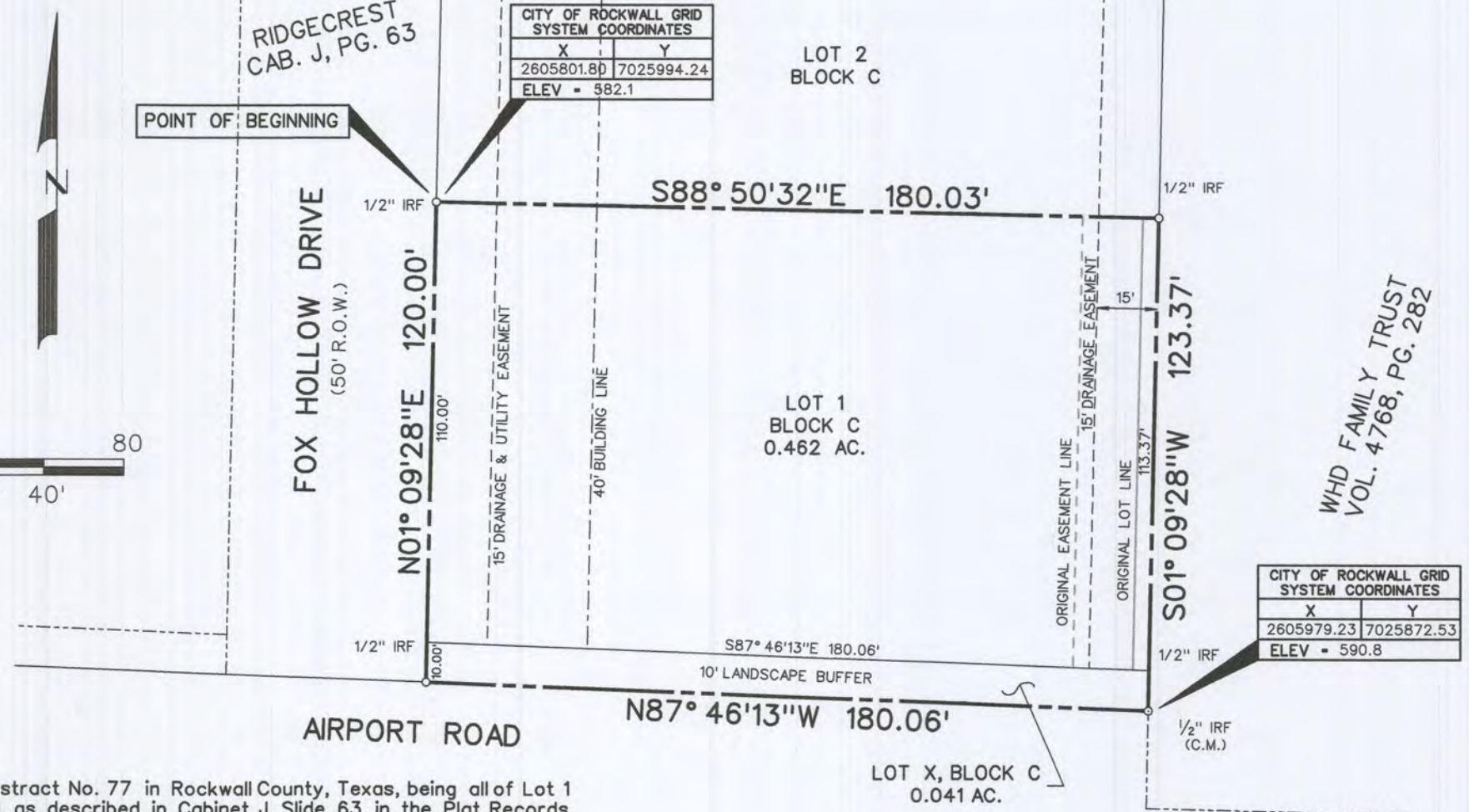
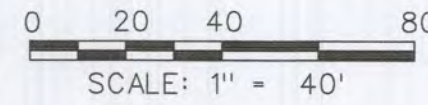
STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared CHRISTY HESTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

**NOTES**

- Bearing are referenced to Ridgcrest (Cab. J, Slide 63).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- No fences or structures allowed in any Drainage Easements.
- H.O.A. to maintain all Drainage Easements.



**LEGAL DESCRIPTION**

BEING, a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 1 Block C, out Ridgcrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner of said Lot 1 being in the east line of Fox Hollow Drive (50' R.O.W.):

THENCE, South 88° 50' 32" East, along the north line of said Lot 1, for a distance of 180.03 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 1;

THENCE, South 01° 09' 28" West, along the east line of said Lot 1, for a distance of 123.37 feet, to a 1/2 inch iron rod found at the southeast corner of said Ridgcrest, being in the north line of Airport Road;

THENCE, North 87° 46' 13" West, along the south line of said Ridgcrest and the north line of said Airport Road, for a distance of 180.06 feet, to a 1/2 inch iron rod found intersection of the east line of said Fox Hollow Drive and the north line of said Airport Road;

THENCE, North 01° 09' 28" East, departing said north line and along the east line of said Fox Hollow Drive, for a distance of 120.00 feet, to the POINT OF BEGINNING and containing 0.503 acres of land.

Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Mayor, City of Rockwall \_\_\_\_\_

City Secretary \_\_\_\_\_

City Engineer \_\_\_\_\_

THE PURPOSE OF THIS REPLAT IS TO REVISE THE REAR LOT LINE OF LOT 1.

**SURVEYOR CERTIFICATE**

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF

**LOT 1 BLOCK C**

BEING 0.503 ACRES  
BEING A REPLAT

**LOT 1 BLOCK C**

OF  
**RIDGECREST**

SITUATED IN THE

**E.M. ELLIOTT SURVEY, ABSTRACT NO. 77**

IN THE

**CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

PREPARED BY  
**CORWIN ENGINEERING, INC.**

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

**OWNERS**

**WILLARD & CHRISTY HESTER**

405 FOX HOLLOW DRIVE  
ROCKWALL, TEXAS 75087

**RIDGECREST HOMEOWNERS ASSOCIATION, INC.**

1024 S. GREENVILLE AVE., STE. 230  
ALLEN, TEXAS 75002

JANUARY 2022 SCALE 1" = 40'



City of Rockwall  
*The New Horizon*

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# Building Inspections Department Monthly Report

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November 2021

## Permits

|  |                       |
|--|-----------------------|
| <b>Total Permits Issued:</b>           | <b>277</b>            |
| Building Permits:                      | 10                    |
| Contractor Permits:                    | 267                   |
| <br>                                   |                       |
| <b>Total Commercial Permit Values:</b> | <b>\$1,182,600.74</b> |
| Building Permits:                      | \$762,908.90          |
| Contractor Permits:                    | \$419,691.84          |
| <br>                                   |                       |
| <b>Total Fees Collected:</b>           | <b>\$163,206.06</b>   |
| Building Permits:                      | \$26,268.22           |
| Contractor Permits:                    | \$136,937.84          |

## Board of Adjustment

Board of Adjustment Cases: 0

12/2/2021  
8:37:01AM

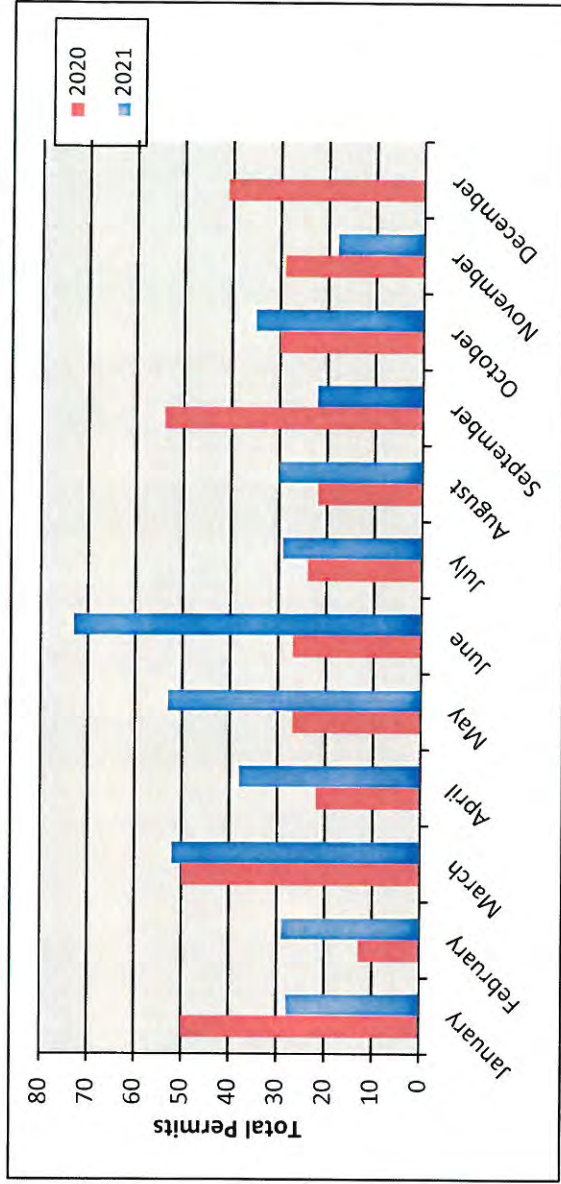
City of Rockwall  
PERMITS ISSUED - Summary by Type and Subtype  
For the Period 11/1/2021 to 11/30/2021

| Type/Subtype                  | # of Permits Issued | Valuation of Work | Fees Charged        |
|-------------------------------|---------------------|-------------------|---------------------|
| Commercial Building Permit    | 51                  | \$1,182,600.74    | \$37,490.42         |
| Accessory Building Permit     | 1                   | 12,908.90         | \$234.75            |
| Cell Tower Permit             | 2                   | 60,000.00         | \$924.62            |
| Certificate of Occupancy      | 17                  |                   | \$1,308.00          |
| Demolition                    | 2                   |                   | \$102.00            |
| Electrical Permit             | 5                   | 43,294.29         | \$812.44            |
| Irrigation Permit             | 1                   |                   | \$4,445.54          |
| Mechanical Permit             | 1                   | 18,000.00         | \$310.85            |
| New Construction              | 1                   | 750,000.00        | \$24,584.17         |
| Plumbing Permit               | 4                   | 14,082.31         | \$429.74            |
| Pool                          | 1                   |                   | \$306.00            |
| Remodel                       | 5                   | 229,000.00        | \$2,884.81          |
| Roofing Permit                | 1                   | 26,815.24         | \$76.50             |
| Sign Permit                   | 10                  | 28,500.00         | \$1,071.00          |
| Residential Building Permit   | 226                 |                   | \$125,715.64        |
| Accessory Building Permit     | 4                   |                   | \$486.10            |
| Addition                      | 3                   |                   | \$912.20            |
| Concrete Permit               | 11                  |                   | \$1,371.45          |
| Driveway Permit               | 1                   |                   | \$144.84            |
| Electrical Permit             | 12                  |                   | \$1,248.50          |
| Fence Permit                  | 43                  |                   | \$2,266.50          |
| Irrigation Permit             | 35                  |                   | \$2,676.00          |
| Mechanical Permit             | 14                  |                   | \$1,782.50          |
| New Single Family Residential | 18                  |                   | \$106,947.70        |
| Outdoor Kitchen Permit        | 1                   |                   | \$187.00            |
| Patio Cover/Pergola           | 9                   |                   | \$1,059.78          |
| Plumbing Permit               | 31                  |                   | \$2,341.50          |
| Pool                          | 9                   |                   | \$1,440.00          |
| Remodel                       | 1                   |                   | \$127.50            |
| Retaining Wall Permit         | 7                   |                   | \$407.00            |
| Roofing Permit                | 14                  |                   | \$993.00            |
| Solar Panel Permit            | 3                   |                   | \$814.07            |
| Takeline - Boat House         | 1                   |                   | \$51.00             |
| Window & Door Permit          | 9                   |                   | \$459.00            |
| <b>Totals:</b>                | <b>277</b>          |                   | <b>\$163,206.06</b> |

## New Residential Permits

## Calendar Year

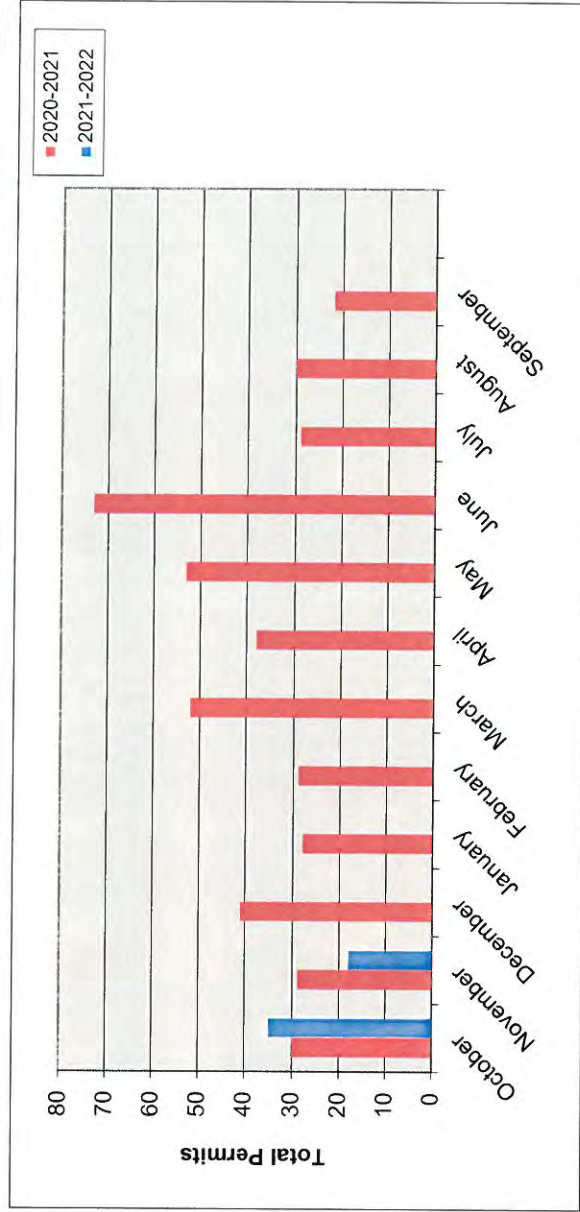
|               | Year       |            |
|---------------|------------|------------|
|               | 2020       | 2021       |
| January       | 50         | 28         |
| February      | 13         | 29         |
| March         | 50         | 52         |
| April         | 22         | 38         |
| May           | 27         | 53         |
| June          | 27         | 73         |
| July          | 24         | 29         |
| August        | 22         | 30         |
| September     | 54         | 22         |
| October       | 30         | 35         |
| November      | 29         | 18         |
| December      | 41         |            |
| <b>Totals</b> | <b>389</b> | <b>407</b> |



## New Residential Permits

## Fiscal Year

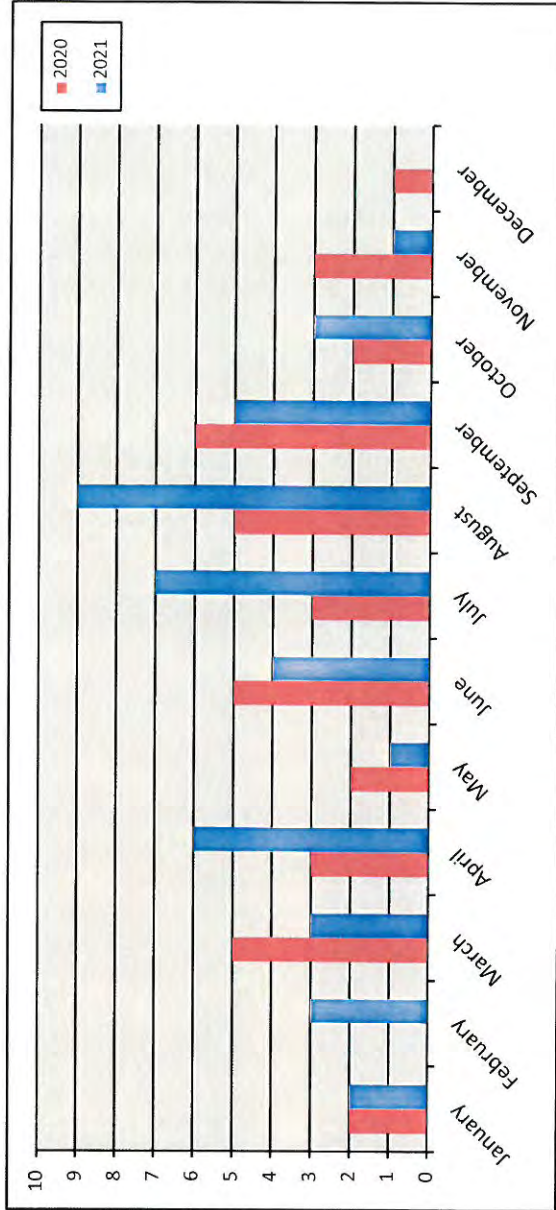
|               | Year       |           |
|---------------|------------|-----------|
|               | 2020-2021  | 2021-2022 |
| October       | 30         | 35        |
| November      | 29         | 18        |
| December      | 41         |           |
| January       | 28         |           |
| February      | 29         |           |
| March         | 52         |           |
| April         | 38         |           |
| May           | 53         |           |
| June          | 73         |           |
| July          | 29         |           |
| August        | 30         |           |
| September     | 22         |           |
| <b>Totals</b> | <b>454</b> | <b>53</b> |



## Residential Remodel Permits

### Calendar Year

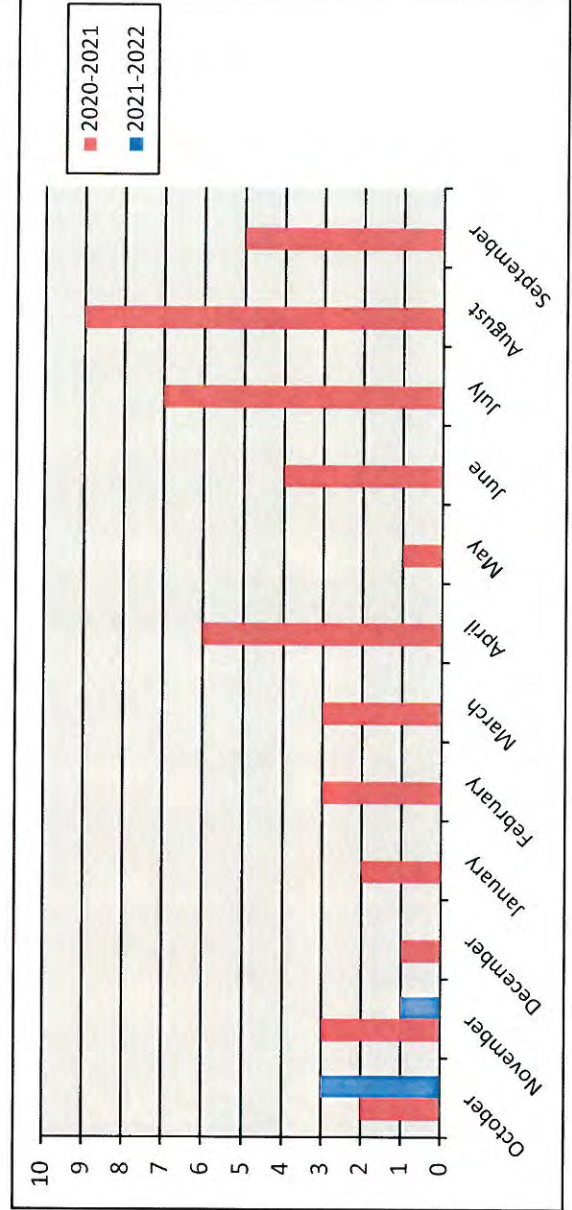
|               | Year      |           |
|---------------|-----------|-----------|
|               | 2020      | 2021      |
| January       | 2         | 2         |
| February      | 0         | 3         |
| March         | 5         | 3         |
| April         | 3         | 6         |
| May           | 2         | 1         |
| June          | 5         | 4         |
| July          | 3         | 7         |
| August        | 5         | 9         |
| September     | 6         | 5         |
| October       | 2         | 3         |
| November      | 3         | 1         |
| December      | 1         |           |
| <b>Totals</b> | <b>37</b> | <b>44</b> |



## Residential Remodel Permits

### Fiscal Year

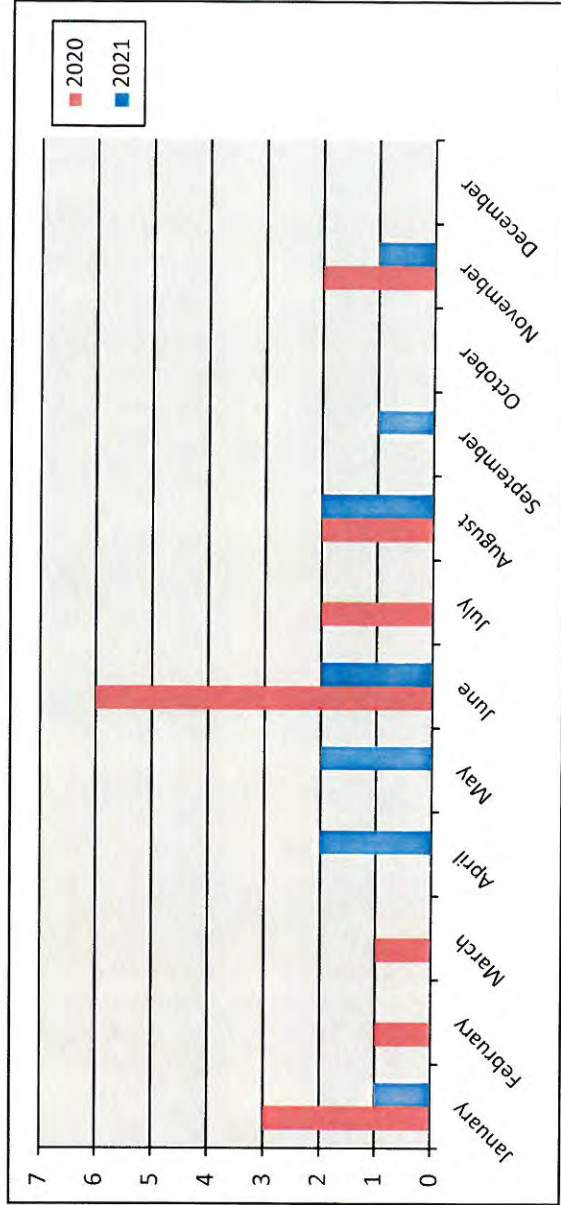
|               | Year      |           |
|---------------|-----------|-----------|
|               | 2020-2021 | 2021-2022 |
| October       | 2         | 3         |
| November      | 3         | 1         |
| December      | 1         |           |
| January       | 2         |           |
| February      | 3         |           |
| March         | 3         |           |
| April         | 6         |           |
| May           | 1         |           |
| June          | 4         |           |
| July          | 7         |           |
| August        | 9         |           |
| September     | 5         |           |
| <b>Totals</b> | <b>46</b> | <b>4</b>  |



## New Commercial Permits

## Calendar Year

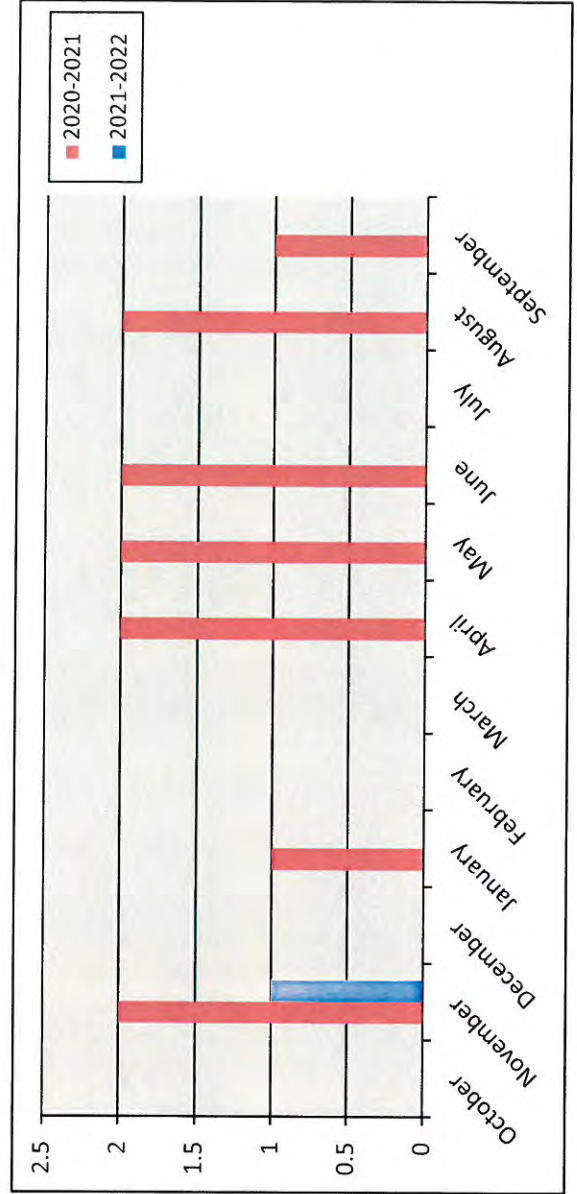
|               | Year      |           |
|---------------|-----------|-----------|
|               | 2020      | 2021      |
| January       | 3         | 1         |
| February      | 1         | 0         |
| March         | 1         | 0         |
| April         | 0         | 2         |
| May           | 0         | 2         |
| June          | 6         | 2         |
| July          | 2         | 0         |
| August        | 2         | 2         |
| September     | 0         | 1         |
| October       | 0         | 0         |
| November      | 2         | 0         |
| December      | 0         | 1         |
| <b>Totals</b> | <b>17</b> | <b>11</b> |



## New Commercial Permits

## Fiscal Year

|               | Year      |           |
|---------------|-----------|-----------|
|               | 2020-2021 | 2021-2022 |
| October       | 0         | 0         |
| November      | 2         | 1         |
| December      | 0         |           |
| January       | 1         |           |
| February      | 0         |           |
| March         | 0         |           |
| April         | 2         |           |
| May           | 2         |           |
| June          | 2         |           |
| July          | 0         |           |
| August        | 2         |           |
| September     | 1         |           |
| <b>Totals</b> | <b>12</b> | <b>1</b>  |

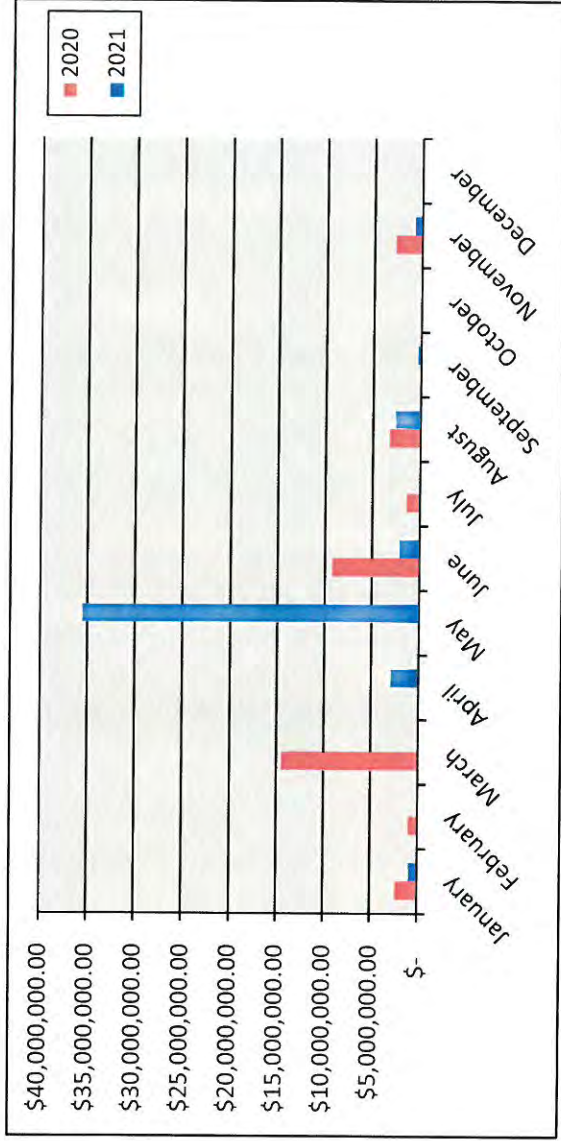




**New Commercial Value**

**Calendar Year**

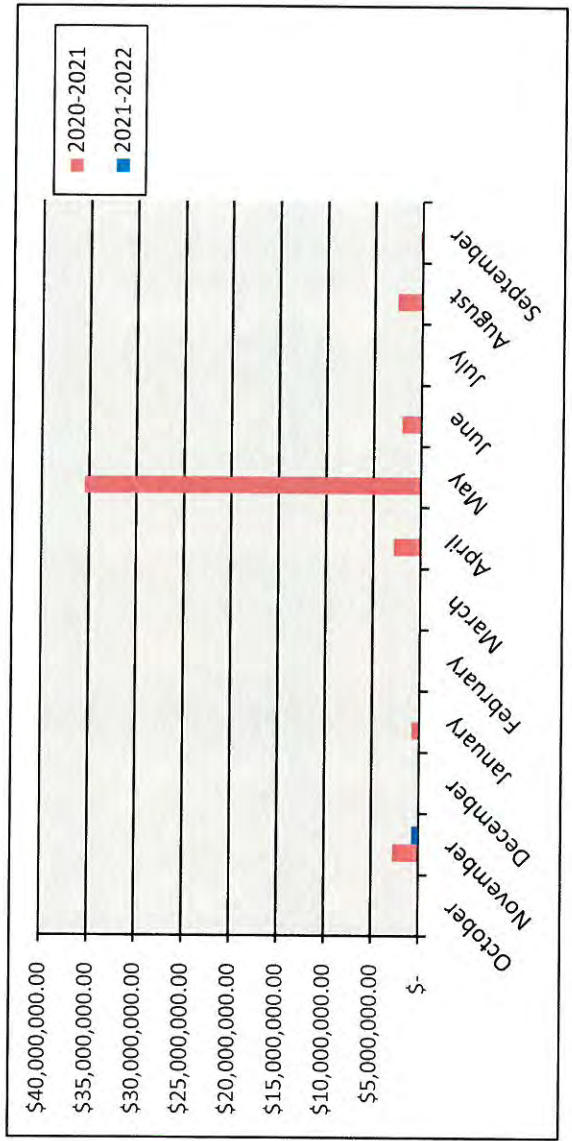
|               | Year                    |                         |
|---------------|-------------------------|-------------------------|
|               | 2020                    | 2021                    |
| January       | \$ 2,375,000.00         | \$ 885,000.00           |
| February      | \$ 995,000.00           | \$ -                    |
| March         | \$ 14,500,000.00        | \$ -                    |
| April         | \$ -                    | \$ 2,900,000.00         |
| May           | \$ 9,244,001.00         | \$ 35,500,000.00        |
| June          | \$ 1,445,000.00         | \$ 2,080,000.00         |
| July          | \$ 3,284,065.00         | \$ 2,650,000.00         |
| August        | \$ -                    | \$ 286,200.00           |
| September     | \$ -                    | \$ -                    |
| October       | \$ 2,800,000.00         | \$ 750,000.00           |
| November      | \$ -                    | \$ -                    |
| December      | \$ -                    | \$ -                    |
| <b>Totals</b> | <b>\$ 34,643,066.00</b> | <b>\$ 45,051,200.00</b> |



**New Commercial Value**

**Fiscal Year**

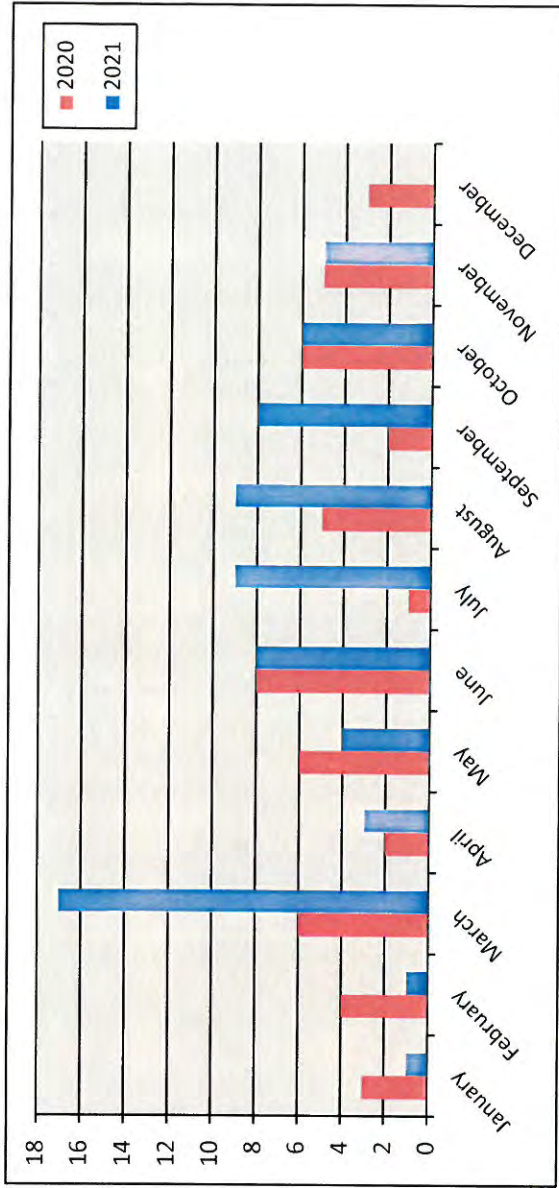
|               | Year                    |                      |
|---------------|-------------------------|----------------------|
|               | 2020-2021               | 2021-2022            |
| October       | \$ -                    | \$ -                 |
| November      | \$ 2,800,000.00         | \$ 750,000.00        |
| December      | \$ -                    | \$ -                 |
| January       | \$ 885,000.00           | \$ -                 |
| February      | \$ -                    | \$ -                 |
| March         | \$ -                    | \$ -                 |
| April         | \$ 2,900,000.00         | \$ -                 |
| May           | \$ 35,500,000.00        | \$ -                 |
| June          | \$ 2,080,000.00         | \$ -                 |
| July          | \$ -                    | \$ -                 |
| August        | \$ 2,650,000.00         | \$ -                 |
| September     | \$ 286,200.00           | \$ -                 |
| <b>Totals</b> | <b>\$ 47,101,200.00</b> | <b>\$ 750,000.00</b> |



## Commercial Remodel Permits

### Calendar Year

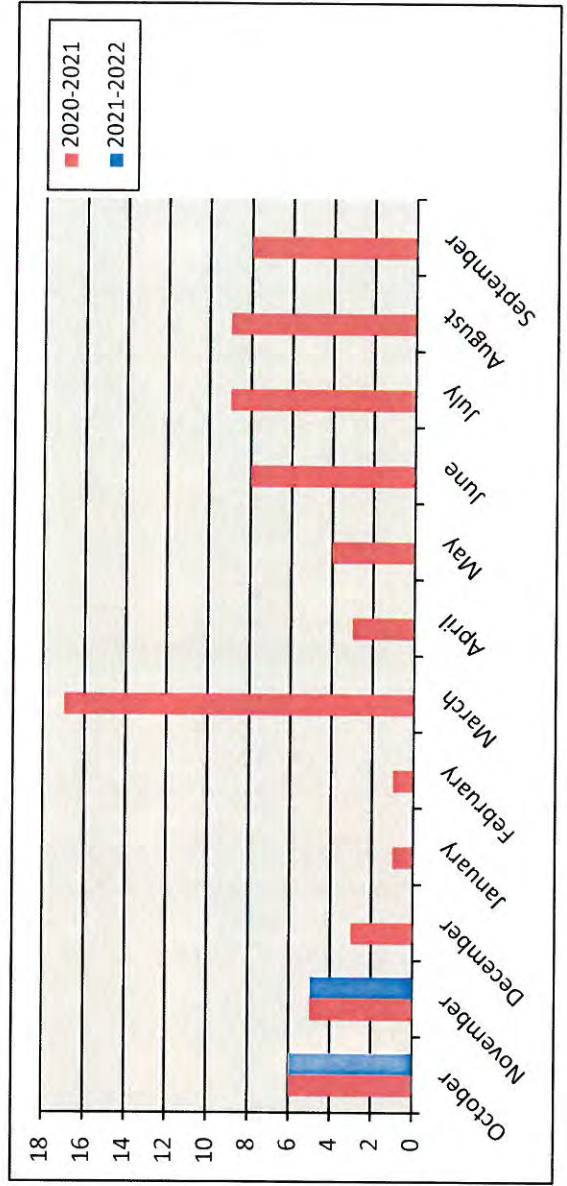
|               | Year      |           | <b>Totals</b> |
|---------------|-----------|-----------|---------------|
|               | 2020      | 2021      |               |
| January       | 3         | 1         | <b>51</b>     |
| February      | 4         | 1         |               |
| March         | 6         | 17        |               |
| April         | 2         | 3         |               |
| May           | 6         | 4         |               |
| June          | 8         | 8         |               |
| July          | 1         | 9         |               |
| August        | 5         | 9         |               |
| September     | 2         | 8         |               |
| October       | 6         | 6         |               |
| November      | 5         | 5         |               |
| December      | 3         |           |               |
| <b>Totals</b> | <b>51</b> | <b>71</b> |               |



## Commercial Remodel Permits

### Fiscal Year

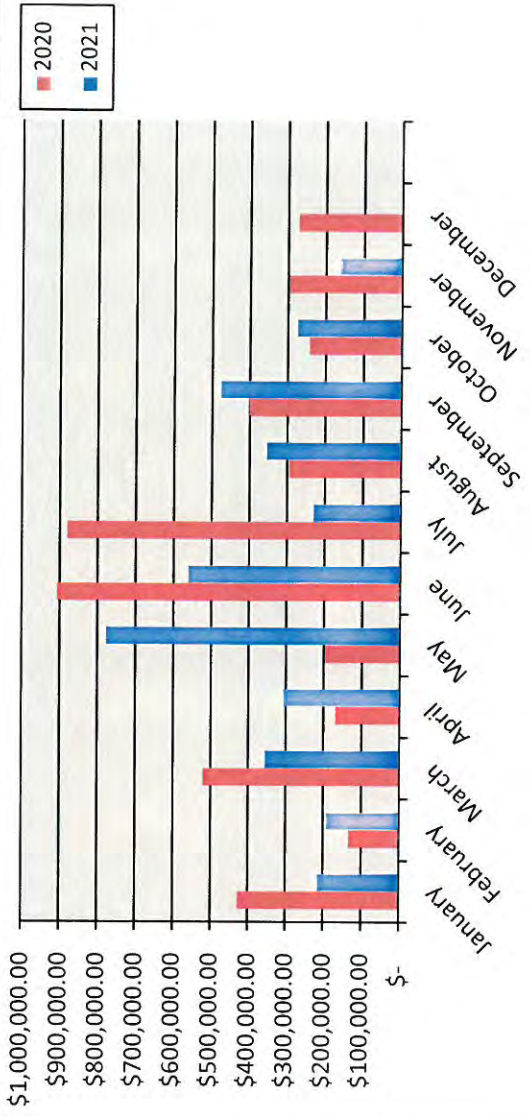
|               | Year      |           | <b>Totals</b> |
|---------------|-----------|-----------|---------------|
|               | 2020-2021 | 2021-2022 |               |
| October       | 6         | 6         | <b>74</b>     |
| November      | 5         | 5         |               |
| December      | 3         |           |               |
| January       | 1         |           |               |
| February      | 1         |           |               |
| March         | 17        |           |               |
| April         | 3         |           |               |
| May           | 4         |           |               |
| June          | 8         |           |               |
| July          | 9         |           |               |
| August        | 9         |           |               |
| September     | 8         |           |               |
| <b>Totals</b> | <b>74</b> | <b>11</b> |               |



**Total Fees Collected**

**Calendar Year**

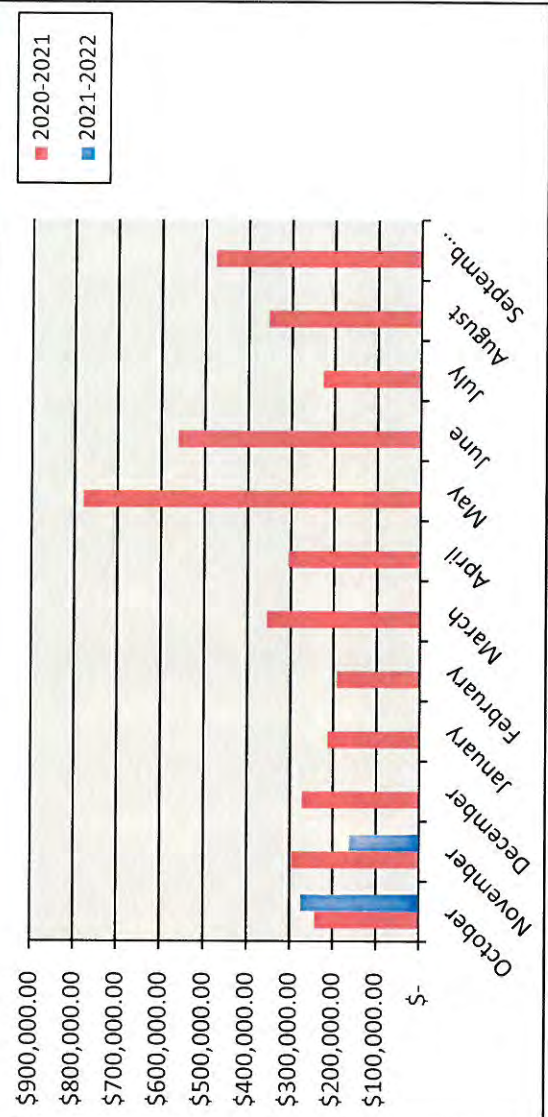
|               | Year                   |                        |
|---------------|------------------------|------------------------|
|               | 2020                   | 2021                   |
| January       | \$ 427,697.11          | \$ 214,263.11          |
| February      | \$ 134,061.03          | \$ 193,245.03          |
| March         | \$ 521,238.63          | \$ 354,901.19          |
| April         | \$ 169,632.18          | \$ 306,654.35          |
| May           | \$ 196,119.77          | \$ 778,422.17          |
| June          | \$ 906,969.19          | \$ 561,245.38          |
| July          | \$ 880,396.43          | \$ 228,777.52          |
| August        | \$ 294,303.58          | \$ 353,601.69          |
| September     | \$ 401,730.63          | \$ 476,935.40          |
| October       | \$ 242,859.42          | \$ 273,670.22          |
| November      | \$ 296,217.55          | \$ 163,206.06          |
| December      | \$ 272,486.48          |                        |
| <b>Totals</b> | <b>\$ 4,743,712.00</b> | <b>\$ 3,904,922.12</b> |



**Total Fees Collected**

**Fiscal Year**

|               | Year                   |                      |
|---------------|------------------------|----------------------|
|               | 2020-2021              | 2021-2022            |
| October       | \$ 242,859.42          | \$ 273,670.22        |
| November      | \$ 296,217.55          | \$ 163,206.06        |
| December      | \$ 272,486.48          |                      |
| January       | \$ 214,263.11          |                      |
| February      | \$ 193,245.03          |                      |
| March         | \$ 354,901.19          |                      |
| April         | \$ 306,654.35          |                      |
| May           | \$ 778,422.17          |                      |
| June          | \$ 561,245.38          |                      |
| July          | \$ 228,777.52          |                      |
| August        | \$ 353,601.69          |                      |
| September     | \$ 476,935.40          |                      |
| <b>Totals</b> | <b>\$ 4,279,609.29</b> | <b>\$ 436,876.28</b> |



PERMITS ISSUED

For the Period 11/1/2021 to 11/30/20

| Permit Number    | Permit Type                | Site Address        | Total Fees |           |
|------------------|----------------------------|---------------------|------------|-----------|
| Application Date | Subtype                    | Parcel Number       | Total SQFT | Fees Paid |
| Issue Date       | Status of Permit           | Subdivision Name    |            |           |
|                  |                            | Plan Number         | Valuation  |           |
| COM2020-4174     | Commercial Building Permit |                     |            |           |
| 10/14/2020       | Certificate of Occupancy   | 406 N Goliad St.,   | \$75.00    | \$75.00   |
| 11/04/2021       | ISSUED                     | Rockwall, TX, 75087 | 2,766.00   |           |

| Contact Type   | Contact Name                | Contact Address   |          |    |       |
|----------------|-----------------------------|-------------------|----------|----|-------|
| Business Owner | Caprice Michelle            | 406 N. Goliad St. | Rockwall | TX | 75087 |
| Property Owner | Rockwall Rustic Ranch, LLC. | 240 Willowcrest   | Rockwall | TX | 75087 |

Contractors

|              |                            |                   |          |         |
|--------------|----------------------------|-------------------|----------|---------|
| COM2021-1863 | Commercial Building Permit |                   |          |         |
| 04/20/2021   | Certificate of Occupancy   | 1675 Laguna Dr.,  | \$75.00  | \$75.00 |
| 11/04/2021   | ISSUED                     | Rockwall TX 75087 | 3,657.00 |         |

| Contact Type   | Contact Name      | Contact Address  |           |    |       |
|----------------|-------------------|------------------|-----------|----|-------|
| Business Owner | Truist Bank, Inc. | 214 N. Tryon St. | Charlotte | NC | 28202 |
| Property Owner | Truist Bank, Inc. | 214 N. Tryon St. | Charlotte | NC | 28202 |

Contractors

|              |                            |                          |          |         |
|--------------|----------------------------|--------------------------|----------|---------|
| COM2021-1988 | Commercial Building Permit |                          |          |         |
| 04/26/2021   | Certificate of Occupancy   | 811 E. Yellow Jacket Ln. | \$75.50  | \$75.50 |
| 11/04/2021   | ISSUED                     | #102, Rockwall, TX 75087 | 1,000.00 |         |

| Contact Type   | Contact Name  | Contact Address               |          |    |       |
|----------------|---------------|-------------------------------|----------|----|-------|
| Business Owner | Denise Harmon | 811 E. Yellow Jacket Ln. #102 | Rockwall | TX | 75087 |
| Property Owner | David Lowery  | 811 E. Yellow Jacket Ln.      | Rockwall | TX | 75087 |

Contractors

|              |                            |                  |          |         |
|--------------|----------------------------|------------------|----------|---------|
| COM2021-2054 | Commercial Building Permit |                  |          |         |
| 04/28/2021   | Certificate of Occupancy   | 633 NATIONAL DR, | \$75.00  | \$75.00 |
| 11/04/2021   | ISSUED                     | ROCKWALL, 75032  | 2,000.00 |         |

| Contact Type   | Contact Name   | Contact Address  |          |    |       |
|----------------|----------------|------------------|----------|----|-------|
| Business Owner | Matt Dryman    | 633 National Dr. | Rockwall | TX | 75032 |
| Property Owner | Annette Powers | PO Box 850       | Rockwall | TX | 75087 |

Contractors

|              |                            |                        |           |          |
|--------------|----------------------------|------------------------|-----------|----------|
| COM2021-2669 | Commercial Building Permit |                        |           |          |
| 05/27/2021   | Certificate of Occupancy   | 1790 E. Interstate 30, | \$100.00  | \$100.00 |
| 11/04/2021   | ISSUED                     | Rockwall, TX 75087     | 27,319.00 |          |

PERMITS ISSUED

For the Period 11/1/2021 to 11/30/20

| Permit Number      | Permit Type         | Site Address        | Total Fees |            |           |
|--------------------|---------------------|---------------------|------------|------------|-----------|
| Application Date   | Subtype             | Parcel Number       | Valuation  | Total SQFT | Fees Paid |
| Issue Date         | Status of Permit    | Subdivision Name    |            |            |           |
| Plan Number        |                     |                     |            |            |           |
| Contact Type       | Contact Name        | Contact Address     |            |            |           |
| Business Owner     | Lithia Motors, Inc. | 150 N. Bartlett St. | Medford    | OR         | 97501     |
| Property Owner     | Lithia Motors, Inc. | 150 N. Bartlett St. | Medford    | OR         | 97501     |
| <b>Contractors</b> |                     |                     |            |            |           |

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|              |                            |                  |  |  |          |
|--------------|----------------------------|------------------|--|--|----------|
| COM2021-4695 | Commercial Building Permit |                  |  |  |          |
| 08/30/2021   | Certificate of Occupancy   | 307 N FANNIN ST, |  |  | \$75.00  |
| 11/04/2021   | ISSUED                     | ROCKWALL, 75087  |  |  | 1,274.00 |

| Contact Type       | Contact Name | Contact Address |          |    |       |
|--------------------|--------------|-----------------|----------|----|-------|
| Business Owner     | LAUREN COATS | 307 N. FANNIN   | Rockwall | TX | 75087 |
| Property Owner     | LAUREN COATS | 307 N. FANNIN   | Rockwall | TX | 75087 |
| <b>Contractors</b> |              |                 |          |    |       |

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|              |                            |                                 |  |  |          |
|--------------|----------------------------|---------------------------------|--|--|----------|
| COM2021-4983 | Commercial Building Permit |                                 |  |  |          |
| 09/10/2021   | Certificate of Occupancy   | 919 E INTERSTATE 30,            |  |  | \$75.00  |
| 11/04/2021   | ISSUED                     | SUITE 126, ROCKWALL<br>TX 75087 |  |  | 1,181.00 |

| Contact Type       | Contact Name            | Contact Address             |            |    |       |
|--------------------|-------------------------|-----------------------------|------------|----|-------|
| Business Owner     | BETTY BAKER             | 919 INTERSTATE 30 SUITE 126 | Rockwall   | TX | 75087 |
| Property Owner     | Rockwall Crossing, LTD. | 2100 West 7th St.           | Fort Worth | TX | 76107 |
| <b>Contractors</b> |                         |                             |            |    |       |

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|              |                            |                                  |  |  |          |
|--------------|----------------------------|----------------------------------|--|--|----------|
| COM2021-4984 | Commercial Building Permit |                                  |  |  |          |
| 09/10/2021   | Certificate of Occupancy   | 919 E INTERSTATE 30,             |  |  | \$75.00  |
| 11/04/2021   | ISSUED                     | SUITE 127, ROCKWALL,<br>TX 75087 |  |  | 1,203.00 |

| Contact Type       | Contact Name            | Contact Address             |            |    |       |
|--------------------|-------------------------|-----------------------------|------------|----|-------|
| Business Owner     | BETTY BAKER             | 919 INTERSTATE 30 SUITE 126 | Rockwall   | TX | 75087 |
| Property Owner     | Rockwall Crossing, LTD. | 2100 West 7th St.           | Fort Worth | TX | 76107 |
| <b>Contractors</b> |                         |                             |            |    |       |

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|              |                            |                  |  |  |          |
|--------------|----------------------------|------------------|--|--|----------|
| COM2021-5699 | Commercial Building Permit |                  |  |  |          |
| 10/11/2021   | Certificate of Occupancy   | 1160 HORIZON RD, |  |  | \$76.50  |
| 11/24/2021   | ISSUED                     | ROCKWALL, 75032  |  |  | 2,650.00 |

| Contact Type       | Contact Name       | Contact Address |          |    |       |
|--------------------|--------------------|-----------------|----------|----|-------|
| Business Owner     | AHMED ABDEL RAHMAN | 1160 HORIZON RD | ROCKWALL | TX | 75032 |
| Property Owner     | SONG CORRPORATION  | 1200 HORIZON RD | ROCKWALL | TX | 75032 |
| <b>Contractors</b> |                    |                 |          |    |       |

PERMITS ISSUED

For the Period 11/1/2021 to 11/30/20

| Permit Number    | Permit Type                | Site Address     | Total Fees | Fees Paid |
|------------------|----------------------------|------------------|------------|-----------|
| Application Date | Subtype                    | Parcel Number    |            |           |
| Issue Date       | Status of Permit           | Subdivision Name | Total SQFT |           |
|                  |                            | Plan Number      | Valuation  |           |
| COM2021-5779     | Commercial Building Permit |                  |            |           |
| 10/14/2021       | Certificate of Occupancy   | 1207 BETA DR,    | \$76.50    | \$76.50   |
| 11/04/2021       | ISSUED                     | ROCKWALL, 75087  | 14,238.00  |           |

| Contact Type   | Contact Name                | Contact Address  |          |    |       |
|----------------|-----------------------------|------------------|----------|----|-------|
| Business Owner | THOMAS JOHNSON              | 1207 BETA COURT  | Rockwall | TX | 75087 |
| Property Owner | HEATH DEVELOPERS<br>CORP. 1 | 144 LIBERTY LANE | Rockwall | TX | 75032 |

Contractors

|              |                            |                  |          |         |
|--------------|----------------------------|------------------|----------|---------|
| COM2021-5807 | Commercial Building Permit |                  |          |         |
| 10/15/2021   | Certificate of Occupancy   | 915 N GOLIAD ST, | \$76.50  | \$76.50 |
| 11/29/2021   | ISSUED                     | ROCKWALL, 75087  | 2,395.00 |         |

| Contact Type   | Contact Name         | Contact Address       |          |    |       |
|----------------|----------------------|-----------------------|----------|----|-------|
| Business Owner | Shara Barousse       | 7106 Liberty Grove Rd | Rowlett  | TX | 75089 |
| Property Owner | JAMES & DEBBIE ADAMS | 208 SUMMIT RIDGE DR   | ROCKWALL | TX | 75087 |

Contractors

|              |                            |                      |         |         |
|--------------|----------------------------|----------------------|---------|---------|
| COM2021-5945 | Commercial Building Permit |                      |         |         |
| 10/22/2021   | Certificate of Occupancy   | 109 E WASHINGTON ST, | \$75.00 | \$75.00 |
| 11/10/2021   | ISSUED                     | ROCKWALL, 75087      | 657.00  |         |

| Contact Type   | Contact Name         | Contact Address     |          |    |       |
|----------------|----------------------|---------------------|----------|----|-------|
| Business Owner | Chris & Britt Hardin | 109 E Washington St | Rockwall | TX | 75087 |
| Property Owner | Zach Shipley         | 412 Renfro ST       | Rockwall | TX | 75087 |

Contractors

|              |                            |                        |          |         |
|--------------|----------------------------|------------------------|----------|---------|
| COM2021-5956 | Commercial Building Permit |                        |          |         |
| 10/22/2021   | Certificate of Occupancy   | 761 JUSTIN RD, SUITE C | \$76.50  | \$76.50 |
| 11/04/2021   | ISSUED                     | , ROCKWALL, TX 75087   | 1,000.00 |         |

| Contact Type   | Contact Name                        | Contact Address  |          |    |       |
|----------------|-------------------------------------|------------------|----------|----|-------|
| Business Owner | CHILD AND FAMILY<br>GUIDANCE CENTER | 8915 HARRY HINES | Dallas   | TX | 75235 |
| Property Owner | DAIKER MANAGEMENT                   | PO BOX 1059      | Rockwall | TX | 75087 |

Contractors

|              |                            |                      |          |         |
|--------------|----------------------------|----------------------|----------|---------|
| COM2021-6176 | Commercial Building Permit |                      |          |         |
| 11/02/2021   | Certificate of Occupancy   | 557 E INTERSTATE 30, | \$75.00  | \$75.00 |
| 11/15/2021   | ISSUED                     | ROCKWALL, 75087      | 1,800.00 |         |

PERMITS ISSUED

For the Period 11/1/2021 to 11/30/20

| Permit Number       | Permit Type                   | Site Address                    | Total Fees |            | Fees Paid |
|---------------------|-------------------------------|---------------------------------|------------|------------|-----------|
| Application Date    | Subtype                       | Parcel Number                   |            |            |           |
| Issue Date          | Status of Permit              | Subdivision Name                | Valuation  | Total SQFT |           |
| Plan Number         |                               |                                 |            |            |           |
| <b>Contact Type</b> | <b>Contact Name</b>           | <b>Contact Address</b>          |            |            |           |
| Business Owner      | CHANH TRUONG                  | 557 E INTERSTATE 30             | ROCKWALL   | TX         | 75087     |
| Property Owner      | Sabre Realty Management, Inc. | 16475 Dallas Parkway, Suite 800 | Addison    | TX         |           |

Contractors

|              |                            |                  |          |  |         |
|--------------|----------------------------|------------------|----------|--|---------|
| COM2021-6268 | Commercial Building Permit |                  |          |  |         |
| 11/08/2021   | Certificate of Occupancy   | 1507 AIRPORT RD, | \$75.00  |  | \$75.00 |
| 11/18/2021   | ISSUED                     | ROCKWALL, 75087  | 4,900.00 |  |         |

| Contact Type   | Contact Name                                | Contact Address            |          |    |       |
|----------------|---|----------------------------|----------|----|-------|
| Business Owner | KEVIN LAWSON                                | 1507 AIRPORT RD. SUITE 100 | Rockwall | TX | 75087 |
| Property Owner | LAWSON REOCKWALL REAL ESTATE HOLDINGS, LLC. | 207 STONEBRIDGE DR.        | Rockwall | TX | 75087 |

Contractors

|              |                            |                           |          |  |         |
|--------------|----------------------------|---------------------------|----------|--|---------|
| COM2021-6270 | Commercial Building Permit |                           |          |  |         |
| 11/08/2021   | Certificate of Occupancy   | 1507 AIRPORT RD,          | \$75.00  |  | \$75.00 |
| 11/18/2021   | ISSUED                     | SUITE 100 ROCKWALL, 75087 | 3,301.00 |  |         |

| Contact Type   | Contact Name                              | Contact Address            |          |    |       |
|----------------|---|----------------------------|----------|----|-------|
| Business Owner | KEVIN LAWSON                              | 1507 AIRPORT RD. SUITE 100 | Rockwall | TX | 75087 |
| Property Owner | LAWSON ROCKWALL REAL ESTATE HOLDING, LLC. | 207 STONEBRIDGE DR.        | Rockwall | TX | 75087 |

Contractors

|              |                            |                         |          |  |         |
|--------------|----------------------------|-------------------------|----------|--|---------|
| COM2021-6480 | Commercial Building Permit |                         |          |  |         |
| 11/17/2021   | Certificate of Occupancy   | 2083 Summer Lee Dr, S.  | \$76.50  |  | \$76.50 |
| 11/23/2021   | ISSUED                     | 111, Rockwall, TX 75032 | 1,065.00 |  |         |

| Contact Type   | Contact Name                | Contact Address             |          |    |       |
|----------------|-----------------------------|-----------------------------|----------|----|-------|
| Business Owner | Tera Waldrop & Kyle Griffin | 2083 Summer Lee Dr, S. 111  | Rockwall | TX | 75032 |
| Property Owner | PA HARBOR RETAIL LLC        | 8222 DOUGLAS AVE. SUITE 390 | Dallas   | TX | 75225 |

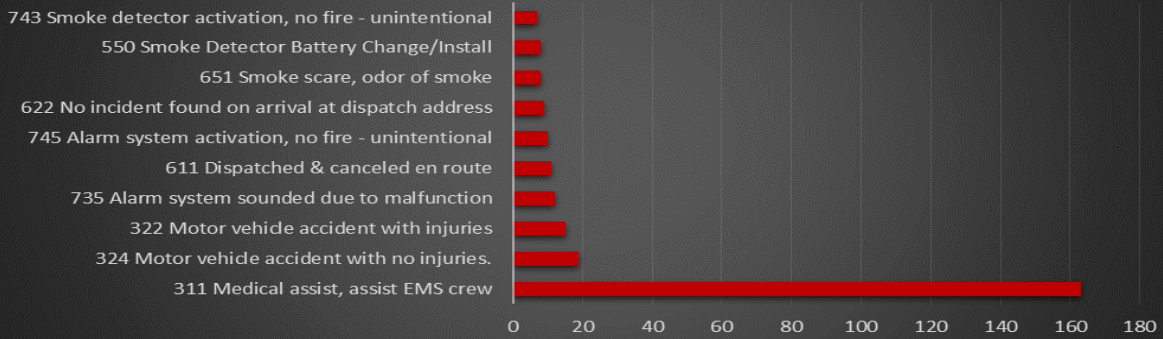
Contractors



# November 2021 Monthly Report



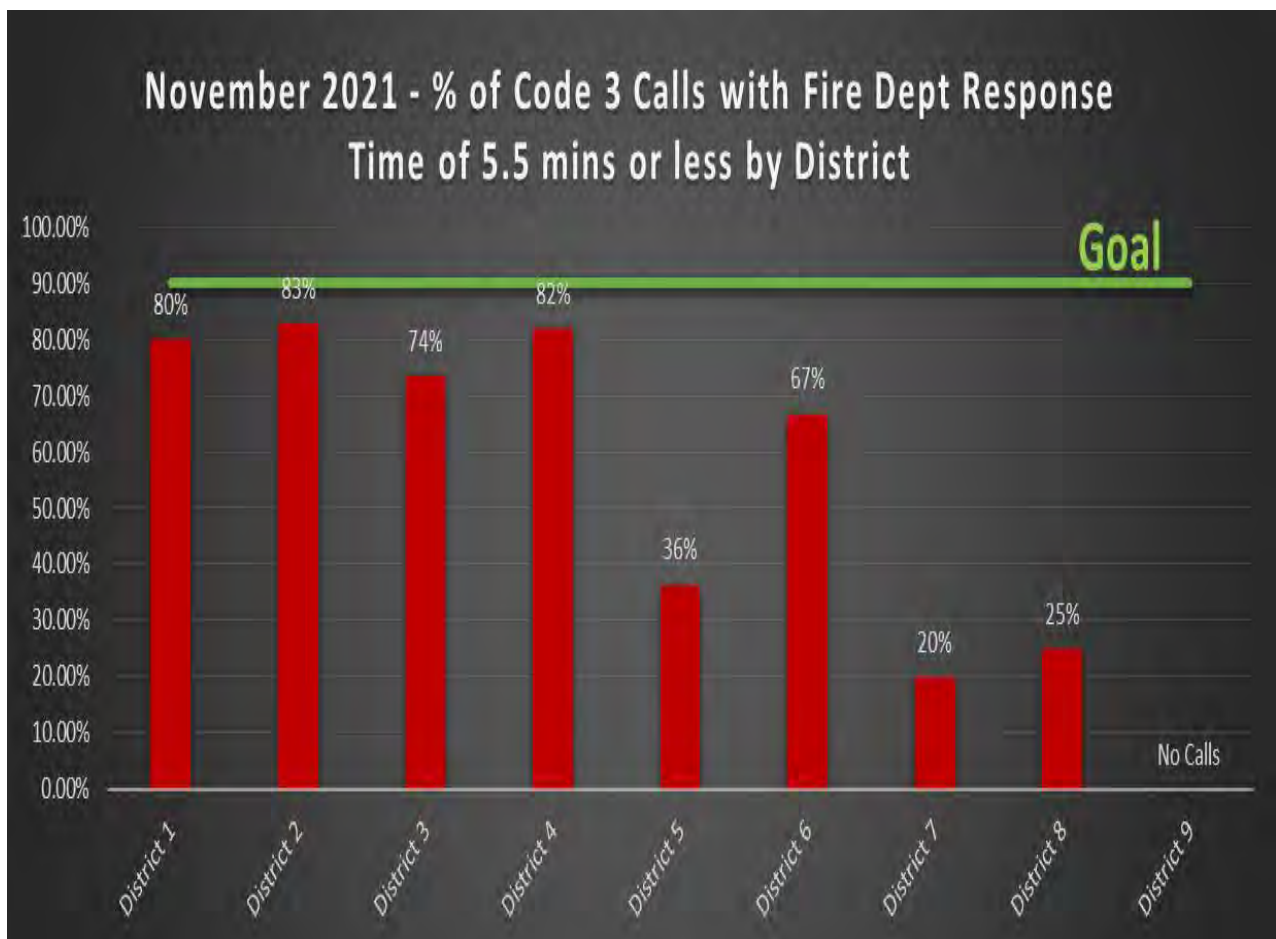
## Top 10 Call Types



| Incident Types   | Incident Count |
|--|----------------|
| 311 Medical assist, assist EMS crew                    | 163            |
| 324 Motor vehicle accident with no injuries.           | 19             |
| 322 Motor vehicle accident with injuries               | 15             |
| 735 Alarm system sounded due to malfunction            | 12             |
| 611 Dispatched & canceled en route                     | 11             |
| 745 Alarm system activation, no fire - unintentional   | 10             |
| 622 No incident found on arrival at dispatch address   | 9              |
| 651 Smoke scare, odor of smoke                         | 8              |
| 550 Smoke Detector Battery Change/Install              | 8              |
| 743 Smoke detector activation, no fire - unintentional | 7              |
| 412 Gas leak (natural gas or LPG)                      | 5              |
| 411 Gasoline or other flammable liquid spill           | 4              |
| 445 Arcing, shorted electrical equipment               | 3              |
| 111 Building fire                                      | 3              |
| 365 Watercraft rescue                                  | 2              |
| 444 Power line down                                    | 2              |
| 131 Passenger vehicle fire (cars, pickups, SUV's)      | 2              |
| 143 Grass fire   | 2              |
| 700 False alarm or false call, other                   | 2              |
| 730 System malfunction, other                          | 2              |
| 733 Smoke detector activation due to malfunction       | 2              |
| 441 Heat from short circuit (wiring), defective/worn   | 2              |
| 740 Unintentional transmission of alarm, other         | 2              |
| 671 HazMat release investigation w/no HazMat           | 1              |
| 251 Excessive heat, scorch burns with no ignition      | 1              |
| 744 Detector activation, no fire - unintentional       | 1              |
| 352 Extrication of victim(s) from vehicle              | 1              |
| 113 Cooking fire, confined to container                | 1              |
| 734 Heat detector activation due to malfunction        | 1              |
| 463 Vehicle accident, general cleanup                  | 1              |
| 150 OTHER Outside rubbish fire                         | 1              |
| 350 Extrication, rescue, other                         | 1              |
| 116 Fuel burner/boiler malfunction, fire confined      | 1              |
| 650 Steam, other gas mistaken for smoke, other         | 1              |
| 550 Public service assistance, other                   | 1              |
| 652 Steam, vapor, fog or dust thought to be smoke      | 1              |
| 163 Outside gas or vapor combustion explosion          | 1              |
| 440 Electrical wiring/equipment problem, other         | 1              |
| 551 Assist police or other governmental agency         | 1              |
| 500 Service Call, other                                | 1              |
| 561 Unauthorized burning                               | 1              |
| 600 Good intent call, other                            | 1              |
| 736 CO detector activation due to malfunction          | 1              |
| 151 Outside rubbish, trash or waste fire               | 1              |
| 531 Smoke or odor removal                              | 1              |
| 521 Water evacuation                                   | 1              |
| 522 Water or steam leak                                | 1              |
| 510 Person in distress, other                          | 1              |
| 520 Water problem, other                               | 1              |
| <b>Grand Total</b>                                     | <b>321</b>     |

## November 2021 Dispatch to Arrival Analysis

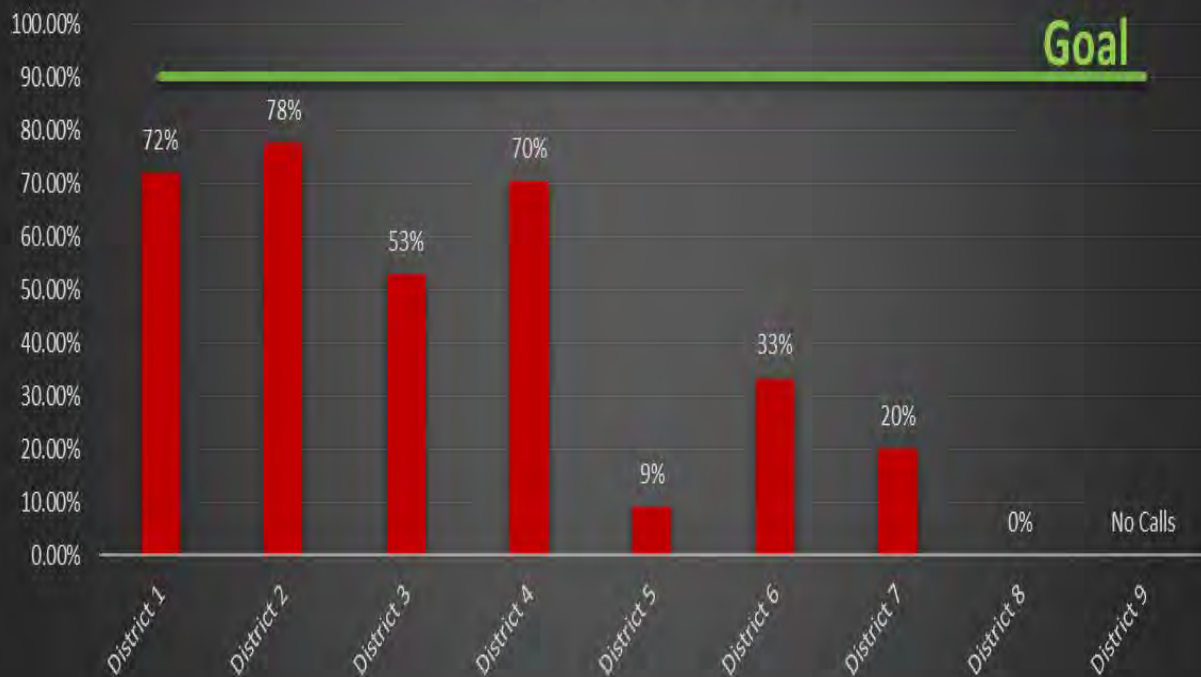
| District          | Total Number of Calls | Percent of Runs per District | Number of Calls in 5.5 mins or Less | Average FD Response Time Minutes | % in 5.5 min or less | Goal of 90% |
|-------------------|-----------------------|------------------------------|-------------------------------------|----------------------------------|----------------------|-------------|
| District 1        | 75                    | 29%                          | 60                                  | 0:04:03                          | 80%                  | 90%         |
| District 2        | 76                    | 30%                          | 63                                  | 0:04:19                          | 83%                  | 90%         |
| District 3        | 34                    | 13%                          | 25                                  | 0:05:12                          | 74%                  | 90%         |
| District 4        | 44                    | 17%                          | 36                                  | 0:04:40                          | 82%                  | 90%         |
| District 5        | 11                    | 4%                           | 4                                   | 0:06:01                          | 36%                  | 90%         |
| District 6        | 3                     | 1%                           | 2                                   | 0:05:21                          | 67%                  | 90%         |
| District 7        | 10                    | 4%                           | 2                                   | 0:06:23                          | 20%                  | 90%         |
| District 8        | 4                     | 2%                           | 1                                   | 0:05:53                          | 25%                  | 90%         |
| District 9        | 0                     | 0%                           | 0                                   | 0:00:00                          | No Calls             | 90%         |
| <b>Department</b> | <b>257</b>            | <b>100%</b>                  | <b>193</b>                          | <b>0:04:36</b>                   | <b>75%</b>           | <b>90%</b>  |



## November 2021 Travel Time 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        | 75                    | 29%                          | 54                           | 0:03:11                     | 72%                | 90%         |
| District 2        | 76                    | 30%                          | 59                           | 0:03:29                     | 78%                | 90%         |
| District 3        | 34                    | 13%                          | 18                           | 0:04:23                     | 53%                | 90%         |
| District 4        | 44                    | 17%                          | 31                           | 0:03:46                     | 70%                | 90%         |
| District 5        | 11                    | 4%                           | 1                            | 0:05:07                     | 9%                 | 90%         |
| District 6        | 3                     | 1%                           | 1                            | 0:04:20                     | 33%                | 90%         |
| District 7        | 10                    | 4%                           | 2                            | 0:05:16                     | 20%                | 90%         |
| District 8        | 4                     | 2%                           | 0                            | 0:05:11                     | 0%                 | 90%         |
| District 9        | 0                     | 0%                           | 0                            | 0:00:00                     | No Calls           | 90%         |
| <b>Department</b> | <b>257</b>            | <b>100%</b>                  | <b>166</b>                   | <b>0:03:44</b>              | <b>65%</b>         | <b>90%</b>  |

### November 2021 - % of Code 3 Calls with Travel Time of 4 mins or less by District





# Total Dollar Losses

November 2021



City of Rockwall  
*The New Horizon*

Rockwall Fire Department

Print Date/Time: 12/08/2021 10:47  
Login ID: rck\ihatcher  
Layer: All  
Areas: All

ORI Number: TX504  
Incident Type: All  
Station: All

|                                    | Current Month  | Last Month | Same Month Last Year | Year To Date    | Last Year To Date |
|------------------------------------|----------------|------------|----------------------|-----------------|-------------------|
| Total Property Loss:               | \$100,500.00   | \$0.00     | \$2,501.00           | \$343,850.00    | \$2,384,957.50    |
| Total Content Loss:                | \$150,000.00   | \$0.00     | \$1.00               | \$246,600.00    | \$1,248,259.00    |
| Total Property Pre-Incident Value: | \$2,000,000.00 | \$0.00     | \$1,992,541.00       | \$29,709,429.00 | \$90,145,013.00   |
| Total Contents Pre-Incident Value  | \$500,000.00   | \$0.00     | \$1.00               | \$11,657,699.60 | \$12,511,661.00   |
| Total Losses:                      | \$250,500.00   | \$0.00     | \$2,502.00           | \$590,450.00    | \$250,500.00      |
| Total Value:                       | \$2,500,000.00 | \$0.00     | \$1,992,542.00       | \$41,367,128.60 | \$102,656,674.00  |



# Fire Marshal Division November 2021 Report



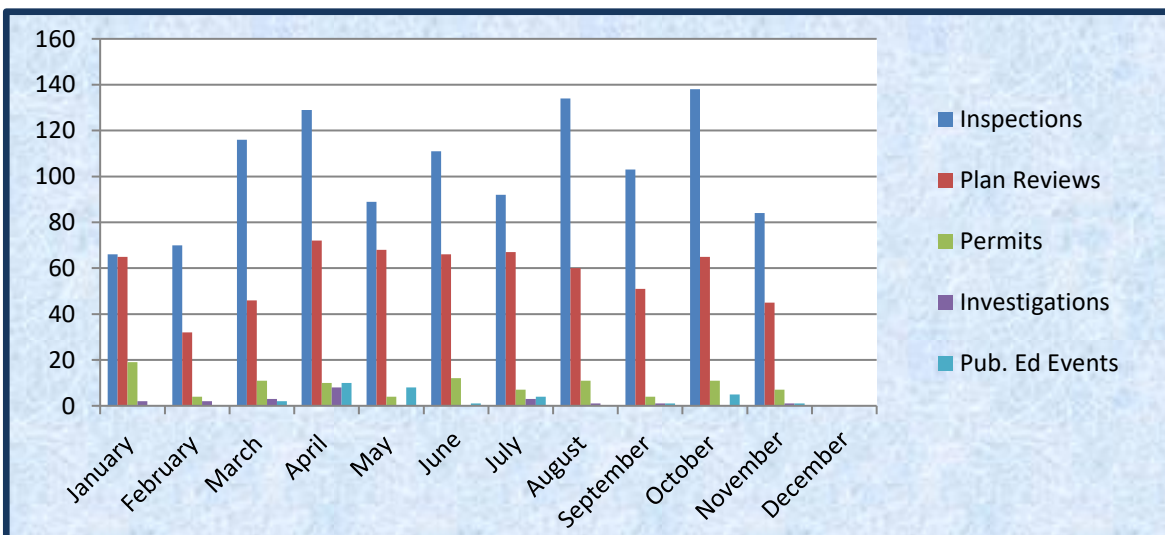
| Inspections Conducted |    |
|-----------------------|----|
| Total for the Month   | 84 |

| Plan Reviews Completed |    |
|------------------------|----|
| Total for the Month    | 45 |

| Permits Issued      |   |
|---------------------|---|
| Total for the Month | 7 |

| Fire Investigations        |          |
|----------------------------|----------|
| Active Investigations      | 1        |
| Closed Investigations      | 0        |
| <b>Total for the Month</b> | <b>1</b> |

| Public Education Events |   |
|-------------------------|---|
| Total for the Month     | 1 |





# Monthly Report November 2021



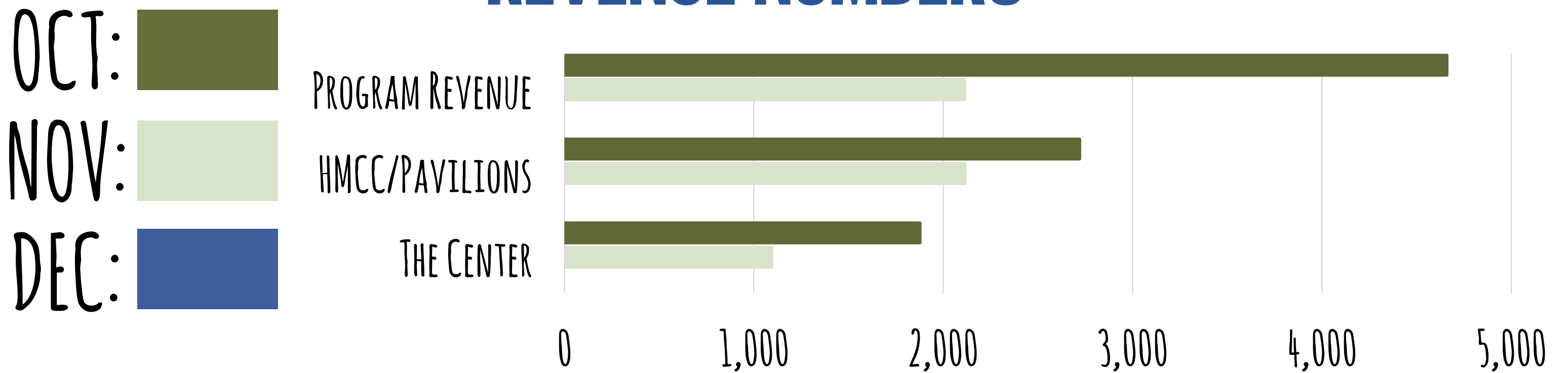
FALL FISHING DERBY  
76 PARTICIPANTS



OUTDOOR FAMILY CAMPOUT  
31 PARTICIPANTS



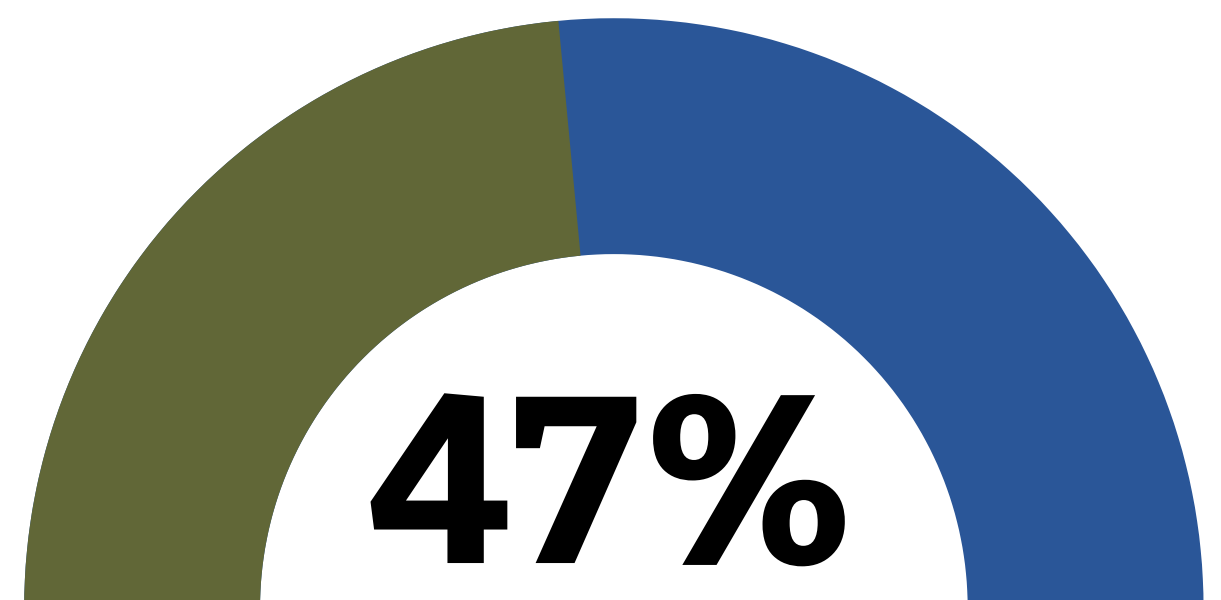
## REVENUE NUMBERS



## Upcoming:

- Daddy Daughter Dance
- Trout Fishing Derby
- Spring RBSL Registration
- SNAP Valentines Dance

% of Resident Accounts  
as of November 2021



# PARKS PROJECT UPDATE – NOVEMBER 2021



THE ROCKWALL PARKS AND RECREATION DEPARTMENT PARTICIPATED IN THE ANNUAL KIWANIS CHRISTMAS PARADE AGAIN THIS YEAR! FLOAT THEME – STAR WARS



LEON TUTTLE ATHLETIC COMPLEX  
BUILDING REPAINTING

URBAN FORESTRY PROGRAM  
CONTINUES

## OTHER PROJECT UPDATES:

EMERGENCY TREE REMOVALS  
DOWELL ROAD SPLIT RAIL FENCE INSTALLED

WATER LEAK FIXED AT LEON TUTTLE  
ATHLETIC COMPLEX

# Rockwall Police Department

## Monthly Activity Report

November-2021

| ACTIVITY | CURRENT MONTH<br>NOVEMBER | PREVIOUS MONTH<br>OCTOBER | YTD<br>2021 | YTD<br>2020 | YTD %<br>CHANGE |
|----------|---------------------------|---------------------------|-------------|-------------|-----------------|
|----------|---------------------------|---------------------------|-------------|-------------|-----------------|

### PART 1 OFFENSES

|                         |            |            |             |             |                |
|-------------------------|------------|------------|-------------|-------------|----------------|
| Homicide / Manslaughter | 0          | 0          | 0           | 0           | 0.00%          |
| Sexual Assault          | 1          | 1          | 17          | 5           | 240.00%        |
| Robbery                 | 0          | 1          | 4           | 14          | -71.43%        |
| Aggravated Assault      | 3          | 1          | 28          | 25          | 12.00%         |
| Burglary                | 5          | 2          | 33          | 56          | -41.07%        |
| Larceny                 | 57         | 41         | 546         | 671         | -18.63%        |
| Motor Vehicle Theft     | 6          | 1          | 49          | 71          | -30.99%        |
| <b>TOTAL PART I</b>     | <b>72</b>  | <b>47</b>  | <b>677</b>  | <b>842</b>  | <b>-19.60%</b> |
| <b>TOTAL PART II</b>    | <b>77</b>  | <b>116</b> | <b>1319</b> | <b>1368</b> | <b>-3.58%</b>  |
| <b>TOTAL OFFENSES</b>   | <b>149</b> | <b>163</b> | <b>1996</b> | <b>2210</b> | <b>-9.68%</b>  |

### ADDITIONAL STATISTICS

|                 |    |    |     |     |         |
|-----------------|----|----|-----|-----|---------|
| FAMILY VIOLENCE | 7  | 4  | 104 | 129 | -19.38% |
| D.W.I.          | 14 | 20 | 184 | 137 | 34.31%  |

### ARRESTS

|                      |           |           |            |             |                |
|----------------------|-----------|-----------|------------|-------------|----------------|
| FELONY               | 18        | 20        | 238        | 307         | -22.48%        |
| MISDEMEANOR          | 36        | 51        | 512        | 564         | -9.22%         |
| WARRANT ARREST       | 5         | 7         | 87         | 90          | -3.33%         |
| JUVENILE             | 9         | 4         | 40         | 49          | -18.37%        |
| <b>TOTAL ARRESTS</b> | <b>68</b> | <b>82</b> | <b>877</b> | <b>1010</b> | <b>-13.17%</b> |

### DISPATCH

|                   |      |      |       |       |        |
|-------------------|------|------|-------|-------|--------|
| CALLS FOR SERVICE | 1926 | 2093 | 22594 | 15752 | 43.44% |
|-------------------|------|------|-------|-------|--------|

### ACCIDENTS

|              |           |           |            |            |               |
|--------------|-----------|-----------|------------|------------|---------------|
| INJURY       | 4         | 5         | 50         | 100        | -50.00%       |
| NON-INJURY   | 67        | 76        | 786        | 532        | 47.74%        |
| FATALITY     | 0         | 0         | 1          | 3          | -66.67%       |
| <b>TOTAL</b> | <b>71</b> | <b>81</b> | <b>837</b> | <b>635</b> | <b>31.81%</b> |

### FALSE ALARMS

|                           |            |            |             |             |              |
|---------------------------|------------|------------|-------------|-------------|--------------|
| RESIDENT ALARMS           | 38         | 47         | 471         | 475         | -0.84%       |
| BUSINESS ALARMS           | 138        | 121        | 1491        | 1429        | 4.34%        |
| <b>TOTAL FALSE ALARMS</b> | <b>176</b> | <b>168</b> | <b>1962</b> | <b>1904</b> | <b>3.05%</b> |
| Estimated Lost Hours      | 116.16     | 110.88     | 1294.92     | 1256.64     | 3.05%        |
| Estimated Cost            | \$2,763.20 | \$2,637.60 | \$30,803.40 | \$29,892.80 | 3.05%        |

### ROCKWALL NARCOTICS UNIT

|  |                 |   |
|--|-----------------|---|
|  | Number of Cases | 6 |
|  | Arrests         |   |
|  | Arrest Warrants |   |
|  | Search Warrants | 1 |
|  | Seized          |   |
|  |                 |   |
|  |                 |   |
|  |                 |   |
|  |                 |   |



# Rockwall Police Department

## Dispatch and Response Times

November 2021

### Police Department

|                   | Average Response Time |                            |
|-------------------|-----------------------|----------------------------|
| <b>Priority 1</b> |                       | Number of Calls <b>141</b> |
| Call to Dispatch  | 0:00:34               |                            |
| Call to Arrival   | 0:05:08               |                            |
| % over 7 minutes  | 21%                   |                            |

|                   | Average Response Time |                            |
|-------------------|-----------------------|----------------------------|
| <b>Priority 2</b> |                       | Number of Calls <b>682</b> |
| Call to Dispatch  | 0:02:30               |                            |
| Call to Arrival   | 0:08:53               |                            |
| % over 7 minutes  | 21%                   |                            |

|                   | Average Response Time |                           |
|-------------------|-----------------------|---------------------------|
| <b>Priority 3</b> |                       | Number of Calls <b>61</b> |
| Call to Dispatch  | 0:02:39               |                           |
| Call to Arrival   | 0:09:20               |                           |
| % over 7 minutes  | 43%                   |                           |

#### Average dispatch response time goals are as follows:

Priority 1: 1 Minute

Priority 2: 1 Minute, 30 Seconds

Priority 3: 3 Minutes